ROCHESTER
BOARDS & COMMISSIONS

Heritage Preservation Commission Agenda
Rochester Boards & Commissions - Heritage Preservation Commission
October 24, 2023
5:00 p.m.

Attending and Viewing the Meeting
Attend the meeting in person - come to Government Center Council Chamber, 151 4th Street SE
A recording is made available after the meeting 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 September 26, 2023
   Accepting the minutes and video of the September 26, 2023, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.
5. ***Reports and Recommendations***

   5.A. Request to Remove Properties from Historic Inventory - 309, 311, 313, 315, 317 South Broadway Ave
   Considering the request to remove 309, 311, 313, 315, and 317 South Broadway Ave from the historic inventory.
6. ***Public Hearings***
7. ***Other Business***

   7.A. Updates to Ongoing Projects
   No Action Recommended.
8. ***Adjournment***

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Minutes of September 26, 2023

MEETING DATE:
October 24, 2023

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Molly Patterson-Lundgren

Action Requested:
Accepting the minutes and video of the September 26, 2023, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

Report Narrative:
The Minutes and Video are the official record of the Heritage Preservation Commission.

Prepared By:
Justin Thirstrup

Attachments:
Minutes - September 26, 2023

CITY OF ROCHESTER, MINNESOTA
Heritage Preservation Commission MINUTES

1) Open Public Comment Period

The following individual spoke:
1. Barb Hudson

2) Call to Order/Roll Call

Attendee Name	Status
Shawn Fagan	Present
Aden W Homard	Present
Mark S Hubly	Present
Thomas Meilander	Present
Andrew Napier	Present
Jennifer M Shabel	Present
Barry Skolnick	Present
Nancy D Bergner	Absent
Adaheid L Mestad	Absent

3) Order of Agenda

Motion to approve the Order of Agenda.

MOVER: Barry Skolnick
SECONDER: Shawn Fagan
AYES: Shawn Fagan, Aden W Homard, Mark S Hubly, Thomas Meilander, Andrew Napier, Jennifer M Shabel, Barry Skolnick
ABSENT: Nancy D Bergner, Adaheid L Mestad
RESULT: **APPROVED [UNANIMOUS]**

4) Consent Agenda

4.A) Minutes of August 22, 2023

Official Act: Accepting the minutes and video of the August 22, 2023,

Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

Cover Page

Minutes - August 22, 2023

Motion to approve the minutes of the August 22, 2023, Heritage Preservation Commission as the official record of the Heritage Preservation Commission.

MOVER:	Barry Skolnick
SECONDER:	Thomas Meilander
AYES:	Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel, Barry Skolnick
ABSTAIN:	Thomas Meilander
ABSENT:	Nancy D Bergner, Adaheid L Mestad
RESULT:	**APPROVED [6 - 0 - 1 - 2]**

5) Reports and Recommendations

5.A) Pill Hill District Discussion

Official Act: No action is suggested at this time. An update on activities that have occurred since the August meeting will be provided.

Cover Page

Molly Patterson-Lundgren presented the staff report.
Discussion ensued between Staff and Commissioners.

6) Public Hearings

6.A) Soldiers Memorial Field Park - Rochester Historic Inventory

Official Act: Considering a recommendation to the City Council to designate Soldiers Memorial Field Park as a historic landmark.

Cover Page

Soldiers Field Landmark Evaluation - Updated 6-14-23

SHPO Letter - Rochester Soldiers Field Memorial Park

Molly Patterson-Lundgren presented the staff report.
Discussion between Staff and Commissioners ensued.
The Public Hearing was opened.
The following individual spoke:
1. Barb Hudson
Having no additional persons wishing to speak, the public hearing was closed.

Motion to recommend to the City Council designation of Soldiers Memorial Field Park as a historic landmark based on Criteria 1.

MOVER:	Jennifer M Shabel
SECONDER:	Thomas Meilander
AYES:	Shawn Fagan, Aden W Homard, Mark S Hubly, Thomas Meilander, Andrew Napier, Jennifer M Shabel, Barry Skolnick
ABSENT:	Nancy D Bergner, Adaheid L Mestad
RESULT:	**APPROVED [UNANIMOUS]**

7) Other Business

7.A) Other Business - Updates

Official Act: No action is suggested for information only.

Cover Page

Molly Patterson-Lundgren gave updates about the upcoming City Council Study Session and the Ear of Corn Water Tower.

8) Adjournment

Motion to adjourn.

MOVER:	Andrew Napier
SECONDER:	Shawn Fagan
AYES:	Shawn Fagan, Aden W Homard, Mark S Hubly, Thomas Meilander, Andrew Napier, Jennifer M Shabel, Barry Skolnick
ABSENT:	Nancy D Bergner, Adaheid L Mestad
RESULT:	**APPROVED [UNANIMOUS]**

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Request to Remove Properties from Historic Inventory - 309, 311, 313, 315, 317 South Broadway Ave

MEETING DATE:
October 24, 2023

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Reports and Recommendations

PRESENTER:
Molly Patterson-Lundgren, Heritage Preservation & Urban Design Coordinator

Action Requested:

Considering the request to remove 309, 311, 313, 315, and 317 South Broadway Ave from the historic inventory.

Report Narrative:

Section 60.500.050D.4.a (attached), indicates that a "... property owner may request removal of their property from the [historic] inventory, by providing evidence that the property does not meet criteria for designation as a landmark property." Hal Henderson, on behalf of 311 South Broadway Development, LLC is requesting the removal of 309, 311, 313, 315, and 317 South Broadway Ave from the historic inventory. Table 500.01-1 Summary Table of Review Procedures indicates that this decision is made by the Heritage Preservation Commission (HPC); no public hearing is required. The HPC's decision may be appealed to the City Council, which would be considered at a public hearing.

The request from Mr. Henderson to remove these properties is attached here. As part of the request, the applicant provides a "response" to the eight criteria established in the Unified Development Code (UDC). Section 60.500.050D.5 specifies that these same eight criteria shall be considered by the HPC to determine whether to add or remove properties from the inventory. Following is evidence provided by the Community Development Department that indicates that these properties do meet two of the eight criteria, only one of which is required to remain on this inventory.

Criteria 1 "It's character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or United States."
Attached are the sections of the Rochester Downtown Commercial Historic District designation study, addressing the historic significance of the properties. Completed in February 2019 by PVN (Now New History), the entire document can be found on the City web page at: https://www.rochestermn.gov/home/showpublisheddocument/23951/636947218053930000.

The attached sections of the study provide evidence that the properties in question meet the criteria for contributing to the proposed historic district and further that the proposed historic district meets criteria number one, for "its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or the United States". The properties in question are among the earliest remaining commercial buildings in Rochester; they are second-generation developments, more

substantial than, and replacing the initial frontier buildings of Rochester's fledging beginning, which were typically log or lumber constructs. These buildings helped to establish what would become Rochester's primary commercial district lasting into the 1960's.

All these buildings were constructed in the later part of the 19th Century. The architecture and urban development patterns of this block are common to Minnesota towns of the same era. Typically built of brick veneer over wood framed structures, varying in height between 1 and 5 stories and built-in "bays" (horizontal sections facing the street), they provided a home for businesses in growing communities. Commercial architecture of this type was designed and built to accommodate a wide variety of uses which could and did change frequently as the city became more established. Retail and other commercial endeavors occurred at the ground level. Upper stories typically served as living quarters and professional offices. This building form provided large ground floor openings for plate glass display windows and ground floor entrances often centered within the façade width along the street.

The general form of the building remained popular for commerce until the advent of commercial malls mid-20th Century. Exterior styles, however, changed along with the fashion of the time. The Paine Furniture building (311/313) & Bach Music building (315/317) still exhibit much of the intricate brick pattern common to the "Victorian" era in which they were constructed, including arched windows and doors and corbeled parapets at the top of the front façade. Also common to this era is the heavily detailed cornice, a crowning element of the front façade, often made of sheet metal. The former of the two buildings (Paine building) retains this along with its mansard roofline, while it is missing from the latter.

All buildings also went through periods of alteration throughout their history. Paine Furniture building (311/313) & Bach Music building (315/317) earlier and perhaps to a lesser degree than those immediately to the north and south. Newspaper articles indicate modifications to the Paine building in 1916. The distinctly deep setback central entrance with a tiled floor is likely from this period. This coincides with the use of this building changing from a general dry goods store to a more specific retailer, that being a furniture store. This also coincides with the development of the first department stores in the downtown, Massey's in 1912, followed by Knowlton's in 1921. The department stores replaced the older general store type of retail in the Midwest during this period. The building at 309 Broadway (part of this request) along with the buildings to the south were "modernized" between 1947 & 1965 (as evidenced in the photo on page 15 of 84 of the designation study) when the cornices and other architectural details were removed providing a more up to date style. The different types of architecture along this block illustrates the story of downtown Rochester over the period of time and that the downtown provided the one (and pretty much only) location for shopping up until the mid-20th century. Rather than being an issue with historic integrity, the changes to this block illustrate the history of commerce in Rochester over the period of significance and further help these buildings meet criteria one eligibility for landmark designation as part of the larger historic district.

Criteria 3 Its location within and contribution as an element of an existing or possible future landmark district, Section 60.200.040C.5
These properties were all placed on the historic inventory (previously called the potential landmark list) on January 22, 2019, by the HPC due to their status as contributing properties to the proposed downtown commercial historic district. The Minutes of that meeting are attached here, providing evidence that these properties were placed on the inventory (potential list) due to their location and contribution as an element of a potential future landmark district.

Prior Legislative Actions & Community Engagement:
January 22, 2019 - HPC places properties on the Historic Inventory (Potential Landmark List)

Prepared By:
Molly Patterson-Lundgren

Attachments:

UDC Section 60.500.050D & Table 500.01-1

Letter - Request for Removal from Inventory

Building Locations

2019-01-22 HPC Minutes Potential Designation

2019 Rochester Downtown Commercial Historic District - extracted pages

D. Property Placement on Historic Inventory



1. Purpose

The Historic Property Inventory is intended to identify buildings, structures, sites, objects, landscapes and/or districts located in the City that may meet the evaluation criteria in Section 60.200.040C.5 for possible future landmark designation.

2. Applicability

This section applies to the consideration of adding or removing properties from the historic property inventory.

3. Procedure for adding properties to the inventory

a. Anyone may identify and make known to the Commission, historic properties, of which the Commission may consdier adding to the inventory.

b. The Heritage Preservation Commission (HPC) may place a property on the Historic Property Inventory, by majority vote.

c. Properties designated as potential landmarks, prior to December 31, 2022 shall be transferred to the historic property inventory for the purposes of this UDC..

4. Procedure for removing properties from the inventory

a. The property owner may request removal of their property from the inventory, by providing evidence that the property does not meet criteria for designation as a landmark property.

b. If the HPC determines that it should be removed from the inventory, they shall do so by majority vote.

5. Criteria for placement or removal of a property to the inventory

Criteria from Section 60.200.040C.5 shall be used by the HPC to determine adding a property or removing one from the inventory.

Table 500.01-1 Summary Table of Review Procedures

Y = Yes R = Review D = Decision A = Appeal [ ] = Public Hearing

Procedure	UDC Section	Public Notice			Pre-Submittal		Review and Decision-Making Bodies				
		Published	Mailed	Posted	Neighborhood Information Meeting	Pre-Development Meeting	Community Development Director	Planning Commission	Heritage Preservation Commission	Zoning Board of Appeals	City Council
Major Land Subdivision Permit	Section 60.500.040G	Y	Y	Y	Y	Y	R	R			[D]
Final Plat	Section 60.500.040H		Y				R				[D]
Official Map Adoption	Section 60.500.040I	Y					R	R			[D]
Public Street or Easement Vacation	Section 60.500.040J	Y					R	R			[D]
Distinctive Development	Section 60.500.040L	Y	Y	Y	Y	Y	R	[R]			[D]
Conditional Use Permit Approved by City Council		Y	Y	Y	Y	Y	R	R			[D]
Interim Use Permit	Section 60.500.040N	Y	Y	Y	Y	Y	R	R			[D]
Decisions That May Require by a Designated Authority											
Conditional Use Permit Approved by Planning Commission	Section 60.500.050A	Y	Y	Y	Y	Y	R	[D]			[A]
Certificate of Appropriateness – Major Alterations	Section 60.500.050B						R		D[3]		[A]
Shoreland Protection Permit	Section 60.500.050C						R	[D]			[A]
Property Placement on Historic Inventory	60.500.050D								D		[A]
Development Approvals by Community Development Director											
Zoning Certificate	Section 60.500.060A						D			[A]	

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

October 4, 2023

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

RE: 311 South Broadway Development, Rochester, MN

Dear Molly and Members of the Historic Preservation Committee,

Pursuant to the requirements of the Unified Development Code for the removal of a property from the Historic Landmark list we are making this formal request to have the properties at 309, 311, 313, 315 and 317 South Broadway removed from the list.
We have reviewed the summary of each building provided in the Downtown Commercial Historic District Local Historic Designation Study. Attached to this letter is our collective response to the eight (8) criteria established in the Unified Development Code for properties that need to possess the embodied qualities necessary to remain on the list and contribute significantly to a Historic District (if established).
Our conclusion is the properties do not meet the criteria for designation as a Landmark Property or make a significant contribution to a future Historic District.

We respectfully request the review and formal action on our submittal. If a presentation at the next HPC meeting is necessary, please schedule us for that opportunity.

Sincerely,

Hal Henderson
On behalf of 311 South Broadway Development, LLC

Attachment

CC: Irene Woodward, City of Rochester
Chris Terry, Chad Behnken, Jeff Young, Grant Michaletz, 311 Broadway Development, LLC

document1

Evaluation Criteria for Landmark Designation

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or United States.*
   Response:
   Broadway Avenue in downtown Rochester includes an eclectic series of buildings. As you focus in on the 300 Block of South Broadway you find structures and facades on properties that lack significant or redeeming characteristics for historical significance, particularly those buildings that border the subject property to the south of 317. Much like most of the buildings that front on the 300 block of South Broadway, these buildings are old but not significant. The architectural quality of these buildings is detrimental to the entire aesthetic value of the district buildings along this frontage of South Broadway. The subject properties of 307 through 317 include facades that are in extremely poor condition, costly to maintain, and challenging to preserve along with having modest architectural qualities to warrant saving as a significant contribution to the potential district.
2. *Its location as a place of a significant historic event.*
   Response:
   No significant historic event has occurred over the life of the 307, 309, 311, 313, 315 and 317 buildings.

3. *Its location within and contribution as an element of an existing or potential future landmark districts.*
   Response:
   The architectural quality of all the buildings along this stretch of South Broadway provide no significance or value of any kind that would add an element of contribution to the district that would be valued by future generations or our community long term. The land area along the South Broadway frontage has the potential of being a significant contribution to the City of Rochester built environment if removed and replaced with quality designed architecture.
4. *Its identification with a person who significantly contributed to the culture and development of the city.*
   Response:
   None. In fact, the 315 and 317 buildings were adult entertainment establishments at one point in their history.

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

   The "311 Paine Building" may be the only building with some architectural style features, however the potential of saving this façade is costly and unrealistic for a major project to maintain these facades due to the liability and limited remaining life expectancy. Due to the age and quality of materials used originally the facade condition is fragile and has enormous potential to be detrimental if incorporated in a new innovative design that respects the Paine Building characteristics. The current facades fronting South Broadway do not create a lasting

future contribution to the architectural characteristics of downtown Rochester. The existing buildings do not represent Rochester in a meaningful way as a major entry point to our city.

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.*
   Response:
   None

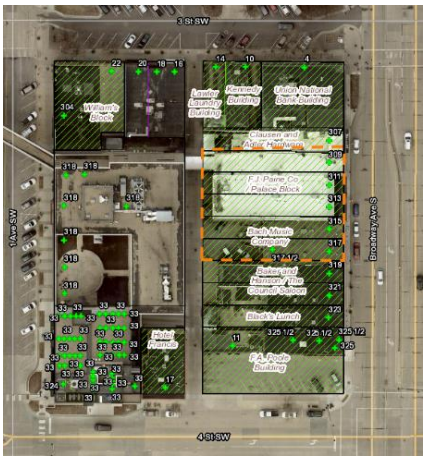
7. *Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; or None.*
   Response:

   The subject property lacks innovative design, details, and overall material. The details are applied in an attempt to replicate an architectural style.

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.*
   Response:

   None that we can determine. The subject buildings and this block of South Broadway do not contribute or add to the community's sense of identity, history, and authenticity.

Location of 309, 311, 313, 315, 317 South Broadway

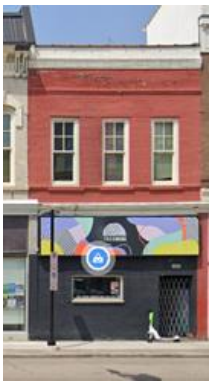




Historic overview of properties:

309 Broadway Avenue South Historic Name: F.J. Paine Co. Construction Date: c. 1884

- Bakery/Restaurant (under various names & owners) c. 1884-1915
- Grocery c. 1920 – 1927
- Paine Furniture Co. (expansion) c. 1927-2007
- Big Brad's bar c. 2010-2020
- Treedome, currently



311-313 Broadway Avenue South
Historic Name: F.J. Paine Co. Building/Palace Block Construction Date: 1873

- Nelson's Mammoth Store, (general dry goods store) c. 1873- 1902
- The F.J. Paine Co. (furniture dealer and undertaker), 1902 – 2007
- Threshold Arts & RDA, currently



315-317 Broadway Avenue South
Historic Name: Bach Music Company Construction Date: 1885

- Rommell's Meat Market and Hendricks and Olson (dry goods), c. 1900 - 1920.
- Singer Sewing Machine Co. c. 1930 - 1948
- Bach Music Co. 1948 – 1971
- Artheads & Steam Coffee, currently



ROCHESTER
Minnesota

CITY OF ROCHESTER
Heritage Preservation Commission Minutes
Room 104, City Hall
201 Fourth Street SE

Regular Meeting **January 22, 2019**
05:00 PM

1. CALL TO ORDER

Meeting didn't start until 5:25 PM as there wasn't a quorum until then.

Attendee Name	Title	Status	Arrived
Daniel Groteboer		Absent	
Barbara Hudson		Present	
Barry Skolnick		Present	
E. Christine Schultze		Present	
Jamie Mahlberg		Present	
Mark Carlson		Present	
Brent Buchan		Absent	
Thomas Meilander		Absent	
Trent Homard		Absent	
Teresa McCormack		Present	
Gail Eadie		Present	
Tasos Psomas		Absent	

2. SET AGENDA

Mr. Svenby recommended that items 6.1 (Election of Officers), 6.2 (Adopt Robert's Rule of Parliamentary Procedure), and 6.3 (Meeting Schedule for the Year) be moved prior to taking action on Old Business.

Commissioner Schultze recommended that item 6.4 (Administrative Listing of Potential Landmarks of Properties Council Remanded to HPC) also be moved up prior to taking action on the Old Business.

Commissioner Skolnick questioned what item 6.6 (Heritage Preservation) was. Commissioner Schultze mentioned that there is an email it in the meeting packet, basically it is Jason Loos' email on what happened at the City Council meeting.

Motion by Ms. Hudson to set the agenda as noted. Mr. Carlson seconded the motion.

Motion carried unanimously.

3. OPEN FORUM

0:04:08

John Kruesel spoke in regards to the water tower on the Sencac property and the importance that agricultural played in putting Rochester on the map and his disappointment in the slow progress on the potential downtown historic district.

4. CONSENT AGENDA

4.1. Approval of the HPC Meeting Minutes for December 18, 2018

0:08:55

Motion by Mr. Skolnick to table until next meeting to fix the typos in the minutes. Ms. Hudson seconded the motion.

Motion carried unanimously.

5. NEW BUSINESS

5.1. Election of Officers

0:11:17

Commissioner Hudson asked if both chair and vice-chair wanted to serve again. Both stated that they would.

Motion by Ms. Mahlberg to elect Ms. Schultze as chair and Mr. Clarson as vice-chair. Ms. Hudson seconded the motion.

Motion carried unanimously.

5.2. Adopt Robert's Rules of Parliamentary Procedure

0:13:30

Motion by Mr. Skolnick to adopt Robert's Rules of Parliamentary Procedure. Mr. Carlson seconded the motion.

Motion carried unanimously.

5.3. Meeting Schedule for the Year

0:14:13

Commissioner Schultze suggested that the Commission schedule a meeting for December, which would be December 17th. The meeting could always be canceled.

Commissioner Eadie asked if there was a reason why the meeting schedule couldn't be set in December of the proceeding year.

Commissioners determined that it would be best to have the yearly meeting schedule on the agenda for the November meeting if the December meeting is canceled.

Motin by Mr. Skolnick to set the meeting schedule for 2019 as presented with the addition of a meeting on December 17th and the schedule of 2020 shall be set at the November meeting. Ms. Mahlberg seconded the motion.

Motion carried unanimously.

5.4. Administrative Listing of Potential Landmarks of Properties Council Remanded to HPC

0:17:05

Commissioner Hudson read the email from the City Attorney, page 91 of the packet.

Commissioner Schultze stated that the HPC has the administrative right to add properties to the Potential Landmark Property inventory. Property owners on the challenged list were notified that they would be given the opportunity to discuss their property with the HPC. The properties still on the challenged list would need to be notified of the HPC meeting in which their property would be discussed. For properties not on the challenged list there is no requirement that the HPC notify the property owner that their property is going to be discussed.

Commissioner Mahlberg mentioned a meeting was held with City Administration earlier in the day and the number one priority is to get down to one list, one potential list, and then start going through the list and determining if the property is landmark or not.

Commissioner Schultze mentioned that the properties that were recommended to the Council along with the 2 properties on the agenda this evening could be acted on by the HPC this evening. In addition, the properties within the potential downtown historic district could be acted on this evening because of the data compiled by PVN on the properties which is comparable to the data gathered by the 106 Group on the properties. With the ordinance revision that has had its first reading at the Council, the revision allows for properties within a potential landmark district, that are contributing, to be added to the Potential Landmark property inventory.

5.5. Discussion of remaining properties on the administrative "Challenged Property" list

1:27:45

The Commission discussed what to do with the remaining properties on the challenged list. It was determined that the next properties to review would be the Olmsted County Garage and 303 6th Avenue SW.

Motion by Ms. Mahlberg to move the following properties to the Potential list:

Assis Heights - 1001 14th St. NW
Sencac Water Tower - 1217 3rd Ave. SE
Charles Sheard Residence - 2217 Balsam Court SW
Bulbulian House - 1229 Skyline Drive SW
Eisenberg Building - 201 W. Center Street
Charlton Building - 201 W. Center Street
Francis Building - 1216 Second Street SW
Joseph Building - 1216 Second Street SW
Alfred Building - 1216 Second Street SW
Convent Building - 1216 Second Street SW
Chapel - 1216 Second Street SW

Mr. Skolnick seconded the motion.

Motion carried 5-0 with Ms. Eadie abstaining

Mayo listing didn't cover specific buildings but was general in nature of their campus. Mayo has done further research and has some buildings that they specifically wish to challenge. Mayo submitted a memo in July of 2017 for those properties that they are challenging. It was determined that these properties (Lourdes High School and the Traveler's Hotel) would be reviewed at the February meeting.

The Commission decided that Mayo would be the focus of the February agenda and that a update on the downtown district would also be on the agenda.

5.6. Heritage Preservation

6. OLD BUSINESS

6.1. Potential Landmark Property Listing - Olmsted County Bank and Trust Company (McGoon's/Goonies)

0:25:50

Commissioner Skolnick asked if we have received any additional information from the property owner. It was noted that nothing further from the property owner has been received.

Commissioner Mahleberg stated that the 106 Group report states that the building meets criteria E as it is a good example of Neo-Classical architectural style.

Schultze reminded the Commission members of the purpose and mission of the Commission as stated in the Ordinance (Chapter 19B). Wants the Commission to think of our mission when acting on properties.

Commissioner Hudson stated that in the 106 Group report it mentions the architectural style was popular for bank buildings during the period as it installed

faith in patrons by presenting an image of strength, impenetrability, and permanence.

Commissioner Carlson stated that criteria E addresses the Neo-Classical style. It's what you think when you see it

The Commission discussed the criteria and which ones they felt it meets.

Motion by Ms. Mahlberg to place the property on the Potential Landmark list based on criteria E in support of criteria A- D and G of our legislative intent and purposes. Ms. Hudson seconded the motion.

Commissioner Carlson mentioned that this was one of the top vote getters.

The motion carried unanimously.

6.2. Potential Landmark Property Listing - Saint John's Cemetery

0:37:10

Steve Flynn, Executive Director of Calvary Cemetery, addressed the Commission. Has done more research and found some things in the Historic and Architectural Survey Manual from the Minnesota Historical Society. According to his research, the cemetery doesn't meet any of the 91 architectural styles that would make it unique or distinctive. The 106 Group report classifies the property as other so it doesn't meet any of the 91 styles. The other factor is deriving significance from historical importance. He couldn't find anything tying the cemetery historical importance to the City of Rochester. Really sees no significance that the cemetery played, no mention of it regarding the tornados or the flooding events that occurred in the City.

Commissioner Skolnick asked why the cemetery was founded in 1874.

Mr. Flynn said that the Bishop of St. Paul gave the land to the new Bishop of Winona. When the Diocese of Winona was established the Diocese of St. Paul gave the land as a gift. The National Park Service guide for cemeteries has a few things to clarify the criteria of a birthplace of historical figures could be classified if they are of outstanding importance and there is no other site or building directly associated to them. The most famous person probably buried there is Dr. Archibald Graham. Baseball player known for Field of Dreams. There is a place down in Iowa where the Field of Dreams is located where one can learn about Dr. Graham. Seven hundred ninety-two Sisters are buried in the cemetery, with one hundred seventy-four still living. Criteria D of 19B - we have shown that the cemetery isn't associated with someone significant to the City that doesn't have another place. It's a chain link fence with a metal pole building. The Cemetery will be there longer than the Plummer Building, longer than the corncob water tower.

Commissioner Eadie asked Mr. Fylnn what their objective is for being listed. Mr. Fylnn stated that they don't meet the criteria.

Commissioner Hudson feels that the cemetery is significance place is it represents history and is a special burial place since 1874.

Commissioner Mahlberg - our ordinance looks at the exterior of buildings and properties.

Commissioner Eadie - separated the interior and exterior of buildings. Why was this cemetery placed on the potential list? Were other cemeteries looked at?

Commissioner Skolnick looked at the other cemeteries. Oakwood is listed on the potential list but only the entrance gate is listed, not the entire cemetery. Thinks that it is a mistake that the entire cemetery isn't listed. Should go back and look at other things within the cemetery, like the chapel.

Commissioner Hudson feels that there are so many buildings in Rochester that we haven't even looked at yet.

Mr. Flynn thought of other cemeteries, statewide there is only 200 listed and only 4 of them listed on the National list.

The Commission discussed the criteria and if and why the cemetery met or doesn't meet the criteria of the ordinance, the testimony of Mr. Flynn and the national criteria.

Motion by Mr. Carlson that the property is not put on the Potential Landmark list and remove it from further consideration. Ms. Mahlberg seconded the motion.

Motion passed 4 -2 with Ms. Schultze and Ms. Hudson voting nay.

6.3. Draft Downtown Commercial Historic District Update

1:08:42

Mr. Svenby - PVN provided a summary of the meeting that occurred with SHPO and also a timeline of the periods of signficance . PVN is willing to come to the meeting in Feb and is in the process of setting up another meeting with SHPO.

Commissioner Skolnick mentioned that he has called PVN and SHPO a few times. Apparently the consultant never sent the revisions to SHPO in October. SHPO does have the revised report now. PVN and SHPO will be meeting again to go over the buildings and go over in detail what SHPO's reservations are.

Commissioner Mahlberg mentioned that the Commission has a couple of options: 1) table this and wait until the new discussions occur before we do anything or 2) we could look at the individual properties and move them forward to the Potential list. Could forgo the district and move the contributing properties to the Potential list as contributing properties.

We need to have both PVN and SHPO at the meeting.

Motion by Ms. Mahlberg to administratively move the contributing properties within the draft downtown district on to the Potential list. Ms. Hudson seconded the motion.

Commissioner Carlson would like to look over the list again and not rush to move the properties over to the Potential list so quickly.

The Commission feels that all of the properties have been documented in the reports and have been looking at the properties for over a year now.

Motion carried 5 to 1 with Carlson voting nay.

6.4. State Preservation Conference Review

1:26:53

Commissioner Schultze will get a summary put together and get it in the packet for the Commission to review.

7. PUBLIC HEARINGS

8. ADJOURN

Mr. Svenby stated that he has received an email from Commissioner Buchan stating that he has resigned from the HPC.

Motion by Ms. Eadie to adjourn the meeting. Mr. Carlson seconded the motion.

Motion carried unanimously. The meeting adjourned at 7:25 PM.

Designation Study Purpose and Background

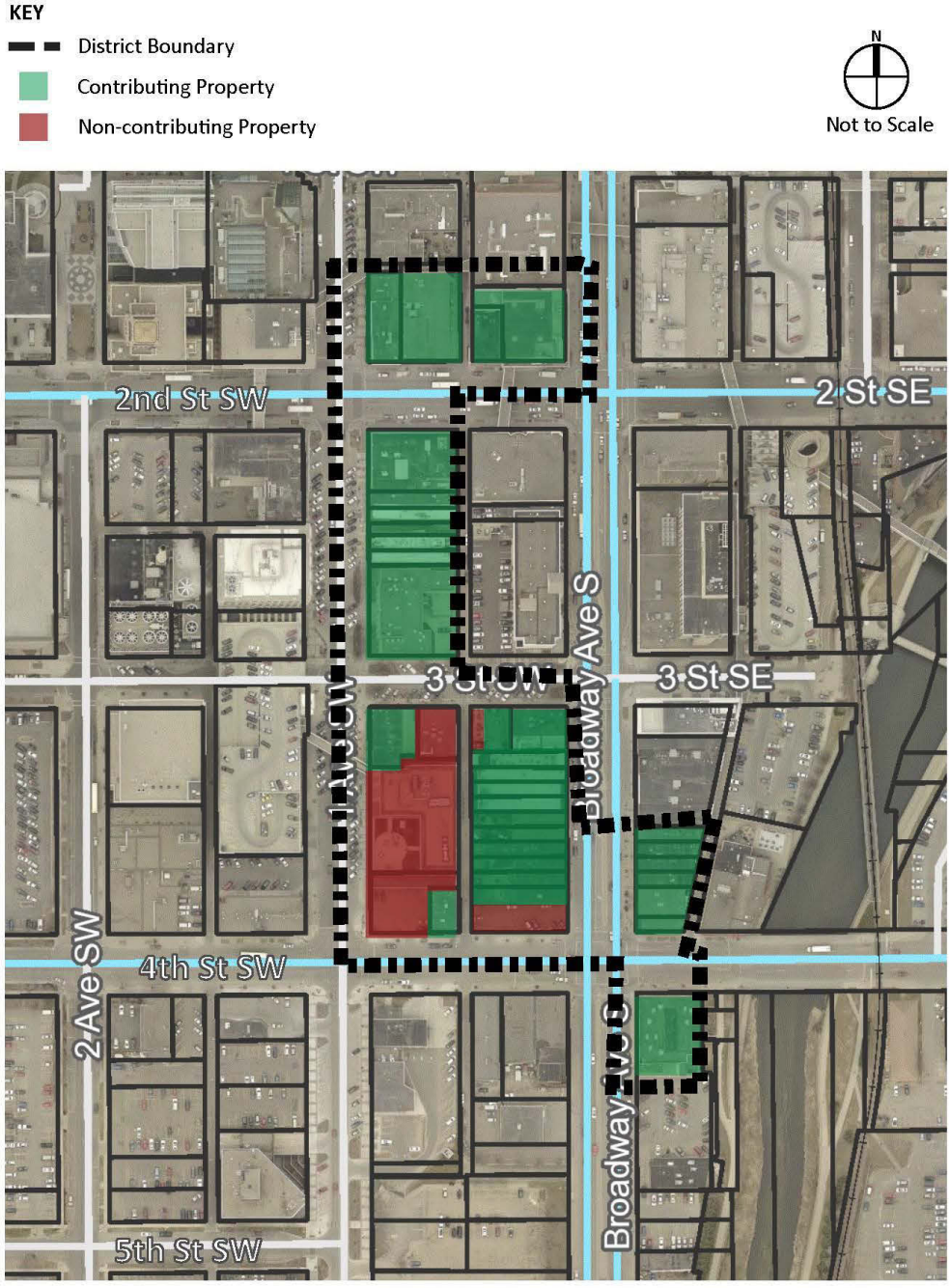
In the spring of 2017, PVN was engaged by the City of Rochester for Ongoing Historic Preservation Planning Consultation Services. On June 13, 2017, as a part of these Preservation Services, the City instructed PVN to complete a local designation study for a potential Landmark District in downtown Rochester (Work Order #3).

This designation study is intended to fulfill the requirements for local historic designation outlined in Chapter 4-7 of the Rochester City Ordinances. The history of the district was assessed with respect to local designation criteria. The study findings are based on two site visits as well as secondary and primary resources including Olmsted Country Assessor records, historic newspaper articles, historic photographs, maps, and books. Research was conducted at the Minnesota Historical Society Gale Family Library, the History Center of Olmsted Country, and the University of Minnesota Libraries. Additional and previously compiled source material was provided by members of the Rochester Heritage Preservation Commission and City of Rochester staff.

On June 22, 2017 and June 23, 2017, Laurel Fritz (Architectural Historian) and Hollie Batinich (Preservation Project Support) of PVN completed an onsite evaluation of properties located within an area of downtown Rochester bounded by 2nd Street NE to the north, 2nd Avenue SW to the west, 5th Street SW to the south, and the east side of Broadway Avenue North on the east. This survey area was proposed by the Rochester Heritage Preservation Commission. On July 20, 2017, following research efforts, Laurel Fritz (Architectural Historian) and Tamara Halvorsen Ludt (Architectural Historian) walked the survey area a second time.

The survey area was previously assessed in 2014 by the 106 Group, Minneapolis-based historic consultants. At that time the properties were assessed for National Register of Historic Places eligibility and for City of Rochester Landmark Property status at the individual level– the area was not assessed as a potential City of Rochester Landmark District. A property generally requires a higher level of historic significance and integrity to qualify for individual designation than to qualify as contributing to an historic district. In an historic district, the collective history and integrity of a group of properties is able to represent trends in a city's history and development that often cannot be identified in a single property. This is the case with the properties that contribute to the Rochester Downtown Commercial Historic District.

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]

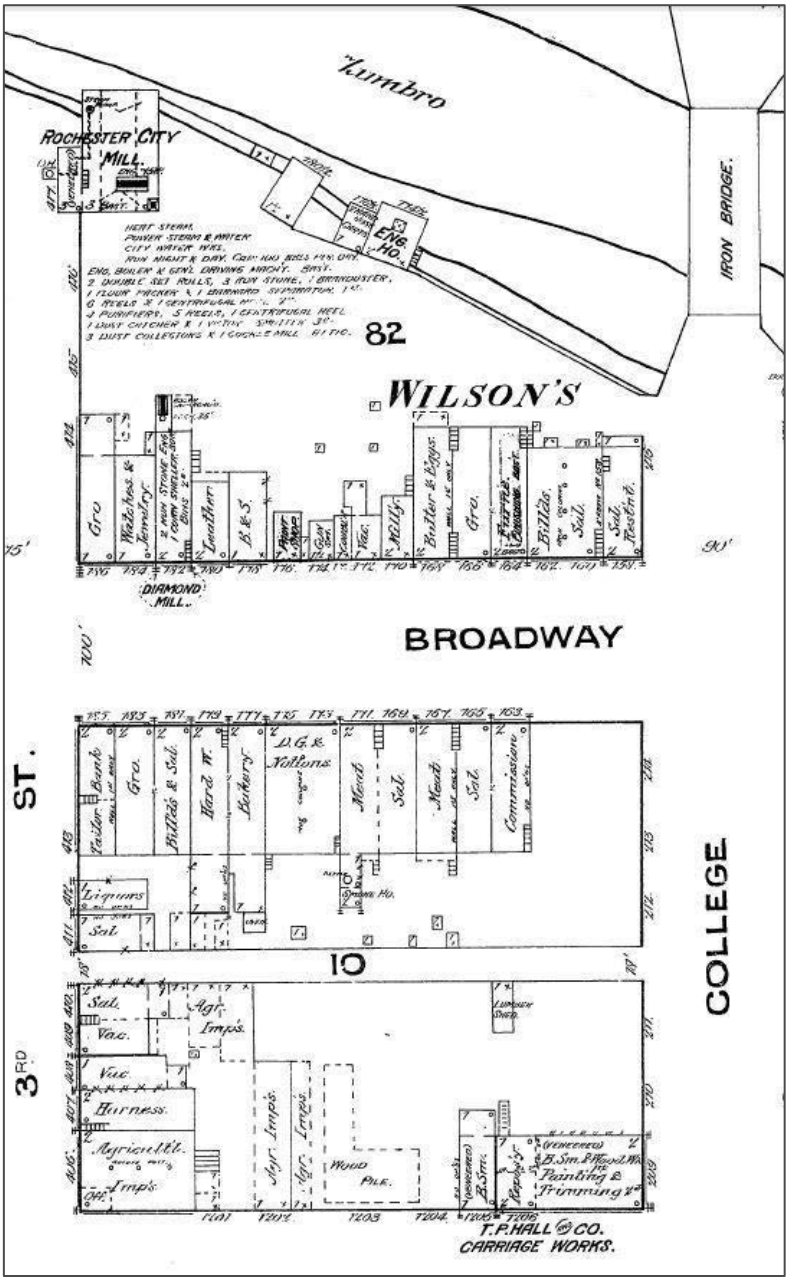


Postcard depicting Broadway Avenue South circa 1890.

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."

Rochester's Commercial Core: 1946-1963

Rochester, like most of the country, saw very little in the way of downtown commercial development during the Great Depression and World War II years of the 1930s and 1940s. Even in the midst of the city's postwar building boom and economic expansion of the 1950s and 60s, new construction in the commercial core was relatively limited. Nevertheless, Rochester's downtown commercial district would continue to function as the city's main commercial center through the early 1960s, aided by the continued presence of Mayo Clinic. While there was limited substantial investment in the downtown core during this period, the city did not suffer from the dramatic disinvestment that marked other urban main streets in the immediate postwar period. However, as in other urban centers across the U.S., the steady process of retail decentralization, led by the construction of shopping centers in outlying areas, culminated around 1963 to diminish downtown Rochester's importance as a center of commerce.

Rochester's downtown commercial district emerged from World War II supported by the Mayo Clinic's continued prosperity and development. Hotels and other retail businesses catered to clinic visitors and city dwellers, rather than drawing customers from the surrounding area. One piece of booster literature, dated 1947, implied this when it noted that "chief hotels, restaurants, stores, offices, hospitals, and theaters are all within a few blocks of the intersection of Center Street and Broadway, where they can best serve clinic visitors."[13] As Steven J. Kellior notes, "the Mayo Clinic and its affiliates continued to thrive during the 1940s."[14] In 1945, the city's downtown medical facilities drew an average of 8,000 visitors today to Rochester, consequently attracting business to downtown hotels, which rebounded after the lean years of the 1930s and early 1940s.[15] Rochester's thriving hotels were an anomaly among Minnesota towns, most of which saw their downtown hotels become "victims of age, style, and parking problems" during the postwar era.[16]

New development within the city-at-large picked up again in the 1950s. The City of Rochester's historical context study notes that around this time significant private development led by the Mayo Clinic and the Kahler Corporation occurred downtown, but generally not within the area that had previously functioned as the commercial core,

> …the streets immediately west of Broadway saw development, with much of the [earlier construction] residential buildings removed and commercial developments rising in their stead as the downtown expanded westward from Broadway Avenue. This is particularly true of 1st, 2nd, 3rd, and 4th Avenues NRW and SW between 3rd Street NW and 6th Street SW, which remain the outlying boundaries of Rochester's downtown core today. …It was

around this time that Broadway ceased to be the main corridor of downtown, with the heart of downtown being concentrated on 1st and 2nd Avenues SW, between 3rd Street NW and 3rd Street SW.[17]

Within the commercial core, the buildings at 319-321 and 325 Broadway received "modern" façades during this time period. Where both buildings previously had elaborately detailed revival style façades with second story colonnades, layered cornices, and curves, the new façades were rectangular, with rectangular window openings, low flat parapet walls and architectural detailing limited to geometric designs within the parapet level brickwork. These kind of façade updates were popular throughout the country at midcentury, as building owners and business tenants sought to attract patrons through a new modern image.



300 Block of Broadway Avenue in 1947 (top) and 1965 (bottom), showing "modern" facade renovations. Images courtesy of the History Center of Olmsted County image files, "Street Scenes," 2005.105.040 and 1999.071.164

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.

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Updates to Ongoing Projects

MEETING DATE:
October 24, 2023

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:
Irene Woodward

Action Requested:
No Action Recommended.

Report Narrative:
Community Development Teammates will provide the HPC with an update on recent discussions with the City Council regarding the downtown historic district.

Prepared By:
Molly Patterson-Lundgren

Attachments: