ROCHESTER
BOARDS & COMMISSIONS

Heritage Preservation Commission Agenda
Rochester Boards & Commissions - Heritage Preservation Commission
April 2, 2025
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 February 25, 2025**
   Accepting the minutes and video of the February 25, 2025, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.
5. ***Reports and Recommendations***

   5.A. **Certificate of Appropriateness - 311 Broadway Development LLC Project**
   Denying the application for certificate of appropriateness for 309, 311, 313, 315, and 317 South Broadway, based on findings that it does not meet adopted Secretary of Interior Standards and a demolition permit is required.
6. ***Public Hearings***

   6.A. **Request for Landmark Removal - 309, 311, 313, 315, 317 South Broadway**
   Recommending denial to the City Council based on findings contained in and attached to this report
7. ***Other Business***

   7.A. **Other Business - Updates & Future Meeting Agendas**
   No Action Recommended
8. ***Adjournment***

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Minutes of February 25, 2025

MEETING DATE:
April 2, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Molly Patterson-Lundgren

Action Requested:
Accepting the minutes and video of the February 25, 2025, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

Report Narrative:
The minutes are the official record of the Heritage Preservation Commission.

Prepared By:
Maribeth Cooper

Attachments:
Minutes February 25, 2025

CITY OF ROCHESTER, MINNESOTA
Heritage Preservation Commission MINUTES

1) *Open Public Comment Period*

The following individual(s) spoke:
1. Barry Skolnick
2. Barb Hudson
3. John Kruesel

Introduction of new and returning commissioners
Anthony Poirier and Veena Gandhi

2) *Call to Order/Roll Call*

Attendee Name	Status
Jennifer M Shabel	Present
David J Dobmeyer	Present
Anthony J Poirier	Present
Benjamin Zastrow	Present
Veena Gandhi	Present
Tyjuan H Connell	Present
Melissa Mutchler	Present
Andrew Napier	Absent
Stephanie Cunningham	Absent

3) *Order of Agenda*

3) Motion to approve the Order of Agenda

MOVER: Anthony J Poirier
SECONDER: Melissa Mutchler
AYES: Jennifer M Shabel, David J Dobmeyer, Anthony J Poirier, Benjamin Zastrow, Veena Gandhi, Tyjuan H Connell, Melissa Mutchler
ABSENT: Andrew Napier, Stephanie Cunningham
RESULT: **APPROVED [UNANIMOUS]**

4) *Consent Agenda*

Minutes of December 17, 2024.

Official Act: Accepting the minutes and video of the December 17, 2024, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

Cover Page

Minutes December 17, 2024

Motion to approve accepting the minutes and video of the December 17, 2024, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

MOVER:	Anthony J Poirier
SECONDER:	David J Dobmeyer
AYES:	Jennifer M Shabel, David J Dobmeyer, Anthony J Poirier, Benjamin Zastrow, Veena Gandhi, Tyjuan H Connell, Melissa Mutchler
ABSENT:	Andrew Napier, Stephanie Cunningham
RESULT:	**APPROVED [UNANIMOUS]**

4.B) Minutes of January 28, 2025

Official Act: Accepting the minutes and video of the January 28, 2025, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

Cover Page

Minutes January 28, 2025

Motion to approve accepting the minutes and video of the January 28, 2025, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

MOVER:	Anthony J Poirier
SECONDER:	Benjamin Zastrow
AYES:	Jennifer M Shabel, David J Dobmeyer, Anthony J Poirier, Benjamin Zastrow, Veena Gandhi, Tyjuan H Connell, Melissa Mutchler
ABSENT:	Andrew Napier, Stephanie Cunningham
RESULT:	**APPROVED [UNANIMOUS]**

5) Reports and Recommendations

None

6) Public Hearings

None

7) Other Business

7.A) HPC Training & Resources

Official Act: No action requested.

Cover Page

Rochester Heritage Preservation Design Guidelines June 2022

HPC Rules of Procedure 2022

Historic Inventory, June 1, 2024

Designated Landmarks, June 1, 2024

Molly Patterson-Lundgren presented the staff report.

7.B) Updates

Official Act: No action recommended

Cover Page

Molly Patterson-Lundgren gave updates on HPC and HP program, Indigenous Ethnographic Study, downtown historic commercial landmark district, Vision for Public Realm and DMC funds.

Chair -led discussion regarding updates to the HPC Rules, replacement of absent commissioners, possible future "walking meeting", and brief history of The Avalon.

Molly Patterson-Lundgren informed the commission of Andrew Napier's resignation.

8) Adjournment

8) Adjournment

MOVER:	Anthony J Poirier
SECONDER:	David J Dobmeyer
AYES:	Jennifer M Shabel, David J Dobmeyer, Anthony J Poirier, Benjamin Zastrow, Veena Gandhi, Tyjuan H Connell, Melissa Mutchler
ABSENT:	Andrew Napier, Stephanie Cunningham
RESULT:	**APPROVED [UNANIMOUS]**

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Certificate of Appropriateness - 311 Broadway Development LLC Project

MEETING DATE:
April 2, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Reports and Recommendations

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Denying the application for certificate of appropriateness for 309, 311, 313, 315, and 317 South Broadway, based on findings that it does not meet adopted Secretary of Interior Standards and a demolition permit is required.

Report Narrative:

311 Broadway LLC has submitted an application (attached) for Certificate of Appropriateness for a Major Alteration. The location for the project is 309 - 317 South Broadway Avenue, which are all contributing properties to the designated Downtown Commercial Historic District (see map attached). The application indicates their proposal is to develop a new mixed use property, which would include retail, recreational space, and housing. The illustrations show a proposed tower addition, setback from Broadway at various points along each of the properties. The proposal is to demolish all of 309 Broadway (Historic F.J. Paine Co./current location of Treedom) and build a glass elevator tower abutting Broadway Avenue to access upper levels. They would retain the front facades of both of the other properties, 311-313 (Historic F.J. Paine Co. Building/Palace Block) and 315-317 (Historic Bach Music Company) and demolish the remainder of each of those buildings. Within the application packet, they provide two different "massing options" with varying tower heights. The first and second floor layouts shown would be the same for either of the massing options. It includes a proposal for a gymnasium that would extend the entirety of 315-317, (current location of Art Heads and Steam Cafe) and partially into 311-313 (currently Threshold Arts/Rochester Downtown Alliance). It would also extend upwards into the second stories of these buildings, removing and not replacing the 2nd level floor, making the second story windows clerestory windows into the upper walls of the gymnasium. Parking is proposed at the ground level as a tuck-under in part of the development and interior in other portions of the project, all accessed from the alley. Housing would be developed within the tower.

UDC Section 60.200.040C.8 provides standards for the treatment of designated landmark properties. Subsection d, cites the Secretary of Interior Standards ("the standards") and Subsection e, our locally adopted design guidelines. Both indicate that when additions are proposed, rehabilitation may be considered as an appropriate treatment. The standards for rehabilitation in their entirety, (page 7 of the guidelines) are attached here. Also attached is a memo from New History, a consultant that assists Community Development in carrying out the Heritage Preservation Program when requested. Their memo, dated December 19, 2024 references review of the proposed project materials from October of last year. Other than the applicant providing alternative massing options (showing as options 4 & 5 in their submittal) the illustrations submitted in March of this year in this application are the same as what New History's memo addresses. The memo explains how **the proposed project does not meet standards because of the extent of proposed demolition**. It goes on to provide guidance for

designing an addition which would meet the standards, considering location, size, scale, and design requirements along with avoiding the removal of historic features and altering the spatial relationships which are currently proposed. It states that, "it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building." This information was provided to the applicant after several meetings and discussions about their project with City personnel. The applicant then requested an explanation of the process for them to submit their project for review and approval and to ask for more guidance on on what subordinate design means. In a follow up memo to the applicant, dated February 10th (attached), I provided this information. As indicated in this memo, prior to issuing a demolition permit, the City Council must take action to remove the properties from the historic district after receiving a recommendation from the HPC. This is the second item of business on the agenda for the April 2nd meeting.

the HPC is the authorized authority for deciding a Certificate of Appropriateness for Major Alterations. No public hearing is required but public comments are taken, similar to a public hearing process. The decision of the HPC may be appealed by the applicant to the City Council. Community Development is recommending to the HPC denial of this requested certificate of appropriateness. Reasons for denial are due to the proposal not meeting Secretary of Interior Standards, as required under the UDC, and because the proposed demolition would require removal of these properties from the district (or removal of their status as contributing to the district), which is a City Council decision.

Prepared By:

Molly Patterson-Lundgren

Attachments:

Application for Certificate of Appropriateness Form w Attachments

Location Map

Excerpt from Rochester Design Guidelines, Standards for Rehabilitation

Memo From New History, December 19, 2024

Memo From Molly Patterson-Lundgren, February 10, 2025

ROCHESTER
COMMUNITY
DEVELOPMENT

Alteration to Designated Historic Property

THIS REQUEST IS FOR CONSIDERATION OF:

Certificate of Appropriateness ☒ Cursory Review ☐

LOCATION INFORMATION:

Property Address: 309, 311 , 313, 315, 317 South Broadway, Rochester, MN

Legal Description: See attached

Property Name (historic and/or common): 311 Broadway Development

OWNER INFORMATION:

Name: 311 Broadway Development, LLC

Phone: 507-535-9371 **Email:** Hhenderson@hga.com

Address: 1708 Second Street SW, Rochester, MN 55902

DESIGN PREPARED BY:

Name and Title: HGA Architects and Engineers

Address: 202 1st. Avenue SW, Suite 200, Rochester, MN 55902

Phone: 507-535-9371 **Email:** hhenderson@hga.com

Relationship to Owner: Hal Henderson is an Owner of some of the properties, the development entity and Owner in HGA

APPLICANT:

Applicant Name: 311 Broadway Development, LLC **Phone:** Same **Email:** Same

SIGNATURE: Hal Henderson **DATE:** 2/28/2025

PROPOSED ALTERATION

Check one of the following

- [x] Building Addition
- [x] New Development
- [ ] Other
- [x] Façade Alteration
- [ ] Re-roofing
- [x] Window/Door Replacement
- [ ] Sign

General description of proposed work: New mixed-use project including retail, gymnasium, higher education spaces, student housing and market rate housing. Design documents will be provided.

Proposed timeline of work: 2025, 2026 and possibly part of 2027

SUBMITAL REQUIREMENTS

Review and consideration of proposed property alterations shall be based on the Secretary of Interior's Standards and locally adopted Design Guidelines as specified in Rochester Unified Development Code,60.200.040.C.8. HPC reviews shall occur at a public meeting that allows for public comment.

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

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

311 BROADWAY DEVELOPMENT LLC'S
WRITTEN REQUEST/APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS

ATTACHMENT 2

Maps, Site Plans and/or Photos Showing Historic Resources
and Locations of the Proposed Alterations, Additions or Demolition

311 BROADWAY DEVELOPMENT LLC'S
WRITTEN REQUEST/APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS

ATTACHMENT 3

Description of the Proposed Work Including Proposed Materials,
Product Information, Extent and Timing for Work Proposed

EXHIBIT K

Sustainability Elements

The 311 Broadway Development will be designed by HGA Architects and Engineers. HGA is one of the nationals leading firms designing buildings with sustainability characteristics.

The building envelope will be designed utilizing the HGA standard specification and approach to meet and exceed sustainability standards and guidelines. The building will meet a 20% energy reduction below ASHRAE 90.1-2010 or the pursuit of Minnesota Sustainable Building 2030 standards.
The contractor will meet the 75% construction waste and demolition diversion rate documented during the construction process.
The design will meet the 35% water reduction below EPAct of 1992.
The project design will include covered bicycle parking and storage, EV charging stations and parking for green vehicles.
The intent is to exceed the LEED standards and pursue Living Building Challenge criteria.
The design will pursue all local City of Rochester Energy Benchmarking Programs and we will pursue all utility program opportunities through Rochester Public Utilities (RPU) and Minnesota Energy Resources Corporation (MERC)

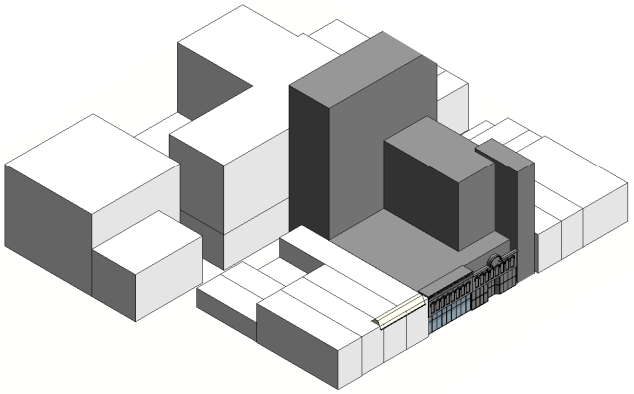
document1

311 BROADWAY DEVELOPMENT LLC'S
WRITTEN REQUEST/APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS

ATTACHMENT 4

Sketches, Architectural Renderings, Plans, Sections, Elevations
or Similar Illustrations with Existing and Proposed Dimensions
Showing the Property Appearance after Proposed Alterations

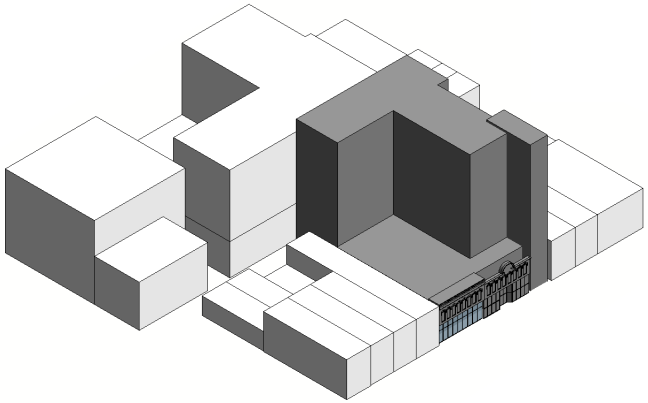
MASSING OPTIONS MATRIX



OPTION 4

Number of Floors:
West: **13** Floors
East: **7** Floors

Total Number of Units: **127**

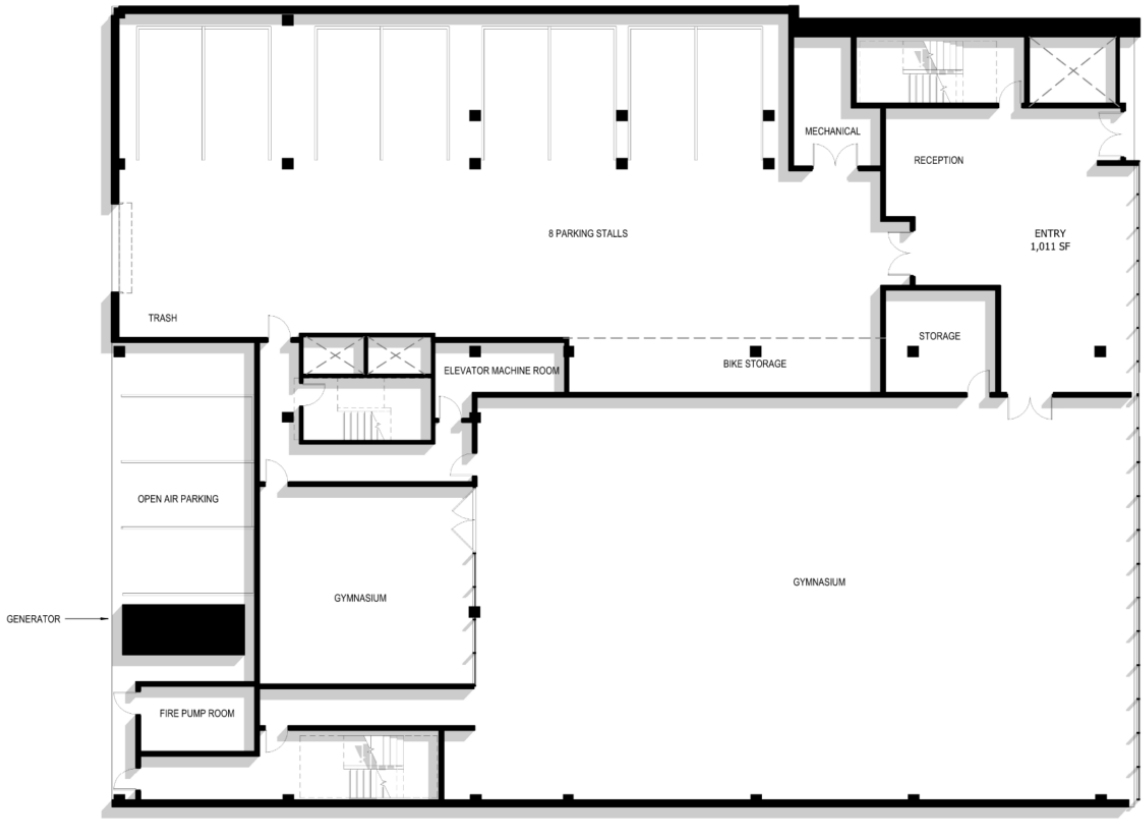


OPTION 5

Number of Floors:
West: **11** Floors
East: **11** Floors

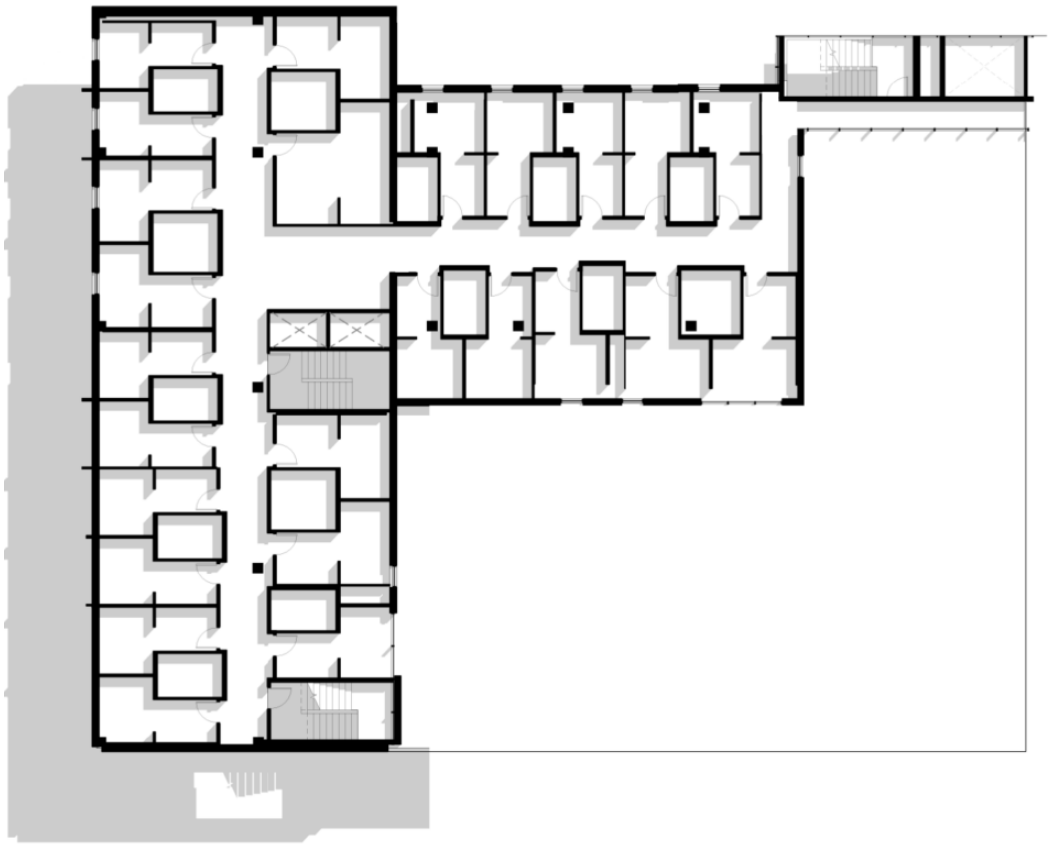
Total Number of Units: **129**

MASSING OPTIONS FIRST FLOOR



MASSING OPTIONS SECOND FLOOR

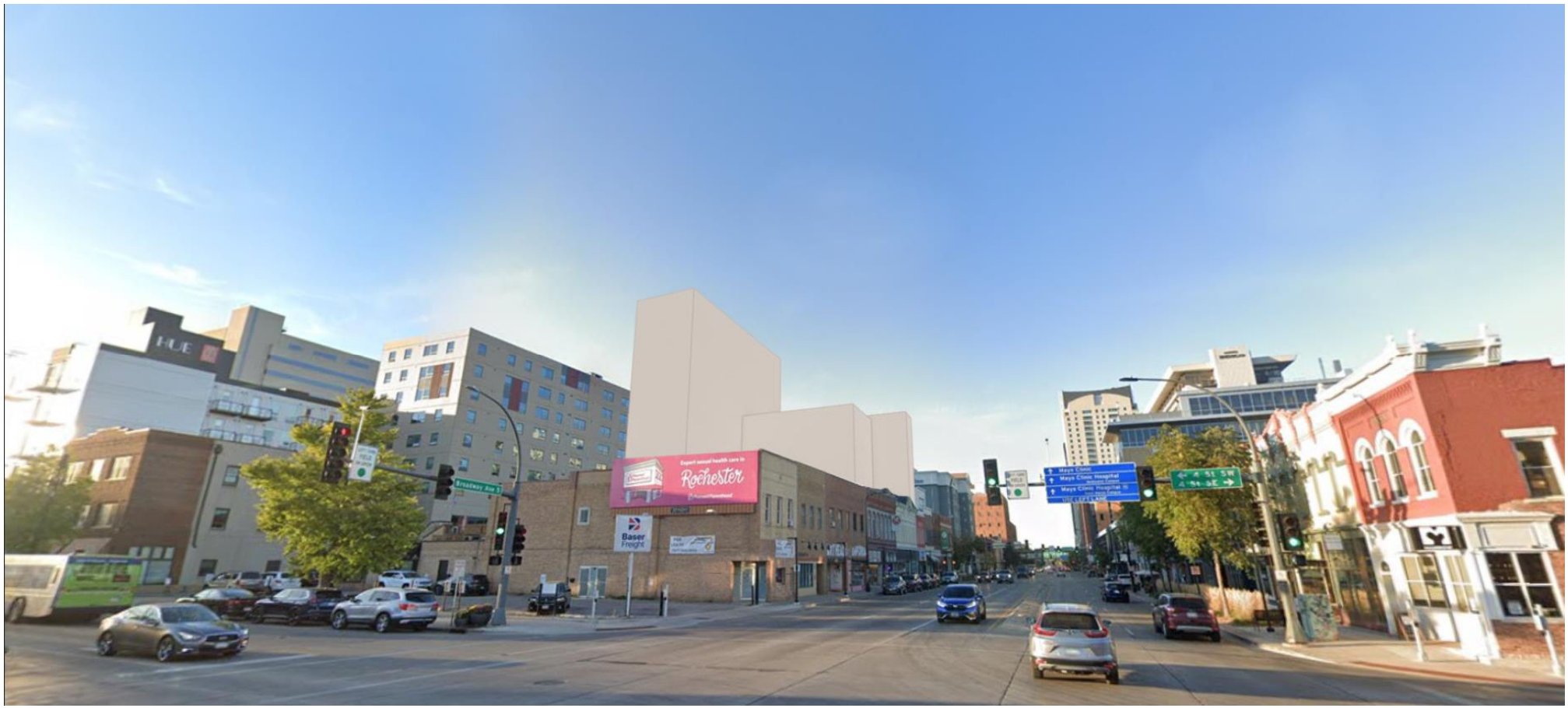
MASSING OPTIONS TYPICAL RESIDENTIAL FLOOR PLAN



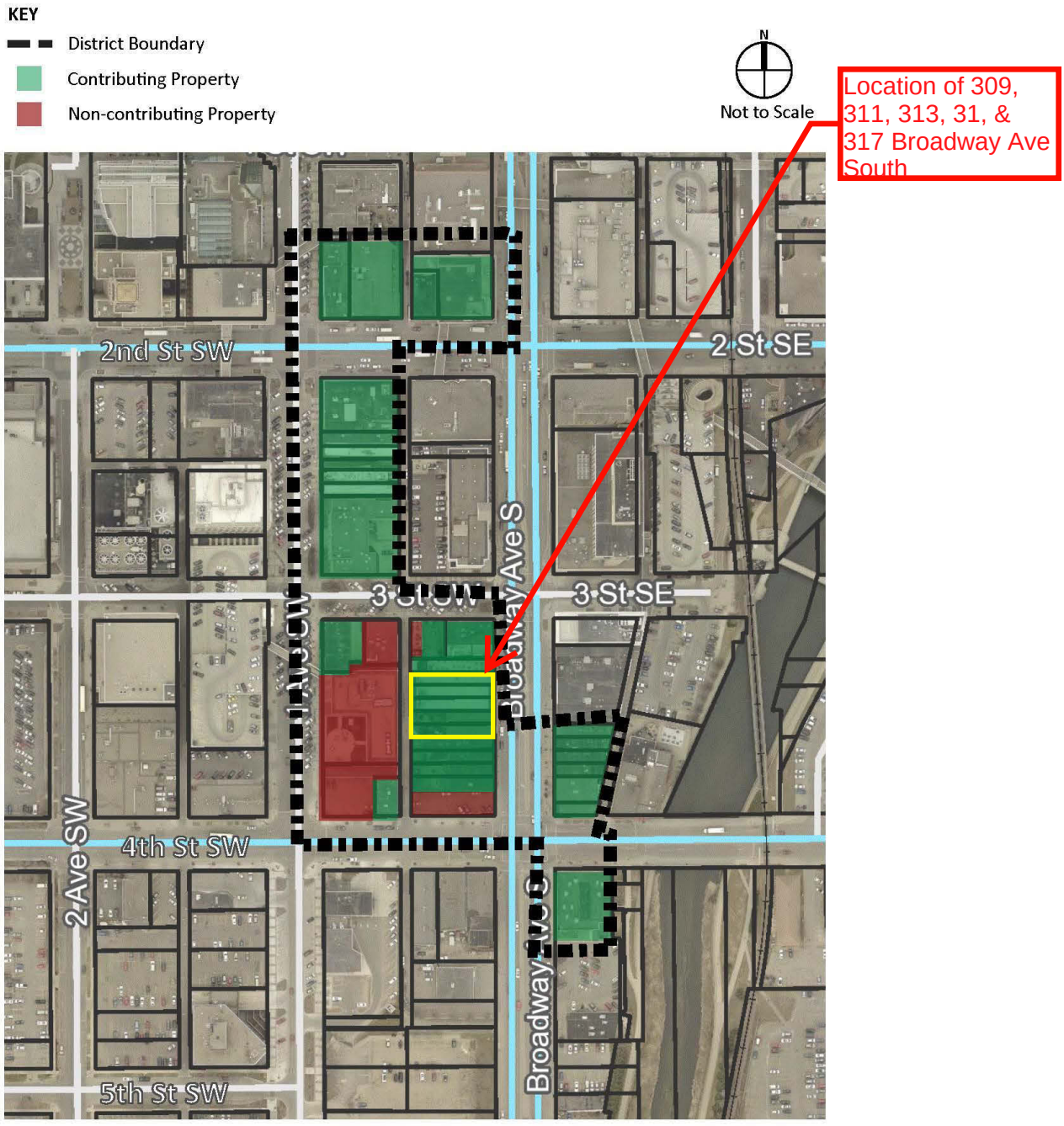
GYMNASIUM - VIEW FROM BROADWAY

GYMNASIUM - VIEW FROM BROADWAY

VIEW FROM 4TH ST



Rochester Downtown Commercial Historic District



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

The Secretary of the Interior's Standards for Rehabilitation

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

The Secretary of the Interior's Standards for Preservation, Restoration and Reconstruction, are available at https://www.nps.gov/tps/standards/four-treatments.htm and from the Rochester Community Development Department.

MEMORANDUM

Date:	December 19, 2024
To:	City of Rochester
Attn:	Irene Woodward, iwoodward@rochestermn.gov Molly Patterson-Lundgren, MPLundgren@rochestermn.gov
Project:	309-317 Broadway Avenue South Rochester, MN 55904
Regarding:	Proposed Redevelopment and the Secretary of the Interior's *Standards for Rehabilitation*
Written By:	Lauren Anderson, anderson@newhistory.com Meghan Elliott, elliott@newhistory.com

We understand that a redevelopment project has been proposed at 309-317 Broadway Avenue South, within the locally-designated Rochester Downtown Commercial Historic District. At your request, the purposes of this memorandum are 1) to evaluate the proposed project against the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (hereafter referred to as the Standards), which are used to determine appropriate treatment for designated landmarks (per the Unified Development Code 60.200.040.8.d) and 2) to provide general guidance on additions to historic buildings to meet the Standards.

Historic preservation is one of many factors that cities use to evaluate projects. This memo does not address other factors, such as the anticipated housing creation, economic development, social, or environmental benefits and impacts of the project, or compliance with the city zoning ordinance or building code. This evaluation is solely an assessment with respect to the Standards. **As proposed, this project does not meet the Standards.**

Historic Preservation Context and Project Definition

Per the 2024 district designation study (updated from the original 2019 designation study), the Rochester Downtown Commercial Historic District is significant under local designation criteria 1 and 8 for its association with the development of the downtown commercial core of the city and for its representation of the established and familiar characteristics of a commercial district originally dating to the second half of the 19th century. The district's period of significance is 1870 – 1962. There are 28 contributing buildings, 3 non-contributing buildings, and 1 non-contributing parking lot in the district.[1]

[1] City of Rochester, *Rochester Downtown Commercial Historic District: Rochester Historic Landmark Eligibility,* January 2024, https://www.rochestermn.gov/home/showpublisheddocument/41689/638581122015130000.

The site addressed at 309-317 Broadway Avenue South includes three, two-story, brick buildings, which are part of a contiguous row of buildings fronting the west side of Broadway Avenue South between 3rd Street Southwest and 4th Street Southwest. All three buildings contribute to the historic district. The buildings include:

- 309 Broadway Ave. S.: F. J. Paine Co. (constructed 1885)
- 311-313 Broadway Ave. S.: F.J. Paine Co. Building/Palace Block (constructed 1873)
- 315-317 Broadway Ave. S.: Bach Music Company (constructed 1885)[2]

Based on a project rendering and floor plans provided by the city (HGA, dated October 27, 2023) and correspondence with city staff in December 2024, we understand that the project requires removal of all three contributing buildings, with the exception of the primary east façades of 311-313 and 315-317 Broadway Avenue South. These façades will be retained (along with ten feet of the building behind each façade) and incorporated into the new construction. A nine-story tower will be constructed on the site. The tower includes retail and parking at the first level, amenity spaces (a gymnasium and student lounge) at the second level, and residential apartments at the third through ninth levels.

Evaluation of Proposed Project

Per the National Park Service (NPS), the Standards "are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations."[3] The Standards, along with their associated guidelines, allow for four treatment options: Reconstruction, Preservation, Restoration, and Rehabilitation. The Standards for Reconstruction apply only to the recreation of non-surviving buildings. The Preservation treatment "generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction;" the Standards for Preservation do not allow for new exterior additions.[4] Similarly, the Standards for Restoration are designed for projects that seek to depict "the form, features, and character of a property as it appeared at a particular period of time" by removing non-historic features and reconstructing missing historic features.[5]

Out of the four treatment options, the Standards for Rehabilitation provide the greatest flexibility for making changes to historic properties. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[6] The Standards for Rehabilitation "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."[7]

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[2] PVN, *City of Rochester Local Historic Designation Study: Rochester Downtown Commercial Historic District* (prepared for the City of Rochester, February 2019), p. 34 – 37.
[3] National Park Service, Technical Preservation Services, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," accessed December 12, 2024, https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm.
[4] Ibid.
[5] Ibid.
[6] Ibid.
[7] Ibid.

Because the proposed project includes the complete demolition of the building addressed at 309 Broadway Avenue South and the demolition of the majority of the two buildings addressed at 311–313 and 315–317 Broadway Avenue South, it does not constitute a rehabilitation of these properties. The project does not consist of "repair, alterations, and additions" to these historic buildings; rather, it consists of removal and replacement with new construction while incorporating the remaining east facades. **Therefore, the project cannot be evaluated under, and does not meet, the Secretary of the Interior's Standards for Rehabilitation, nor the Standards for any of the other three treatment options.**

Guidance on Additions to Historic Buildings

For this project to meet the Secretary of the Interior's Standards for Rehabilitation, the historic buildings would need to be retained. It may be acceptable to consider new construction on the site as an addition(s) to these buildings; however, the new construction would need to adhere to the Standards. Standards 1, 9 and 10 address new construction and are as follows:

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** [8]

    In order to meet these Standards, new construction must:

    - Be sensitively located
    - Be of a size, scale, and design that is compatible with the historic building
    - Appear new and be differentiated from the historic building
    - Avoid removal of historic features and materials
    - Be able to be removed in the future without damaging the historic building

Below, we have provided guidance for new additions at this site based on the Standards and Guidelines for Rehabilitation, as well as NPS guidance in "New Additions to Historic Buildings" and "Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns."

[8] National Park Service, Technical Preservation Services, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," accessed December 12, 2024, https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm.

Placement or Location of a New Addition

According to NPS, "a new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation."[9] "Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building," minimizing the removal of historic features and materials required.[10]

At these buildings, the side elevations cannot accommodate additions, as they abut other historic buildings. The rear (west) elevations would be appropriate locations for new additions to meet the Standards, though there is limited space available to do so given the location of the alley and the existing second-level skyway at the rear of 309 Broadway Avenue South.

Size, Scale, and Massing of a New Addition

According to NPS, "inherent in all of the [NPS] guidance is the concept that an addition needs to be subordinate to the historic building."[11] Size, scale, and massing are critical in making sure that a new addition is subordinate. According to NPS, "typically, a compatible addition should be smaller than the historic building in both height and footprint."[12] "Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building."[13] Separating the new construction from the historic building by means of a hyphen, offset, or step back is sometimes used to reduce the impact of a slightly larger addition.[14]

At this property, a new addition should not exceed the height or footprint of the two-story buildings to meet the Standards. A slightly taller addition could be considered *only* if the addition can be proven to be visually subordinate to the historic building.

Differentiating a New Addition from a Historic Building

According to NPS, "a new addition to a historic building that meets the Standards can be any architectural style – traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic

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[9] National Park Service, "New Additions to Historic Buildings," last updated June 6, 2024, https://www.nps.gov/subjects/taxincentives/additions.htm#:~:text=In%20accordance%20with%20Standard%209,building%20to%20preserve%20its%20character.

[10] Anne E. Grimmer and Kay D. Weeks, "New Additions to Historic Buildings: Preservation Concerns," Preservation Brief No. 14 (Washington, D.C.: U.S. Government Printing Office, 2010), p. 5, https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf.

[11] National Park Service, "New Additions to Historic Buildings."

[12] Ibid.

[13] Ibid.

[14] Ibid.

building or are in extreme contrast to it fall short of this balance."[15] In other words, the new addition should be "simple and unobtrusive in design" and "should take its design cues from, but not copy, the historic building."[16]

The following design techniques for new additions can assist with the balance between differentiation and compatibility:

- Including simplified historic features that reflect, but do not duplicate, similar features on the historic building
- Determining the size, rhythm, and alignment of new window and door openings based on the window and door openings at the historic building
- Using construction materials and colors that are harmonious with the historic building materials. The materials need not be the same as those on the historic building, but they should not be so different that they stand out or distract from the historic building.[17]

At this property, the proposed project design is differentiated from the historic buildings. If an addition is considered instead, then it should also be differentiated from *and* compatible with the historic masonry buildings, as outlined above.

Rooftop Additions

According to NPS, rooftop additions should be minimally visible, generally set back at least one full bay from the primary elevation of the building (and any other highly visible elevations), and generally not more than one story in height.[18] Additionally, per NPS, "a rooftop addition is generally not appropriate for a one, two or three-story building – and often is not appropriate for taller buildings."[19]

At this property, because the historic buildings are only two stories in height, a rooftop addition generally would not meet the Standards.

[15] Grimmer and Weeks, "New Additions to Historic Buildings," p. 7.
[16] Ibid.
[17] Grimmer and Weeks, "New Additions to Historic Buildings," p. 7 – 8.
[18] Grimmer and Weeks, "New Additions to Historic Buildings," p. 12.
[19] Grimmer and Weeks, "New Additions to Historic Buildings," p. 14.

ROCHESTER
COMMUNITY
DEVELOPMENT

TO: 311 COMMONS PROJECT TEAM

FROM: MOLLY PATTERSON-LUNDGREN, AICP
HERITAGE PRESERVATION & URBAN DESIGN COORDINATOR

SUBJECT: REQUESTING APPROVAL OF 311 COMMONS PROJECT

DATE: FEBRUARY 10, 2025

CC: IRENE WOODWARD, COMMUNITY DEVELOPMENT DIRECTOR
JOSH JOHNSEN, STRATEGIC INITIATIVES DIRECTOR

The following outlines the process to request approval for the 311 Commons project. This is based on my current understanding of the proposed project including the extent of demolition proposed to the three buildings.

Demolition Request

A request to remove these properties from the historic district (or change their status from contributing to non-contributing) is required, per UDC Section 60.200.040C 9. It states, "No Demolition Permit for a designated landmark or a contributing property to a landmark district shall be approved before the City Council removes the landmark designation as described in Section 60.500.040F..." The following definitions from the UDC apply:

> *Demolition Permit: A building permit that authorizes the demolition or removal of an existing building or structure from a site.*
>
> *Demolition: Any act or process that destroys in part or in whole a historic resource. This includes the removal of any material constituting part of a structure that affects the exterior appearance of the structure, other than for purposes of ordinary maintenance or repair, as well as inadequate maintenance or any other action that reduces the stability or longevity of a structure or impairs its historic or architectural integrity.*

As stated above, the removal of the historic designation must be approved prior to the City team approving any demolition permit. There is no application form for this request. It should be a written request with documentation attached to explain how one or more of the following three criteria (from UDC Section 60.500.040F.4.b) are met.

1. Reconsidering Historic Significance
2. Reconsidering Historic Integrity, or
3. Economic Hardship.

Based on the definition of demolition and my current understanding of the project, this should be done for all three of the properties as listed in the landmark designation.

A decision to approve a request for removing the properties from the district (or a change of their status from contributing to non-contributing) is made by the City Council after receiving a recommendation from the HPC. Public hearings are held by both bodies in this review.

Certificate of Appropriateness
A certificate of appropriateness, for major alterations, per UDC Section 60.200.040C.8.b.1. will be accepted concurrently along with the above request. It is understood that the extent of demolition is still under consideration by the development team. Review of the proposed project would allow the HPC (and potentially the City Council upon appeal) to provide feedback to the development team.

City teammates will provide a recommendation to the HPC based on locally adopted Design Guidelines and the Secretary of Interior Standards for the Treatment of Historic Properties - Historic Rehabilitation. At the end of this memo is a list of resources available providing these and other guidance on understanding adopted standards. The attached application form must be submitted along with an explanation of the project and design illustrations as indicated on the form. Please let me know if you have questions about what to include in this submittal.

Timelines and Concurrent review
A public hearing is required at both HPC and City Council for their consideration to remove the properties from the district (or change their status from contributing to non-contributing). Application submittal will be required at least 20 days (approximately 3 weeks) prior to the public hearing. For the March 25th HPC meeting, the application deadline is by the end of day, Wednesday March 5th. A public hearing at the City Council will follow, as quickly as possible, after the HPC makes their recommendation and will meet the requirements of MN State Statute, 15.99. The request for Certificate of Appropriateness will be considered at the same time as the removal of the properties from the historic district. This will allow the HPC and the City Council to review the project and consider all options you indicate are being considered regarding the extent of demolition proposed to the three buildings.

Definition of Subordinate Design
The Secretary of Interior Standards for Rehabilitation (standard # 9) requires "New additions, exterior alterations or related new construction … will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The term "subordinate design" is used to describe the relationship that is required between an addition and an existing historic property to help make it compatible under the standard. Several guidance documents from the Department of Interior explain this concept. Following is select language from these to explain what is meant by subordinate.

- "A new addition should always be subordinate to the historic building; *it should not compete in size, scale or design with the historic building.*" (Preservation Brief #14)
- "A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen , and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this." (Preservation Brief #14)
- "Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property." (New Additions to Historic Buildings, National Park Service website)

Guidance Documents

- New History memo (previously provided)
- Rochester Historic Design Guidelines (see page 7 for Secretary of Interior Standards)
- Preservation Brief #14 https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf
- New Additions to Historic Buildings, National Park Service web site https://www.nps.gov/subjects/taxincentives/additions.htm
- New Construction within the Boundaries of Historic Properties https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm
- Interpreting the Standards (ITS) #3 https://www.nps.gov/orgs/1739/upload/its-03-additions-midsize-buildings.pdf
- ITS #18 https://www.nps.gov/orgs/1739/upload/its-18-additions-midsize-buildings.pdf
- ITS #36 https://www.nps.gov/orgs/1739/upload/its-36-rooftop-additions.pdf
- ITS #47 https://www.nps.gov/orgs/1739/upload/its-47-rooftop-additions-mid-size-buildings.pdf

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Request for Landmark Removal - 309, 311, 313, 315, 317 South Broadway

MEETING DATE:
April 2, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Public Hearings

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Recommending denial to the City Council based on findings contained in and attached to this report

Report Narrative:

311 Broadway LLC is proposing a project at properties addressed as 309, 311, 313, 315, and 317 South Broadway. These five addresses extend across three historic properties (two have two storefronts each) that are all contributing to the Downtown Commercial Historic Landmark District. The proposed project would require demolition of all but the facades of two of the three properties, requiring the issuance of a demolition permit (see attached memo from Jerry Norman, Building Official). UDC Section 60.200.040C 9 states, “No Demolition Permit for a designated landmark or a contributing property to a landmark district shall be approved before the City Council removes the landmark designation as described in Section 60.500.040F...” This section (attached here) allows property owners to request the removal of landmark designation from their property for one or more of three specified reasons: 1. Reconsideration of historic significance, 2. Reconsideration of historic integrity, and 3. Economic hardship. The applicant is requesting the removal of the landmark designation from these properties to proceed with the proposed project. As contributing properties, removal of their landmark designation would be carried out by either modifying the historic district boundary to exclude them or changing their status from contributing to non-contributing.

On January 22, 2024, City Council authorized the designation of the Downtown Commercial Historic District, a local landmark district, based on findings for historic significance and historic integrity as detailed in the Local Historic Designation Study (February 2019 with 2024 Update). Excerpts of this study are attached here, explaining how the district as a whole meets the criteria for both historic significance and historic integrity and how each of these three properties contribute to the district. The district was designated due to its historic significance related to criteria #1, for its association with the development of the downtown commercial core of the city between 1870-1962 and criteria #8, for its representation of the established and familiar characteristics of a commercial district dating from 1870-1962.

The applicants' request to remove the properties is attached here. On page 3 of the submittal, they state their reasons to remove landmark status from the properties include: "(1) the lack of individual historical significance and meaningful contribution to the district’s identity; (2) the substantial loss of historic integrity due to deterioration and past modifications; and (3) the economic hardship imposed by continued designation, making rehabilitation financially unviable." Following is a response to each of these statements based on the findings contained in the study that were adopted as findings of fact by the City Council.

In Section III.A.1.a. the applicant addresses the historic significance of their properties, stating they "...lack individual historical distinction and fail to meaningfully contribute to the architectural identity of the downtown historic district." This statement has no bearing on the contribution these buildings make to the district; architectural significance (criteria #5) is not a criteria for which the district was designated. Further, individual historic distinction is not a requirement for a property to contribute to a designated historic district. They were found to be contributing to the historic landmark district because of their history and the role they played within Rochester's early growth as a community and regional commercial center and because of the established recognizable pattern of development of Rochester's central commercial core, of which they helped form. Additional statements in the application include, "... there is no documented record of any significant historic event..", which also does not apply to why the district was designated and therefore has no bearing. And, an assertion is made that "the surrounding properties do not form a cohesive or unified historic environment", which is simply contrary to the findings that were adopted by City Council when they took action to approve the designation of the district.

In Section III.A.1.b the applicant addresses the historic integrity of their properties. They mention both the condition of the properties and the changes that have occurred over time. Historic integrity and property condition are not the same thing. A property can be in very poor condition, but if little has changed over time, it may have very high historic integrity. The individual building facades comprised of brick, metal, glass, and wood materials, with front-facing storefronts directly abutting the street frontage are all aspects of why these properties are contributing to the historic district. The excerpt from the district study includes a page on each of the applicant's properties illustrating how little they have changed over time. 315-317 retains much of the detailed brickwork of the building's original Italianate design and its neighbor at 311-313 retains the distinctive roof parapet seen in historic photos of the street. 309 is both the simplest of the three properties and has the most obvious change with the infilled storefront. The materials, and design of the building are still present to indicate its association with commerce of the 1870's-1880's. While original workmanship on the property is diminished, its location and setting remain and contribute to the historic district adding to the integrity of the district overall. It is for these reasons that the applicant's three properties were included as contributing to the historic district.

In Section III.A.1.c. the applicant addresses economic hardship. The application provides statements but no evidence to support them. Engineering assessments are mentioned but not provided, and neither is data from them cited to support the statements regarding material degradation, which they say includes failing masonry, foundational instability and outdated infrastructure. Specific information that the UDC requires in Section 60.500.040.F.3 (a)-(d), including the amount paid for and owed on the properties, current property value, appraisals, incomes generated by rents, operating and maintenance expenses, feasibility reports for alternative uses, are not cited or attached. Section 60.500.040.F.3(e) indicates that "A determination of economic hardship will not be granted to a property owner who has engaged in demolition by neglect. A property owner shall provide proof of having conducted routine maintenance and any necessary major repairs on a designated property to support its continued preservation, and demonstrate that demolition by neglect is not the cause the economic hardship request." No documentation as required from 60.500.040.F.3 has been provided.

Policy Considerations & DEI Impact:

The City Council designated the Downtown Commercial Historic Landmark District. Their findings included that it was historically significant under two of the eight possible criteria and that it had historic integrity, necessary for them to take this action. Councils action established adopted policy under which City personnel are working to assist property and business owners in the district, with City and DMC provided financial assistance and a district vision plan, now underway. Several projects have been reviewed and approved under the requirements for the alteration of properties that went into effect when this was approved. Ownership within the district consists of a diverse representation of individuals and businesses, which are participating in this program.

Prior Legislative Actions & Community Engagement:

April 29, 2019: Heritage Preservation Commission (HPC) open house
May 28, 2019: HPC Public Hearing & Recommendation
September 16, 2019: Council Meeting - Review & Tabling of Designation
December 11, 2023: Council Meeting - Council removed the district from the table and set public hearing
January 22, 2024: Downtown Commercial Historic District Historic Landmark District authorized by City Council after public hearing
May 6, 2024 - Ordinance 4536 First Reading
June 3, 2024 - Ordinance 4536 Second Reading

Prepared By:

Molly Patterson-Lundgren

Attachments:

Application - Request Removal from Distirct

Memo from Building Official, Jerry Norman

UDC Section 60.500.040.F

Extracted pages from "Downtown Commercial Historic Designation Study, February 2019 with 2024 Update

311 Broadway Development, LLC
311 Broadway Ave. South, Ste. 200
Rochester, Minnesota 55902

March 3, 2025

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

RE: Formal Request for Removal from Historic District and/or Reclassification as Non-Contributing Properties – 309, 311, 313, 315, and 317 South Broadway, Rochester, MN

Dear Molly and Members of the Heritage Preservation Commission,

Pursuant to the requirements outlined in the Unified Development Code (UDC) Section 60.500.040F, 311 South Broadway Development, LLC formally submits this written request for the removal of the properties at 309, 311, 313, 315, and 317 South Broadway from the historic district or, alternatively, their reclassification as non-contributing structures.

After thorough assessment, we conclude that these properties do not meet the necessary criteria for continued inclusion as contributing properties within the Heritage Preservation Overlay (HPO) district. Key factors supporting this request include:

- The absence of individual historical or architectural significance that would meaningfully contribute to the district's integrity.
- Severe structural deterioration and loss of historic integrity due to material degradation, modifications over time, and lack of original design features.
- The economic hardship associated with maintaining these buildings, as the costs of preservation far exceed any reasonable return, making rehabilitation financially unfeasible.

This submission includes a detailed response addressing the eight (8) criteria established in the UDC, demonstrating that these properties no longer possess the historical, architectural, or economic characteristics necessary to justify their continued designation as contributing properties.

Recognizing the importance of historic preservation, our proposed redevelopment includes the retention and rehabilitation of the facades of 311, 313, 315, and 317 South Broadway as part of a larger, well-integrated project that will revitalize this corridor while respecting the historic

character of the area. This approach ensures that South Broadway maintains a connection to its past while supporting the economic and urban development needs of Rochester today.

Since September 5, 2023, members of the 311 Broadway Development Team have met with representatives of the City on numerous occasions in response to City Council's request that we work collaboratively to develop a plan that is viable for the City, the HPC, and the Development Team. The meetings, held on September 5, 2023; March 25, 2024; June 20, 2024; July 15, 2024; August 27, 2024; September 16, 2024; September 25, 2024; October 29, 2024; November 20, 2024; December 19, 2024; January 21, 2025; January 29, 2025; and February 12, 2025, reflect our ongoing commitment to a collaborative process.

It has been—and continues to be—our approach and desire to work together with the City to advance this redevelopment project in a way that makes sense for all parties. Our goal is to participate in the revitalization of downtown Rochester in a fiscally responsible and sustainable manner, ensuring that the project aligns with both economic priorities and historic preservation efforts.

We welcome the opportunity to meet with you and City representatives once more as soon as possible before all parties become entrenched in their preparations for the March 25, 2025 HPC meeting. We believe that continued dialogue is in everyone's best interest, and we remain open to discussing solutions that will allow this transformational project to move forward.

In the meantime, we respectfully request a formal review and action on our submittal at the March 25, 2025, HPC meeting. Please schedule us for that opportunity, as we intend to present our request and supporting materials at that time. Thank you for your time and consideration. We look forward to continuing our engagement with the HPC and the City of Rochester as we work toward a shared vision for this vital downtown corridor.

Sincerely,

Hal Henderson

Hal Henderson
On behalf of 311 Broadway Development Team

Attachment

cc: Irene Woodward, City of Rochester
Grant Michaletz, 311 Broadway Development Team
Jeff Young, 311 Broadway Development Team
Robert Heist, 311 Broadway Development Team

311 BROADWAY DEVELOPMENT LLC'S WRITTEN REQUEST/APPLICATION FOR THE REMOVAL OF PROPERTIES FROM THE HERITAGE PRESERVATION OVERLAY AND/OR RE-IDENTIFICATION AS NONCONTRIBUTING PROPERTIES

311 BROADWAY DEVELOPMENT LLC
Hal Henderson
Grant Michaletz
Jeff Young
Robert Heist

March 3, 2025

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I. INTRODUCTION

The 311 Broadway Development Project represents an essential step forward in revitalizing a key corridor in downtown Rochester. The proposed redevelopment seeks to balance historic preservation principles with the pressing need for economic revitalization, structural integrity, and modern urban functionality. As part of this effort, the development team has conducted a comprehensive evaluation of the properties located at 309, 311, 313, 315, and 317 South Broadway to determine their suitability for continued inclusion within the Heritage Preservation Overlay (HPO). This assessment, guided by the criteria set forth in Section 60.500.040F of the Unified Development Code (UDC), clearly demonstrates that these buildings no longer meet the requirements for historic designation and should either be removed from the historic district or reclassified as non-contributing structures.

This request is based on three core justifications: (1) the buildings lack individual historical distinction or meaningful contributions to the district's identity; (2) their historic integrity has been significantly compromised due to deterioration, alterations, and structural instability; and (3) the economic hardship imposed by their continued designation makes rehabilitation financially unfeasible and unsustainable. The development team seeks to work in cooperation with the Heritage Preservation Commission (HPC) and city officials to achieve a balanced outcome that both acknowledges the historical context of South Broadway and allows for responsible and forward-thinking development that enhances downtown Rochester's long-term growth and vibrancy.

The following analysis provides a detailed procedural and substantive review of the removal request, outlining the applicable legal framework, procedural steps, and justifications under the UDC's landmark designation criteria. The goal of this request is to ensure that the best path forward for both historic preservation and economic development is considered, allowing for a thoughtful transformation of this corridor that aligns with Rochester's vision for a thriving downtown district.

II. PROCEDURAL ANALYSIS

The process for seeking removal of a property from the HPO district or reclassifying it as a non-contributing structure is governed by the procedures outlined in Section 60.500.040F of the UDC. This section establishes the formal steps required for submitting a request, obtaining necessary reviews, and securing final approval from the HPC and the City Council. The following analysis outlines the procedural steps that must be followed.

A. Unified Development Code, Section 60.500.040F: Designation or Removal of Landmark Property or Landmark District

Section 60.500.040F Unified Development Code (UDC) outlines the process and criteria for designating or removing properties from the Heritage Preservation Overlay (HPO) as landmarks or landmark districts.

1. Criteria for Removal of Landmark Property or Landmark District

Section 60.500.040F provides three key justifications for the removal of a property from landmark designation or a historic district: a) reconsideration of historic significance; b) reconsideration of historic integrity; and c) economic hardship. Below I address the three considerations.

a. Reconsideration of Historic Significance

A property or district may be removed from landmark designation if it no longer meets any of the criteria outlined in Section 60.200.040C.5, which establishes the evaluation criteria for historic designation. This includes:

i. No longer having historic character, architectural value, or cultural significance.

ii. Not being the site of a significant historic event.

iii. No longer contributing to the integrity of an existing or potential landmark district.

b. Reconsideration of Historic Integrity

Removal shall be approved if an application demonstrates that the historic integrity of the properties is no longer intact or sufficient to warrant designation. The assessment includes:

i. Location, design, setting, materials, workmanship, feeling, and association.

c. Economic Hardship

A landmark designation may be removed if the property is burdened by economic hardship and cannot achieve a reasonable economic return. The following considerations are evaluated:

i. Current economic return:

- Acquisition costs, debt obligations, and annual expenses.
- Appraisal values, tax assessments, and income-generation capacity.

ii. Feasibility of reuse:

- Expert assessments from architects and engineers regarding structural soundness and costs for rehabilitation.
- Cost estimates for compliance with historic rehabilitation standards.
- Market valuation under different conditions (rehabilitated vs. redeveloped).

III. SUBSTANTIVE ANALYSIS – CRITERIA APPLICATION TO THE 311 BROADWAY DEVELOPMENT PROJECT

The 311 Broadway Development Project represents a forward-thinking effort to revitalize a key section of downtown Rochester while balancing historical preservation with modern urban development. As part of this process, the development team has conducted a thorough assessment of the properties at 309, 311, 313, 315, and 317 South Broadway[1], evaluating their historical, architectural, and economic significance within the context of the HPO. Based on this analysis, it is evident that these buildings do not meet the necessary criteria to warrant continued landmark designation and should either be removed from the historic district or reclassified as non-contributing structures.

A. Unified Development Code, Section 60.500.040F: Designation or Removal of Landmark Property or Landmark District as Applied to the 311 Broadway Development Project

The application of Section 60.500.040F of the UDC to the 311 Broadway Development Project necessitates a thorough evaluation of whether the subject properties meet the criteria for continued designation within the HPO district. Given the conditions of these buildings, their historical and architectural relevance, and the financial implications of preservation, the development team has assessed their eligibility based on the established removal criteria. The following analysis details the specific factors that warrant their removal or reclassification, ensuring that redevelopment efforts align with both the city's preservation goals and its broader vision for economic growth and urban revitalization.

1. Criteria for Removal of Landmark Property or Landmark District as Applied to the 311 Broadway Development Project

The following sections outline the justifications for removal based on the specific criteria set forth in Section 60.500.040F of the UDC. These justifications include: (1) the lack of individual historical significance and meaningful contribution to the district's identity; (2) the substantial loss of historic integrity due to deterioration and past modifications; and (3) the economic hardship imposed by continued designation, making rehabilitation financially unviable. Each of these factors independently, and certainly in combination, demonstrates that the designation of these properties under the HPO is no longer appropriate or justified. Accordingly, we request that the HPC approve their removal from the historic district or recognize them as non-contributing properties to allow for responsible and sustainable redevelopment.

a. Reconsideration of Historic Significance as Applied to the 311 Broadway Development Project

The buildings located at 309–317 South Broadway lack individual historical distinction and fail to meaningfully contribute to the architectural identity of the downtown historic district. Unlike truly significant historic structures that define the character of their surroundings, these buildings do not exhibit unique architectural styles, craftsmanship, or design elements that warrant

[1] Attached hereto as Exhibit A is the property identification information for the buildings in question.

preservation. Their construction materials and methods reflect common, utilitarian structures rather than significant architectural achievements, and they lack the integrity required to be considered contributing elements to the district's historic fabric.

Furthermore, the surrounding properties do not form a cohesive or unified historic environment, further undermining the rationale for retaining these buildings within the historic district. The 300 block of South Broadway contains a mixture of building styles, alterations, and varying degrees of maintenance, resulting in an inconsistent and fragmented streetscape. The presence of structures that have been significantly altered over time, combined with others in a deteriorated state, prevents this portion of the district from offering a continuous or historically significant streetscape that merits strict preservation. Retaining these buildings does not enhance the district's integrity but instead hinders the opportunity for thoughtful redevelopment that better aligns with Rochester's vision for a vibrant and well-designed urban core.

Additionally, there is no documented record of any significant historic event associated with these buildings that would justify their continued designation under the Heritage Preservation Overlay (HPO). While the downtown area of Rochester has played an essential role in the city's history, the specific properties at 309–317 South Broadway do not have any notable historical associations that would elevate their status within the district. Without a connection to a pivotal moment in Rochester's past, the continued designation of these buildings under the historic district framework becomes increasingly questionable and unjustifiably restrictive on necessary redevelopment efforts.

Given these factors, the development team respectfully submits that these properties should be removed from the historic district and/or recognized as non-contributing structures. Their lack of historical significance, absence of cohesive architectural identity within the surrounding context, and failure to be associated with any meaningful historic event make them unsuitable for continued designation as historic assets. By removing these properties from the historic district, the city can allow for a more impactful and high-quality redevelopment that respects Rochester's broader historic context while advancing its economic and urban revitalization goals.

b. Reconsideration of Historic Integrity as Applied to the 311 Broadway Development Project[2]

The buildings located at 309–317 South Broadway no longer retain the historic integrity necessary to justify their continued designation as contributing properties within the Downtown Historic District. Under the HPO regulations, properties must maintain location, design, setting, materials, workmanship, feeling, and association to be considered historically significant. However, extensive deterioration, prior modifications, and structural instability have eroded the historic integrity of these buildings to a point where preservation is no longer a viable or meaningful option.

Over time, these buildings have undergone significant alterations that have compromised their architectural authenticity. Changes to storefronts, windows, facades, and interior spaces have

[2] Attached hereto and incorporated herein as Exhibit B is our current analysis of the historic integrity criteria for landmark designation.

removed or obscured original design elements, reducing their ability to convey historical significance. Many of the defining features of these structures have been replaced with non-historic materials, and in some cases, entire sections of buildings have been heavily modified or reconstructed. The lack of original architectural integrity diminishes their ability to contribute to the overall character of the historic district.

Additionally, the advanced deterioration and physical instability of these structures make preservation unfeasible. Structural assessments indicate that these buildings suffer from extensive material degradation, with failing masonry, compromised foundations, and aging support systems that pose significant safety concerns. The costs associated with restoring these buildings to a condition that meets preservation standards would be extraordinarily high, requiring substantial public investment to stabilize and retain structures that no longer meaningfully reflect their original era of construction. The extent of deterioration further undermines the fundamental purpose of historic designation, which is to protect buildings that retain their architectural and structural integrity.

Moreover, the surrounding urban context has changed significantly, further diminishing the historic association and feeling of these properties within the district. The disjointed architectural character of this portion of South Broadway, coupled with the presence of modern infill development, means that these buildings no longer represent a cohesive historical setting. The lack of visual continuity with other historically significant structures weakens their role in maintaining a historically intact district, making their preservation unnecessary for maintaining the district's overall historic value.

Given these factors, the development team formally requests that the properties at 309, 311, 313, 315, and 317 South Broadway be removed from the historic district and/or designated as non-contributing structures. Their significant loss of historic integrity—both architecturally and structurally—renders them ineligible for continued preservation under the standards established by the City of Rochester's Unified Development Code. Allowing for their removal and redevelopment would enhance the broader character of the district by replacing unstable and deteriorated structures with a thoughtfully designed, high-quality development that complements the city's long-term vision for downtown revitalization.

c. Economic Hardship as Applied to the 311 Broadway Development Project

The properties at 309, 311, 313, 315, and 317 South Broadway present a substantial economic hardship that justifies their removal from the historic district or designation as non-contributing structures. Under the HPO regulations, a property may be removed from historic designation if maintaining its status imposes an undue financial burden and prevents a reasonable economic return. In this case, the extensive structural deterioration, excessive rehabilitation costs, and limited economic viability of these properties make preservation impractical and unjustifiable.

A thorough economic assessment of these buildings reveals that the costs associated with preserving and rehabilitating them in accordance with historic standards far exceed their market value or potential return on investment. The following factors contribute to the economic hardship imposed by their continued designation:

Structural Instability & Costly Repairs

The buildings suffer from severe material degradation, failing masonry, foundational instability, and outdated infrastructure. Engineering assessments indicate that bringing these structures up to code would require substantial investment in stabilization, reinforcement, and historic material restoration, all of which are prohibitively expensive. Given the fragile condition of the buildings and the extensive repairs required to meet modern safety and usability standards, rehabilitation is economically infeasible.

Limited Revenue-Generating Potential

The current state of the buildings prevents them from generating sustainable revenue, as their ageing systems, outdated layouts, and inefficient designs make them functionally obsolete for modern tenants. Even if rehabilitated, these structures would not be competitive with newer, more efficient buildings in the area, further limiting their ability to generate a reasonable economic return.

Market Disadvantage & Lack of Long-Term Viability

Preserving these buildings under historic designation would lock the development into a cost structure that makes future operation financially unsustainable. The high costs of ongoing maintenance, compliance with preservation requirements, and operational inefficiencies would place a significant burden on the property, making it impossible to remain competitive in the local real estate market. The market conditions do not support a scenario in which these buildings can generate sufficient revenue to justify their preservation, further underscoring the need for their removal from the historic district.

Inability to Secure Funding Without Public Subsidies

Given the high cost of rehabilitation and the low economic return, the only way to make preservation financially feasible would be through substantial public subsidies from the City of Rochester, the Destination Medical Center (DMC), or other preservation grants. Even with such subsidies, the return on investment would still be marginal, and the burden of funding these projects would fall disproportionately on public resources rather than being supported by a viable economic model.

Given these financial constraints, the development team formally requests that the properties at 309, 311, 313, 315, and 317 South Broadway be removed from the historic district and/or designated as non-contributing structures. The financial burden of maintaining these deteriorated buildings under historic designation is excessive, and the inability to generate a reasonable return on investment justifies their removal.

By allowing for their removal and redevelopment, the city can support a transformative, high-quality project that contributes positively to downtown Rochester's economy, enhances property values, and creates new opportunities for housing, retail, and community engagement. The proposed redevelopment will not only eliminate the financial hardship imposed by these non-viable structures but will also ensure that this key downtown corridor is reimagined in a way that aligns with Rochester’s long-term vision for economic growth and sustainability.

IV. CONCLUSION

The 311 Broadway Redevelopment Project represents a transformative opportunity to reinvigorate downtown Rochester, balancing historic preservation with the city's long-term economic, structural, and community development goals. The request for removal of 309, 311, 313, 315, and 317 South Broadway from the historic district—or at a minimum, their reclassification as non-contributing structures—is firmly supported by the criteria set forth in Section 60.500.040F of the Unified Development Code.

The historical significance of these buildings is minimal, and they lack individual distinction or meaningful contributions to the architectural identity of the district. Over time, extensive alterations and structural deterioration have eroded their historic integrity, making preservation both impractical and economically infeasible. The financial burden of rehabilitation, combined with the limited potential for a reasonable return on investment, further supports the argument that these properties no longer qualify for historic designation under the HPO.

By granting this request, the City of Rochester and the HPC have an opportunity to support a redevelopment plan that enhances the character of the Broadway corridor while contributing to the economic vitality of downtown. The proposed redevelopment will introduce high-quality, sustainable, and functionally relevant architecture that respects the historical context of the district while meeting the evolving needs of the community. Furthermore, this project aligns with Rochester's broader urban development strategy, ensuring that this prime downtown location remains an asset to the city rather than a financial and structural liability.

The development team is committed to working collaboratively with the HPC and city officials to ensure a balanced, informed decision that both acknowledges the importance of historic preservation and recognizes the necessity of strategic redevelopment. By removing or reclassifying these properties, the city will facilitate a thoughtful and well-planned transformation of South Broadway—one that strengthens the historic district while positioning downtown Rochester for future success.

Respectfully submitted,

Hal Henderson

Hal Henderson
311 Broadway Development, LLC

Dated: March 3, 2025

311 BROADWAY DEVELOPMENT LLC'S
WRITTEN REQUEST/APPLICATION FOR THE REMOVAL
OF PROPERTIES FROM THE HERITAGE PRESERVATION OVERLAY
AND/OR RE-IDENTIFICATION AS NONCONTRIBUTING PROPERTIES

EXHIBIT A

Property Identification Information

EXHIBIT A

Project Location:
309, 311, 313, 315, and 317 South Broadway , Rochester ,MN

Legal Descriptions:
All properties are Section -02, TWP-106 Range -014
Moe and Olds Addition - PT Torrens
309 South Broadway:
N ½ S 2/3 Lot 4 Blk. 10 Less the part of N ½ S 2/3 DES AS Follows Beginning at the NE Corner N ½ S 2/3 Lot 4 The Southerly 179 Deg. 42'52" AL E LN lot 4 2.62Ft Th Westerly 269 Deg 45' 49" 47.28 Ft TH Northerly 359 Deg 45'49", 1.60 Ft Westerly 269 Deg 45'49" 92.94 Ft To W Ln Lot 4 Th NLY 359.44'42" AL W ln .93 To NW Cor N ½ S 2/3Lot 4 Easterly 89 Deg 43'43" Al n Ln N1/2 S2/3 Lot 4 Block 10 140.22 FT to The POB
311 South Broadway:
Lot -004 Block 010, S 1/3 Lot 4 Block 10
313 South Broadway:
Lot - 003 Block 010 , N 1/3 Lot 3 Block 10
315 South Broadway:
Lot -003 Block 010, N1/2 S 2/3 Lot 3 Block 10
317 South Broadway:
Lot -003 Block -010, S 1/3 Lot 3 Block 10

Property Identification Numbers:
309: RP64.02.11.082279
311: RP64.02.11.014311
313: RP64.02.11.014310
315: 64.02.11.014309
317: 64.02.11.014308

Acreage;
All five lots combined are .352 acres

document1

311 BROADWAY DEVELOPMENT LLC'S
WRITTEN REQUEST/APPLICATION FOR THE REMOVAL
OF PROPERTIES FROM THE HERITAGE PRESERVATION OVERLAY
AND/OR RE-IDENTIFICATION AS NONCONTRIBUTING PROPERTIES

EXHIBIT B

Historical Integrity Criteria Analysis

Evaluation Criteria for Landmark Designation

The eight criteria for landmark designation are identified in Section 60.200.040C.5 of the Unified Development Code (UDC). According to this section, a property under consideration for landmark designation must maintain historic integrity based on factors such as location, design, setting, materials, workmanship, feeling, and association.

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or United States.*

311 Broadway Development, LLC Response

The 300 Block of South Broadway in downtown Rochester is characterized by an eclectic mix of structures, reflecting a range of architectural styles and historical influences. While some buildings within the corridor may contribute to the district's broader historical narrative, the specific properties at 309 through 317 South Broadway present considerable challenges in terms of architectural integrity, structural condition, and historical significance. We feel many of these structures, particularly those south of 317 South Broadway, lack defining characteristics that would establish them as historically or architecturally significant which has a direct influence on the quality of the entire 30 block frontage on Broadway. The deteriorated state of many of the buildings, along with their modest architectural qualities, limits their ability to meaningfully contribute to the district's historical fabric.

Recognizing the importance of maintaining the district's character while supporting necessary revitalization, our development team has committed to restoring and maintaining the facades of 311, 313, 315, and 317 South Broadway as part of our project's street frontage. This approach strikes a thoughtful balance between preservation and progress, ensuring that the most visually and historically relevant aspects of the block are retained while allowing for responsible and viable redevelopment. By stabilizing and restoring these facades, we not only enhance the historical aesthetic of South Broadway but also contribute to the intent of the district.

Our development embraces the principles of historic preservation while recognizing the need for an enhanced urban core for future generation. The revitalization of this block will reinvigorate a deteriorating streetscape, introduce modern amenities, and create a more dynamic, pedestrian-friendly environment—all while contributing appropriately to the architectural heritage of downtown Rochester. Through careful restoration and thoughtful redevelopment, the project ensures that South Broadway remains a thriving and entrance corridor to our city that serves both present and future generations.

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

311 Broadway Development, LLC Response

There is no documented evidence that the buildings located at 309, 311, 313, 315, and 317 South Broadway have been the site of any significant historic event at the local, state, or national level. While the broader downtown area of Rochester has a rich historical context, these specific properties have not played a documented role in any landmark historical occurrences that would warrant their preservation based on this criterion.

However, while the buildings themselves do not hold historical significance in terms of events, our redevelopment project aims to enhance the district's relevance and contribute to the ongoing revitalization of downtown Rochester. By preserving and restoring the facades of 311, 313, 315, and 317 South Broadway, we are ensuring that the streetscape remains visually and architecturally engaging while creating a space that can serve as a future center for economic and social activity. Through this thoughtful approach, the project respects the historical essence of the district while positioning it for new opportunities that could shape Rochester's ongoing growth and development.

3. *Its location within and contribution as an element of an existing or potential future landmark districts.*

311 Broadway Development, LLC Response

While South Broadway is a key corridor in downtown Rochester, the architectural quality of the buildings along the entire 300 Broadway frontage including our 309–317 South Broadway buildings does not provide a meaningful contribution to the district's historical significance. These buildings lack distinctive architectural features that would enhance the character of an existing landmark district, and their deteriorated condition diminishes their ability to positively impact the built environment. Retaining outdated and non-contributing facades in their current state would not elevate the historic district's integrity or provide long-term value to the community. Instead, their removal and strategic replacement with thoughtfully designed architecture would enhance the aesthetic and functional appeal of the area, reinforcing South Broadway's role as a vital gateway to downtown Rochester.

Acknowledging the desire by the HPC of maintaining a connection to Rochester's past for this block, our development team has taken a balanced approach by offering to preserve and restore the facades of 311, 313, 315, and 317 South Broadway while integrating new construction at the 309 South Broadway property that will respect and enhance the streetscape. This approach ensures that the district retains a sense of place while allowing for necessary improvements that elevate the quality, livability, and long-term sustainability of downtown Rochester. The redevelopment will contribute to the city's-built environment in a way that better serves the community, improves the pedestrian experience, and aligns with the city's vision for a vibrant and economically thriving downtown.

4. *Its identification with a person who significantly contributed to the culture and development of the city.*

311 Broadway Development, LLC Response

There is no known historical association between the buildings located at 309, 311, 313, 315, and 317 South Broadway and any individual who has significantly contributed to the cultural or developmental history of Rochester. These properties do not have a documented connection to figures of historical importance at the local, state, or national level, and their past uses—including periods when 315 and 317 South Broadway operated as adult entertainment establishments—do not reflect a legacy of cultural or civic contribution that would warrant preservation under this criterion.

Rather than preserving buildings that lack historical significance or positive cultural associations, our redevelopment project aims to make a lasting contribution to the community by creating a space that fosters economic growth, cultural engagement, and inclusivity. By restoring and maintaining the facades of 311, 313, 315, and 317 South Broadway, we are respecting the architectural heritage of the district while replacing non-contributory structures with a high-quality, well-designed development that serves the evolving needs of Rochester. This transformation will enhance the character of downtown, ensuring that the site is recognized not for its past limitations, but for its future potential as a vibrant and thriving part of the city's landscape.

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

311 Broadway Development, LLC Response

Among the buildings within 309–317 South Broadway, the 311 Paine Building is the only structure that exhibits some architectural features of interest. However, the feasibility of preserving this façade presents significant challenges due to its fragile condition, the age and quality of its original materials, and the extensive financial investment required to stabilize and maintain it. The cost of incorporating this façade into a large-scale redevelopment, coupled with liability concerns and the structure's limited remaining life expectancy, makes full preservation impractical unless substantial financial assistance is provided by the City of Rochester or Destination Medical Center (DMC).

Beyond the Paine Building, the existing facades along this stretch of South Broadway lack architectural distinction and do not create a lasting or meaningful contribution to downtown Rochester's architectural identity. Many of these buildings were constructed with modest materials that have deteriorated significantly over time, limiting their viability as long-term historic assets. 309 South Broadway, in particular, has no architectural significance and does not contain any distinguishing features that warrant preservation.

Rather than retaining deteriorating structures that fail to represent Rochester's evolving identity, our project seeks to enhance the city's built environment with a thoughtfully designed redevelopment that integrates high-quality, innovative architecture while maintaining a respectful recognition to the area's historical character. As a balanced approach, the project will preserve and restore the facades of 311, 313, 315, and 317 South Broadway, ensuring that key elements of the district's architectural heritage remain intact while allowing for a modern, well-designed addition that enhances the entryway to downtown Rochester. Through this redevelopment, we aim to create a lasting architectural contribution that better reflects the city's commitment to progress, livability, and thoughtful urban design.

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.*

<u>311 Broadway Development, LLC Response</u>
There is no evidence to suggest that the buildings located at 309, 311, 313, 315, and 317 South Broadway were designed by an architect or master builder whose work has significantly influenced the development of Rochester or contributed to a recognized architectural style or movement at the national or international level. The structures in question do not reflect the craftsmanship, innovation, or design characteristics typically associated with historically significant architectural works. Frankly, many of the buildings along this 300 block of South Broadway lack architectural style and value that Rochester should strive to achieve or maintain for our future.

Given the absence of a notable architectural pedigree, our redevelopment project presents an opportunity to introduce a well-designed, high-quality addition to downtown Rochester that enhances the city's architectural landscape and urban identity. While these existing buildings lack architectural distinction, our development team is committed to restoring and preserving the facades of 311, 313, 315, and 317 South Broadway, ensuring that elements of the district's architectural history remain while allowing for the integration of modern, forward-thinking design that aligns with Rochester's vision for a vibrant and dynamic downtown.

This project offers the chance to establish a new architectural benchmark for a gateway to our city —one that respects the historical context while embracing innovation, sustainability, and high-quality urban design. By taking a balanced approach that prioritizes both preservation and progress, the redevelopment will leave a lasting and meaningful contribution to Rochester's built environment, enhancing the city's gateway with a thoughtfully designed, functionally relevant, and aesthetically compelling new development.

7. *Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; or None.*

311 Broadway Development, LLC Response

The buildings located at 309, 311, 313, 315, and 317 South Broadway do not embody significant architectural innovation in terms of design, detail, material, or craftsmanship. The existing structures were constructed with modest materials and ornamentation that attempts to replicate architectural styles rather than contribute to an original or innovative movement. The design elements are neither groundbreaking nor representative of a significant advancement in architecture, construction techniques, or material use.

Given the lack of architectural innovation in these structures, our redevelopment project presents an opportunity to introduce a well-executed, high-quality design that enhances the district's built environment while respecting its historical context. As part of our commitment to balancing preservation with progress, we will restore and maintain the facades of 311, 313, 315, and 317 South Broadway, ensuring that elements of the area's historic streetscape remain intact while allowing for a thoughtful, modern integration that elevates the urban experience.

Through this redevelopment, we aim to establish a new architectural standard for South Broadway—one that enhances the district's identity with durable, high-quality materials, forward-thinking urban design, and sustainability-focused innovations such as energy-efficient systems and enhanced pedestrian connectivity. By transforming an aging and architecturally undistinguished segment of the corridor into a functional and visually compelling space, the project will provide lasting value to the Rochester community while preserving key historic elements that contribute to the district's character.

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.*

311 Broadway Development, LLC Response

There is no discernible evidence that the buildings located at 309, 311, 313, 315, and 317 South Broadway serve as established or familiar visual features that contribute meaningfully to the identity, history, or authenticity of Rochester's downtown or its surrounding districts. While the South Broadway corridor is a key gateway into the city, this particular block lacks architectural distinction and does not enhance the visual continuity or historical narrative of the district. Rather than contributing to a cohesive and inviting streetscape, these structures have become physically deteriorated and visually inconsistent with the broader aspirations for a vibrant, well-designed downtown environment.

Recognizing the importance of maintaining some connection to the district's historical character, our development team is proposing under certain circumstances to refurbishing and maintaining the storefront facades of 311, 313, 315, and 317 South Broadway as part of the redevelopment project. This approach ensures that elements of the historic streetscape are preserved while allowing for a transformative new

architectural experience that enhances South Broadway's role as a welcoming and dynamic entry point to downtown Rochester.

Through thoughtful restoration and innovative design, this project will contribute a significantly improved urban aesthetic that reflects the city's vision for a modern, accessible, and architecturally compelling downtown. By replacing outdated and non-contributing structures with a high-quality, well-integrated development that prioritizes both historic preservation and urban enhancement, the project will establish a new visual and experiential landmark for Rochester, ensuring that South Broadway reflects and meaningfully contributes to the city's forward-thinking growth and revitalization efforts.

The 311 Broadway Development Project represents a significant opportunity to reimagine a critical gateway into downtown Rochester, balancing historic preservation with modern urban development. While we acknowledge the prior designation of 309, 311, 313, 315, and 317 South Broadway within the HPO district, the current conditions of these buildings, coupled with evolving downtown priorities, require a reassessment of their status. Our request for removal or reclassification as non-contributing properties is not made in opposition to historic preservation efforts but rather in alignment with Rochester's broader goals for economic growth, sustainability, and downtown revitalization.

The redevelopment of this site presents a unique opportunity to collaborate with the HPC and the City Council to create a project that enhances the architectural, economic, and social vitality of the South Broadway corridor. This development will directly support the University of Minnesota's efforts to expand its presence in downtown Rochester, introduce much-needed downtown housing, and contribute to the activation of Broadway Street with new retail, pedestrian-friendly spaces, and vibrant community amenities. Additionally, by preserving and restoring the facades of 311, 313, 315, and 317 South Broadway, we are ensuring that the streetscape retains its historical essence while allowing for necessary and responsible modernization.

This project is not simply about removing outdated structures—it is about positioning Rochester for the future. The current buildings, in their deteriorated and fragmented state, no longer contribute meaningfully to the historic district. Their continued designation would hinder, rather than enhance, the city's vision for a thriving, economically sustainable downtown. Our proposal reflects a balanced approach that honors the past while embracing the needs of today and tomorrow. In this process, we are seeking a more development-friendly application of the standards that allows for reasonable flexibility in interpreting historic preservation guidelines to support economic growth and revitalization while maintaining the district's historic character. The strictest interpretation of these standards could prevent the type of thoughtful, responsible development that Rochester needs to continue evolving as a dynamic, livable, and economically viable city.

We are committed to working collaboratively with the HPC, the City Council, and community stakeholders to ensure that this redevelopment moves forward in a way that respects Rochester's history while fostering new opportunities for economic investment, cultural engagement, and urban enhancement. We respectfully seek the support and partnership of the HPC and City Council in bringing this transformational project to life, ensuring that South Broadway continues to serve as an integral and dynamic part of Rochester's downtown landscape for generations to come.

Molly Patterson-Lundgren

From: Gerald Norman
Sent: Monday, March 10, 2025 3:42 PM
To: Molly Patterson-Lundgren
Subject: RE: 311 Broadway (Hal Henderson's) project

Molly,

Typically a Demolition Permit is issued when a building/structure is demolished and all the utilities serving the building/structure are disconnect. Many times the applicant will leave the foundation and/or slab.

The disconnecting of the utilities is why the Demolition Permit has other agency sign offs on page two:

ROCHESTER COMMUNITY DEVELOPMENT

Community Development Department
4001 West River Parkway, Suite 100
Rochester, MN 55901-7090
Phone: 507-328-2600
Email: buildingsafety@rochestermn.gov
www.rochestermn.gov/cd

DEMOLITION
Permit Application

Office Use Only

App. No._____

Date_____ Tenant/Building Name _____

Site Address _____
Number Street Suite/Unit No.

Subdivision and/or Addition	Block	Lot	Plat	Parcel

Applicant is: ☐ Owner ☐ Contractor ☐ Other (describe) Project is: ☐ Commercial ☐ Residential

Property Owner
Company _____
Phone ___-___-_____ E-mail _____
Name _____
Last First MI
Address _____
City_____ State_____ Zip Code _____

Contractor
Company _____ Contractor License_____
Phone ___-___-_____ E-mail_____
Name _____
Last First MI
Address_____
City_____ State_____ Zip Code _____

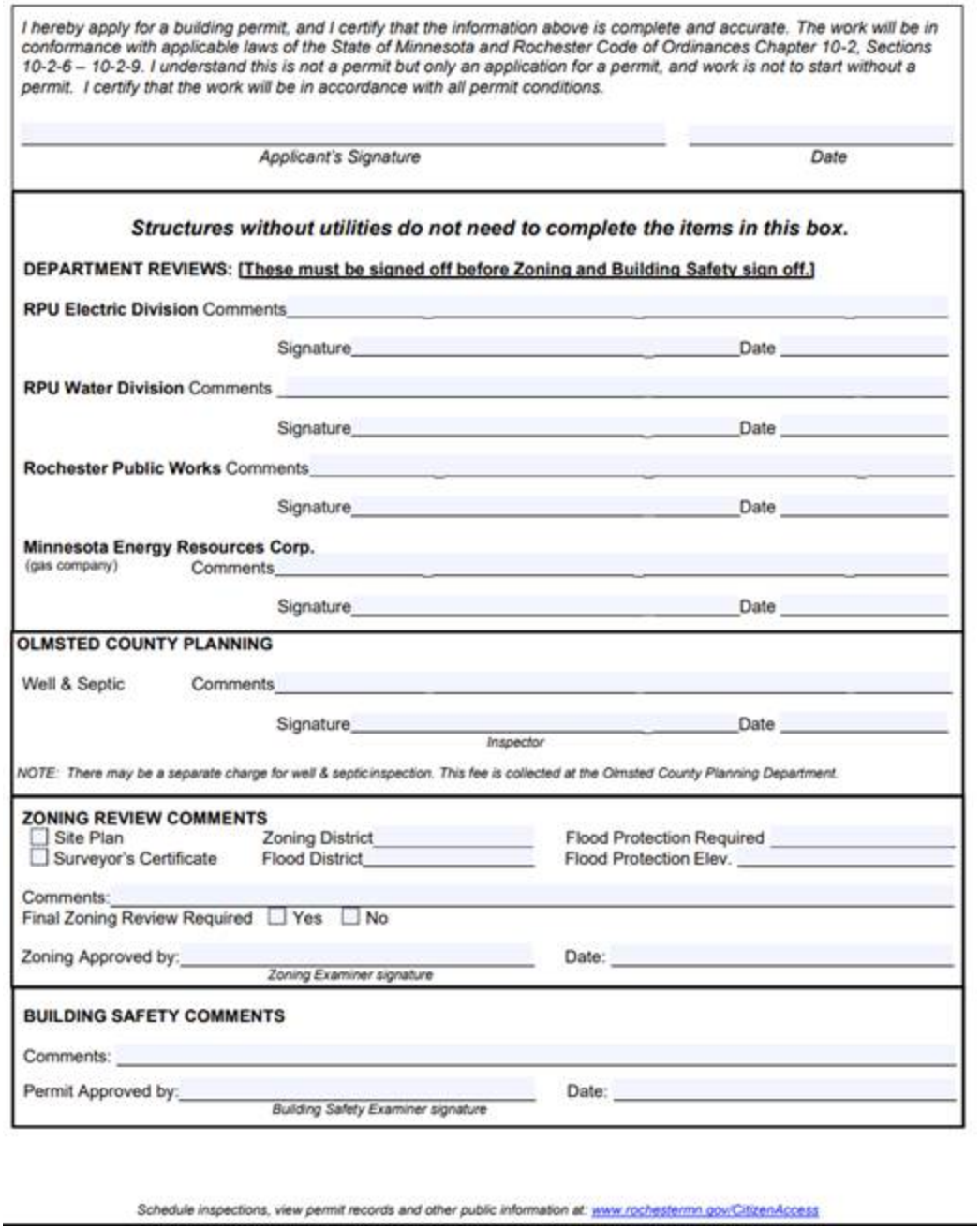
Type of Structure
☐ Residential ☐ Commercial ☐ Garage

Permit Type
☐ R645 (1-family dwelling) ☐ R647 (3 & 4-unit building) ☐ R649 (all other structures)
☐ R646 (2-family dwelling) ☐ R648 (5+ units building)

Other Information
Description of Work_____
_____
Number of dwelling units _____ Total Valuation of Work $_____

Method of Payment:

☐ Check	☐ Credit Card	☐ Cash	☐ Trust Account



I hereby apply for a building permit, and I certify that the information above is complete and accurate. The work will be in conformance with applicable laws of the State of Minnesota and Rochester Code of Ordinances Chapter 10-2, Sections 10-2-6 – 10-2-9. I understand this is not a permit but only an application for a permit, and work is not to start without a permit. I certify that the work will be in accordance with all permit conditions.

Applicant's Signature *Date*

Structures without utilities do not need to complete the items in this box.

DEPARTMENT REVIEWS: [These must be signed off before Zoning and Building Safety sign off.]

RPU Electric Division Comments

Signature Date

RPU Water Division Comments

Signature Date

Rochester Public Works Comments

Signature Date

Minnesota Energy Resources Corp.
(gas company) Comments

Signature Date

OLMSTED COUNTY PLANNING

Well & Septic Comments

Signature Date
Inspector

NOTE: There may be a separate charge for well & septic inspection. This fee is collected at the Olmsted County Planning Department.

ZONING REVIEW COMMENTS

☐ Site Plan Zoning District Flood Protection Required
☐ Surveyor's Certificate Flood District Flood Protection Elev.

Comments:
Final Zoning Review Required ☐ Yes ☐ No

Zoning Approved by: Date:
Zoning Examiner signature

BUILDING SAFETY COMMENTS

Comments:

Permit Approved by: Date:
Building Safety Examiner signature

Schedule inspections, view permit records and other public information at: www.rochestermn.gov/CitizenAccess

A Building Permit – Alteration is usually issued for a "partial" demolition since this is usually associated with an addition or an interior remodel. Normally services are not disconnected.

In the example that you have where only the front façade remains, I believe that the most appropriate permit is a Demolition Permit to be followed by a full Building Permit since (1) virtually the entire structure is being removed and (2) I assume most of the utilities will be disconnected as part of the overall work.

Hopefully this helps.

Jerry Norman

Building Official – Assistant Director
City of Rochester, Minnesota

4001 West River Parkway NW, Suite 100, Rochester, MN 55901
Direct 507-328-2622 **Email** jnorman@rochestermn.gov

NEW - The Community Development Department is offering two new online services!

You can now apply for building permits online by going to this link, for guides on how to do this check out this link

You can check on the status of your planning application, building or trade permit, or rental application by signing up for AgencyCounter here

This message may contain confidential or legally privileged information belonging to the sender. If you have received this message by mistake, please immediately notify the sender, delete the original message, and destroy all copies.

From: Molly Patterson-Lundgren <MPLundgren@rochestermn.gov>
Sent: Friday, March 7, 2025 10:05 AM
To: Gerald Norman <jnorman@rochestermn.gov>
Subject: 311 Broadway (Hal Henderson's) project

Jerry,

As I mentioned yesterday, it would be helpful if you would provide an explanation of when a demolition permit would or would not be required in the context of a project like the one proposed for 309, 311, 313, 315, 317 Broadway Ave South (see attached "…Design Meeting" pdf). I'm asking for this so that it can be included in a packet for the HPC and City Council as they review a request for a redevelopment project at this location.

The attached power point pdf, 20240305 – Design Meeting 31, shows the concept of what is being proposed. In discussions with the applicant, they've indicated that they plan to preserve only the front facades of 311, 313, 315, & 317. They have not yet identified how deep into the building they plan to keep.

The attached memo explains what is required prior to the City approving a demolition permit for a property contributing to a historic district, which all three of these buildings are. They submitted both applications, as detailed in that memo, on Monday. I will need this explanation to include in my HPC packet which will be published on March 20th. Would you be able to get me something by 18th or early 19th?

F. Designation or Removal of Landmark Property or Landmark District

1. Purpose

This process is intended to implement the provisions of Section 60.200.040C HPO – Heritage Preservation Overlay by enabling the City to designate historic landmark structures and districts.

2. Applicability

This Section 60.500.040F applies to all applications to designate a landmark property or district in the City.

3. Procedure for Designation or Removal of Landmark Property or Landmark District

Applications for Designation or Removal of Landmark Property or Landmark District shall comply with all applicable requirements of Section 60.500.030 Common Procedures unless modified or supplemented by this Section 60.500.040F.

a. Initiation of Amendment

1) The property owner, the Commission, the Mayor, or the City Council, may initiate a landmark designation.

2) An application for a landmark property or landmark district designation shall be submitted to the state historic preservation office of the Minnesota Historical Society for a 60-day review period. The state historic preservation office's nonbinding comments shall be sent to the commission for its review.

b. Notice and Hearing

The application shall be scheduled for public hearings before the Heritage Preservation Commission and City Council in accordance with Section 60.500.030, Common Procedures.

c. Heritage Preservation Commission Hearing and Recommendation

1) The Heritage Preservation Commission shall hold a public hearing on the application pursuant to Section 60.500.030C.2, Conduct of Public Hearing.

2) Following the hearing, the Heritage Preservation Commission shall, within the time limits imposed by this UDC, recommend that the City Council approve or deny the application, based on the criteria in Subsection 4 below.

d. City Council Hearing and Decision

1) Upon recommendation of the Heritage Preservation Commission, the City Council shall follow the requirements of the City Charter Section 6.06 on the application to Section 60.500.030C.2, Conduct of Public Hearing.

2) Following the hearing(s), the City Council shall, within the time limits imposed by this UDC and based on the criteria in Subsection 4 below, amend the ordinance or deny the application. In the event of a denial, the Council will adopt written findings for decision not to Rezone.

3) Any determination by the City Council shall be supported by findings based on the criteria in Section 60.500.040F.4 and these findings shall be reflected in the minutes of the City Council proceedings.

4) The final decision may be extended for a reasonable period of time by agreement between the applicant and the Community Development Director, but not to exceed six months from the date of the first hearing on the matter.

e. Post-Approval Actions

1) Properties designated as landmarks shall be added to the official list and shown on a map as landmarks in the HPO overlay district. This designation shall not change or modify the underlying zone classification.

2) The City Clerk shall record with real estate records of the county a certified copy of the ordinance designating the property including its legal description.

4. Criteria for Designation or Removal of Landmark Property or Landmark District

a. Criteria for Designation

If the application is for designation of a landmark property or landmark district, the Heritage Preservation Commission shall make its recommendation, and the City Council shall make its decision, pursuant to the criteria in Section 60.200.040C.5 Evaluation Criteria for Landmark Designation.

b. Criteria for Removal

If the application is for removal of a landmark property or landmark district designation, the Heritage Preservation Commission shall make its recommendation, and the City Council shall make its decision, pursuant to the

following standards. Landmark designation may be removed from a property based on reconsideration of historic significance, historic integrity, or economic hardship.

1) **Reconsideration of Historic Significance**

(a) Removal of a landmark property designation shall be approved if an application demonstrates that the property no longer meets any of the criteria stated in Section 60.200.040C.5, Evaluation Criteria for Landmark Designation.

(b) Removal of a landmark district designation from all or part of a landmark district shall be approved if an application demonstrates that the property or properties proposed for removal.

(i) No longer meets any of the criteria in Section 60.200.040C.5, Evaluation Criteria for Landmark Designation; or

(ii) The properties are no longer united or linked by their interrelationship, by plan or physical development, aesthetically or through past events; or

(iii) The majority of the properties in the area proposed for removal no longer possess a concentration of identified historically significant resources.

2) **Reconsideration of Historic Integrity**

Removal of a landmark property or part or all of a landmark district designation shall be approved if the application demonstrates that the historic integrity of the properties proposed for removal is no longer intact or sufficient to warrant designation, based on their location, design, setting, materials, workmanship, feeling, and association.

3) **Economic Hardship**

Removal of a landmark property or part or all of a landmark district designation shall be approved if an application demonstrates that the property or properties proposed for removal are burdened by an economic hardship and cannot earn a reasonable economic return, as evidenced by the following information:

(a) Current level of economic return, including:

(i) Amount paid for the property, date of purchase, party from whom purchased, and any relationship between the owner of record, the applicant, and person from whom the property was purchased;

(ii) Amount owed on the property and annual debt services payments;

(iii) Current value of the property, as evidenced by the current assessed value of the property for tax purposes, value from any appraisal performed within the previous two years, and documentation of any local, state, and federal taxes paid upon the property or value assigned to the property for purposes of tax deductions, tax credits, or depreciation over the previous four years; and

(iv) Annual gross and net income from the property and for the previous three years, itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(b) Current use of the property and feasibility of alternative uses for the property that could earn a reasonable economic return. Assessment of feasibility shall be based on:

(i) Report from a qualified architect or structural engineer as to the structural soundness of any building on the property and its suitability for rehabilitation.

(ii) Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional costs that would be incurred to comply with the requirements for rehabilitation.

(iii) Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect who meets professional qualifications established by the standards.

(c) Estimated market value of the property in each of the following conditions, as evidence by any appraisal performed in the last two years; any listing of all or a portion of the property for sale, lease, rental, or occupancy during the last two years; or other relevant reports or information:

(i) In its current condition;

(ii) After completion of the proposed alteration or demolition; and

(iii) After renovation of the existing property for continued use.

(d) Any additional data that supports the claim of economic hardship.

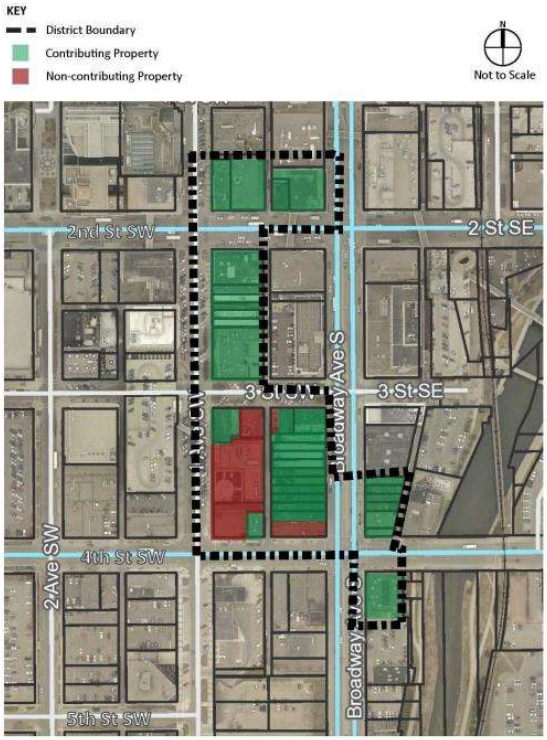
(e) A determination of economic hardship will not be granted to a property owner who has engaged in demolition by neglect. A property owner shall provide proof of having conducted routine maintenance and any necessary major repairs on a designated property to support its continued preservation, and demonstrate that demolition by neglect is not the cause the economic hardship request.

Note:

This document provides an update to the Local Historic Designation Study for the Downtown Commercial Historic District, dated February 2019 ("2019 study") as related to amendments made to the city's heritage preservation code and alterations made in the district since that time and is intended as a cover and update to the 2019 study.

Property Identification & Description

Identification	
Historic Name	"Downtown"
Current Name	"Downtown"
Address	Multiple
City/Twp	Rochester
County	Olmsted
Legal Descript (short)	Portions of Blocks, 10, 19, & 23, Plat of Rochester MN (1856), along with portions of of Blocks 10 & 82, Moe & Oldes Addition to Rochester (1857), and portions of Block 87, Willson's Addition to Rochester MN (1859).
USGS Quad	T106N, R14W, NE ¼ of Rochester Township, and T107N, R14W, SE ¼ of Cascade Township
Property ID (PIN	Multiple
SHPO Inventory Number	None assigned
Previous Determinations	None



Rochester Downtown Commercial Historic District, Local Historic Designation Study[i]

Property Description

Multiple architects, builders and designers contributed to the multiple styles of buildings constructed within the district, over a nearly 100 year period. Original and current use includes commercial, residential, office, and institutional uses. Detailed information is provided for within the attached 2019 study.

Resource Type

	Buildings	Structures	Sites	Objects
***Contributing* Resources**	• 28	• 0	• 0	• 0
Non-*Contributing* Resources	• 3	• 0	• 1 [1]	• 0

Designation Criteria

Criteria from UDC, Section 60.200.040C.5. Numbering was changed in 2019 from A-H and is shown in the right hand column.

Pages 22-24 of the 2019 study provide the eight criteria as they were written at that time. While there have been some slight modifications to the wording, these criteria remain virtually the same in concept and the evaluation of how the district meets two of the eight, criteria 1/A and 8/H remain valid. See page 23 for the evaluation.

X	**(1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or United States;**	**A**
	(2) Its location as a place of a significant historic event;	**B**
	(3) Its location within and contribution as an element of a landmark district;	**C**
	(4) Its identification with a person who significantly contributed to the culture and development of the city;	**D**
	(5) Its embodiment of distinguishing characteristics of an architectural style, period, form, or treatment;	**E**
	(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**
	(7) Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; and	**G**
X	**(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**

[1] Parking lot

Additional District Designation Criteria (60.200.040C.5.b)[2]

For a landmark district designation, in addition to meeting one or more of the eight criteria above, the majority of the contributing properties in the district must also be located in a geographically-definable area that possess a concentration of identified historically significant resources. These must be united or linked by their interrelationship, by plan or physical development, aesthetically or through past events.

This language was added/altered from what is addressed in the 2019 study; the following provides the analysis of how the district meets this criteria.

The properties within the district are linked by their *physical development* pattern. This pattern is characteristic of Midwest commercial districts prevalent and spanning from the earliest Euro-American migration of the mid-1800's to post World II, which is the general period of significance of the district. The Federal Land Ordinance Act of 1785 established the practice of laying out a grid pattern for newly platted cities. The buildings in the district were constructed for the purpose of providing the primary location within the City for commercial and civic activity. While architectural styles of the buildings vary greatly, their zero lot line placement on rectangular platted blocks and an orientation of street facing facades with primary entries from the street is what links them thematically and makes this eligible as a landmark district, as opposed to a grouping of individual landmark properties.

Evaluation of Integrity

The 2019 study provides details on the historic integrity of the district as well as an overview of historic integrity for the individual buildings, both contributing and non-contributing. Pages 24 & 25 of the 2019 study provide an evaluation of the integrity of the district. The four buildings included within the district that are non-contributing are identified as such due to their age or the amount of alteration that has occurred to them after the period of significance of the district, which is 1870-1962. However, their placement and orientation within the district is the same as contributing properties, which is related to several of the following seven aspects of integrity.

Identification of Historically Significant Features

This section is routinely provided for in Rochester Landmark eligibility reports, since 2019 but is not specifically addressed as such in the 2019 study. This section is intended to assist property owners and the City by documenting the primary historic features to a landmark (at the time of designation) to consider possible impact to the landmark if alterations are proposed at a future time. They include but are not necessarily limited to:

- The layout of rectilinear lots and blocks created by a street grid pattern
- Contributing buildings in the district, including:
    - Facades which face the public street, providing primary entrances and windows oriented toward the pedestrian.
    - Materials and architectural design elements present from the period of significance, including those features which were altered from original.

[2] This requirement was new/altered and added to the heritage preservation ordinance after the completion of the 2019 study. While the study provides documentation that this additional criterial is met, it is not stated in a succinct manner. This section provides that explanation.

- Public streets, including central traffic lanes, side parking lanes and/or linear planting strips, public and public sidewalks.
- Presence of paved sidewalks parallel to and following the street and located between it and the building façade
- Street furnishings and infrastructure, including presence of (but no one particular style) street & pedestrian oriented lighting, traffic signage and lighting,
- Unobstructed right of way corridors formed by building facades of 1 to 8 stories in height, located on or near the front property line.

History of Property/District

The history of the Downtown Commercial Historic District is well documented within the 2019 designation study. Changes to the district since the completion of that study have been minimal and include some road and sidewalk repair and reconstruction as well as the modification/addition of street lighting, landscaped buffer planting and similar minor infrastructure updates in some areas. All buildings, except for one remain virtually the same as documented in the study. The building located at 324 1st Avenue along with a small parking lot to the south, which was identified as non-contributing in the study (page 67) was demolished and replaced with a new building. The design and orientation of the new building is consistent with the design, material, and orientation of contributing buildings to the district.

From 1st Avenue
(Upper September 2017, lower 2023)

From Corner 1st Avenue and Fourth Street
(Upper September 2017, lower 2023)

324 1st Avenue SW [ii]

Historic Contexts

The relationship of the Downtown Commercial Historic District to the established historic contexts for the City of Rochester is provided for on page 25 of the 2019 study.

Preparer Information

Date of Study (this document)	January 10, 2024
Name & Title of Preparer I	Molly Patterson-Lundgren, Heritage Preservation & Urban Design Coordinator
Organization/Firm	City of Rochester, Community Development Department

This report is intended as a cover page for the 2019, Local Historic Designation Study, Downtown Commercial Historic District. It provides an update based on changes to the heritage preservation code since that time and should not be considered as a stand-alone evaluation for the district. The 2019 Study was completed by the consulting firm, PVN, which later changed its name and is now called New History, located at: 575 Ninth Street Southeast, Suite 215, Minneapolis, Minnesota 55414. Primary authors of the study were Tamara Halvorsen Ludt or Laurel Fritz.

SHPO Comments & Recommendation

Date Comment Received from SHPO April 19, 2019

Comments:

"The Rochester Downtown Commercial Historic District is significant at the local level for its representation as part of Rochester's original central business district and for its association with the business of trading goods, services and commodities with Rochester and the larger geographic region that the city historically served. As such, we concur that it is a good candidate for local designation."

Heritage Preservation Commission Action

Date Landmark Instigated June 5, 2017, City Council (approval of consultant contract)
Date of Public Hearing May 28, 2019
Date of Publication May 11, 2019
HPC Action Recommendation to designate landmark district

City Council Action

Date of Meeting January 22, 2024; May 6, 2024; June 3, 2024
Council Action Designated landmark district
Ordinance Number 4536

Resources

[i] Rochester Downtown Commercial Historic District, Local Historic Designation Study, by PVN, February 2019. Community Development Department files.
[ii] Photo source is Google Street View, accessed January 10, 2024

Summary of Findings

The Rochester Downtown Commercial Historic District is an historic resource for the City of Rochester. The properties located within the district represent a period of development and vitality for Rochester's downtown commercial core.

As a whole, the Rochester Downtown Commercial Historic District meets two City of Rochester Criteria for Designation of a Landmark Property, including:

- Criterion A for its association with the development of the downtown commercial core of the city;
- Criterion H for its representation of the established and familiar characteristics of a commercial district originally dating to the second half of the 19th century.

The Rochester Downtown Commercial Historic District also meets the two required City of Rochester Criteria for Designation of a Landmark District:

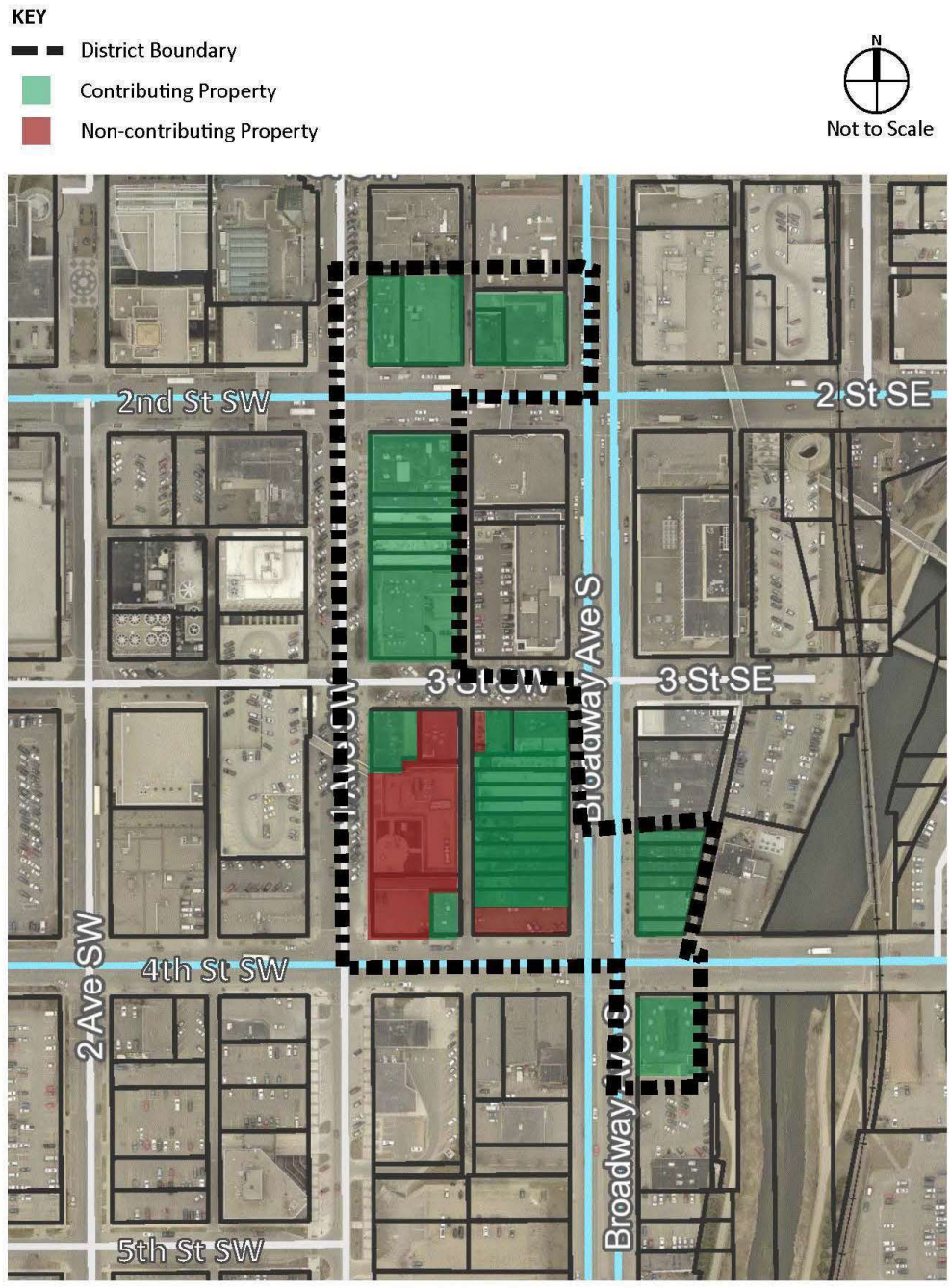
- Criterion A, the Landmark District is deemed significant for its antiquity;
- Criterion B, The Landmark District possesses an appropriate degree of integrity of location, setting, design, materials, workmanship, and association given its age.

The period of significance for the District is 1870 to 1962. PVN was asked to reconsider the proposed period of significance following feedback from the State Historic Preservation Office which recommended a smaller district or a number of individual designations. PVN met with the State Historic Preservation Office and conducted additional archival research. Because Rochester's downtown commercial district did not suffer the dramatic disinvestment that plagued other downtown main streets in the years immediately following World War II and, because the retail and commercial core of the City did not shift to the periphery until well into the 1950s and 1960s, PVN stands by its original proposed period of significance. PVN further recommends that the period of significance and the boundaries of the district align with the recommendations in this report, but recognizes that the final designation decision lies with the City of Rochester's HPC.

The District encompasses 32 properties; including 28 contributing and 4 non-contributing properties. All contributing properties are buildings. The non-contributing properties include buildings and sites (empty lots). A full list of contributing and non-contributing properties including addresses, designation status, historic name, and State Historic Preservation Office historic resource number is included in Appendix A of this report.

The Landmark District includes approximately three city blocks, which is substantially smaller than the commercial district during the proposed period of significance. However, development pressures in downtown Rochester in the late twentieth and early twenty-first century have led to the demolition of many of the buildings that once contributed to a vibrant commercial district. The three block district that is described in this report represents the greatest concentration of remaining commercial buildings from the period of significance in Rochester's downtown core. A map depicting the Landmark District Boundary and Contributing and Non-Contributing Features can be found on the following page of this report.

Rochester Downtown Commercial Historic District



Rochester's Commercial Core: 1870-1889

The first white settlers arrived in the vicinity of Rochester in 1854. These men, Robert McCready and Thomas Cummings came from upstate New York and "they named the place Rochester, because the falls and rapids of the river reminded them of the waterpower at Rochester, in New York state [sic]."[1] A downtown street grid was immediately platted, with Broadway and Center streets as the grid's base.[2] Histories of the city's early development report the platting process, explaining that "as the settlement grew, a main street was cleared by hitching a huge tree trunk behind a team of oxen and dragging the log horizontally through the brush. Reflecting the lofty dreams of these early settlers, the street was named Broadway."[3]

The city's location proved attractive - in 1855 a survey revealed that Rochester included about 50 settlers; two years later the population had swelled to nearly 1,500.[4] In 1858, the city was incorporated and established as the Olmsted county seat "after a sharp context with two then rival aspirants, Oronoco and Marion."[5]

In addition to the advantages provided by serving as the county seat, according to architectural historian David Gebhard, early development of the city hinged on a few events that provided physical connections within Rochester and with other locations in the state and region:

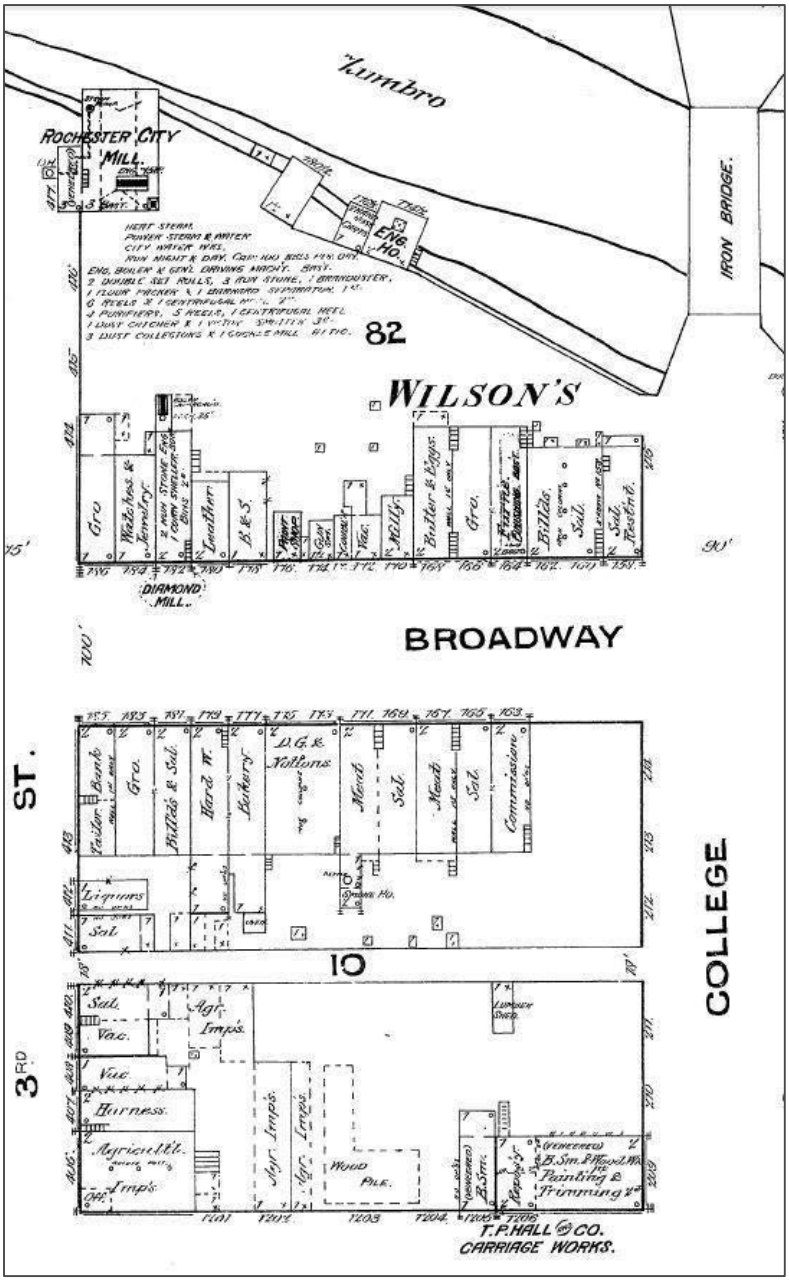
> The key developments during the early years of the community's existence were the construction of the first wooden bridge over the Zumbro River in 1856 and the completion of the first iron bridge two decades later, the erection of the flour mills and the sawmills on the Zumbro and its tributaries beginning in 1856, the arrival of the Winona and St. Peter Railroad in 1864, and finally the Chicago Great Western railroad connection to the Twin Cities in 1902.[6]

Postcard depicting Broadway Avenue South circa 1890.

Rochester's thriving early agricultural and milling industries, along with its new rail connections, resulted in a precipitous rise in population, causing booster literature from the time to note that "the latest census [1868] showed that Rochester has made the largest growth of any western community having now a population of 3,722, the increase amounting to 75% in 10 years."[7] Coinciding with this rise in population, Gebhard explains that to explain that "it was during the 1860s and 1870s that Rochester begin to develop its downtown business district and public buildings."[8]

An 1890s *Directory of Rochester and Olmsted County* describes a fully developed commercial district anchored by Broadway Avenue, stating "that Rochester is a popular trading center is attested by the large number of retail stores, all of which enjoy a good patronage."[9] Likewise, Sanborn maps from the 1880s show a thriving business district of one and two story brick commercial buildings housing "banks, grocers, butchers, bakeries, jewelers, cigar shops, billiard saloons, notions, hotels, and drug stores" among other operations.[10]

Of the early commercial development along Broadway and its cross streets, the highest concentration of extant buildings is located on the 300 block of Broadway Avenue South and on 3rd Street Southwest between Broadway Avenue South and 1st Avenue South. Architecturally, this area is characterized by contiguous development along the blocks, one and two story masonry buildings with first level storefronts, flat roofs, punched openings at upper levels, and revival style details that were popular throughout the country at the time.



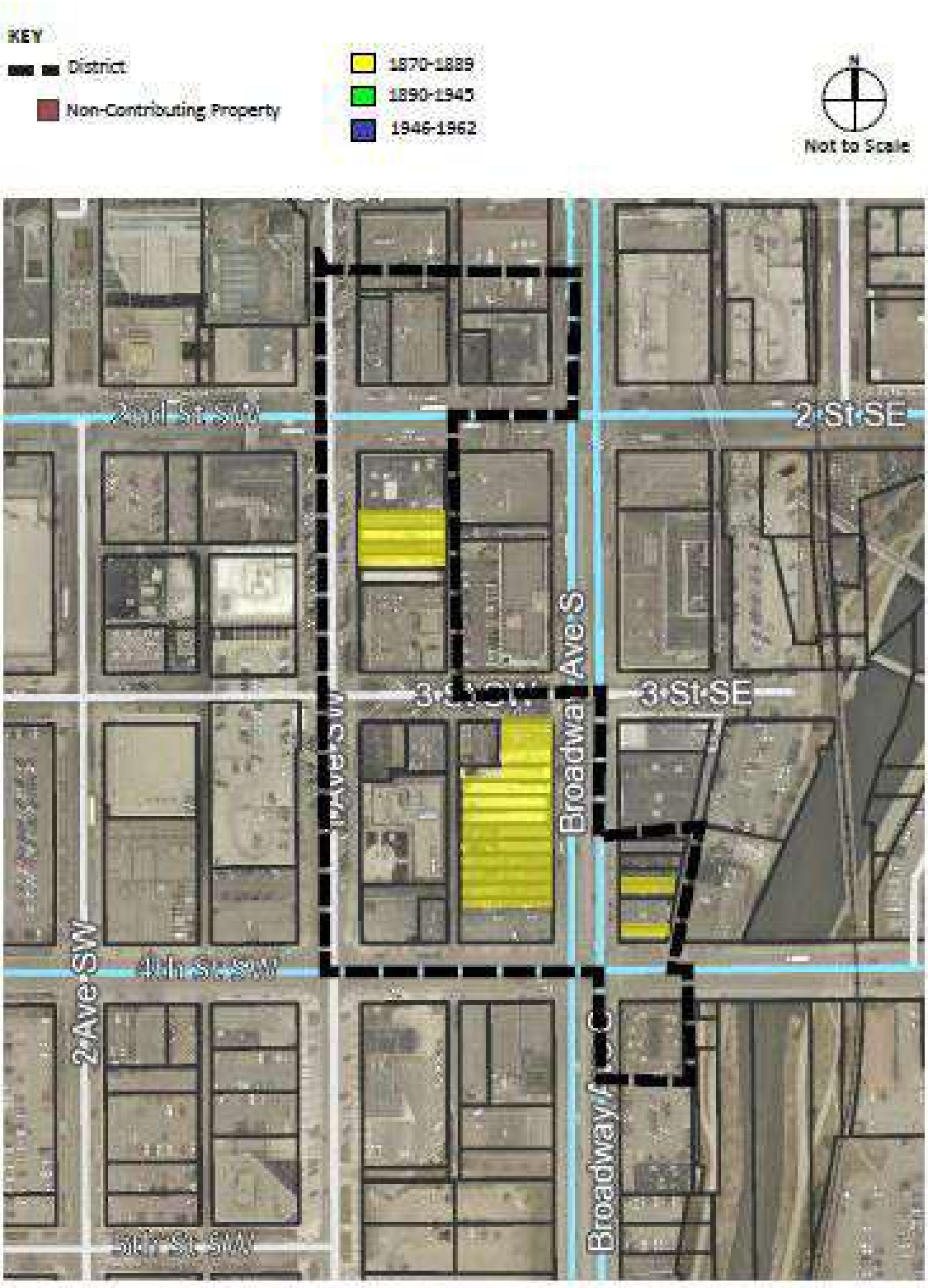
1884 Sanborn Map depicting the 300 block of Broadway Avenue South and 3rd Street Southwest between Broadway and 1st Avenue.

Example buildings from this time period that contribute to the Rochester Downtown Commercial Historic District include:

- 307 Broadway Avenue South
- 309 Broadway Avenue South
- 311-313 Broadway Avenue South
- 315-317 Broadway Avenue South
- 323 Broadway Avenue South
- 324 Broadway Avenue South
- 330 Broadway Avenue South
- 210 1st Avenue South
- 212 1st Avenue South
- 216 1st Avenue South
- 304 1st Avenue South
- 4 3rd Street Southwest
- 10 3rd Street Southwest

These buildings are significant for their representation of Rochester's early growth as a community and regional commercial center, and for their ability to place Rochester in the context of typical architectural patterns common among Minnesota's southern river towns during this time period. The buildings constructed during this time period also represent Rochester Historical Context "Rochester's Early Settlement."

Development in Rochester's Commercial Core: 1870-1889



City of Rochester Ordinance Chapter 19B: Heritage Preservation

The City of Rochester Ordinance Chapter 19B: Heritage Preservation includes eight criteria for designation of an individual Landmark Property and an additional two criteria for designation of a Landmark District. The criteria are as follows:

Individual Landmark Criteria –

Subdivision 2. In designating a Building, Land, Site, Structure, or Object, or any collection thereof, as a Landmark Property of Landmark District, the council must consider the following criteria:

A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State, or United States;

B. Its location as a place of a significant historic event;

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

D. Its identification with a person who significantly contributed to the culture and development of the City;

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

F. 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;

G. Its embodiment of elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation;

H. Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the City.

Additional Landmark District Criteria –

Subdivision 3. For a Landmark District designation, in additional to the criteria found in subdivision 2, the majority of the Contributing Resource in the proposed Landmark District must also satisfy the following criteria:

A. The Landmark District is deemed significant for its antiquity;

B. The Landmark District possesses an appropriate degree of integrity of location, setting, design, materials, workmanship, and association given its age. The Council shall adopt and make available to the public score sheets and other devices which shall be used by the Council in applying this criteria.

Evaluation

Individual Landmark Criteria –

A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State, or United States;

The Rochester Downtown Commercial Historic District reflects the development and heritage of the City of Rochester. The Rochester Downtown Commercial Historic District embodies three distinct periods of the development of the City's commercial core: 1) 1870-1889; 2) 1890-1945; and 3) 1946-1962.

B. Its location as a place of a significant historic event;

As a whole, the Rochester Downtown Commercial Historic District does not represent the location of a specific significant historic event.

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

This Criterion is not applicable to the Rochester Downtown Commercial Historic District.

D. Its identification with a person who significantly contributed to the culture and development of the City;

As a whole, the Rochester Downtown Commercial Historic District does not represent a person who significantly contributed to the culture and development of the City.

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

The Rochester Downtown Commercial Historic District

F. 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;

Taken as a whole, the Rochester Downtown Commercial Historic District

G. Its embodiment of elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation;

The Rochester Downtown Commercial Historic District is not significant as the embodiment of elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation. The buildings located within the District are typical of their vintage, use, and location.

H. Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the City.

The location, scale and general architectural characteristics of the Rochester Downtown Commercial Historic District represent established and familiar visual characteristics of a commercial district that has developed over time. These visual characteristics include contiguous blocks of period revival style low-rise masonry buildings with first-level storefronts, ornately detailed early 20th century "blocks," and taller post-WWII buildings Modern style buildings.

Additional Landmark District Criteria –

A. The Landmark District is deemed significant for its antiquity;

The Rochester Downtown Commercial Historic District is significant for its antiquity. The contributing properties within the Rochester Downtown Commercial Historic District reflect the period between 1873 and 1962, when downtown Rochester was home to a thriving commercial district.

B. The Landmark District possesses an appropriate degree of integrity of location, setting, design, materials, workmanship, and association given its age. The Council shall adopt and make available to the public score sheets and other devices which shall be used by the Council in applying this criteria.

The Rochester Downtown Commercial Historic District possesses an appropriate degree of integrity given its age.

Location – The Rochester Downtown Commercial Historic District retains integrity of location.

The Rochester Downtown Commercial Historic District has not been moved.

Setting – The Rochester Downtown Commercial Historic District retains integrity of setting.

The Rochester Downtown Commercial Historic District's integrity of setting suffers from its proximity to a number of recently constructed buildings that do not reflect the size, massing, materials, or construction methods common within the District during the period of significance. Two such buildings are included within the District boundary as non-contributing properties. Additionally, a number of these buildings are located adjacent to the District – while Rochester's commercial core covered a larger footprint during the District's period of significance, new construction has limited the portion of the historic commercial core that retains integrity to that contained within the District boundary.

Despite a lack of integrity of setting outside the District boundary, the District itself does retain integrity of setting. Intact elements contributing to the District's integrity of setting include the street grid, proximity to major transportation routes including railroad tracks and the Zumbro River, local government buildings, and one of the city's major economic drivers, the Mayo Clinic.

Design – The Rochester Downtown Commercial Historic District retains integrity of design.

The street grid, building set-backs, and density of buildings within the District continue to communicate the design of a downtown commercial core that was first developed during the second half of the 19th century – the Rochester Downtown Commercial Historic District remains urban, walkable, and visually and physically accessible from street level.

Materials – The Rochester Downtown Commercial Historic District retains integrity of materials.

The Rochester Downtown Commercial Historic District retains materials typical of a district of its vintage and use, including – brick, stone, and terra cotta. The District's integrity of materials suffers as a significant portion of the properties have seen unsympathetic window and door replacement.

Workmanship – The Rochester Downtown Commercial Historic District retains integrity of workmanship.

The contributing properties within the Rochester Downtown Commercial Historic District exhibit a variety of levels of workmanship. The earliest buildings (300 block of Broadway Avenue South), tend toward simpler construction methods with less ornate detailing. Masonry buildings were constructed with care, but not with any extraordinary level of detailing. Early 20th century buildings constructed for specific businesses (the Massey Building; I.O.O.F. Lodge) exhibit the ornate detailing typical of buildings from this era. The district's mid-century buildings (Dayton's, Northwestern National Bank) exhibit the precise but minimal details that exemplify mid-century workmanship.

Association – The Rochester Downtown Commercial Historic District retains integrity of association.

The Rochester Downtown Commercial Historic District remains associated with commercial activity in general, and a number of properties also retain association with specific businesses that were located in the District during the period of significance.

Other Considerations

Rochester Historic Contexts (2014)

In 2014, consultants the 106 Group developed a set of historic contexts for the City of Rochester. The Rochester Downtown Commercial Historic District represents two of these contexts: 1) Rochester's Early Settlement, 1854-1889; and 2) Urban/Downtown Development, 1889-Present Day. "Rochester's Early Settlement" notes that "A prominent business district located along Broadway Avenue was well established by the 1880s" with additional blocks of commercial development "radiating out from Broadway to the west." "Urban/Downtown Development" explains that Broadway Avenue remained Rochester's main commercial corridor through the mid-twentieth century, at which time "the streets immediately west of Broadway saw development." By the 1960s "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.

309 Broadway Avenue South

Historic Name: F.J. Paine Co.

Construction Date: 1885

District Status: Contributing

F.J. Paine Co., east façade, facing west, 2017, PVN.

F.J. Paine Co, east façade, facing northwest, c. 1965, image courtesy of the History Center of Olmsted County, detail of "Street Scene" 2005.105.040.

Building Description

The F.J. Paine Company is a two-story brick building that is part of the contiguous row of buildings fronting the west side of Broadway Avenue between 3rd and 4th Streets Southwest. The building has a flat roof with terra cotta coping. Unpainted replacement brick has been installed at the first story. A single metal frame window and swing door are located at the first level. An attached sign is located above the first level window and extends the length of the building. Three replacement four-over-one windows with brick sills are located at the second level. Rows of corbelled brick are located near the parapet.

Building Use

The building housed a bakery prior to being acquired by the F.J. Paine Company and utilized as part Paine's furniture business.

Olmsted County assessor records identify the building as being constructed in 1885; however the building already appears on an 1884 Sanborn Map. The 1884 Sanborn Map identifies the building as a bakery. City directories between 1900 and 1915 identify the building as the H.C. Stedman Bakery, Hubbard Brothers (bakery), and W.H. Brown and Sons (bakery). A 1920 Sanborn Map identifies the building as a grocery. In 1927, the F.J. Paine Co. (furniture dealer and undertaker), which had been operating out of 311-313 Broadway Avenue South since 1902, purchased 309 Broadway and expanded into the space. The building functioned as part of the F.J. Paine Co. through the end of the District's period of significance. F.J. Paine Co. closed in 2007.

311-313 Broadway Avenue South

Historic Name: F.J. Paine Co. Building/Palace Block
Construction Date: 1873
District Status: Contributing

F.J. Paine Co./Palace Block, east façade, facing west, 2017, PVN.

F.J. Paine Co./Palace Block, east façade, facing northwest, c. 1965, image courtesy of the History Center of Olmsted County, detail of "Street Scene" 2005.105.040.

Building Description

The F.J. Paine Co. Building/Palace Block is a two-story brick building that is part of the contiguous row of buildings fronting the west side of Broadway Avenue between 3rd and 4th Streets Southwest. The building is designed in the Italianate style. The first level includes two banks of storefront windows flanking a deeply recessed central entry. Small textured glass blocks are located above the storefront windows at transom level. The entry includes a tiled floor that says "Paine's", a tin ceiling, and paired double doors.

Corbelled brick detailing is located above the first level, and at the second level cornice. Second level windows are four-over-one modern replacements with arched stone headers and carved keystones. The headers have been painted.

The building is capped with a hipped roof.

Building Use

The F.J. Paine Company Building/Palace Block was constructed in 1873 and originally known as the Palace Block. Newspaper advertisements from 1878 and 1879 announce the opening of A. Nelson's Mammoth Store, a dry goods store, in the Palace Block.

The F.J. Paine Co. (furniture dealer and undertaker) opened in the building on November 26, 1902 and continuously operated in the space until closing in 2007.

315-317 Broadway Avenue South

Historic Name: Bach Music Company

Construction Date: 1885

District Status: Contributing

Bach Music Company, east façade, facing west, 2017, PVN.

Bach Music Co., east façade, facing northwest, c. 1937, image courtesy of the Minnesota Historical Society, detail of "Downtown Street Scene Rochester" M05.9RC2 P4.

Building Description

The Commercial Building is a two-story brick building that is part of the contiguous row of buildings fronting the west side of Broadway Avenue between 3rd and 4th Streets Southwest. The first story includes two storefronts flanking a central entry. The storefronts include modern awnings. A course of corbelled brick separates the first and second levels. The second level includes punched window openings with segmental arched headers. The windows are replacement one-over-one with double hung vinyl windows with transoms. Additional ornate corbelling is located at the parapet. The building has a flat roof.

Building Use

The building was constructed in 1885. Beginning in 1900, city directories list the building as housing Rommell's Meat Market and Hendricks and Olson (dry goods); these businesses continue to occupy the building through 1920. Between 1930 and 1948 the building housed the Singer Sewing Machine Co. on the first level and apartments on the second level.

Beginning in 1948, the Bach Music Co. occupied the building. Bach Music Co. was established in Rochester in 1892 by brother Reinhold and Adolph Bach. The business moved through a variety of storefront locations on Broadway Avenue during the following 50 years. By the time the business moved to 315-317 Broadway in 1948, the Bach Music Co. was under second generation ownership. During its tenure in this building, "the business grew to encompass three storefronts and a large auditorium." "There were 12 departments – pianos, piano tuning and repair, band and orchestra instruments, musical instrument repair and

rebuilding, radios and radio-phonographs, phonographs, records, radio repair and parts, sheet music, appliances, appliance repair, and monogramming." The Bach Music Co. continued to operate in the building through the end of the District's period of significance, and was sold to Schmitt Music in 1971.

Address	Historic Name	Status – Rochester Downtown Commercial Historic District
195 Broadway Avenue South	Dayton's Department Store	Contributing
307 Broadway Avenue South	Clausen and Adler Hardware	Contributing
309 Broadway Avenue South	F.J. Paine Co.	Contributing
311-313 Broadway Avenue South	F.J. Paine Co./Palace Block	Contributing
315-317 Broadway Avenue South	Bach Music Company	Contributing
318 Broadway Avenue South	A.J. Bjerring Barbershop/Bjerring Hotel	Contributing
319-321 Broadway Avenue South	Baker and Hanson/The Council Saloon	Contributing
320-322 Broadway Avenue South	Rochester Egg and Poultry Co.	Contributing
323 Broadway Avenue South	Black's Lunch	Contributing
324 Broadway Avenue South	C.J. Morrill and Son, Wholesale Grocer	Contributing
325 Broadway Avenue South	F.A. Poole Building	Contributing
326-328 Broadway Avenue South	Great Atlantic & Pacific Tea Co.	Contributing
330 Broadway Avenue South	Columbia Hotel	Contributing
400 Broadway Avenue South	Riverside Building	Contributing

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Other Business - Updates & Future Meeting Agendas

MEETING DATE:
April 2, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:
Molly Patterson-Lundgren

Action Requested:
No Action Recommended

Report Narrative:
Updates will be provided on on-going or new projects related to the Heritage Preservation Program, including:

- Downtown Historic District Vision Planning Process

Anticipated items for future meeting agendas may be identified.

Prepared By:
Molly Patterson-Lundgren

Attachments: