Heritage Preservation Commission Agenda
Rochester Boards & Commissions - Heritage Preservation Commission
September 23, 2025
5:00 p.m.

Attending and Viewing the Meeting
In-person: Rochester Police Department North Station, Development Services & Infrastructure Center (DSIC), Room 163, 4001 West River Parkway NW.
A recording is made available after the meeting on 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 August 26, 2025
Accepting the minutes and video of the August 26, 2025, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

5. ***Reports and Recommendations***

5.A. Certificate of Appropriateness - 7 and 23 2nd Street SW
Denying the requested Certificate of Appropriateness due to the proposed project not meeting the adopted requirements.

6. ***Public Hearings***

6.A. Request to Remove 7, 21, and 23 2nd Street SW from the Downtown Commercial Historic District
Recommending denial of the request to remove 7, 21, and 23 2nd Street SW from the Downtown Commercial Historic District

7. ***Other Business***

7.A. HPC Committee Discussion
No Specific Action Recommended

7.B. Updates
No action recommended, informational only

8. ***Adjournment***

4.A

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Minutes of August 26, 2025

MEETING DATE:
September 23, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Accepting the minutes and video of the August 26, 2025, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

Report Narrative:

The minutes and video of the August 26, 2025, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

Prepared By:

Maribeth Cooper

Attachments:

HPC Minutes August 26, 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
4. Lucy Kruesel - email sent to Molly Patterson-Lundgren read by the Chair.

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
Melissa Mutchler	Present
Stephanie Cunningham	Absent
Tyjuan H Connell	Absent
Allen Chad Boeddeker	Absent

Commissioner Wassmer, non voting member, was also absent.

3) *Order of Agenda*

Motion to approve the order of Agenda by unanimous consent.

MOVER: Benjamin Zastrow
SECONDER: Benjamin Zastrow
AYES: None
RESULT: **APPROVED [UNANIMOUS]**

4) *Consent Agenda*

4.A) Minutes July 22, 2025

Official Act: Accepting the minutes and video of the July 22, 2025 Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

Cover Page

Minutes July 22, 2025

Commissioner Shabel presented the following changes:
7a. Commissioner Connell gave a historical fact on Rochester.

7b. Commissioner Mutchler gave the second.

Motion to accept the minutes and video of the July 22, 2025 Heritage Preservation meeting as the official record of the Heritage Preservation Commission with the corrections provided by Commissioner Shabel.

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

5) Reports and Recommendations

5.A) Certificate of Appropriateness - 317 South Broadway, Rear Wall Replacement & Rehabilitation for New Tenants

Official Act: Approval of Certificate of Appropriateness as detailed herein.

Cover Page

Application Packet

James Hardie V-Groove

The Secretary of the Interior's Standards Rehabilitation Treatment

Commissioner Zastrow recused himself and left meeting room. Vice Chair Poirier took over Chair duties.

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

Motion to approve the of Certificate of Appropriateness for the proposed project, including the replacement of the rear wall, new windows and doors, and new landing, stairway, and deck on the west/alley-facing side of the building at 317 Broadway Ave South.
Findings of Fact
1.Level of deterioration of the rear wall is such that replacement rather than repair is appropriate

2.Proposed work will occur on the rear/west facade, while distinctive character-defining features of the building are located facing Broadway Ave.

3.Existing visible materials of the rear/west facade are of alterations made after the period of significance.

Discussion ensued between commissioners.

Commissioner Zastrow re-entered meeting and took over Chair after vote.

MOVER:	Jennifer M Shabel
SECONDER:	Veena Gandhi
AYES:	Jennifer M Shabel, David J Dobmeyer, Anthony J Poirier, Veena Gandhi, Melissa Mutchler
RECUSE:	Benjamin Zastrow
ABSENT:	Stephanie Cunningham, Tyjuan H Connell, Allen Chad Boeddeker
RESULT:	**APPROVED [5 - 0 - 3 - 1]**

6) Public Hearings

None.

7) ***Other Business***

7.A) Training

Official Act: No action recommended

Cover Page

Attorney Carlson presented a training on Government Records and Meetings to the Commission.

7.B) Updates

Official Act: No action recommended.

Cover Page

Molly Patterson-Lundgren presented information the following items:
Possible future committee work.
Discussion ensued between Staff and Commissioners.
Upcoming workshop Wednesday, September 17th 11:00-1:00.
Downtown Historic District Visioning.
Central Park Timeline.
Commissioner Dobmeyer presented a historic fact about the State Hospital
Discussion ensued between Staff and Commissioners throughout.

8) ***Adjournment***

Motion to adjourn.

MOVER:	Anthony J Poirier
SECONDER:	Melissa Mutchler
AYES:	None
RESULT:	**APPROVED [UNANIMOUS]**

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Certificate of Appropriateness - 7 and 23 2nd Street SW

MEETING DATE:
September 23, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Reports and Recommendations

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Denying the requested Certificate of Appropriateness due to the proposed project not meeting the adopted requirements.

Report Narrative:

Capital Ventures LLC, in collaboration with neighboring property owners, has submitted a request for approval of a Certificate of Appropriateness (COA) - Major Alteration (attached). The proposal is for additions to both 7 2nd St SW (Olmsted County Bank Building) and 23 2nd St SW (Odd Fellows Building). Both properties are located within and are contributing to the downtown historic district. Submitted information indicates that additions to both buildings will house new condominiums in a mix of unit sizes. The rendering of the proposed project shows rooftop additions to the historic buildings, adding eight stories above them each. Also shown in the illustration is a new building located between the two properties, where the Northwest Bank Building/Breckenridge Plaza is located. This building is also located within and contributing to the historic district. Note that a separate application has been submitted for the removal of all three of these buildings from the downtown historic district. It is unclear the extent of physical connection between the projects at these three properties. Based on the application materials submitted, only the additions to the Olmsted County Bank Building (OCBB) and Odd Fellows Building (Odd Fellows) will be reviewed for this COA.

In addition to the application information submitted for this COA, the applicant provided plans for a smaller addition to OCBB that was previously approved. Excerpts from that are attached here, labeled by the Architect Winseth. In 2021, when the property was on the historic inventory (then called the potential landmark list), a request was made to allow for a 2-story addition. The HPC approved the project with conditions that would have greatly limited the addition. The applicant appealed this to the City Council, which approved the project with a condition that the applicant and city personnel "continue to work toward renovation design for the property that will meet the intent of the Secretary of the Interior Standards for the Treatment of Historic Properties." The attached item, called Extracted pages from 2021 Project, shows the previously approved project.

UDC Section 60.200.040C.8 provides standards for the treatment of designated landmark properties, which are the requirements for the issuance of a COA. The section adopts, by reference, the Secretary of the Interior Standards, including the approach of historic rehabilitation. When building additions are proposed, historic rehabilitation may be considered as an appropriate treatment. The standards for rehabilitation in their entirety (page 7 of the local guidelines) are attached. For a building addition project to meet the standards, the historic buildings must be retained, although some select demolition as part of a permitted project could be allowed. The renderings show the continued presence of the two historic

buildings after project completion. Additional information in the application indicates that structural reinforcement needs are being evaluated to allow for this. Rehabilitation Standards 1, 9, and 10 more specifically address new construction as proposed in this application. Attached are several articles from the US Department of the Interior providing guidance on how to review a building addition per the adopted rehabilitation standards. As explained in the attached, New Additions to Historic Buildings, "When a building's historic status derives from its inclusion in a historic district, it is also necessary to look beyond the building itself in evaluating an addition." The following is an evaluation of how the proposed project does or does not meet the three standards, considering how the proposal impacts the individual buildings and the downtown historic district.

Standard 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.

This standard clearly allows for adaptation of a historic building for uses not originally planned for the building. As such, the proposal for condominiums is not a problem. However, adaptive reuse is only allowed when it requires minimal changes to character-defining features of a property. While the distinctive materials of the historic buildings might be saved in this project, the proposed additions would greatly alter the spatial relationships that the buildings have with each other and this part of the historic district. The information from the Department of the Interior uses the term "subordinate" to describe the relationship an addition must have to the historic property (historic properties include both the individual buildings and the district). Preservation Brief #14 states, “Keeping the addition smaller ... and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques ... that can help to accomplish this.” Additional setback and location of an addition, "so that it is not highly visible from the public right-of-way," is recommended to help keep the addition subordinate to the historic building. (ITS Number 47 - Rooftop Additions on Mid-Sized Historic Buildings).

Standard 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, proportion, and massing to protect the integrity of the property and its environment.

The submitted project renderings show the continued presence of both OCBB and Oddfellows. While details have yet to be provided as to the technique proposed to keep these buildings, an approval of the project design by the HCP could include a condition that the properties are maintained as shown in the submittal, and that the historic materials are as required by this standard. The new work (the proposed additions) shows a design and new materials that both differentiate from but are also compatible with the historic buildings. However, even with maintaining the materiality of the historic properties and using design and new elements as required by standard 9, the proposed project would destroy the characteristics of these properties individually and the character of this part of the historic downtown district. Due to the proposed size, scale, and massing of the additions, the change in proportions of these buildings and this part of the historic district would greatly alter and create a loss of historic integrity for this part of the historic district.

Additions to historic properties must be subordinate to them for a project to meet this standard. “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) “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).

Standard 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.

From a design perspective, it appears that the rooftop addition could possibly be removed in the future. However (as indicated above), the application indicates that structural reinforcement needs are being evaluated to allow for the additions as proposed and shown in the submitted rendering. This technical information is needed in order to ensure that standard #10 can be met for this project.

Recommendation
The proposed building additions to 7 and 23 2nd Street SW, the Olmsted County Bank and Odd Fellows Buildings, do not meet the adopted Secretary of the Interior Rehabilitation Standards for historic landmark properties. While the simplicity of design and materials of the project would be appropriate for building additions, the size and location of the proposed additions make them incompatible with the two historic buildings and with the historic downtown district. The proportion and massing of the additions as proposed would significantly alter the spaces and spatial relationships between these buildings and the historic district and overshadow the distinctive materials, features, and designs that make these buildings contribute to the historic district. The recommendation is to deny the request for this certificate of appropriateness due to these findings.

Prior Legislative Actions & Community Engagement:

January 22, 2024: Council Meeting - Designation of Downtown Commercial Historic District.
June 21, 2021: Council Meeting - approval of appeal (with conditions) of an addition to the Olmsted County Bank Building
June 8, 2021: HPC meeting - approval with conditions of request to allow building addition to Olmsted County Bank Building

Prepared By:

Molly Patterson-Lundgren

Attachments:

Application Packet Submitted

Standards for Rehabilitation

New Additions to Historic Buildings - National Park Service website

Preservation Brief 14 - New Exterior Additions to Historic Buildings: Preservation Concerns

ITS-47 - Rooftop Additions on Mid-Size Buildings

Extracted pages from OCBB 2021 Project

ROCHESTER
COMMUNITY
DEVELOPMENT

Alteration to Designated Historic Property

THIS REQUEST IS FOR CONSIDERATION OF:

Certificate of Appropriateness ☑ Cursory Review ☐

LOCATION INFORMATION:

Property Address: 7 2nd St SW, Rochester, MN 55902
23 2nd St SW, Rochester, MN 55902

Legal Description: See attached Exhibit A.2

Property Name (historic and/or common): Olmsted County Bank & Trust Building

Oddfellows Building

OWNER INFORMATION:

Name: CV 7 2nd ST LLC - Olmsted County Bank & Trust
Baheya LLC - Oddfellows building

Phone: (507)269-5401 - Olmsted County Bank & Trust
(507)271-5022 - Oddfellows Building

Email: Olmsted County Bank & Trust - BryanEhni@capitalventuresmanagement.com
Oddfellows Building - ahmed.baheya1@gmail.com

Address: 1301 Salem Rd SW, Rochester, MN 55902 - Olmsted County Bank & Trust
100 1st Ave SW Suite 300, Rochester, MN, 55902 - Oddfellows Building

DESIGN PREPARED BY:

Name and Title: Dana Hlebichuck AIA Architect, VP

Address: **3777 40th Ave NW #200, Rochester, MN 55901**

Phone: (507)292-8743

Email: Dana.Hlebichuk@widseth.com

Relationship to Owner: Contractor

APPLICANT:

Applicant Name: Bryan Ehni

Phone: (507)269-5401

Email: BryanEhni@capitalventuresmanagement.com

SIGNATURE: Bryan Ehni

DATE: 09/04/2025

PROPOSED ALTERATION

Check one of the following

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

General description of proposed work:

OCB Building: NEW/REVISDED plan 8 floor addition to existing Olmsted County Bank & Trust.

Odd Fellows Building: 8 floor addition which mirrors Olmsted County Bank & Trust Building to merge historic with new development to benefit the city and Mayo Clinic community.

Both projects would include a slight setback from the current facade and utilize black steal exterior to identify new development from the original historic building. We are willing to work with the City on specifics to allow for beneficial development for the city of Rochester, the Mayo Clinic, and Captial Ventures Management.

See 05/05/2025 Full Set Plans attached is for OCB, we are planning on mirroring the look and height of the OCB for the Oddfellows building.

Proposed timeline of work:

OCB Building: Starting addition in 2026

Odd Fellows: Starting addition in 2026

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.

Permission Statement and Authorization Form For COA Application

Purpose: This form authorizes the buyer's representative to submit a Certificate of Appropriateness (COA) on behalf of the seller.

1. Parties Involved:

- **Buyer:**
  Name: ____Capital Ventures Management_____

- **Seller:**
  Name: _____Baheya, LLC_____

2. Property Details:

- **Property Address:** 23 2nd St SW, Rochester, MN 55902

3. Authorization Statement:

I, the undersigned Seller, hereby grant permission to the Buyer's and Buyer's Representative to submit a Certificate of Appropriateness related to the property listed herein. This authorization is granted solely for the purpose of obtaining the required COA in connection with the pending real estate transaction.

4. Scope of Permission:

This permission is limited to the act of submitting the COA and any necessary supporting documentation that pertains to the application. It does not extend to any other decisions or agreements beyond the scope of the COA submission.

5. Signature:

- **Seller's Signature:**

_____ Date: 9-10-2025

Ahmed ELKhalifataha
Baheya CEO and
Owner Rep.

Exhibit A- Purchase Agreement

The following legal descriptions are included on the purchase agreement:

743543017891: Oddfellows Building

SECT-35 TWP-107 RANGE-014
ORIGINAL PLAT (CITY OF ROCH)-P
LOT-010 BLOCK-023 .14 AC
W47 2/3 FT LOTS 10,11 & 12
BLK 23

743544017833: Olmsted County Bank Building

SECT-35 TWP-107 RANGE-014
ORIGINAL PLAT (CITY OF ROCH)-P
LOT-001 BLOCK-023
W44FT LOT 1 AND W44FT S36FT
LOT 2 BLK 23

Proposed Odd Fellows Building
Proposed Olmsted County Bank & Trust Building

Proposed Odd Fellows Building - Please note that the rendering does not show the building extended back far enough. This addition would cover the entire building footprint.

High-Level Plan Outline – Olmsted County Bank & Trust 10-Story Condo Building

1. Existing Building Assessment

- **Current Structure:** 2-story historic building
    - Length: 79.8’
    - Width: 44’
- **Materials:** Masonry/older construction (requires verification)
- **Structural Reinforcement Needs:**
    - Evaluate foundation and load-bearing capacity
    - Engineer reinforcements to support an 8-story vertical addition
    - Identify retrofit opportunities without compromising historic base

2. Design of the 8-Story Vertical Addition

- **Aesthetic Direction:**
    - Modern contrast design above historic base. (See 6 story full set plans)
    - Visual layering to highlight historic vs. contemporary construction
- **Residential Layout:**
    - Condominiums tailored to Mayo professionals/downsizing residents
    - Mix of unit sizes and potential shared amenities
- **Proposed Design:**
    - Height: Approximately between 100’ - 130’
    - Length: 79.8’
    - Width: 62’

3. Alleyway Bridge & Overbuild Connection (not shown in rendering)

- **Concept:** Alley runs beneath the building starting at the 3rd floor
- **Design Intent:**
  - Bridge/overbuild creates connection to future neighboring development
  - Enclosed, modern aesthetic consistent with the new addition
- **Structural Requirements:**
  - Air rights acquisition / municipal approvals
  - Engineering for load distribution over alley
  - Fire/life-safety systems for public right-of-way below

4. Zoning & Code Compliance

- **Zoning:** MX-D Business
- **Height Restriction:** Maximum 235 feet → 10-story proposal is compliant
  - **Proposed Height:** Approximately between 100’ - 130’
- **Air Rights & Easements:** Required for alleyway overbuild
- **Historic Considerations:** Maintain base while differentiating addition
- **Accessibility & Safety:**
  - ADA compliance
  - Fire code adherence for high-rise classification

High-Level Plan Outline – Oddfellows 10-Story Condo Building (Mirror of OCB)

1. Existing Building Assessment

- **Current Structure:** 3-story historic building
    - Length: 131’
    - Width: 47’ 6’’
- **Materials:** Masonry/older construction (requires verification)
- **Structural Reinforcement Needs:**
    - Evaluate foundation and load-bearing capacity
    - Engineer reinforcements to support an 7-story vertical addition
    - Identify retrofit opportunities without compromising historic base

2. Design of the 8-Story Vertical Addition

- **Aesthetic Direction:**
    - Modern contrast design above historic base mirroring Olmsted County Bank & Trust (See 6-story OCB full set plans)
    - Visual layering to highlight historic vs. contemporary construction
        - Including TDB setback from existing facade
- **Residential Layout:**
    - Condominiums tailored to Mayo professionals/downsizing residents
    - Mix of unit sizes and potential shared amenities
- **Proposed Design:**
    - Height: Approximately between 100’ - 130’
    - Length: 143’
    - Width: 47’ 6’

3. Zoning & Code Compliance

- **Zoning:** MX-D Business
- **Height Restriction:** Maximum 235 feet → 10-story proposal is compliant
    - **Proposed Height:** Approximately between 100’ - 130’
- **Air Rights & Easements:** Required for alleyway overbuild
- **Historic Considerations:** Maintain base while differentiating addition
- **Accessibility & Safety:**
    - ADA compliance
    - Fire code adherence for high-rise classification

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.

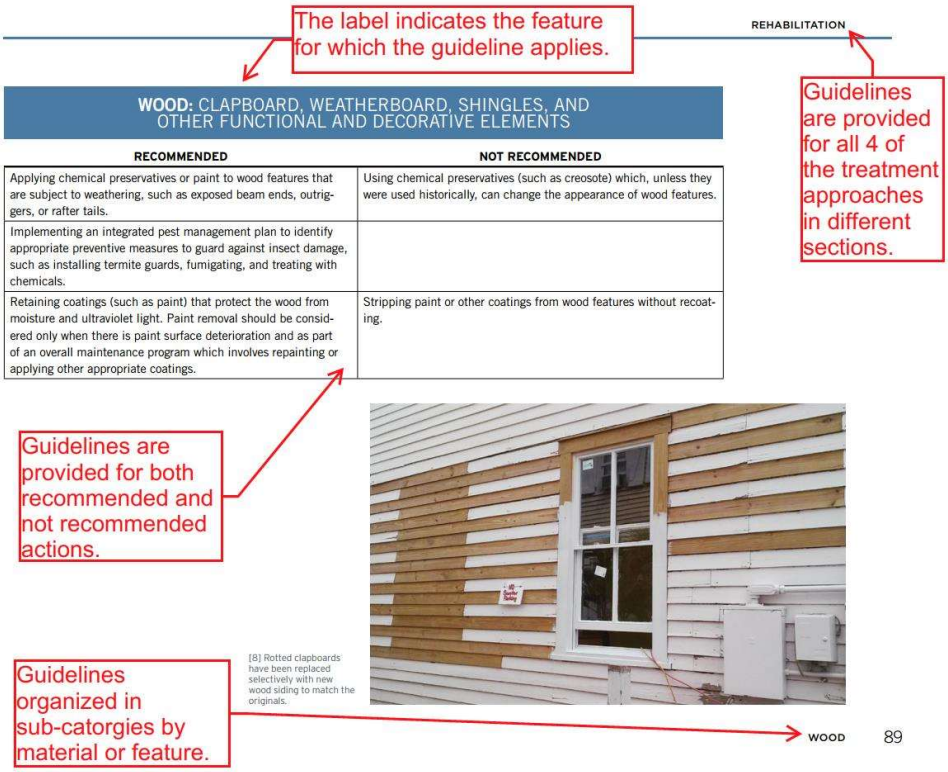
The Secretary of the Interior's Standards for Rehabilitation

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.

- The Standards for Preservation, Rehabilitation, Restoration or Reconstruction, as appropriate for each proposed project, are adopted by reference in City Code 4-7[2]. They are utilized in the review and determination of approval for Certificates of Appropriateness (COA).
- The Standards are applied taking into consideration the economic and technical feasibility of each project.
- The Secretary of the Interior also publishes many resources, including Preservation Briefs and *Guidelines* for the Treatment of Historic Properties, which are not adopted outright, but are utilized by the City to assist in applying the Standards. The *Guidelines*:
  - Provide an aid to assist in understanding and applying the Standards to all types of historic buildings;
  - Are not meant to give specific requirements or address exceptions or unusual conditions;
  - Offer general design and technical recommendations to specific property features and property types;
  - Illustrate the practical application of the treatment standards to historic properties;
  - Are written to apply to contexts throughout the nation; they are broad in nature and require careful interpretation.

Together, the Standards and Guidelines provide a framework of guidance for decision-making about work on or changes proposed to a historic property.



Guidelines that help to explain how the Standards apply to different settings and types of projects can be found at: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

[2] The Heritage Preservation Ordinance was integrated into the Unified Development Plan as Section 60.200.040.C.8 January 1, 2023.

An official website of the United States government Here's how you know

National Park Service

New Additions to Historic Buildings

To meet Standard 1, which states that a property shall be placed in a new use that requires minimal change to the defining characteristics of the building, it must be determined whether an historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. After such an evaluation, the conclusion may be that an addition is necessary, particularly if it is needed to avoid modifications to character-defining interior elements. The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior's Standards for Rehabilitation.

In accordance with Standard 9, a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Standard 10 calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, 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 very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. General parameters are outlined below to provide guidance and to assist building owners in meeting the Standards.

Placement or location of the new addition on the site

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. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

Site characteristics therefore, are significant factors to consider in the process of determining the appropriate location for a new addition. When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account. Furthermore, significant archeological resources must also be considered when evaluating the placement of an addition and,

as appropriate, mitigation measures must be implemented if they are to be disturbed.

A careful site analysis can identify suitable locations for an addition that take advantage of site features such as topographic changes and other factors that may lessen the impact of an addition. Opportunities for locating an addition partially or entirely below ground, or set behind other site features that can screen the visibility of new construction should be evaluated.

Size, scale, and massing of the new addition

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. 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. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

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. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building.

Differentiating the new addition from the historic building

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. Section 67.7(c) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
- Avoiding any approaches that unify the two volumes into a single architectural whole. The coordination of individual features between the new addition and the historic building will not necessarily impair the existing building's historic character as long as the new structure is clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.
- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, new materials that highly contrast the historic ones should be avoided.
- Basing the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- A new addition should also respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

The techniques listed above are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be

used as long they maintain the primacy of the historic building.

Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

New additions in densely-built environments

A densely-built neighborhood such as a downtown commercial core offers an opportunity to design an addition that can have a minimal impact on the historic building. Often the site for such an addition is vacant land where an independent building formerly stood. Treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In these instances there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings. There may be an opportunity for a larger addition when the facade of the addition can be broken up into elements that are consistent with the scale of the historic building and the adjacent building.

New additions in historic districts

When a building's historic status derives from its inclusion in an historic district, it is also necessary to look beyond the building itself in evaluating an addition. Relevant guidance comes from 36 CFR Part 67.6 (b)(6), of the program regulations and this guidance makes clear that all aspects of a rehabilitation, including a new addition, will be reviewed first as they affect the historic building and second as they affect the district in which the building is located. Additions to historic buildings may not cause the demolition of an adjacent certified historic structure for a rehabilitation project seeking certification according to 36 CFR Part 67.6 (b)(5).

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14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

National Park Service
U.S. Department of the Interior

Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "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."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

> (9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> (10) "New additions and adjacent or related new construction shall 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 subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character.* To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. 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.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

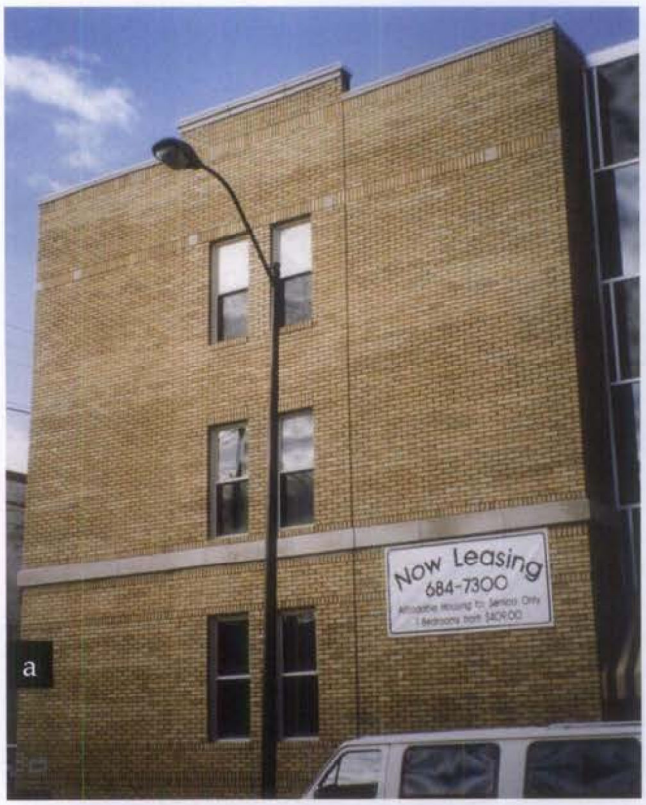

Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).

Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. 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. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills

Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.

Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).

Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.

Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. 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 building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form**, and **it must be compatible but differentiated from the historic building**. To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.

Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..

Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.

Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.

Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.

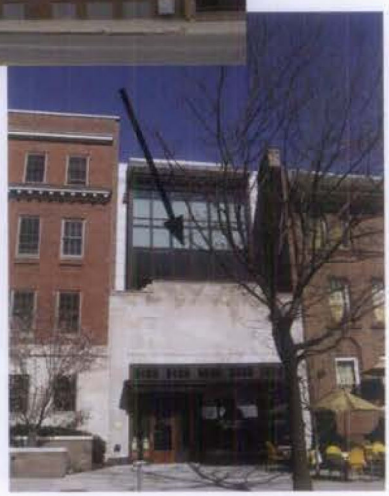

Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

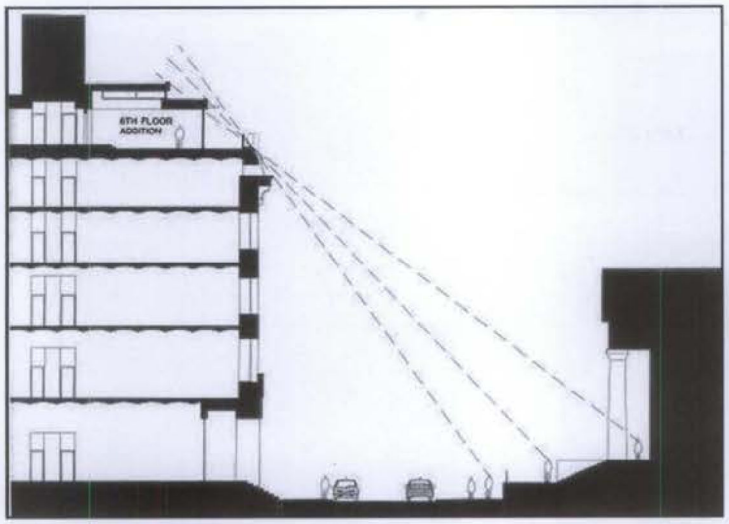

Figure 24. ***How to Evaluate a Proposed Rooftop Addition.*** *A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.*

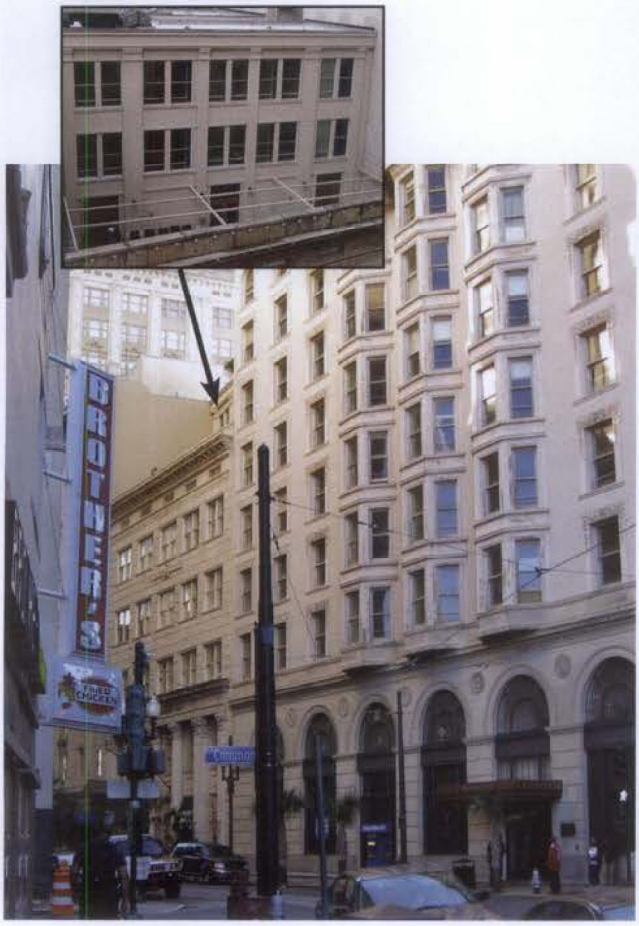

Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).

Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

Byard, Paul Spencer. *The Architecture of New Additions: Design and Regulation*. New York, NY: W.W. Norton & Company, 1998.

Day, Steven, AIA. "Modernism Meets History: New Additions to Historic Structures." *Preservation Seattle* [Historic Seattle's online monthly preservation magazine.] May 2003. www.historicseattle.org/preservationseattle/publicpolicy/defaultmay2.htm.

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Interpreting the Standards Bulletins (ITS). Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

New Additions to Historic Buildings. Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

O'Connell, Kim A. "Making Connections." *Traditional Building*. March/April 2004. (Vol. 17, No. 2), pp. 12-15.

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The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. (Authors: W. Brown Morton, III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. Project Directors: Anne E. Grimmer and Kay D. Weeks.) Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1992. Online at www.nps.gov/history/hps/tps/.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.

Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

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August 2010

National Park Service
U.S. Department of the Interior

Technical Preservation Services

ITS
NUMBER 47

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Rooftop Additions on Mid-Size Historic Buildings

Applicable Standards:

2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes, and Craftsmanship
9. Compatible New Additions/Alterations

Issue: The roofline is often an important character-defining feature of a historic building. A large cornice, tall tower, or a projecting dormer can identify a building in the skyline. Even a simple roofline defines a building's character. Accordingly, rooftop additions proposed as part of a rehabilitation project must be carefully designed in order to preserve the building's historic character. Although a rooftop addition is not appropriate for all historic buildings, under certain circumstances a compatible rooftop addition may be constructed that meets the Secretary of the Interior's Standards for Rehabilitation. A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less.

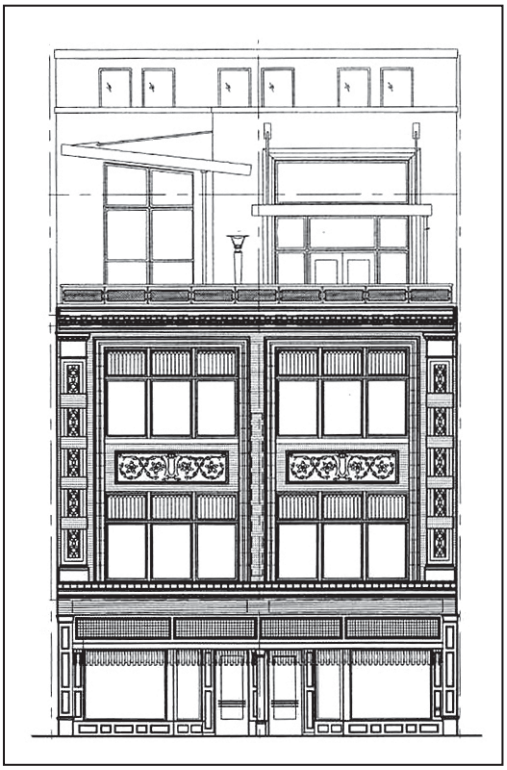
Mid-19th century commercial building with rooftop addition as it appeared after rehabilitation (center).

Application 1 (*Compatible treatment*): The rehabilitation of this mid-19th century commercial building included a rooftop addition as part of the project. Though the building is only four stories in height, this rooftop addition is compatible with its historic character. It is set back substantially—almost halfway from the front façade and, thus, it is minimally visible from the public street and from within the district. High party walls on either side also help to reduce the impact of the addition and allow it to blend in with the adjacent rooflines. This rooftop addition does not detract from the historic character of the building and, therefore, meets the Standards.

Three-story commercial building prior to rehabilitation.

Application 2 (*Incompatible treatment*): This three-story commercial building, originally constructed in 1847 but greatly altered in 1907, underwent rehabilitation for mixed commercial, office, and residential use. The rehabilitation included a substantial new rooftop addition.

Contrary to National Park Service guidance which states that rooftop additions should be limited to one story and are rarely acceptable for low-rise buildings, this addition rises a full story and a half above the roof. The prominent cornice, an important character-defining feature of the primary elevation of the historic building, is overwhelmed and greatly diminished by the new rooftop addition. Not only is the addition barely set back from the front of the building, its asymmetric, modernist design further detracts from the character of the building's classically-styled façade. The rooftop addition competes for attention with the historic building and it is also out of character with the surrounding district. This rooftop addition is not compatible with the historic character of the building and, therefore, does not meet the Standards.



Drawing of front elevation with proposed rooftop addition.

Three -story commercial building showing rooftop addition under construction.

Liz Creveling, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the **Secretary of the Interior's Standards for Rehabilitation**, are not necessarily applicable beyond the unique facts and circumstances of each particular case.

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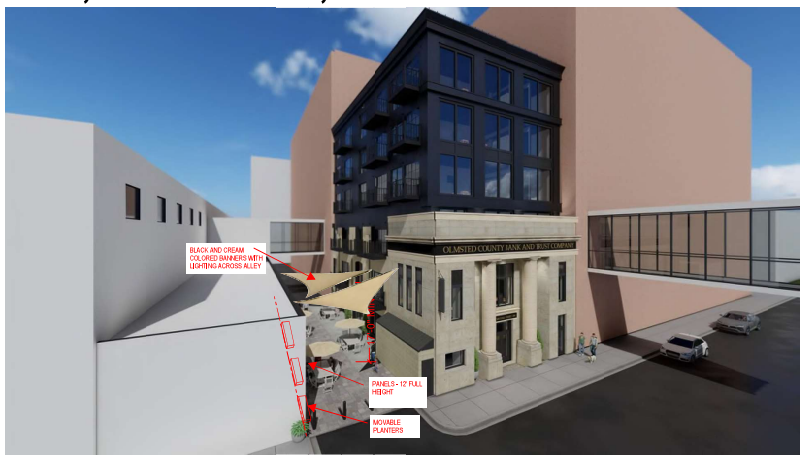

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A1.50	FIFTH LEVEL FLOOR PLAN
A1.60	SIXTH LEVEL FLOOR PLAN
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A2.40	FOURTH LEVEL REFLECTED CEILING PLAN
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A2.60	SIXTH LEVEL REFLECTED CEILING PLAN
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A4.10	BUILDING ELEVATIONS

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S4.10	FLOOR FRAMING DETAILS
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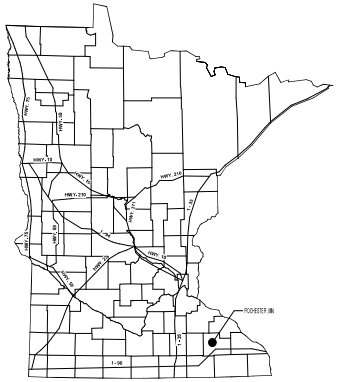
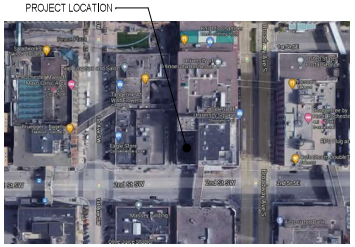


STATE MAP



VICINITY MAP

ABBREVIATIONS

@	AT	EQP	EQUIPMENT	MFR	MANUFACTURER	SND	SANITARY NAPKIN DISPENSER
AFF	ABOVE FINISHED FLOOR	EXIST	EXISTING	MAS	MASONRY	SNR	SANITARY NAPKIN RECEPTOR
AP	ACCESS PANEL	EXP	EXPANSION	MO	MASONRY OPENING	SCH	SCHEDULE
ACT	ACOUSTIC CEILING TILE	EB	EXPANSION BOLT	MTL	MATERIAL (S)	SEC	SECTION
A/C	AIR CONDITIONING	EJ	EXPANSION JOINT	MAX	MAXIMUM	SHT	SHEET
AB	ANCHOR BOLT	EXT	EXTERIOR	MECH	MECHANICAL	SHTH	SHEATHING
ALT	ALTERNATE			MC	MEDICINE CABINET	SIM	SIMILAR
AL	ALUMINUM	FB	FACE BRICK	MED	MEDIUM	SC	SOLID CORE
	ANGLE	FOC	FACE OF CONCRETE	MBR	MEMBER	SABB	SOUND ATTENUATING BATT INSULATION
APX	APPROXIMATE	FOM	FACE OF MASONRY	MMB	MEMBRANE	SP	SOUNDPROOF
ARCH	ARCHITECT (URAL)	FOS	FACE OF STUDS	MET	METAL	S	SOUTH
		FIN	FINISH			SPK	SPEAKER
BSMT	BASEMENT	FFE	FINISHED FLOOR ELEVATION	M+L	MICROLAM	SPEC	SPECIFICATION (S)
BM	BEAM or BENCHMARK	FRBK	FIRE BRICK	MIN	MINIMUM	SQ	SQUARE
BRG	BEARING	FE	FIRE EXTINGUISHER	MIR	MIRROR	SS	STAINLESS STEEL
BPL	BEARING PLATE	FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	STD	STANDARD
BIT	BITUMINOUS	FP	FIRE PROOF	MLD	MOLDING	ST	STEEL
BLK	BLOCK	FLG	FLASHING	MT	MOUNT (ED), (ING)	SJ	STEEL JOIST
BLKG	BLOCKING	FLR	FLOOR (ING)	MULL	MULLION	STO	STORAGE
BRK	BRICK	FD	FLOOR DRAIN			STR	STRUCTURAL
BLDG	BUILDING	FT	FOOT	NOM	NOMINAL	SUS	SUSPENDED
		FTG	FOOTING	N	NORTH	SYM	SYMMETRICAL
CAB	CABINET	FND	FOUNDATION	NIC	NOTEN CONTRACT	SYS	SYSTEM
CPT	CARPET (ED)	FRA	FRESH AIR	NTS	NOT TO SCALE		
CSMT	CASEMENT	FBO	FURNISHED BY OTHERS	NO	NUMBER	TKBD	TACK BOARD
CI	CAST IRON	FUR	FURRED(ING)			TKS	TACK STRIP
CB	CATCH BASIN	FUT	FUTURE	OC	ON CENTER	TEL	TELEPHONE
CLG	CEILING			OPP	OPPOSITE	TV	TELEVISION
℄	CENTERLINE	GAL	GALVANIZED	OSB	ORIENTED STRAND BOARD	TZ	TERRAZZO
C	CHANNEL	GI	GALVANIZED IRON	OD	OUTSIDE DIAMETER	THK	THICK (NESS)
CHBD	CHALKBOARD	GA	GAUGE	OA	OVERALL	THR	THRESHOLD
CO	CLEANOUT	GC	GENERAL CONTRACTOR	OH	OVERHEAD	TPTN	TOILET PARTITION
CLR	CLEAR	GL	GLASS			TPD	TOILET PAPER DISPENSER
CL	CLOSET	GB	GRAB BAR	PT	PAINT	T&G	TONGUE AND GROOVE
COL	COLUMN	GD	GRADE(ING)	PR	PAIR	TOB	TOP OF BLOCK
CONC	CONCRETE	GYP BD	GYPSUM BOARD	PNL	PANEL	TOD	TOP OF DECK
CMU	CONCRETE MASONRY UNIT			PB	PANIC BAR	TOS	TOP OF STEEL
CONST	CONSTRUCTION	HDW	HARDWARE	PTD	PAPER TOWEL DISPENSER	T	TREAD
CONT	CONTINUOUS	HDR	HEADER	PTR	PAPER TOWEL RECEPTOR	TYP	TYPICAL
CONTR	CONTRACTOR	HTG	HEATING	PAR	PARALLEL		
CJT	CONTROL JOINT	HVAC	HEATING/VENTILATION/AIR CONDITIONING	PBD	PARTICLE BOARD	UG	UNDERGROUND
		HD	HEAVY DUTY	PTN	PARTITION	UNF	UNFINISHED
DL	DEAD LOAD	HT	HEIGHT	PVMT	PAVEMENT	UNO	UNLESS NOTED OTHERWISE
°	DEGREE(S)	HC	HOLLOW CORE	PERF	PERFORATE (ED)	UR	URINAL
DEPT	DEPARTMENT	HM	HOLLOW METAL	PERI	PERIMETER		
DTL	DETAIL	HOR	HORIZONTAL	PLAS	PLASTER	VB	VAPOR BARRIER
DIAM	DIAMETER	HB	HOSE BIBB	PLAM	PLASTIC LAMINATE	VNR	VENEER
DIM	DIMENSION	HWH	HOT WATER HEATER	PL OR P	PLATE	VERT	VERTICAL
DPR	DISPENSER	HR	HOUR	PLBG	PLUMBING	VEST	VESTIBULE
DR	DOOR			±	PLUS OR MINUS	VIN	VINYL
DH	DOUBLE HUNG	ID	INSIDE DIAMETER	PWD	PLYWOOD	VCT	VINYL COMPOSITE TILE
DN	DOWN	INS	INSULATE (D),(ION),(ING)	LBS	POUNDS		
DN	DOWNSPOUT	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	WH	WALL HUNG
DWG	DRAWING			PC	PRECAST	WC	WATER CLOSET
DF	DRINKING FOUNTAIN	JT	JOINT	PFN	PREFINISHED	WP	WATERPROOFING
		J	JOIST			WWF	WELDED WIRE FABRIC
E	EAST			QT	QUARRY TILE	W	WEST OR WIDTH, WIDE
EA	EACH	LB	LAG BOLT			WDW	WINDOW
EF	EACH FACE	LAM	LAMINATE (ED)	RAD	RADIUS	WG	WIRED GLASS
EW	EACH WAY	LAV	LAVATORY	REFR	REFRIGERATOR	WM	WIRE MESH
ELECT	ELECTRICAL (AL)	LH	LEFT HAND	RE	REINFORCE (D), (ING), (MENT)	W/	WITH
EWC	ELECTRIC WATER COOLER	L	LENGTH	REQ'D	REQUIRED	W/O	WITHOUT
EL	ELEVATION	LT	LIGHT	RA	RETURN AIR	WD	WOOD
ELEV	ELEVATOR	LL	LIVE LOAD	RVS	REVERSE	WI	WROUGHT IRON
EQ	EQUAL	LLH	LONG LEG HORIZONTAL	REV	REVISION		
		LLH	LONG LEG VERTICAL	RH	RIGHT HAND		
		LVR	LOUVER	ROW	RIGHT OF WAY		
				R	RISER		
				RD	ROOF DRAIN		
				RM	ROOM		
				RO	ROUGH OPENING		

TYPICAL MATERIAL HATCH PATTERNS

ACOUSTICAL CEILING TILE
ACOUSTICAL WALL PANEL
ALUMINUM - CUT
BATT INSULATION
BRICK - CUT
BRICK - ELEVATION
CLAY - CUT
CMU BLOCK - ELEVATION
CMU MASONRY - CUT
CONCRETE
EARTH
EXPANSION JOINT
FIRE BRICK - CUT
GLASS - CUT
GLASS - ELEVATION
GLUE-LAMINATE CONSTRUCTION
GRASS
GRAVEL
GYPSUM BOARD
INSULATION BOARD - CUT
RIGID INSULATION - CUT
METAL - CUT
PLASTIC - CUT
PLYWOOD - CUT
SAND
SIDING - ELEVAT
STONE - CUT
WOOD - CUT
WOOD GRAIN

PLAN NOTES

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DEMOLITION PLAN NOTE	1
MATERIAL TAG	7

SYMBOLS

CENTERLINE SYMBOL	℄
EXIT SYMBOL	
GLASS SYMBOL	
HANDICAPPED SYMBOL	
TEMPERED GLASS	(T)
DRINKING FOUNTAIN	DF
FIRE EXTINGUISHER CABINET	FEC
FIRE EXTINGUISHER	FE

STANDARD VIEWS

BUILDING ELEVATION MARK	1 A1.100
CALLOUT HEAD	1 SIM A1.100
CURTAIN WALL ELEVATION MARK	1 A1.100
INTERIOR ELEVATION MARK	1 A1.100
SECTION HEAD	1 A1.100

VIEW REFERENCES	A101 / 22/A101
VIEW TITLE	1 View Name 1/8" = 1'-0"
VIEW TITLE - NOT TO SCALE	1 View Name N.T.S.

STANDARD TAGS

CASEWORK TAG	BC####
CEILING TAG	CLG-# 12'-0" A.F.F.
CURTAIN WALL TAGS	CW#
DOOR TAGS	###
PATH OF TRAVEL TAG	MAX EXIT ACCESS TRAVEL: XX'-XX'
REVISION TAG	1
ROOM TAGS EXISTING, NEW	(EXISTING) ROOM NAME ROOM NAME ### ##
WALL TAGS EXTERIOR, PARTITION	X1W X1W
FIRE RATED WALL TAG AND LINE	1Hr
WINDOW TAGS	Y1W#

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DESIGN TEAM:

ARCHITECTURAL: Widseth Smith Nolting & Assoc.
3777 40th St NW, Suite 260
Rochester, MN 55901
Phone: (507) 282-8741
Contact: Dana Hebischak

STRUCTURAL: Widseth Smith Nolting & Assoc.
816 Filmore St
Alexandria, MN 56308
Phone: (320) 762-8149
Contact: Kent Rotz

MECH/ELEC: HGA

PROJECT NAME: OLMSTED COUNTY BANK REMODEL & EXPANSION
PROJECT ADDRESS: 7 2ND ST SW, ROCHESTER, MN 55902
PROJECT #: 2020-1014

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REVISIONS

#	DESCRIPTION	DATE

DATE: MARCH 17, 2023

SHEET NO. G1.10

LEGEND

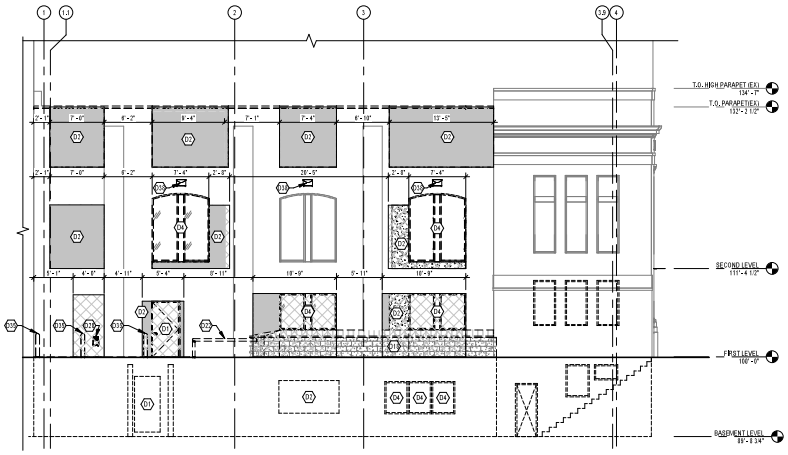
	EXISTING
	DEMOLITION
	NEW CONSTRUCTION
KNN	KEYED DEMOLITION NOTE
NN	KEYED NEW CONSTRUCTION NOTE
S	SMOKE DETECTOR, HARDWIRED
C	CARBON MONOXIDE DETECTOR
	HEARING/VISUALLY IMPAIRED UNIT LOCATION
B	DOOR BUZZER
FOB	CARD / FOB ACCESS

GENERAL DEMOLITION PLAN NOTES

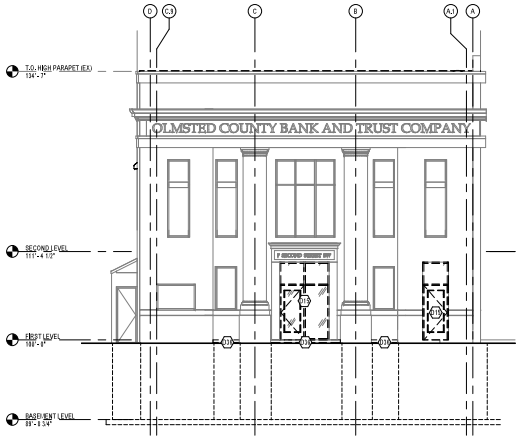
- VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH NEW FLOOR PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION, AND INSTALLATION. NOTIFY ARCHITECTS OF ALL CONFLICTS IMMEDIATELY.
- WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITIONS AS WELL AS DUCTS, PIPING, CONDUITS, AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, U.N.O. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
- REMAP/PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS, AND CEILINGS THAT ARE EXISTING OR WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE AND FIRE RATING REQUIREMENTS.
- EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
- PROVIDE SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND/OR SITE AT ALL TIMES.
- AVOID DISRUPTION TO ADJACENT FLOOR/AREAS AS MUCH AS POSSIBLE. KEEP NOISE TO A LEVEL ACCEPTABLE TO THE OWNER BY SCHEDULING EXCESSIVE NOISE TASKS WITH OWNER. ALL SAW CUTTING AND NOISE FABRICATION PRODUCING CONSTRUCTION TO BE SCHEDULED WITH OWNER AS NOT TO INTERFERE WITH DAILY ACTIVITIES. THIS MAY REQUIRE AFTER HOUR WORK.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM, AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
- ALL ITEMS INDICATED TO BE REMOVED FROM EXISTING WALLS (TACK BOARDS, MARKER BOARDS, BUMPER RAILS, CORNER GUARDS, MIRRORS, ETC.) SHALL BE RETURNED TO OWNER, U.N.O. PATCH WALLS AS REQUIRED FOR NEW FINISHES.
- PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT CONSTRUCTION AREA.

DEMOLITION KEYED NOTE LEGEND

#	NOTE
D1	REMOVE AND DISPOSE OF EXISTING DOOR, DOOR FRAME, AND HARDWARE.
D2	REMOVE PORTION OF EXISTING WALL - AS INDICATED
D4	REMOVE AND DISPOSE OF EXISTING WINDOWS
D15	REMOVE EXISTING STOREFRONT SYSTEM
D18	REMOVE EXISTING CMU WALL ABOVE SIDEWALK, AND ROOF STRUCTURE ABOVE
D22	REMOVE EXISTING EXTERIOR PIPE RAILING
D29	REMOVE EXISTING GAS METER.
D35	REMOVE AND DISPOSE OF EXISTING BOLLARD(S)
D36	REMOVE AND DISPOSE OF EXISTING STOOP
D38	REMOVE EXISTING LIFT AND SALVAGE TO OWNER.



1 PLAN SOUTH ELEVATION - DEMOLITION
1/8" = 1'-0"



2 PLAN EAST ELEVATION - DEMOLITION
1/8" = 1'-0"

3/23/2023 8:35:29 AM

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JOB NUMBER: 2020-11814

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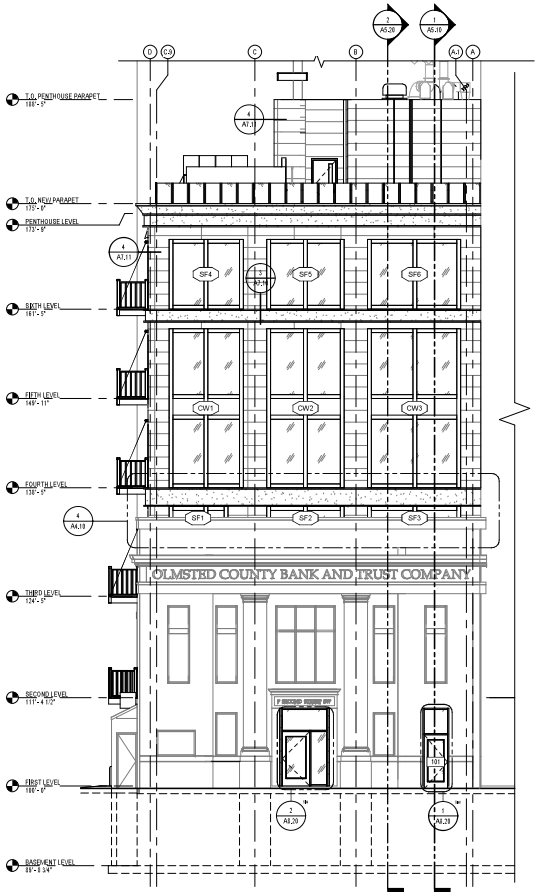
CAPITAL VENTURES, LLC
7 2ND ST SW, ROCHESTER, MN 55902

BUILDING ELEVATIONS - DEMOLITION PLAN

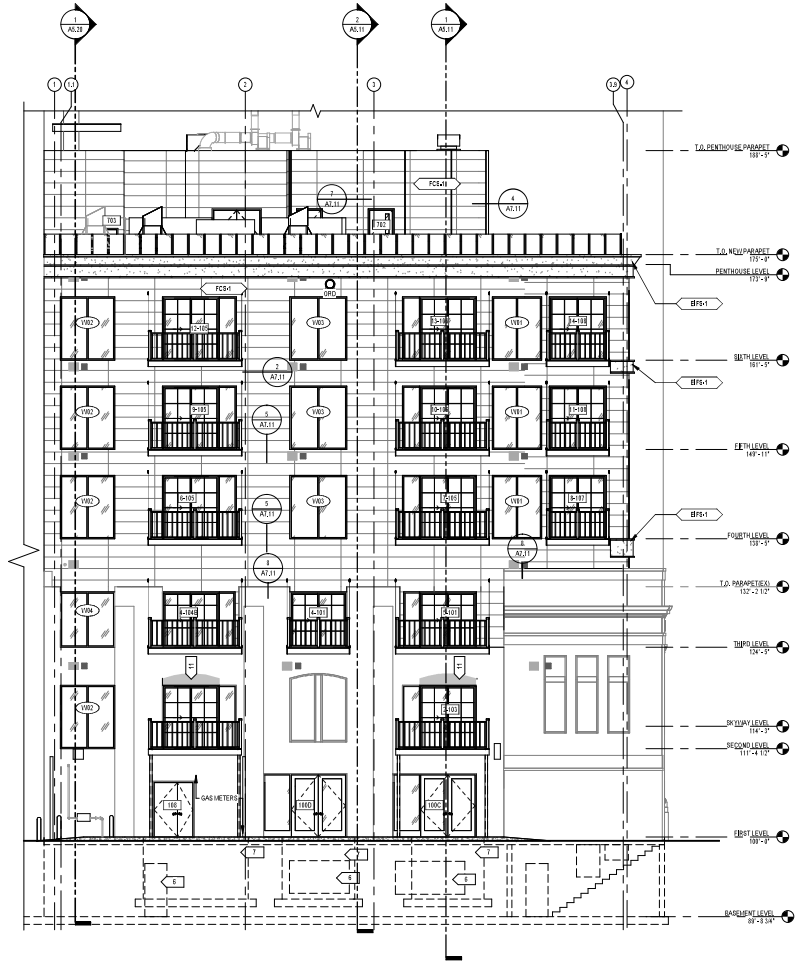
SHEET NO.
AD4.10

XXX-##	BLDG ELEV MATERIAL ID LIST	
XXX-##	DESCRIPTION	COMMENTS
EIFS-1	EIFS SYSTEM	

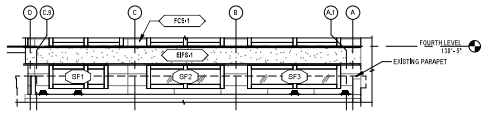
#	KEYED PLAN NOTE LEGEND
##	NOTE
6	EXISTING CORNICE TO REMAIN, DO NOT DAMAGE
7	PATCH EXISTING EXTERIOR WALLS AS REQUIRED. MATCH ADJACENT MATERIALS & FINISHES
11	INFILL EXISTING WALL AS REQUIRED



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION CALLOUT
1/8" = 1'-0"

NOT FOR CONSTRUCTION

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE	BY	REVISION DESCRIPTION

DATE: MARCH 17, 2023
SCALE: AS NOTED
DRAWN BY: NUR, LR
CHECKED BY: DJH
JOB NUMBER: 2023-13814

OLMSTED COUNTY BANK REMODEL & EXPANSION
CAPITAL VENTURES, LLC
7 2ND ST SW, ROCHESTER, MN 55902

BUILDING ELEVATIONS

SHEET NO.
A4.10

3/23/2023 8:34:30 AM

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ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Request to Remove 7, 21, and 23 2nd Street SW from the Downtown Commercial Historic District

MEETING DATE:
September 23, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Public Hearings

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Recommending denial of the request to remove 7, 21, and 23 2nd Street SW from the Downtown Commercial Historic District

Report Narrative:

A request was submitted from John Beatty of Dunlap & Seeger on behalf of Capital Ventures LLC to remove three properties from the downtown commercial historic landmark district. Capital Ventures owns one of the buildings, the Olmsted County Bank & Trust Building (OCBB) at 7 2nd Street. They are also in negotiations with the property owners of the other two buildings, Northwest National Bank (Brackenridge) at 21 2nd Street and the Independent Order of Odd Fellows building (Odd Fellows) at 23 2nd Street SW. UDC Section 60.500.040F.4.b provides three criteria under which a property owner may request and the Council may approve removal of landmark designation from a property. For properties that are located within and contributing to a designated historic district, either the boundary could be changed to remove the properties, or their status could be changed from contributing to non-contributing. While the letter of request states all three possible criteria for the request, the material provided in their submittal focuses on an economic hardship. Following is each of the criteria stated, the assertion made by the applicant, and the evaluation of whether the criteria is met.

1. Reconsideration of Historic Significance

The request letter from Dunlap Seeger indicates that the properties "Lack individual historical or architectural significance that would meaningfully contribute to the district's integrity." No evidence is provided to support this statement.

All three of the properties were included as contributing to the downtown commercial historic district when it was designated by the Council in 2024. Extracted pages from the downtown historic district designation study (attached) provide the information explaining the significance of the buildings. OCCB and Odd Fellows buildings "...are significant for their representation of Rochester's evolving commercial district during the opening decades of the 20th century" (p. 12 of the study). Unlike the buildings from the earlier era of the district, these buildings were built for specific purposes and are evidence of the solidification of Rochester's commercial core as a regional center both culturally and economically, which coincided with the establishment of the Mayo Clinic and its initial growth in the larger downtown area. The Breckenridge building, built for Northwestern National Bank, is one of two contributing buildings built new in the 1946-1963 period. While new construction was limited during this period, the fact that any new construction occurred in the historic downtown is part of what makes Rochester's downtown unique and significant. Both of the new properties of that period (Northwestern Bank and Dayton's) "adhered to modern cultural and architectural trends." It is more common to see buildings of this style in suburban

areas. Their presence in the core of Rochester's downtown, within the same district as the earliest commercial buildings in the city, is a testament to Rochester's commercial core as a regional economic center continuing well beyond the era typical of Midwest cities.

2. Reconsideration of Historic Integrity
The request letter from Dunlap Seeger indicates the properties "Contain modifications, renovations, and material changes that contribute to a loss of
historic integrity and loss of original design features." Additionally, an attachment to the letter indicates that the removal of the original sign from Breckenridge means that you can no longer tell it was a bank.

The downtown historic district designation study states, "The Rochester Downtown Commercial Historic District possesses an appropriate degree of integrity given its age." (p.24). The individual contributing properties within add to the historic integrity of the district and were found within the documentation to have a level of historic integrity on an individual basis to be contributing. While there have been changes to all three of the buildings, the continued presence of design, material, workmanship, setting, location, feeling, and association of each building as related to their state during the district's period of significance remains strong enough to reflect their role in the significance of the historic district. Relating specifically to integrity workmanship, the study states, "*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."* It is for these reasons that the three buildings subject to this request were deemed contributing to the historic district, and this has not changed since the designation in January of 2024.

3. Economic Hardship
The request letter from Dunlap Seeger indicates the properties " Produce an economic hardship associated with continued maintenance and an inability
to earn a reasonable economic return absent modifications and rehabilitation, which is financially unfeasible." Attached to the letter is a 3-page document titled HPC Written Request to Remove the City Center Properties, which addresses the list of evidence required to make a case for economic hardship. Additional information has been submitted by Dana Hlebichuk, an architect with Winseth. A project budget from Knutson Construction and various pieces of financial information have also been submitted.

The HPC Written Request to Remove the City Center Properties provides answers to some, but not all, of the required evidence. It indicates that the current assessed property tax value of "All buildings included in [future] purchase and [current] ownership total $18,623,600.00". The amount owed by Capital Ventures on the combined properties, after purchasing Odd Fellows and Breckenridge, will be $21,279,500.00 with an annual debt service of $1,804,788.96. Incomes from the properties are incomplete, so it unclear if they currently support these carrying costs. The information is not broken down by property making it unclear what data applies to which property. Estimated market value under different conditions has not been provided.

Winseth Information includes multiple reports on all three buildings. Both a Structural Suitability Report and a Demolition Report were provided for OCBB. In the structural suitability report, it indicates that "Prolonged leaks from the roof have deteriorated the wood framing members, reducing their load-carrying capacity." It concludes, " The Olmsted County Bank Building is structurally suitable for rehabilitation and reuse with targeted intervention. The primary concern lies with the compromised second-floor framing caused by roof leakage, which requires timely repair. The main floor and roof deck remain in good condition, but the roof membrane must be replaced immediately to prevent further deterioration." In the demolition report for OCBB, it indicates, "Preliminary cost analysis indicates that rehabilitation of the existing structure would exceed the financial return on investment." Details regarding what those costs would entail and what a resulting project would support for a use (and related

anticipated income) are not provided.

The Winseth Rehabilitation & Reuse report on Brackenridge Building indicates that "the structure is fundamentally sound and well suited for comprehensive rehabilitation, and "The structure offers flexibility for reprogramming, tenant improvements, and envelope upgrades without requiring wholesale reconstruction. In our professional opinion, the building is a candidate for full reuse and rehabilitation." However, it has been determined to be cost-prohibitive. In the Demolition Report of the building it explains that required upgrades and structural modifications exceed reasonable investment thresholds. It provides an estimate of $7,000,000 ($250/sf) to renovate the existing three stories above grade.

For Odd Fellows, the Structural Suitability report indicates that the building is in fair to good condition with the ability to maintain current loads. It identifies "The most appropriate course of action is to preserve and rehabilitate the existing structure, focusing on adaptive reuse opportunities that honor its historic significance while ensuring its long-term usability." While the Odd Fellows Building is in good physical condition and has historic value, "it is not structurally suited for vertical expansion without prohibitively expensive upgrades". The demolition report indicates, "to meet current and future development demands in downtown Rochester, demolition and replacement are suggested as the most viable long-term solution." Contrary to that, in the conclusion of the Rehabilitation and Reuse report, it states, "The Odd Fellows Building represents a valuable historic and architectural asset in downtown Rochester. With its well-preserved brick exterior, existing two-story office space, and role as a historic landmark, the building is ideally suited for rehabilitation and adaptive reuse. By modernizing interior spaces, upgrading building systems, and maintaining the exterior façade, the building can continue to serve the community while honoring its historic character. Rehabilitation and reuse will not only preserve an important downtown landmark but also contribute to Rochester's long-term economic vitality and cultural identity."

The project budget from Knutson Construction shows a project footprint that includes all three properties related to this request, plus one adjacent but outside of the district (100 First). It is not clear if this document directly reflects the project submitted in the COA application, which is also under review at the September HPC meeting. The budget summary does not include the proposed alterations to the OCBB. No building plans have been included, and it is not clear if the rendering of the project submitted for the COA reflects the Knutson project budget. If it does, it would seem to contradict statements in the materials submitted by Winseth, which indicate that additions to the top of both OCBB and Oddfellows are not possible or too costly to pursue.

Additional information submitted as part of the application has been included in the packet. While some of it might be relevant to the question of economic hardship, the context to explain how was not provided. Additionally, some information is provided for only some but not all of the three properties, so a true picture of the financial situation of the existing situation is difficult to understand. And, there appears to be financial information for 100 First, which is not located within the historic district or part of the property pertaining to this request, so economic information for this is irrelevant.

Recommendation
Based on the lack of new information contradicting the findings contained within the study adopted when the downtown commercial historic district was designed, there is nothing to support reconsideration of historic significance and historic integrity. While data has been provided, the application lacks a clear explanation of how it demonstrates an economic hardship for the reuse of the properties with alternative rehabilitation efforts that would meet the requirements of the landmark program. Additionally, some of the submitted information indicates deferred maintenance as one of the issues that is causing the requirement for property alteration. The UDC states that "economic hardship will not be granted to a property owner who has committed demolition by neglect." **The HPC is recommended to provide a recommendation to the City Council denying the request to remove the properties from the downtown historic district based on these findings.**

Prepared By:
Molly Patterson-Lundgren

Attachments:

UDC Section 60.500.040.F Removal Criteria

Request for removal with details

Extracted pages from Downtown Commercial Historic District 2019 Sudy with Updated Cover

Knutson Budget - Capital Ventures City Center 8.25.25

Copy of Building Sale Price email

Baheya Financials 2021-24

100 First - Depreciation Sched. 2022-24

Other property tax info

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.

DUNLAP SEEGER

September 2, 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 Rochester Downtown Historic Landmark District
Olmsted County Bank & Trust – 7 Second Street SW
Northwestern National Bank (Brakenridge) Building – 21 Second Street SW
Independent Order of Odd Fellows (I.O.O.F.) Building – 23 Second Street SW

Dear Molly and Members of the Heritage Preservation Commission,

Pursuant to the requirements of the City of Rochester's Unified Development Code (UDC) Section 60.500.040F, Capital Ventures LLC formally submits this written request for the removal of historic landmark designation for the properties at 7, 21, and 23 Second Street SW by either modifying the historic district boundary to exclude them or by changing the status of each building from contributing to non-contributing.

After the necessary review and documentation, Capital Ventures LLC has determined that these properties do not meet the necessary criteria for inclusion as contributing properties as part of Rochester's "Downtown Commercial Historic Landmark District," as designated on January 22, 2024. Specifically, these properties:

- Lack individual historical or architectural significance that would meaningfully contribute to the district's integrity.

- Contain modifications, renovations, and material changes that contribute to a loss of historic integrity and loss of original design features.

- Produce an economic hardship associated with continued maintenance and an inability to earn a reasonable economic return absent modifications and rehabilitation which is financially unfeasible.

Attached you will find detailed responses by Capital Ventures LLC to the criteria outlined in Rochester's UDC[1], demonstrating that reconsideration of the historic significance and integrity underpinning the successful listing of these properties under the Historic Landmark District is both prudent and necessary. Additionally, our clients continue to be burdened by economic

[1] Rochester Unified City Code Section 60.500.040F - Designation or Removal of Landmark Property or Landmark District

30 Third Street SE, Suite 400
Rochester, MN 55904
507.288.9111
info@dunlaplaw.com

DUNLAP SEEGER

hardships such that a reasonable economic return cannot be realized on the properties. For these reasons, Capital Ventures LLC requests the HPC remove the Historic Landmark Designation for the Olmsted County Bank & Trust, Northwestern National Bank of Rochester (Brakenridge), and Independent Order of Off Fellows Buildings.

We welcome the opportunity to meet with you and City representatives to discuss our client's submission of this request and their associated plans for the properties moving forward.

Thank you for your time and consideration,

Sincerely,

/s/ *John C. Beatty*

John C. Beatty, JD
Representing Capital Ventures LLC
Dunlap & Seeger, P.A.

30 Third Street SE, Suite 400
Rochester, MN 55904
507.288.9111
info@dunlaplaw.com

HPC Written Request To Remove The **Olmsted County Bank & Trust, Oddfellows, & Brackenridge (City Center Properties) buildings** From Historic District and Status

1. **Reconsider Historic Integrity** - (Brackenridge Only) Change to facade (removal of sign) now you cannot tell it was a bank.

2. **Economic Hardship**

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: The purchase cost of all buildings is $30.3M including retroactive cost of purchase for Olmsted County Bank & Trust.

Date of purchase: 2021 Olmsted County Bank & Trust, City Center properties are currently under contract.

Party from whom purchased: Mike Hawkins - MH 2nd St LLC - Olmsted County Bank & Trust, Ahmed Elkhalifataha - Baheya LLC - City Center Properties

Any relationship between the owner of record, the applicant, and person from whom the property was purchased: No relationship between the owner of record, the applicant, and the seller of the buildings.

(ii) Amount owed on the property and annual debt services payments; After purchase of all buildings Capital Ventures Management will owe approximately $21,279,500.00 with an annual debt service of $1,804,788.96.

(iii) Current value of the property, as evidenced by the current assessed value of the property for tax purposes,

All buildings included in purchase and ownership total $18,623,600.00

value from any appraisal performed within the previous two years,

N/A

and documentation of any local, state, and federal taxes paid upon the property or value assigned to the property for purposes of tax deductions,

Included in packet

tax credits, or depreciation over the previous four years;

2022: $455,335.00

2023: $0.00

2024: $455,594.00

(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.

Annual Gross (excluding one building due to lack of information available)

2022: $1,190,481.08

2023: $1,377,409.34

2024: $1,436,057.90

Annual Net After Debt Service (Same exclusions)

2022: -$405,546.74

2023: -$452,448.15

2024: -$354,991.88

(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.

See reports provided.

(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.

See reports provided.

(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.

See reports provided.

(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;

This has not been performed in the last four years, and we do not know the estimated market values

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

This has not been performed in the last four years, and we do not know the estimated market values

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

This has not been performed in the last four years, and we do not know the estimated market values

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

According to the current owners, Bahyea LLC, the current occupancy of the Brackenridge building is at 94%

According to the current owners, Bahyea LLC, the current occupancy of the Oddfellows building is at 54%

The Olmsted County Bank & Trust Building currently has a 0% occupancy rate.

STRUCTURAL SUITABILITY REPORT
Olmsted County Bank Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Olmsted County Bank Building
7 2nd St SW
Rochester, Minnesota 55902

Purpose of the Report

The purpose of this report is to evaluate the structural suitability of the Olmsted County Bank Building, located in downtown Rochester, Minnesota. The analysis identifies existing conditions, deficiencies, and potential risks to the building's long-term viability, as well as considerations for future use or modification.

Existing Structural Conditions

- Main Floor:
  The main floor is constructed of reinforced concrete and is currently in good condition. No significant deterioration, settlement, or load-bearing concerns were observed.
- Second Floor:
  The second-floor structure has been compromised due to continued water infiltration and extensive coring during past renovations. Prolonged leaks from the roof have deteriorated the wood framing members, reducing their load-carrying capacity. Visible signs of damage include rot, softening of members, and localized structural weakness. Immediate stabilization and replacement of compromised sections are required to ensure safety.
- Roof Structure:
  The roof consists of a reinforced concrete deck, which remains structurally sound. However, the roof membrane is deteriorated and has allowed water to infiltrate the building. If not replaced, further leakage will continue to damage the second-floor wood structure, accelerating deterioration and increasing repair costs.
- Foundations & Subgrade:
  The building sits directly on solid bedrock. While this provides excellent stability for the existing structure, it presents a significant constraint for any proposed modifications or additions. Core drilling and anchoring into the rock would be cost-prohibitive and technically challenging, limiting opportunities for vertical expansion or major foundation modifications.

Structural Concerns & Risks

1. Second Floor Damage: Continued water infiltration has already compromised structural wood framing. Without intervention, the structural integrity of the second floor will continue to degrade.
2. Roof Membrane Failure: While the roof deck itself is sound, replacing the membrane is critical to prevent further damage to underlying wood framing.
3. Limited Expansion Potential: The presence of solid bedrock restricts modifications, additions, or major reconfiguration of the building footprint without significant cost implications.

Recommendations

- Immediate Action: Replace the roof membrane to prevent ongoing water infiltration and further damage to the second-floor structure.
- Structural Rehabilitation: Assess and replace compromised wood framing on the second floor. Supplemental shoring may be required during repairs to stabilize affected areas.
- Ongoing Maintenance: Implement a proactive waterproofing and maintenance program to ensure roof integrity and prevent recurrence of water-related structural issues.
- Future Modifications: Limit redevelopment efforts to within the existing building envelope. Consider adaptive reuse strategies rather than vertical expansion due to prohibitive costs of modifying bedrock-supported foundations.

Conclusion

The Olmsted County Bank Building is structurally suitable for rehabilitation and reuse with targeted intervention. The primary concern lies with the compromised second floor framing caused by roof leakage, which requires timely repair. The main floor and roof deck remain in good condition, but the roof membrane must be replaced immediately to prevent further deterioration. While the foundation's location on solid bedrock provides stability, it also restricts cost-effective structural modification. With proper repairs and maintenance, the building can be retained and repurposed for future use.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

DEMOLITION REPORT
Olmsted County Bank Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Olmsted County Bank Building
7 2nd St SW
Rochester, Minnesota 55902

Project Overview:
Property: Olmsted County Bank Building
Location: Downtown Rochester, MN
Prepared for: Capital Ventures

Purpose of the Report

This report is to provide an evaluation of the Olmsted County Bank Building located at 7 2nd St SW Rochester, Minnesota. With specific focus on existing conditions, financial considerations, and recommendations regarding the feasibility of continued use versus demolition. This document serves as a professional recommendation to guide the city and stakeholders in determining the most appropriate course of action for the property.

Existing Conditions Summary

The Olmsted County Bank Building is a multi-story commercial structure located in downtown Rochester that has undergone considerable deterioration due to age, deferred maintenance, and outdated building systems. In a prior renovation, the west façade (alley-facing) was resurfaced with a new exterior insulation and finish system, and the windows were replaced along with minor repairs to the south-facing stone façade. A skyway connection was also added at that time, including a stairway and a handicapped lift accessible from the second floor. Since the building's acquisition by the current owner, the interior has been fully demolished, exposing the original load-bearing masonry walls, terrazzo floors, and second-floor framing. However, ongoing lack of maintenance has led to further deterioration: the roof membrane has failed, and a burst sprinkler system has caused water damage throughout multiple floors.

- **Structural:** The building's framing and exterior envelope show signs of wear, with evidence of water infiltration and settling.

- **Mechanical/Electrical/Plumbing:** The MEP systems updated, remodeled and demolition under multiple renovations. Portions of the systems do not meet current code or efficiency standards.
- **Code Compliance:** Accessibility, life safety, and energy performance requirements are not met, requiring substantial upgrades if the building were to remain occupied.
- **Market Demand:** The existing layout and design are functionally obsolete compared to modern commercial office space, restaurant and retail expectations.

Financial Considerations

Preliminary cost analysis indicates that rehabilitation of the existing structure would exceed the financial return on investment.

- Estimated **renovation and code upgrade costs**: substantially higher than demolition and new construction.
- **Operating inefficiencies**: Ongoing high maintenance costs, combined with outdated systems, would continue to impact the building's financial viability.
- **Market position**: Renovated space would still be less competitive than new construction alternatives in downtown Rochester.

Recommendations for Demolition

Based on the building's condition and financial analysis, demolition is the most prudent course of action.

- Proceed with full demolition of the Olmsted County Bank Building.
- Prepare the site for potential redevelopment into a modern, mixed-use, multi-story building.
- Explore opportunities for public-private partnerships to maximize redevelopment potential and economic return.
- Ensure all demolition activities comply with City of Rochester safety regulations, environmental standards, and historical preservation considerations (if applicable).

Conclusion

The Olmsted County Bank Building no longer represents a viable long-term asset for the City or its stakeholders. Renovation costs far exceed reasonable investment thresholds, while functional and market limitations prevent the property from achieving competitive performance. For these reasons, demolition and redevelopment are recommended as the most financially responsible and strategic solution.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

DEMOLITION REPORT
Brackenridge Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Brackenridge Building
21 2nd St SW
Rochester, Minnesota 55902

Project Overview:
Property: Brackenridge Building
Location: Downtown Rochester, MN
Prepared for: Capital Ventures

Purpose of Report:

This report provides a professional recommendation regarding the future of the Brackenridge Building, following an evaluation of the building's existing condition, market viability, and redevelopment potential in the context of current economic pressures.

Existing Conditions Summary:

The Brackenridge Building occupies a highly visible and strategic location within downtown Rochester, serving as a pedestrian link between the Mayo Clinic, University of Minnesota facilities, and adjacent retail and commercial destinations. While the structure has historically served its purpose adequately, it now faces significant financial challenges.

As of the writing of this report, the existing occupancy is approximately 54%.

Financial Considerations:

Due to sustained increases in local property taxes, state business tax burdens, and the high cost of ongoing maintenance, the Brackenridge Building is no longer financially sustainable under its current ownership and operating model. Despite its central location, the building is unable to generate sufficient revenue to offset these financial pressures.

These conditions have created a hardship for the building owners, limiting their ability to reinvest in the property or reposition it competitively within the current commercial real estate market.

Recommendation – Demolition and Redevelopment:

Given the structural limitations of the existing building and the ongoing economic hardship it places on its owners, demolition of the Brackenridge Building is recommended. In its place, we propose the construction of a new, multi-story mixed-use building that reflects the evolving needs of downtown Rochester and maximizes the site's potential.
A thoughtfully designed mixed-use facility could include:

- Street-level retail and dining to activate the pedestrian corridor
- Upper-story medical office, residential, or hotel uses to complement nearby institutions
- Modern building systems, energy efficiency, and accessibility improvements
- Maintained or enhanced pedestrian connectivity to Mayo Clinic and University of Minnesota campuses

This approach offers the best long-term value for both the property owners and the downtown community, supporting economic vitality, urban density, and tax base growth.

Conclusion:

The Brackenridge Building has reached the end of its viable service life in its current form. Demolition and replacement with a new multi-story mixed-use development is the most strategic and economically sound course of action, considering the financial hardship faced by ownership and the site's high redevelopment potential.

The rehabilitation of the existing building has been evaluated and determined to be cost-prohibitive, with required upgrades and structural modifications exceeding reasonable investment thresholds. Based on this analysis, pursuing a full replacement offers a more financially viable and sustainable long-term solution.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

REHABILITATION AND REUSE REPORT
Brackenridge Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Brackenridge Building
21 2nd St SW
Rochester, Minnesota 55902

Purpose:

This report provides an architectural assessment of the Brackenridge Building's suitability for full rehabilitation and reuse. The evaluation includes a general review of the existing structure's capacity for adaptive reuse and the implications of maintaining critical pedestrian circulation during construction.

Building Condition and Structural Suitability:

A visual inspection and review of existing documentation for the Brackenridge Building has determined that the structure is fundamentally sound and well suited for comprehensive rehabilitation. The building's foundation and framing systems appear capable of supporting updated interior layouts, mechanical systems, and building code upgrades typically associated with modern reuse projects.

The structure offers flexibility for reprogramming, tenant improvements, and envelope upgrades without requiring wholesale reconstruction. In our professional opinion, the building is a candidate for full reuse and rehabilitation.

Critical Pedestrian Corridor:

The Brackenridge Building serves as a vital pedestrian link between the Mayo Clinic and the University of Minnesota campus, as well as nearby retail destinations. This connection is heavily used by patients, students, staff, and visitors throughout the day and in all seasons.

Maintaining this pedestrian connection during construction is essential. However, preserving access will present logistical challenges and may significantly impact the construction schedule. Any renovation plan will need to prioritize pedestrian safety and continuity of access through carefully phased construction, temporary wayfinding, and structural protection measures.

Conclusion:

The Brackenridge Building is well suited for a **complete rehabilitation and reuse** of the existing structure. However, the need to maintain uninterrupted pedestrian circulation through this high-traffic corridor may **introduce delays** to construction and will require thoughtful planning and coordination.

The rehabilitation of the existing building has been evaluated and determined to be cost-prohibitive, with required upgrades and structural modifications exceeding reasonable investment thresholds. Based on this analysis, pursuing a full replacement offers a more financially viable and sustainable long-term solution.

We recommend early collaboration with the City of Rochester, Mayo Clinic, University of Minnesota, and local stakeholders to align construction phasing with corridor access expectations and minimize impacts to the community.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

STRUCTURAL SUITABILITY REPORT
Brackenridge Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Brackenridge Building
21 2nd St SW
Rochester, Minnesota 55902

Purpose:

The purpose of this report is to assess the structural condition of the existing Brackenridge Building and provide an evaluation of its suitability for proposed improvements, including renovation and potential vertical expansion.

Assessment Summary:

A visual review of the Brackenridge Building was performed. The building appears to be in overall fair condition and shows no signs of structural distress that would prevent a renovation of the existing structure. The exterior limestone panels are grayed due to pollution and algae, this is a cosmetic issue and not structural. The roof is aged and is within five years of requiring replacement. The current roof will require replacement within five years. The estimated cost to replace the 8,800sf ballast roof is approximately $200,000.

Findings:

- **Foundation and Superstructure**: The existing foundation and framing systems appear sound and capable of supporting current loads. No evidence of significant settlement, cracking, or distress was observed.
- **Renovation Suitability**: Based on current observations and the building's performance over time, the structure is considered suitable for renovation, including reconfiguration of interior spaces, upgrades to building systems, and exterior envelope improvements.
    - Estimated construction costs are approximately $250/sf. The existing Brackenridge building is approximately 28,000sf. The estimated value to renovate the existing three stories above grade are $7,000,000.
- **Vertical Expansion**: The existing structural system does not appear to have been designed to support additional stories. Preliminary review indicates the foundations and framing lack the

reserve capacity required for a multi-story vertical expansion. Such an expansion would likely exceed allowable structural load limits without extensive structural reinforcement, which may not be economically feasible.

Conclusion:

The Brackenridge Building is **structurally sound for renovation purposes**. However, it is **not suitable for a multi-story expansion** without significant structural modifications. Any future considerations for vertical additions should involve a detailed structural engineering analysis and cost-benefit evaluation. The estimated costs associated to complete a detailed study would be as follows:

1. Structural due diligence + vertical expansion feasibility + cost/benefit report: $120,000-$150,000
2. Soil borings, scans and peer review: $60,000 - $100,000
3. Total for a complete study: Low Range $180,000 to High Range $250,000

The rehabilitation of the existing structure has been evaluated and determined to be cost-prohibitive, with required upgrades and modifications exceeding reasonable investment thresholds. Based on this analysis, pursuing a full replacement offers a more financially viable and sustainable long-term solution.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

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PARID: 743543017893 ROLL: RP
BAHEYA LLC 21 2 ST SW

Miscellaneous Statement Information

Qualifying Tax Amount:	$.00
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	N
Parcel Grouping:	Y
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$72,802.28
City / Town Tax:	$88,415.34
State Tax:	$48,629.24
School District Voter Levies:	$23,611.18
School District Other Levies:	$28,898.52
HRA :	$2,940.26
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$265,296.82
Special Assessments:	$7,377.18
Total Tax Incuding Specials:	$272,674.00
Half Payment:	$136,337.00

Property Tax and Credits

Gross Tax Before Credits:	$272,674.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$272,674.00

Values

Tax Market Value:	8,575,900
Estimated Market Value:	8,575,900
Ref Market Value:	8,575,900
TIF Tax Capacity:	0
Tax Capacity:	170,768
State Tax Capacity:	168,518
Old House Market Value:	0
New Construction Value:	0

STRUCTURAL SUITABILITY REPORT
Odd Fellows Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Odd Fellows Building
7 2nd St SW
Rochester, Minnesota 55902

Purpose of the Report

The purpose of this report is to evaluate the existing structural system of the Odd Fellows Building in downtown Rochester, Minnesota, and to assess its suitability for future modifications, including the potential for vertical expansion.

Existing Structural Conditions

- **Structural System:** The Odd Fellows Building consists of traditional masonry and timber framing, with the primary structure assessed to be in **fair condition**. While it continues to provide adequate support for the current three-story configuration, it shows limitations in terms of capacity for expansion without major upgrades.
- **Exterior Envelope:** The brick exterior is in good condition, contributing to the building's overall stability and historical integrity.
- **Foundations:** The foundation appears stable and adequate for the current loads, but it was not designed to accommodate additional vertical loads associated with multi-story expansion.
- **Historic Significance:** As a designated historic landmark in downtown Rochester, any structural modifications must balance engineering requirements with preservation considerations.

Suitability for Vertical Expansion

- The **existing structural system is not suitable** to support additional floors without substantial modification.
- **Load-bearing capacity** of the current system is limited, and reinforcing or replacing structural members would be required to meet modern code and load requirements.

- **Future expansion** would necessitate extensive retrofitting, including new framing systems, potential foundation strengthening, and integration of modern structural materials.
- The scope and scale of such modifications would result in costs that are **disproportionately high compared to the economic return** or relative to demolition and new construction alternatives.

Recommendations

1. **Preserve Existing Structure:** Maintain the current building configuration as a two-story structure and focus investment on rehabilitation, modernization of building systems, and adaptive reuse.
2. **Avoid Vertical Expansion:** Recognize that vertical additions are not feasible under the current structural system, as the required modifications would be **cost-prohibitive** and technically challenging.
3. **Structural Upgrades for Longevity:** While not intended for expansion, the building should undergo selective reinforcement and system upgrades to ensure long-term stability and safety.
4. **Historic Preservation Coordination:** Any rehabilitation efforts should be carefully coordinated with preservation guidelines to maintain the building's architectural and cultural value.

Conclusion

The Odd Fellows Building is structurally suitable for its current two-story configuration, but it is **not a viable candidate for vertical expansion**. The level of structural reinforcement required would be technically complex and financially impractical, rendering such an approach **cost-prohibitive compared to demolition and replacement with new construction**. The most appropriate course of action is to preserve and rehabilitate the existing structure, focusing on adaptive reuse opportunities that honor its historic significance while ensuring its long-term usability.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

DEMOLITION REPORT
Odd Fellows Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Odd Fellows Building
7 2nd St SW
Rochester, Minnesota 55902

Project Overview:
Property: Odd Fellows Building
Location: Downtown Rochester, MN
Prepared for: Capital Ventures

Purpose of the Report

The purpose of this report is to evaluate the Odd Fellows Building in downtown Rochester, Minnesota, and to provide justification for demolition consideration. While the building is in good condition and recognized as a historic landmark, its limitations for vertical expansion and redevelopment restrict its ability to meet future market and community needs.

Existing Conditions Summary

The Odd Fellows Building is a well-maintained historic structure that contributes to the architectural character of downtown Rochester.

- **Structural Condition:** The building is stable and in generally good repair.
- **Historic Value:** As a longstanding downtown landmark, the building holds cultural and historic significance for the community.
- **Systems & Layout:** While functional, the internal systems and layouts are reflective of an earlier era and limit flexibility for modern high-density use.

Financial & Development Considerations

- **Vertical Expansion Limitations:** The existing structure does not have the capacity to support additional floors without a **major structural reinforcement project**, which would require significant investment and disruption.
- **Cost of Upgrades vs. Redevelopment:** The expense associated with upgrading the existing building to accommodate vertical expansion outweighs the cost-efficiency of demolition and new construction.
- **Market Demands:** Downtown Rochester is experiencing demand for larger, higher-density developments, which the existing Odd Fellows Building cannot accommodate within its current structural framework.

Recommendations for Demolition

- Proceed with planning for **complete demolition** of the Odd Fellows Building.
- Document and preserve historical elements (stonework, signage, or other significant features) for potential integration into the new development or public display.
- Redevelop the site with a structure capable of meeting **modern space, height, and flexibility requirements**, aligned with the long-term vision for downtown Rochester.
- Coordinate with city officials and preservation organizations to address community concerns regarding the loss of a landmark.

Conclusion

While the Odd Fellows Building is in good physical condition and has historic value, it is not structurally suited for vertical expansion without prohibitively expensive upgrades. To meet current and future development demands in downtown Rochester, demolition and replacement represent the most viable long-term solution. Redevelopment will allow the site to achieve greater economic and community benefit while honoring the legacy of the historic building through preservation of select features.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

REHABILITATION AND REUSE REPORT
Odd Fellows Building – Rochester, MN
Prepared by: Dana Hlebichuk, AIA VP
Date: August 25, 2025

Project:

Odd Fellows Building
7 2nd St SW
Rochester, Minnesota 55902

Purpose of the Report

The purpose of this report is to evaluate the rehabilitation and adaptive reuse potential of the Odd Fellows Building located in downtown Rochester, Minnesota. The report identifies existing conditions, highlights historic and architectural value, and outlines strategies for reuse that preserve the building's character while supporting modern functionality.

Existing Conditions Summary

The Odd Fellows Building is a **historic downtown landmark** with significant cultural and architectural importance to the Rochester community.

- **Exterior:** The building's **brick façade is in excellent condition**, requiring only routine maintenance and minor tuckpointing to preserve its integrity and appearance.
- **Interior:** The second floor currently houses a **two-story office space**, offering opportunities for renovation, modernization, or repurposing for alternative uses.
- **Structural Condition:** The overall structure is sound and capable of supporting rehabilitation efforts, with no major deficiencies observed.
- **Historic Value:** The building stands as a key contributor to the historic fabric of downtown, and its preservation aligns with community and economic development goals.

Financial & Market Considerations

- **Rehabilitation Costs:** Minor upgrades are required for mechanical, electrical, and plumbing systems to meet modern efficiency and code standards, but the building envelope and structural systems minimize the need for costly reconstruction.

- **Historic Incentives:** As a recognized historic building, the Odd Fellows Building may qualify for **state and federal historic tax credits**, grants, or other preservation incentives to offset rehabilitation expenses.
- **Market Viability:** Downtown Rochester continues to experience demand for unique office, retail, and community space within character-rich historic structures. The Odd Fellows Building is well positioned to meet this demand.

Recommendations for Rehabilitation and Reuse

1. **Exterior Preservation:** Maintain and protect the brick exterior, performing selective repairs and tuckpointing as needed.
2. **Office Space Modernization:** Renovate the existing two-story office space with upgraded finishes, modern building systems, and flexible layouts to attract tenants.
3. **Mixed-Use Opportunities:** Explore potential reuse of portions of the building for retail, boutique office, co-working, or cultural/community space, maximizing both economic viability and community benefit.
4. **Accessibility & Code Compliance:** Improve accessibility through ADA-compliant entrances and circulation, and ensure all systems meet current life safety codes.
5. **Sustainability Enhancements:** Incorporate energy-efficient HVAC, lighting, and insulation upgrades to extend the building's useful life and reduce long-term operating costs.

Conclusion

The Odd Fellows Building represents a valuable historic and architectural asset in downtown Rochester. With its **well-preserved brick exterior**, existing **two-story office space**, and role as a **historic landmark**, the building is ideally suited for rehabilitation and adaptive reuse. By modernizing interior spaces, upgrading building systems, and maintaining the exterior façade, the building can continue to serve the community while honoring its historic character. Rehabilitation and reuse will not only preserve an important downtown landmark but also contribute to Rochester's long-term economic vitality and cultural identity.

Respectfully Submitted:

Dana Hlebichuk, AIA VP
Licensed Architect – State of Minnesota
Lic. #: 44719
Widseth Architects and Engineers
3777 40th Ave NW
Suite 200
Rochester Mn, 55901

Printable page

PARID: 743543017891 ROLL: RP
BAHEYA LLC 23 2 ST SW

Miscellaneous Statement Information

Qualifying Tax Amount:	$.00
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	N
Parcel Grouping:	N
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$26,246.62
City / Town Tax:	$31,877.42
State Tax:	$17,116.24
School District Voter Levies:	$8,554.76
School District Other Levies:	$10,435.40
HRA :	$1,060.00
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$95,290.44
Special Assessments:	$2,659.56
Total Tax Incuding Specials:	$97,950.00
Half Payment:	$48,975.00

Property Tax and Credits

Gross Tax Before Credits:	$97,950.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$97,950.00

Values

Tax Market Value:	3,115,700
Estimated Market Value:	3,115,700
Ref Market Value:	3,115,700
TIF Tax Capacity:	0
Tax Capacity:	61,564
State Tax Capacity:	59,314
Old House Market Value:	0
New Construction Value:	0

Commercial construction during the initial period of Rochester's development had tended to be generic in function – when viewed from the exterior, a given building in a commercial strip would have been equally well suited to house a bakery, a dry goods store, or a cigar shop. Some buildings of this type continued to be constructed during the 1900s and 1910s, with much of the new construction of this type extending north along Broadway and 1st Avenue.[12] These new buildings are not readily distinguishable from the older contiguous buildings within the commercial district.

Rochester City Hall. Undated image via History Center of Olmsted County Collections, 2003.047.020.

As Rochester gained a distinctive identity as a medical hub, so too did it gain a number of distinctive and specialized buildings and businesses within its commercial core. By contrast to the contiguous one and two story storefront blocks that had previously characterized the district, much of the new construction within the commercial core at this time took the form of larger freestanding buildings that were constructed for a specific purpose or business.

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

- Riverside Building - 400 Broadway Avenue South
- C.F. Massey Co. Store - 202 1st Avenue South
- City Hall - 224 1st Avenue Southwest
- Olmsted County Bank and Trust Company - 7 2nd Street Southwest
- I.O.O.F. Lodge #13 - 23 2nd Street Southwest

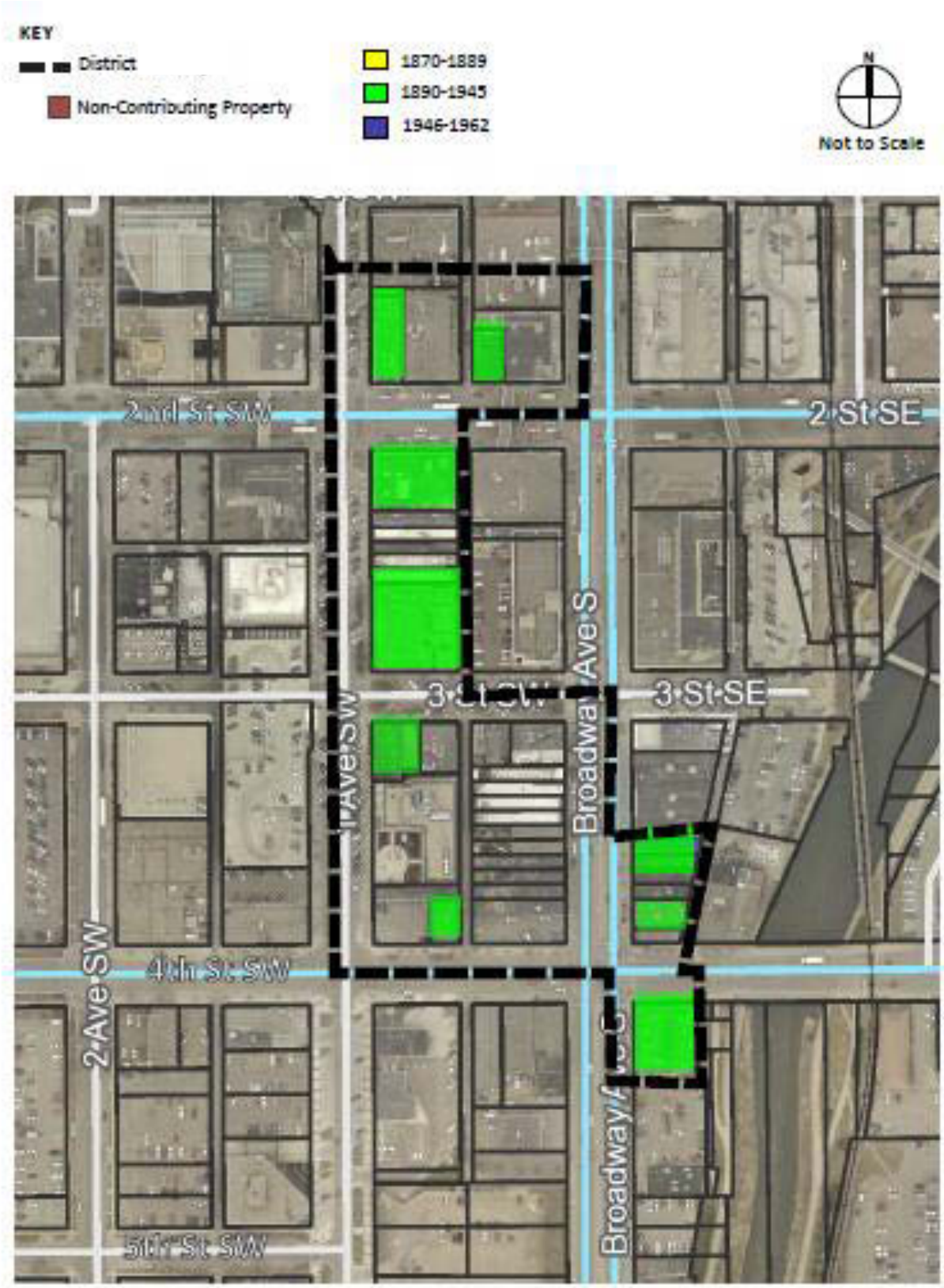
Example contiguous storefront buildings from this time period that contribute to the Rochester Downtown Commercial Historic District include:

- 318 Broadway Avenue South
- 320-322 Broadway Avenue South
- 324 Broadway Avenue South
- 326-328 Broadway Avenue South
- 210 1st Avenue South
- 220 1st Avenue South

I.O.O.F. Lodge #13. Image via Alan Calavano. *Rochester (Postcard History Series)*. San Francisco: Arcadia Publishing, 2008.

These buildings are significant for their representation of Rochester's evolving commercial district during the opening decades of the twentieth century. The buildings constructed during this time period also represent Rochester Historical Contexts "Born in a Storm: The Mayo Clinic and Hospitality in Rochester", and "Urban/Downtown Development."

Development in Rochester's Commercial Core: 1890-1945



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

On a grander scale, the limited new construction within the Rochester commercial core also adhered to modern cultural and architectural trends. According to architectural historian Leland Roth, after World War II, "American corporations, flush with profits earned during the war…wished to demonstrate their faith in the future and progress. The ideals of the International Style…were perfect for expressing this confidence in American know-how..."[18] Roth further argues that "Commercial architecture became an increasingly important form of public relations" and that the International Style, specifically, was "co-opted by corporate America as a form of advertisement and aggrandizement."[19] According to architectural historian Dell Upton, "for…a business, a striking building created an impression of power and stability and gave it a memorable image or logo…"[20] This trend can be viewed in the new Northwestern National Bank Building (15-21 Second Street Southwest) and the Dayton's Department Store building (195 Broadway Avenue South). The new Northwestern National Bank building accompanied a name change from the bank's long held identity as "Union National Bank." In the case of Dayton's, the Rochester store was the Minneapolis' retail giant's first branch store. Moreover, the new building was situated across the street from Rochester institution C.F. Massey Co.

During the 1950s and 60s, downtown commercial districts in Minnesota urban centers were increasingly threatened by the decentralization of retail. After World War II, the mass development of suburban housing on the peripheries of American cities and towns encouraged the movement of retail from downtown to outlying areas.[21] As urban geographer John R. Borchert notes, "the problem of deteriorating downtowns [in Minnesota urban centers] festered slowly through the 1950s and worsened dramatically in the 1960s" as businesses such as department stores, specialty shops, chain businesses, professional offices, and movie theaters migrated to better locations on the outskirts of town.

At the heart of this decentralization was a new form of retail – the shopping center.[22] Until the mid-1950s, shopping centers existed primarily as strip malls that trailed residential development to outlying metropolitan areas. These smaller shopping centers, classified as neighborhood and community centers, were limited in their scope of goods and services and unable to meet all of suburbanites' needs.[23] Rather, it was not until the proliferation of larger shopping centers (otherwise known as malls) in the mid- to late 1950s that a true alternative to downtown shopping appeared. Designed to compete with downtown, these so-called regional centers provided a comprehensive package of goods and services that challenged the prominence of traditional commercial districts and were themselves catalysts for additional suburban development.[24]

Shopping center development in Rochester followed this pattern, though construction of a regional shopping center did not occur in the city until 1969, suggesting that downtown Rochester retained its prominence as the core commercial district well into the postwar era. Furthermore, the presence of Mayo Clinic appears to have encouraged the continued viability of downtown businesses. Geographer Thomas J. Baerwald notes that downtown Rochester continued to function as the city's primary locus of employment during the postwar era "as skyways and underground arcades connected the towers that housed the Mayo Clinic and related hospitals and hotels."[25] More importantly, Minnesota historian Steven Keillor notes that Rochester's downtown commercial district prospered even as new shopping centers were constructed in the 1950s and 60s, stating that "the shops for Mayo clients still thrived downtown, along the pedestrian subway system, and at street level."

Mayo Clinic's 30-million dollar expansion underway in early 1950s. A newspaper article published in late 1952 noted that "retail business in the city aims at the huge transient trade and the city people themselves," making "little real effort to attract customers from the rich farming area surrounding the city…"[26] Downtown businessmen worried about the development of the city's first shopping center, Miracle Mile, in 1953, wondering if it would draw business away from downtown or serve to attract more rural customers to Rochester businesses. Miracle Mile's large parking lot seemed like a threat to downtown given the lack of downtown parking space. Kahler Corporation building a parking lot for hotel guests, city parking commission trying to solve parking problems. [27] The conclusions of these two authors are supported by the timeline of shopping center development in Rochester. The city's first shopping center, Miracle Mile, was constructed in 1952,[28] followed by Northgate (1960) and Crossroads (1963). Like Miracle Mile, Northgate was a smaller, strip-mall style development. Crossroads, situated on 18 ½ acres of land, was a much larger development. Costing four million dollars, the shopping center included multiple buildings and 12 acres of parking. However, it lacked the size and siting of the typical regional shopping center/shopping mall. It was not until 1969 that the city's first indoor, enclosed shopping mall, Apache Mall, was constructed.[29] Given the lack of a regional shopping center in the area until 1969, it seems likely that Rochester's downtown commercial district remained the city's prominent retail center through at least the early 1960s.

Though new construction in Rochester's commercial historic district was admittedly limited during the 1950s and 60s, the establishment of Dayton's first branch store in Rochester's commercial downtown in 1954, rather than on the outskirts of the city, also implies that the downtown area maintained its commercial relevance. Prospects for downtown business continued to appear good in 1956, when Dayton's purchased another building adjacent to its downtown location. At the time, the store's general manager noted that the company was "very optimistic about the future of Rochester and [was] looking forward to [its] continuing growth in the city."[30]

The opening of the Crossroads Shopping Center in 1963 marks the beginning of a period of decline in commercial activity in downtown Rochester. During the following decades, downtown Rochester trended toward expansion of the Mayo Clinic facilities, and service industries (such as hotels) that enjoyed a symbiotic relationship with Mayo Clinic. The city's historic commercial core was "paid little regard" and significant sections were demolished to allow for new construction.[31] The City of Rochester historical context study "Urban/Downtown Development" notes that "this is particularly true along Broadway Avenue S, 1st Avenue SW, and 1st and 2nd Streets SW."[32]

The Rochester Downtown Commercial Historic District includes two contributing buildings constructed during the period 1946 - 1963:

- 195 Broadway Avenue South
- 15-21 Second Street Southwest

Additionally, the Rochester Downtown Commercial Historic District includes examples of older buildings that "modernized" their façades during this period, including:

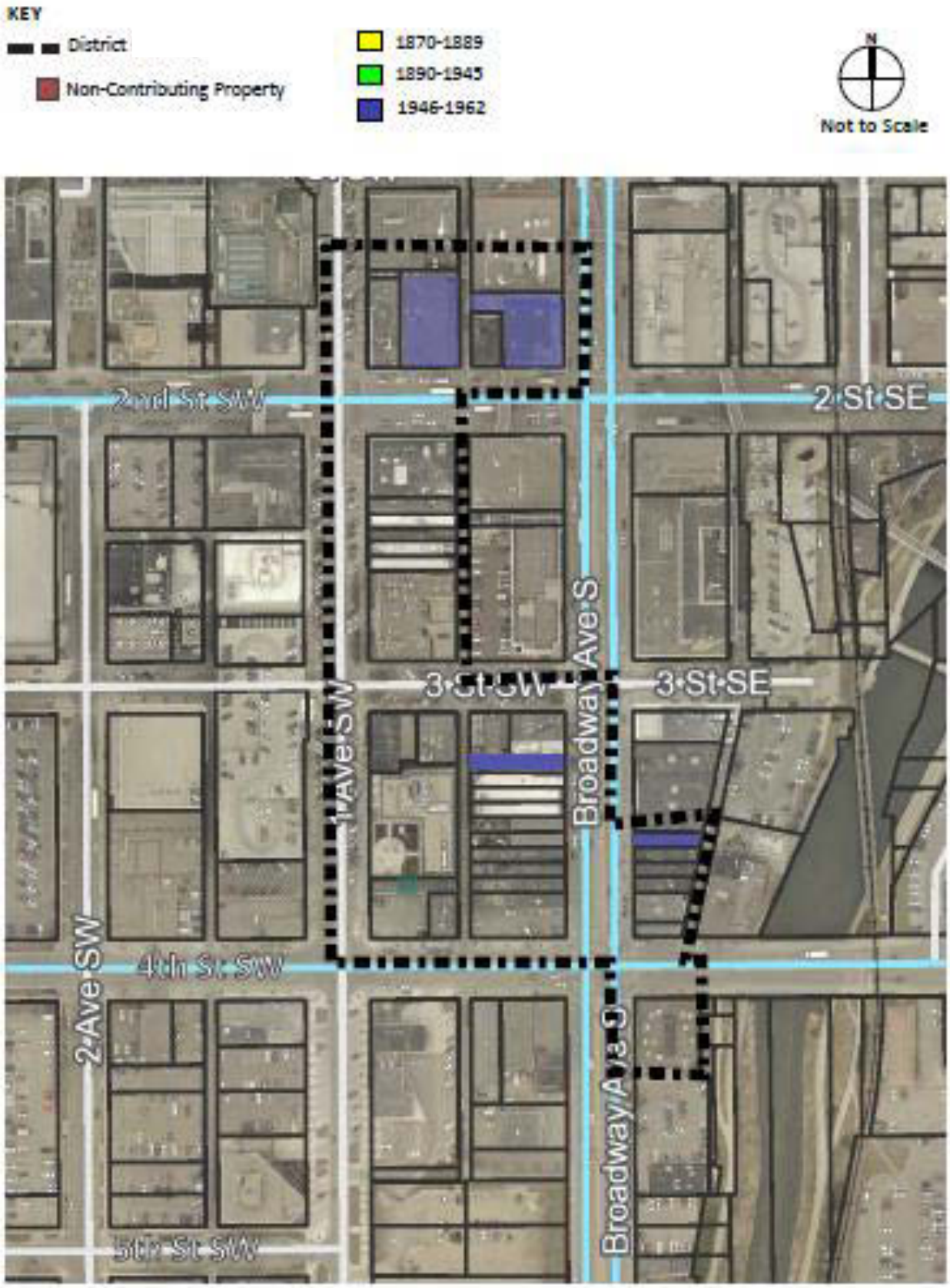
- 319-321 Broadway Avenue South
- 325 Broadway Avenue South

These buildings are significant for their representation of architectural trends of the time – both the newly constructed buildings and those with modernized façades embrace the geometric forms and minimal ornament that characterize mid-century architecture. Additionally, the Dayton's Department Store at 195 Broadway Avenue South represents a last effort by private commercial enterprises to maintain a thriving commercial district in the downtown core. These buildings also represent Rochester Historical Context "Urban/Downtown Development."

The development of the IBM campus increased suburban residential development in outlying satellite towns and spurred the most intense period of highway development. Harold Severson notes that "U.S. 52 north toward the Twin Cities, U. S. 63 south to Stewartville and U.S. 14 west to Byron were expanded to four lanes during the late 1950s and early 1960s."[33]

The trend toward enclosed shopping malls and away from walkable urban storefronts combined with mid-century trends in corporate architecture reflects the development (and general lack thereof) within the Rochester Downtown Commercial Historic District in the 1950s.

Development in Rochester's Commercial Core: 1946-1962



195 Broadway Avenue South

Historic Name: Dayton's Department Store

Construction Date: 1954

District Status: Contributing

Dayton's Department Store, east façade, facing west, 2017, PVN.

Dayton's Department Store, west and south façades, facing west/northwest, 1963, image courtesy of the History Center of Olmsted County, detail of "Street Scene" 2005.105.028.

Building Description

The Dayton's Department Store building was constructed in 1954 The building is 7 stories with a flat roof and recessed rooftop penthouse. The double-height first level of the building is clad in granite. A double-height recessed corner entry is located at the building's southeast corner. The upper levels are clad in brick with an overall pattern of vertical brick details that stand proud of the rest of the façade. Non-historic punched window openings at the upper levels were cut into the building following the period of significance.

Building Use

The Rochester Dayton's was constructed in 1954, as the first branch of the downtown Minneapolis-based department store. The building functioned as a Dayton's through the end of the period of significance for the District.

7 2nd Street Southwest

Historic Name: Olmsted County Bank and Trust Company

Construction Date: 1918

District Status: Contributing

Olmsted County Bank and Trust Company, south façade, facing north, 2017, PVN.

Olmsted County Bank and Trust Company, south façade, facing north, c. 1918 – 1954, image in Liz Loutfi, "Building on the Past: The Then-and-Now of Nine Recognizable Rochester Landmarks," Rochester Magazine*, November 2014.*

Building Description

The Olmsted County Bank and Trust Company building is two stories with a flat roof and designed in the Neo-Classical style. The building is faced in cut limestone. A recessed central entry bay is flanked by a pair of two-story Doric columns with rectangular bases. Above the columns is an inlaid course of stone with brass lettering stating "Olmsted County Bank and Trust Company." A limestone cornice is located above the inlaid stone and wraps to the west elevation. Windows and doors are replacements. The central entry bay includes a single metal swing door with side light and transom at the first level and a divided light storefront style window at the second level. Storefront style windows and a second metal and glass swing door complete the first level, while additional tall, narrow, multi-light metal windows complete the second level.

A small single-level partial width addition is located on the west façade. The addition is faced with metal and glass and has a shed roof.

Olmsted County Bank and Trust Company, south façade, facing northeast, 1963, courtesy of the Rochester Heritage Preservation Commission.

Building Use

Olmsted County assessor records indicate that 7 2nd Street Southwest was built in 1918. The building was constructed by the First State Bank of Rochester and purchased by the Olmsted County Bank and Trust Company in 1936. The Olmsted County Bank occupied the building through the end of the period of significance. Since the 1970s, the building has housed several restaurants and Goonie's Comedy Club.[20]

15-21 2nd Street Southwest

Historic Name: Northwestern National Bank of Rochester

Construction Date: 1957

District Status: Contributing

Northwestern National Bank of Rochester, south façade, facing north, 2017, PVN.

Building Description

The Northwest National Bank of Rochester is a three story building faced with limestone. The building has a flat roof with metal coping. A course of metal separates the first level from the upper levels. Storefront windows are located at the eastern edge of the building. To the west of the storefront is a recessed metal and glass entry with paired swing doors. A second recessed entry with a single door is located further west on the façade. At the second and third levels, the building features stacked punched openings, with three openings on each level. The windows in the openings are fixed with metal frames. Additional stacked punched openings are located at the second and third levels of the east façade.

Building Use

The building was constructed in 1957 for the Northwest National Bank of Rochester. Construction of the building coincides with the Union National Bank of Rochester changing its name to Northwest National Bank of Rochester. The bank moved to the new building from its long-time location at the corner of Broadway Avenue South and Third Street Southwest.

23 2nd Street Southwest

Historic Name: I.O.O.F. Lodge #13

Construction Date: 1906

District Status: Contributing

I.O.O.F. Lodge #13, west and south façades, facing northeast, 2017, PVN.

Building Description

The three-story building is an example of the Prairie School style. The building is clad in brick with a flat roof and decorative terra cotta details at the second and third levels. The building occupies a corner lot, with façades facing 2nd Street Southwest and 1st Avenue South. The first level is composed of replacement metal and glass storefronts and modern limestone panels. A clipped entry is extant in its historic location at the southwest corner of the building. The second and third levels exhibit high style Prairie School details. Two groupings of punched openings are located at the west façade and one grouping is located at the south façade. Brick pilasters with terra cotta capitals, terra cotta surrounds, and additional decorative terra cotta panels frame the window groupings and emphasize the horizontal lines of the building.

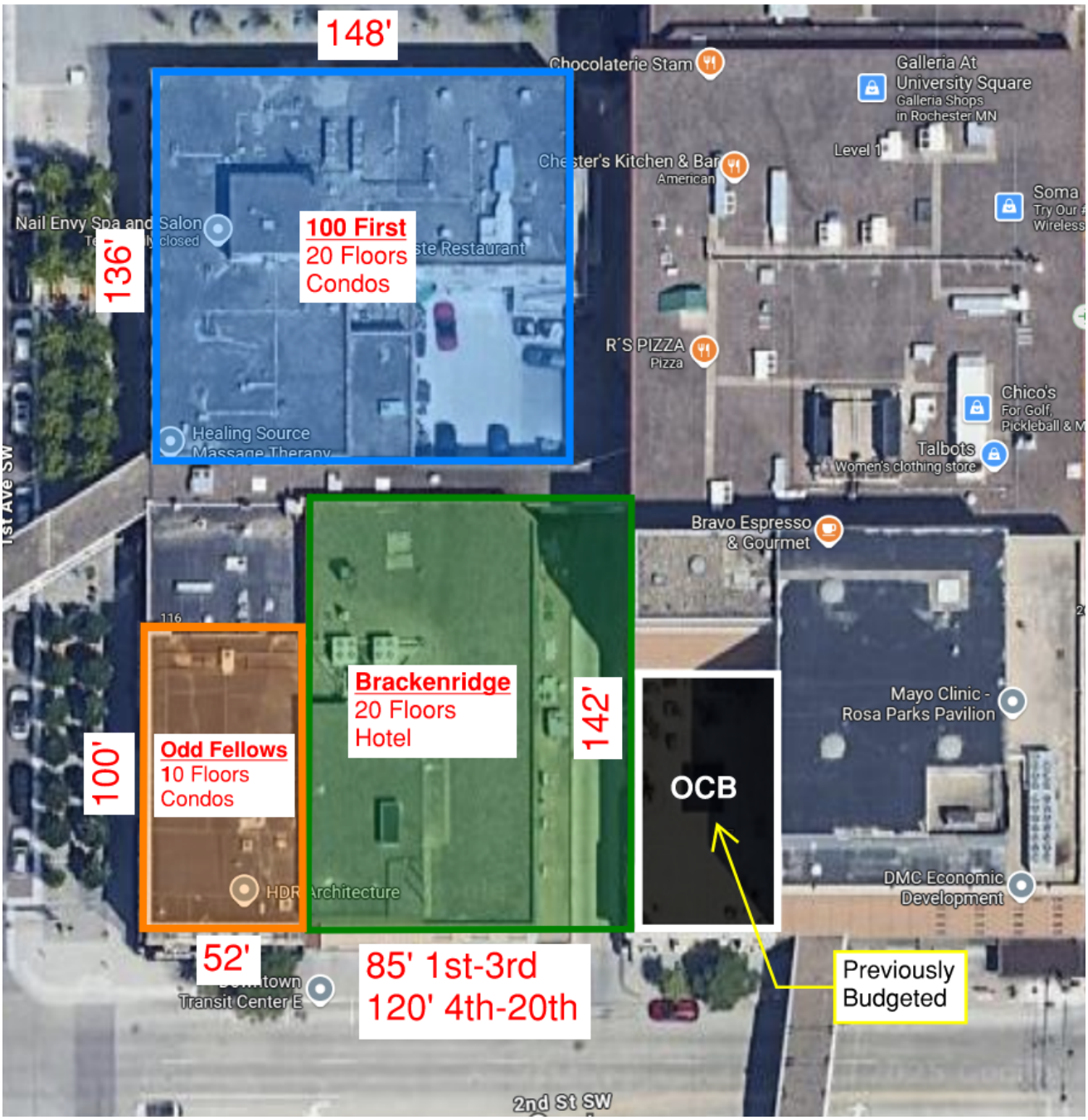
Building Use

The building was the original home of the Rochester Chapter of the Independent Order of Odd Fellows (I.O.O.F.) fraternal organization with lodges throughout the country. The I.O.O.F. occupied the second level of the building from its construction through the end of the District's period of significance. The first level housed a variety of commercial tenants. In 1934, the building was entirely re-clad with the Prairie School façades that are extant at the second and third levels.

KnutsonConstruction

City Center

Budget 8/25/25



Brackenridge: Boutique Hotel	
Floors	Sq Ft
1	12,070
2	12,070
3	12,070
4	17,400
5	17,400
6	17,400
7	17,400
8	17,400
9	17,400
10	17,400
11	17,400
12	17,400
13	17,400
14	17,400
15	17,400
16	17,400
17	17,400
18	17,400
19	17,400
20	17,400
Total Sq Ft	**332,010**

Odd Fellows: Condos	
Floors	Sq Ft
1 (remodel)	5,200
2 (remodel)	5,200
3 (remodel)	5,200
4	5,200
5	5,200
6	5,200
7	5,200
8	5,200
9	5,200
10	5,200
Total Sq Ft	**52,000**

100 First: Condos	
Floors	Sq Ft
1	-
2	-
3	-
4	20,128
5	20,128
6	20,128
7	20,128
8	20,128
9	20,128
10	20,128
11	20,128
12	20,128
13	20,128
14	20,128
15	20,128
16	20,128
17	20,128
18	20,128
19	20,128
20	20,128
Total Sq Ft	**342,176**

BUDGET SUMMARY

Estimate Recap	Quantity	Unit Cost	Total Cost
Brackenridge - Boutique Hotel 20 stories	332,010 GSF	$550	$182,605,500
No Parking (see alternates below)	0 CARS	$0	$0
Total Construction Cost	**332,010 GSF**	**$550.00**	**$182,605,500**
Escalation	4.00%	$22.00	$7,304,220
Design Fee Percentage	0%	$0	$0
Non-Construction Cost	0%	$0	$0
Not Used	0%	$0	$0
Total Project Cost	**332,010 GSF**	**$572**	**$189,909,720**
	Budget Range	**$170,918,748**	**$199,405,206**
		$515	$601

ALTERNATE ADD OPTIONS

3 Stories Above Ground Parking (350sf/stall)	102 CARS	$111,747	$11,398,228
2 Stories Below Ground Parking (350sf/stall)	68 CARS	$166,244	$11,304,620

BUDGET SUMMARY

Estimate Recap	Quantity	Unit Cost	Total Cost
Odd Fellows - Condos (add 7 floors, Renovate 3 floors)	52,000 GSF	$525	$27,300,000
No Parking	0 CARS	$0	$0
Total Construction Cost	**52,000 GSF**	**$525**	**$27,300,000**
Escalation	4.00%	$21.00	$1,092,000
Design Fee Percentage	0%	$0	$0
Non-Construction Cost	0%	$0	$0
Not Used	0%	$0	$0
Total Project Cost	**52,000 GSF**	**$546**	**$28,392,000**
	Budget Range	**$25,552,800**	**$29,811,600**
		$491	$573

BUDGET SUMMARY

Estimate Recap	Quantity	Unit Cost	Total Cost
100 First - Condos (add 17 Floors)	342,176 GSF	$600.00	$205,305,600
No Parking (see alternate below)	0 CARS	$0	$0
Total Construction Cost	**342,176 GSF**	**$600.00**	**$205,305,600**
Escalation	4.00%	$24.00	$8,212,224
Design Fee Percentage	0%	$0	$0
Non-Construction Cost	0%	$0	$0
Not Used	0%	$0	$0
Total Project Cost	**342,176 GSF**	**$624.00**	**$213,517,824**
	Budget Range	**$192,166,042**	**$224,193,715**
		$562	$655

ALTERNATE ADD OPTIONS

Parking 3 Floors Above Ground (add 3 floors, 350sf/stall)	174 CARS	$111,747	$19,444,037

BUDGET SUMMARY - OPTION

	Estimate Recap	Quantity	Unit Cost	Total Cost
OPTION:	100 First - Condos (add 4 floors, no structural work)	80,512 GSF	$525.00	$42,268,800
	No Parking	0 CARS	$0	$0
	Total Construction Cost	**80,512 GSF**	**$525.00**	**$42,268,800**
	Escalation	4.00%	$21.00	$1,690,752
	Design Fee Percentage	0%	0%	$0
	Non-Construction Cost	0%	0%	$0
	Not Used	0%	0%	$0
	Total Project Cost	**80,512 GSF**	**$546.00**	**$43,959,552**
		Budget Range	**$39,563,597**	**$46,157,530**
			$491	$573

BUDGET SUMMARY

Estimate Recap	Quantity	Unit Cost	Total Cost
Underground Parking 4 Floors (Under All 3 Buildings)	369 CARS	$338,488	$124,757,143
350sf per stall			
Total Construction Cost	**129,000 GSF**	**$967**	**$124,757,143**
Escalation	4.00%	$38.68	$4,990,286
Design Fee Percentage	0%	0%	$0
Non-Construction Cost	0%	0%	$0
Not Used	0%	0%	$0
Total Project Cost	**129,000 GSF**	**$1,006**	**$129,747,429**
	Budget Range	**$116,772,686**	**$136,234,800**
		$905	$1,056

ALTERNATE

NOTE: 4 Floors Underground Parking Under Existing Buildings: Excavation/Retention/Underpinning budget $70M to $80M

Underground Parking 3 Floors (Under All 3 Buildings)	276 CARS	$ 355,672	$ 98,165,426

Historical Data

Apartments (no ramp)		
Total SQFT		34,998
2024	$	14,000,000
2027	$	15,680,000
$/SF	**$**	**448**

Condos (2 floors above ground ramp)		
Total SQFT		424,627
2022	$	190,000,000
2027	$	228,380,000
$/SF	**$**	**538**

Mid-Grade Hotel (no ramp)		
Total SQFT		632,100
2017	$	181,000,000
2027	$	307,700,000
$/SF	**$**	**487**

Mid-Grade Hotel (no ramp)		
Total SQFT		564,854
2018	$	140,000,000
2027	$	245,000,000
$/SF	**$**	**434**

Mix Usage (no ramp)		
Total SQFT		323,380
2020	$	90,000,000
2027	$	135,000,000
$/SF	**$**	**417**

Considerations

1. Disrupt 100 First existing tenants.
   a. 100 First Floors 1-3: add elevator core, stair tower, structure through the building to support upper floors.
   b. Relocate tenants during portion of vertical construction.
   c. Relocate tenants for duration of underground parking construction.
2. Rework of Peace Plaza.
3. Street and sidewalk closures (laydown space), at all buildings.
4. Air rights at alley with City of Rochester (conncect Brackenridget to OCB).
5. Underground parking.
   a. Excavation extents, retention and site access.
   b. Underpin adjacent buildings.
   c. Over excavate floor print of building to access under building.
   b. Major structural design requirements to go 3-4 floors underground.

Schedule

1. OCB: 18-24 months
2. 3 Buildings: 36 months or less is viable time frame for vertical buildings.
   a. Underground parking will need to further studied

Outlook

Re: OddFellows Bldg questions (DD3)

From Mohamud Mohamed <mohamudmohamed@kw.com>
Date Thu 8/7/2025 8:59 AM
To Bryan Ehni <bryanehni@capitalventuresmanagement.com>
Cc AHMED ELKHALIFATAHA <ahmed.baheya1@gmail.com>; mn@edinarealty.com <mn@edinarealty.com>; Melissa Niichel <mn@capitalventuresmanagement.com>

Good morning, Bryan,

I hope you're doing well.

Below is the detailed breakdown of the property valuations supporting the total purchase price of **$27,810,000**:

- **100 First Ave Building:** $7,000,000
- **Brackenridge:** $13,000,000
- **Oddfellows:** $7,810,000

Please let us know if you have any questions or need further details.

Best regards,

Mohamud.

Mohamud Mohamed

Realtor, Licensed in MN

mohamudmohamed@kw.com | 507.322.8166

https://www.instagram.com/mohamud_mor/?hl=en
https://www.linkedin.com/in/mohamud-mohamed-2b4501182/

On Wed, Aug 6, 2025 at 9:40 AM Bryan Ehni <bryanehni@capitalventuresmanagement.com> wrote:

> Thank you, Ahmed, we appreciate the collaboration.
>
> Can you provide the price listed for each building from our initial purchase agreement?
>
> Bryan Ehni

Consultant, Capital Ventures Management
(507)269-5401
Calendar: Calendly - Bryan Ehni
www.capitalventuresmanagement.com

From: AHMED ELKHALIFATAHA <ahmed.baheya1@gmail.com>
Sent: Tuesday, August 5, 2025 2:23 PM
To: Bryan Ehni <bryanehni@capitalventuresmanagement.com>; mn@edinarealty.com <mn@edinarealty.com>; Melissa Niichel <mn@capitalventuresmanagement.com>; Mohamud Mohamed <mohamudmohamed@kw.com>
Subject: OddFellows Bldg questions (DD3)

Hello all
I am attaching a Bryan request sent to me by email on August 4th, 2025 including my inputs in red about the OddFellows building, please let me know if you have any further questions or queries.
Thank you

Ahmed Elkhalifataha (MBA)
CEO
100 1st Ave SW Suite 300 Rochester, MN 55902
Cellphone & WhatsApp: +1 507 271 5022

BAHEYA LLC
FINANCIAL STATEMENTS
January 01 to December 31, 2021

Baheya LLC

Balance Sheet

As of December 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Brackenridge	100.00
First Avenue	100.00
Main Operating Account	288,106.47
Odd Fellows	100.00
Tax and Payroll Account	786.00
Total Bank Accounts	**$289,192.47**
Total Current Assets	**$289,192.47**
Fixed Assets	
Accumulated Depreciation	-3,984,487.00
Building Improvements	198,039.00
Buildings	17,488,370.00
Furniture & Fixtures	1,680,032.00
Land	830,000.00
Land Improvements	8,701.00
Total Fixed Assets	**$16,220,655.00**
TOTAL ASSETS	**$16,509,847.47**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
Federal Unemployment (940)	219.65
MN Unemployment Taxes	764.00
Total Payroll Liabilities	**983.65**
Property taxes payable	282,342.00
Total Other Current Liabilities	**$283,325.65**
Total Current Liabilities	**$283,325.65**
Total Liabilities	**$283,325.65**
Equity	
Owner draws	-592,289.99
Owner investments	20,138,329.63
Retained Earnings	-3,384,920.00
Net Income	65,402.18
Total Equity	**$16,226,521.82**
TOTAL LIABILITIES AND EQUITY	**$16,509,847.47**

Note
NO ASSURANCES PROVIDED ON THESE FINANCIAL STATEMENTS

Baheya LLC

Profit and Loss

January - December 2021

	TOTAL
Income	
Rent Income	1,715,829.58
Total Income	**$1,715,829.58**
GROSS PROFIT	**$1,715,829.58**
Expenses	
ADMIN FEES	49,155.30
Advertising & marketing	1,878.23
Bank charges	403.23
Business licences	110.00
CAM FEES	18,044.25
Depreciation	505,284.00
Guest parking	4,668.00
Insurance	24,831.59
Legal & accounting services	
Accounting fees	8,022.14
Home Federal legal fees	29,735.34
Total Legal & accounting services	**37,757.48**
Management fees	133,014.77
MILEAGE AND PARKING	4,490.00
Office expenses	
Office supplies	6,436.85
Shipping & postage	107.39
Software & apps	1,120.55
Total Office expenses	**7,664.79**
Payroll expenses	
Taxes	5,686.20
Wages	101,967.87
Total Payroll expenses	**107,654.07**
PAYROLL PASSTHROUGH	31,200.00
Repairs & maintenance	136,137.66
Security	5,786.47
Skyway fees	11,587.86
SNOW REMOVAL	1,556.20
Supplies	10,021.39
Taxes paid	
Property taxes	271,483.00
Total Taxes paid	**271,483.00**

Baheya LLC

Profit and Loss

January - December 2021

	TOTAL
Travel	19.79
Utilities	
Disposal & waste fees	24,016.21
Electric & water	192,806.90
Heating & gas	55,208.94
Internet & TV services	15,546.97
Total Utilities	**287,579.02**
Total Expenses	**$1,650,327.10**
NET OPERATING INCOME	**$65,502.48**
Other Expenses	
Penalties	100.30
Total Other Expenses	**$100.30**
NET OTHER INCOME	**$ -100.30**
NET INCOME	**$65,402.18**

Note
NO ASSURANCES PROVIDED ON THESE FINANCIALS

Financial Statements

Baheya LLC
For the period ended December 31, 2022

Prepared by
Smith Schafer & Associates, Ltd.

Prepared on
January 25, 2024

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Balance Sheet

As of December 31, 2022

	Total	
	As of Dec 31, 2022	As of Dec 31, 2021 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Brackenridge (deleted)	0.00	100.00
Braken Ridge (9056- US BANK)	93,189.33	
FA FC (9031- US BANK)	23,279.50	
FAS (9023- US BANK)	20,080.00	
First Avenue (deleted)	0.00	100.00
Main Exp (9064- US BANK)	59,863.32	
Main Operating Account (1158- ASSO BANK)	689.53	288,106.47
Odd Fellows (9049-US BANK)	25,227.39	
Odd Fellows (deleted)	0.00	100.00
Payroll & Tax (9072- US BANK)	91,350.00	
Tax and Payroll Account (deleted)	0.00	786.00
Total Bank Accounts	**313,679.07**	**289,192.47**
Total Current Assets	**313,679.07**	**289,192.47**
Fixed Assets		
Accumulated Depreciation	-5,908,850.00	-5,453,515.00
Building Improvements	237,869.00	237,869.00
Buildings	17,488,370.00	17,488,370.00
Furniture & Fixtures	1,680,032.00	1,680,032.00
Land	830,000.00	830,000.00
Land Improvements	8,701.00	8,701.00
Total Fixed Assets	**14,336,122.00**	**14,791,457.00**
TOTAL ASSETS	**$14,649,801.07**	**$15,080,649.47**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Payroll Liabilities		
Federal Unemployment (940)	0.00	219.65
MN Unemployment Taxes	0.00	764.00
Total Payroll Liabilities	**0.00**	**983.65**
Property taxes payable	0.00	282,342.00
Total Other Current Liabilities	**0.00**	**283,325.65**
Total Current Liabilities	**0.00**	**283,325.65**
Total Liabilities	**0.00**	**283,325.65**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

	Total	
	As of Dec 31, 2022	As of Dec 31, 2021 (PY)
Equity		
Owner draws	0.00	-592,289.99
Owner investments	0.00	20,178,159.63
Retained Earnings	14,797,323.82	-3,384,920.00
Net Income	-147,522.75	-1,403,625.82
Total Equity	**14,649,801.07**	**14,797,323.82**
TOTAL LIABILITIES AND EQUITY	**$14,649,801.07**	**$15,080,649.47**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Profit and Loss

January - December 2022

	Total	
	Jan - Dec 2022	Jan - Dec 2021 (PY)
INCOME		
Rent Income	2,002,508.56	1,715,829.58
Total Income	**2,002,508.56**	**1,715,829.58**
GROSS PROFIT	**2,002,508.56**	**1,715,829.58**
EXPENSES		
ADMIN FEES		49,155.30
Advertising & marketing	6,139.98	1,878.23
Bank charges	875.50	403.23
Board of Directors	272,898.75	
Business licences		110.00
CAM FEES		18,044.25
Depreciation	455,335.00	1,974,312.00
Guest parking		4,668.00
Insurance	28,862.90	24,831.59
Interest paid	25,197.28	
Legal & accounting services	23,440.00	
Accounting fees	14,130.00	8,022.14
Home Federal legal fees		29,735.34
Total Legal & accounting services	**37,570.00**	**37,757.48**
Management fees	56,825.00	133,014.77
Mileage & parking	14,246.54	4,490.00
Office expenses	11,124.14	
Office supplies		6,436.85
Shipping & postage		107.39
Software & apps		1,120.55
Total Office expenses	**11,124.14**	**7,664.79**
Payroll expenses		
Taxes	18,108.26	5,686.20
Wages	214,999.27	101,967.87
Total Payroll expenses	**233,107.53**	**107,654.07**
PAYROLL PASSTHROUGH	0.00	31,200.00
Property taxes	508,244.00	271,483.00
Repairs & maintenance	198,255.00	136,137.66
Security	10,961.69	5,786.47
Skyway fees	7,042.12	11,587.86
Snow removal	4,241.60	1,556.20
Supplies		10,021.39

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

	Total	
	Jan - Dec 2022	Jan - Dec 2021 (PY)
Travel		19.79
Utilities		
Disposal & waste fees	26,697.04	24,016.21
Electric & water	144,637.97	192,806.90
Heating & gas	103,238.91	55,208.94
Internet & TV services	4,530.36	15,546.97
Total Utilities	**279,104.28**	**287,579.02**
Total Expenses	**2,150,031.31**	**3,119,355.10**
NET OPERATING INCOME	**-147,522.75**	**-1,403,525.52**
OTHER EXPENSES		
Penalties		100.30
Total Other Expenses	**0.00**	**100.30**
NET OTHER INCOME	**0.00**	**-100.30**
NET INCOME	**$ -147,522.75**	**$ -1,403,625.82**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Statement of Cash Flows

January - December 2022

	Total
OPERATING ACTIVITIES	
Net Income	-147,522.75
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accumulated Depreciation	455,335.00
Payroll Liabilities:Federal Unemployment (940)	-219.65
Payroll Liabilities:MN Unemployment Taxes	-764.00
Property taxes payable	-282,342.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	**172,009.35**
Net cash provided by operating activities	**24,486.60**
FINANCING ACTIVITIES	
Owner draws	592,289.99
Owner investments	-20,178,159.63
Retained Earnings	19,585,869.64
Net cash provided by financing activities	**0.00**
NET CASH INCREASE FOR PERIOD	**24,486.60**
Cash at beginning of period	289,192.47
CASH AT END OF PERIOD	**$313,679.07**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Financial Statements

Baheya LLC
For the period ended December 31, 2023

Prepared by
Smith Schafer & Associates, Ltd.

Prepared on
February 14, 2024

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Balance Sheet

As of December 31, 2023

	Total	
	As of Dec 31, 2023	As of Dec 31, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Braken Ridge (9056- US BANK)	98,280.51	93,189.33
FA FC (9031- US BANK)	100.00	23,279.50
FAS (9023- US BANK)	100.00	20,080.00
Main Exp (9064- US BANK)	44,890.48	59,863.32
Main Operating Account (1158- ASSO BANK)	43.50	689.53
Odd Fellows (9049-US BANK)	29,945.74	25,227.39
Payroll & Tax (9072- US BANK)	86,617.28	91,350.00
Total Bank Accounts	**259,977.51**	**313,679.07**
Other Current Assets		
Employee Advance	327.50	
Lawsuit Escrow	174,780.00	
Total Other Current Assets	**175,107.50**	**0.00**
Total Current Assets	**435,085.01**	**313,679.07**
Fixed Assets		
Accumulated Depreciation	-6,369,160.97	-5,908,850.00
Building Improvements	237,869.00	237,869.00
Buildings	17,488,370.00	17,488,370.00
Furniture & Fixtures	1,686,111.10	1,680,032.00
Land	830,000.00	830,000.00
Land Improvements	8,701.00	8,701.00
Total Fixed Assets	**13,881,890.13**	**14,336,122.00**
Other Assets		
Investment in Development	117,790.00	
Total Other Assets	**117,790.00**	**0.00**
TOTAL ASSETS	**$14,434,765.14**	**$14,649,801.07**
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Retained Earnings	14,649,801.07	14,797,323.82
Net Income	-215,035.93	-147,522.75
Total Equity	**14,434,765.14**	**14,649,801.07**
TOTAL LIABILITIES AND EQUITY	**$14,434,765.14**	**$14,649,801.07**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Profit and Loss

October - December, 2023

				Total
	Oct - Dec, 2023	Oct - Dec, 2022 (PY)	Jan - Dec 2023 (YTD)	Jan - Dec 2022 (PY YTD)
INCOME				
Rent Income	418,356.91	483,178.57	2,044,110.62	2,002,508.56
Total Income	**418,356.91**	**483,178.57**	**2,044,110.62**	**2,002,508.56**
GROSS PROFIT	**418,356.91**	**483,178.57**	**2,044,110.62**	**2,002,508.56**
EXPENSES				
Advertising & marketing		459.98		6,139.98
Bank charges		161.80		875.50
Board of Directors	90,000.00	75,000.00	367,500.00	272,898.75
Depreciation	115,503.24	113,833.69	460,310.97	455,335.00
Development	20,000.00		20,000.00	
Insurance	8,387.94	7,150.41	32,314.40	28,862.90
Interest paid				25,197.28
Legal & accounting services	7,625.00	6,000.00	34,863.24	23,440.00
Accounting fees	7,800.00	10,285.00	34,350.00	14,130.00
Total Legal & accounting services	**15,425.00**	**16,285.00**	**69,213.24**	**37,570.00**
Management fees	28,681.20	24,206.25	108,524.80	56,825.00
Mileage & parking	3,528.00	3,760.00	14,150.00	14,246.54
Office expenses	4,197.11	3,834.40	18,584.57	11,124.14
Payroll expenses				
Taxes	3,752.98	4,652.52	15,011.33	18,108.26
Wages	43,285.11	46,258.07	168,214.59	214,999.27
Total Payroll expenses	**47,038.09**	**50,910.59**	**183,225.92**	**233,107.53**
Property taxes	233,298.00	233,750.00	466,598.00	508,244.00
Repairs & maintenance	49,378.61	56,493.60	248,712.44	198,255.00
Security	572.64	746.96	4,441.40	10,961.69
Skyway fees	1,287.54	1,287.54	3,862.62	7,042.12
Snow removal		1,250.00	2,921.60	4,241.60

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

				Total
	Oct - Dec, 2023	Oct - Dec, 2022 (PY)	Jan - Dec 2023 (YTD)	Jan - Dec 2022 (PY YTD)
Utilities				
Disposal & waste fees	7,595.31	6,986.72	29,776.23	26,697.04
Electric & water	34,095.74	32,871.42	142,140.38	144,637.97
Heating & gas	19,414.32	22,652.40	97,776.89	103,238.91
Internet & TV services	1,454.98	1,078.38	5,409.17	4,530.36
Total Utilities	**62,560.35**	**63,588.92**	**275,102.67**	**279,104.28**
Total Expenses	**679,857.72**	**652,719.14**	**2,275,462.63**	**2,150,031.31**
NET OPERATING INCOME	**-261,500.81**	**-169,540.57**	**-231,352.01**	**-147,522.75**
OTHER INCOME				
Facade Grant			12,216.08	
Other income			4,100.00	
Total Other Income	**0.00**	**0.00**	**16,316.08**	**0.00**
NET OTHER INCOME	**0.00**	**0.00**	**16,316.08**	**0.00**
NET INCOME	**$ -261,500.81**	**$ -169,540.57**	**$ -215,035.93**	**$ -147,522.75**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Statement of Cash Flows

October - December, 2023

	Total
OPERATING ACTIVITIES	
Net Income	-261,500.81
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Employee Advance	-327.50
Lawsuit Escrow	-174,780.00
Accumulated Depreciation	115,503.24
Payroll Liabilities:Federal Unemployment (940)	-29.10
Payroll Liabilities:MN Unemployment Taxes	-5.23
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	**-59,638.59**
Net cash provided by operating activities	**-321,139.40**
NET CASH INCREASE FOR PERIOD	**-321,139.40**
Cash at beginning of period	581,116.91
CASH AT END OF PERIOD	**$259,977.51**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Statement of Cash Flows - 2023

January - December 2023

	Total
OPERATING ACTIVITIES	
Net Income	-215,035.93
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Employee Advance	-327.50
Lawsuit Escrow	-174,780.00
Accumulated Depreciation	460,310.97
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	**285,203.47**
Net cash provided by operating activities	**70,167.54**
INVESTING ACTIVITIES	
Furniture & Fixtures	-6,079.10
Investment in Development	-117,790.00
Net cash provided by investing activities	**-123,869.10**
NET CASH INCREASE FOR PERIOD	**-53,701.56**
Cash at beginning of period	313,679.07
CASH AT END OF PERIOD	**$259,977.51**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

Financial Statements

Baheya LLC
For the period ended December 31, 2024

Prepared by
Smith Schafer & Associates, Ltd.

Prepared on
March 10, 2025

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Balance Sheet

As of December 31, 2024

	Total	
	As of Dec 31, 2024	As of Dec 31, 2023 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Braken Ridge (9056- US BANK)	98,146.08	100.00
FA FC (9031- US BANK)	25,537.83	100.00
FAS (9023- US BANK)	31,580.00	100.00
Main Exp (9064- US BANK)	26,951.82	132,916.73
Main Operating Account (1158- ASSO BANK)	0.00	43.50
Odd Fellows (9049-US BANK)	25,891.51	100.00
Payroll & Tax (9072- US BANK)	133,124.65	126,617.28
Total Bank Accounts	**341,231.89**	**259,977.51**
Other Current Assets		
Employee Advance	0.00	327.50
Lawsuit Escrow	291,743.63	174,780.00
Total Other Current Assets	**291,743.63**	**175,107.50**
Total Current Assets	**632,975.52**	**435,085.01**
Fixed Assets		
Accumulated Depreciation	-6,824,755.01	-6,369,160.97
Building Improvements	237,869.00	237,869.00
Buildings	17,488,370.00	17,488,370.00
Furniture & Fixtures	1,686,111.10	1,686,111.10
Land	830,000.00	830,000.00
Land Improvements	8,701.00	8,701.00
Total Fixed Assets	**13,426,296.09**	**13,881,890.13**
Other Assets		
Investment in Development	320,743.00	137,790.00
Total Other Assets	**320,743.00**	**137,790.00**
TOTAL ASSETS	**$14,380,014.61**	**$14,454,765.14**
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Retained Earnings	14,454,765.14	14,649,801.07
Net Income	-74,750.53	-195,035.93
Total Equity	**14,380,014.61**	**14,454,765.14**
TOTAL LIABILITIES AND EQUITY	**$14,380,014.61**	**$14,454,765.14**

Profit and Loss

October - December, 2024

	Total	
	Oct - Dec, 2024	Oct - Dec, 2023 (PY)
INCOME		
Rent Income	524,102.90	418,356.91
Total Income	**524,102.90**	**418,356.91**
GROSS PROFIT	**524,102.90**	**418,356.91**
EXPENSES		
Bank charges	211.86	
Board of Directors	135,000.00	90,000.00
Depreciation	113,898.51	115,503.24
Insurance	7,668.06	8,387.94
Legal & accounting services	7,500.00	7,625.00
Accounting fees	7,800.00	7,800.00
Total Legal & accounting services	**15,300.00**	**15,425.00**
Management fees	10,643.88	28,681.20
Mileage & parking	3,192.00	3,528.00
Office expenses	6,395.33	4,197.11
Payroll expenses		
Taxes	4,777.15	3,752.98
Wages	61,182.97	43,285.11
Total Payroll expenses	**65,960.12**	**47,038.09**
Property taxes	228,022.00	233,298.00
Repairs & maintenance	17,552.76	49,378.61
Security	616.25	572.64
Skyway fees		1,287.54
Snow removal	86.85	
Supplies	4,725.36	
Utilities		
Disposal & waste fees	7,339.01	7,595.31
Electric & water	38,080.07	34,095.74
Heating & gas	11,171.38	19,414.32
Internet & TV services	1,896.69	1,454.98
Total Utilities	**58,487.15**	**62,560.35**
Total Expenses	**667,760.13**	**659,857.72**
NET OPERATING INCOME	**-143,657.23**	**-241,500.81**
NET INCOME	**$ -143,657.23**	**$ -241,500.81**

Profit and Loss - YTD

October - December, 2024

	Oct - Dec, 2024	Oct - Dec, 2023 (PY)	Jan - Dec 2024 (YTD)	Total Jan - Dec 2023 (PY YTD)
INCOME				
Rent Income	524,102.90	418,356.91	2,132,029.38	2,044,110.62
Total Income	**524,102.90**	**418,356.91**	**2,132,029.38**	**2,044,110.62**
GROSS PROFIT	**524,102.90**	**418,356.91**	**2,132,029.38**	**2,044,110.62**
EXPENSES				
Bank charges	211.86		372.90	
Board of Directors	135,000.00	90,000.00	465,000.00	367,500.00
Commissions & fees			1,000.00	
Depreciation	113,898.51	115,503.24	455,594.04	460,310.97
Insurance	7,668.06	8,387.94	32,563.75	32,314.40
Legal & accounting services	7,500.00	7,625.00	30,000.00	34,863.24
Accounting fees	7,800.00	7,800.00	31,200.00	34,350.00
Total Legal & accounting services	**15,300.00**	**15,425.00**	**61,200.00**	**69,213.24**
Management fees	10,643.88	28,681.20	69,129.60	108,524.80
Mileage & parking	3,192.00	3,528.00	13,776.00	14,150.00
Office expenses	6,395.33	4,197.11	17,269.47	18,584.57
Payroll expenses				
Taxes	4,777.15	3,752.98	18,206.95	15,011.33
Wages	61,182.97	43,285.11	220,459.34	168,214.59
Total Payroll expenses	**65,960.12**	**47,038.09**	**238,666.29**	**183,225.92**
Property taxes	228,022.00	233,298.00	456,046.00	466,598.00
Repairs & maintenance	17,552.76	49,378.61	119,801.13	248,712.44
Security	616.25	572.64	5,429.63	4,441.40
Skyway fees		1,287.54	1,287.54	3,862.62
Snow removal	86.85		726.85	2,921.60
Supplies	4,725.36		28,408.27	
Utilities				
Disposal & waste fees	7,339.01	7,595.31	29,685.35	29,776.23
Electric & water	38,080.07	34,095.74	148,571.02	142,140.38
Heating & gas	11,171.38	19,414.32	54,854.06	97,776.89
Internet & TV services	1,896.69	1,454.98	7,398.01	5,409.17
Total Utilities	**58,487.15**	**62,560.35**	**240,508.44**	**275,102.67**
Total Expenses	**667,760.13**	**659,857.72**	**2,206,779.91**	**2,255,462.63**
NET OPERATING INCOME	**-143,657.23**	**-241,500.81**	**-74,750.53**	**-211,352.01**
OTHER INCOME				
Facade Grant				12,216.08

				Total
	Oct - Dec, 2024	Oct - Dec, 2023 (PY)	Jan - Dec 2024 (YTD)	Jan - Dec 2023 (PY YTD)
Other income				4,100.00
Total Other Income	**0.00**	**0.00**	**0.00**	**16,316.08**
NET OTHER INCOME	**0.00**	**0.00**	**0.00**	**16,316.08**
NET INCOME	**$ -143,657.23**	**$ -241,500.81**	**$ -74,750.53**	**$ -195,035.93**

Statement of Cash Flows

October - December, 2024

	Total
OPERATING ACTIVITIES	
Net Income	-143,657.23
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accumulated Depreciation	113,898.51
Payroll Liabilities:Federal Unemployment (940)	-11.17
Payroll Liabilities:MN Unemployment Taxes	41.80
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	**113,929.14**
Net cash provided by operating activities	**-29,728.09**
INVESTING ACTIVITIES	
Investment in Development	-87,000.00
Net cash provided by investing activities	**-87,000.00**
NET CASH INCREASE FOR PERIOD	**-116,728.09**
Cash at beginning of period	457,959.98
CASH AT END OF PERIOD	**$341,231.89**

Substantially all disclosures required by accounting principles generally accepted in the United States of America are omitted and no assurance is provided on these financial statements.

2022 DEPRECIATION AND AMORTIZATION REPORT

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
4	BUILDING	12/28/12	SL	39.00	MM	17	2,300,000.				2,300,000.	533,223.		58,974.	592,197.
5	FURNITURE, FIXTURES, & EQUIPMENT	12/28/12	200DB	5.00	MQ	17	300,000.				300,000.	300,000.		0.	300,000.
8	TABLES/CHAIRS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	15,000.				15,000.	15,000.		0.	15,000.
9	WINDOW TREATMENT - FOOD COURT	11/08/13	200DB	5.00	MQ	17	8,575.				8,575.	8,575.		0.	8,575.
10	INTERIOR DOORS/WINDOWS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	24,112.				24,112.	24,112.		0.	24,112.
11	VINYL PLANK FLOORING - FOOD COURT	11/08/13	200DB	5.00	MQ	17	98,700.				98,700.	98,700.		0.	98,700.
12	CARPET AT OFFICE - FOOD COURT	11/08/13	200DB	5.00	MQ	17	980.				980.	980.		0.	980.
13	SPECIALTIES - FOOD COURT	11/08/13	200DB	5.00	MQ	17	7,357.				7,357.	7,357.		0.	7,357.
14	FURNISHINGS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	30,000.				30,000.	30,000.		0.	30,000.
15	BUILDING - FOOD COURT	11/08/13	SL	39.00	MM	17	699,046.				699,046.	145,633.		17,924.	163,557.
16	BUILDING - STEEL STAIR	11/08/13	SL	39.00	MM	17	95,388.				95,388.	19,874.		2,446.	22,320.
17	FURNITURE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,060.				57,060.	57,060.		0.	57,060.
18	WINDOW TREATMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	29,600.				29,600.	29,600.		0.	29,600.
19	INTERIOR SIGNAGE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	5,000.				5,000.	5,000.		0.	5,000.
20	BATH TUB - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	500.				500.	500.		0.	500.
21	APPLIANCES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	2,600.				2,600.	2,600.		0.	2,600.
22	GRANITE COUNTERTOPS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	35,940.				35,940.	35,940.		0.	35,940.
23	CHERRY CABINETRY - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	46,434.				46,434.	46,434.		0.	46,434.

228111 04-01-22

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
24	INTERIOR DOORS/WINDOWS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	14,616.				14,616.	14,616.		0.	14,616.
25	TILE BACKSPLASH - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,500.				7,500.	7,500.		0.	7,500.
26	CARPET & FLOORING - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,450.				57,450.	57,450.		0.	57,450.
27	SPECIALTIES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	8,850.				8,850.	8,850.		0.	8,850.
28	EQUIPMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	16,513.				16,513.	16,513.		0.	16,513.
29	FURNISHINGS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	80,235.				80,235.	80,235.		0.	80,235.
30	TUB UNITS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,500.				10,500.	10,500.		0.	10,500.
31	SHOWER HARDWARE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,600.				7,600.	7,600.		0.	7,600.
32	SINKS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	11,400.				11,400.	11,400.		0.	11,400.
33	TOILETS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,450.				10,450.	10,450.		0.	10,450.
34	BUILDING - 3RD FLOOR	11/08/13	SL	39.00	MM	17	277,727.				277,727.	57,858.		7,121.	64,979.
35	BAGGING FOR METERS - EXTERIOR	11/08/13	200DB	5.00	MQ	17	1,650.				1,650.	1,650.		0.	1,650.
36	COVERED WALKWAY - EXTERIOR	11/08/13	200DB	5.00	MQ	17	6,295.				6,295.	6,295.		0.	6,295.
37	TIRE LIFT - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,845.				2,845.	2,845.		0.	2,845.
38	TEMPORARY SIGNAGE - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,320.				2,320.	2,320.		0.	2,320.
39	BUILDING - EXTERIOR	11/08/13	SL	39.00	MM	17	126,268.				126,268.	26,309.		3,238.	29,547.
40	BUILDING	11/08/13	SL	39.00	MM	17	127,060.				127,060.	26,471.		3,258.	29,729.
41	BUILDING - DUNN BROTHERS CONCESSIONS	11/08/13	SL	39.00	MM	17	21,931.				21,931.	4,566.		562.	5,128.

228111 04-01-22

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
42	BUILDING - JUICE BAR CONCESSIONS	11/08/13	SL	39.00	MM	17	5,950.				5,950.	1,243.		153.	1,396.
43	PHONE SYSTEM	11/08/13	200DB	5.00	MQ	17	16,656.				16,656.	16,656.		0.	16,656.
44	WIFI SYSTEM	11/08/13	200DB	5.00	MQ	17	5,838.				5,838.	5,838.		0.	5,838.
45	SOUND SYSTEM	11/08/13	200DB	5.00	MQ	17	28,699.				28,699.	28,699.		0.	28,699.
46	DISH NETWORK SYSTEM	11/08/13	200DB	5.00	MQ	17	9,761.				9,761.	9,761.		0.	9,761.
47	FURNITURE	11/08/13	200DB	5.00	MQ	17	317.				317.	317.		0.	317.
48	MATTRESS & SIGN	11/08/13	200DB	5.00	MQ	17	323.				323.	323.		0.	323.
49	AIR HANDLER UNITS - 3RD FLOOR	11/08/13	SL	39.00	MM	17	91,578.				91,578.	19,078.		2,348.	21,426.
50	DOORS/SHOWER DOORS	11/08/13	200DB	5.00	MQ	17	11,041.				11,041.	11,041.		0.	11,041.
55	STORAGE UNITS IN FOOD COURT FA	10/27/14	200DB	5.00	HY	17	4,500.				4,500.	4,500.		0.	4,500.
56	REFRIGERATOR - #311	06/24/14	200DB	5.00	HY	17	509.				509.	509.		0.	509.
60	FURNACE	01/09/15	SL	39.00	MM	17	13,250.				13,250.	2,366.		340.	2,706.
62	WINDOWS	01/09/15	200DB	5.00	MQ	17	905.				905.	905.		0.	905.
63	FORTIWIFI 60D SECURITY APPLIANCE	12/23/15	200DB	5.00	MQ	17	1,197.				1,197.	1,197.		0.	1,197.
64	MICROWAVE	12/24/15	200DB	5.00	MQ	17	299.				299.	299.		0.	299.
66	PLUMBING	02/12/16	200DB	5.00	HY	17	3,780.				3,780.	3,780.		0.	3,780.
69	BUILDING IMPROVEMENTS	09/01/17	SL	39.00	MM	17	5,100.				5,100.	562.		131.	693.
70	FURNITURE	06/01/17	200DB	5.00	HY	17	2,252.				2,252.	2,122.		130.	2,252.

228111 04-01-22

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
71	BUILDING IMPROVEMENTS - ELECTRICAL	03/01/18	SL	39.00	MM	17	27,910.				27,910.	2,715.		716.	3,431.
72	BUILDING IMPROVEMENTS - FLOORING	05/20/18	SL	39.00	MM	17	4,292.				4,292.	399.		110.	509.
75	LAND - 23 2ND ST	11/01/11	L				530,000.				530,000.			0.	0.
76	BUILDING - 23 2ND ST	11/01/11	SL	39.00		16	4,570,000.				4,570,000.	1,186,437.		117,179.	1,303,616.
77	FURNITURE, FIXTURES, & EQUIPMENT - 23 2ND ST	11/01/11	200DB	5.00	HY	17	200,000.				200,000.	200,000.		0.	200,000.
78	NAIL BAR BUILD OUT - 23 2ND ST	03/15/13	SL	39.00		16	5,000.				5,000.	1,125.		128.	1,253.
79	LAND IMPROVEMENTS - 23 2ND ST	12/01/13	150DB	15.00	HY	17	8,701.				8,701.	5,229.		534.	5,763.
80	BUILDING IMPROVEMENTS - 23 2ND ST	12/31/14	SL	39.00		16	17,065.				17,065.	3,084.		438.	3,522.
81	SEWAGE PUMP - 23 2ND ST	06/09/15	SL	39.00		16	1,175.				1,175.	196.		30.	226.
82	LAND - 21 2ND ST	09/30/14	L				300,000.				300,000.			0.	0.
83	BUILDING - 21 2ND ST	09/30/14	SL	39.00		16	9,265,000.				9,265,000.	1,732,238.		237,564.	1,969,802.
84	FURNITURE, FIXTURES, & EQUIPMENT - 21 2ND ST	09/30/14	200DB	5.00	HY	17	487,923.				487,923.	487,923.		0.	487,923.
85	FIRE ALARM SYSTMER - 21 2ND ST	08/01/15	SL	39.00		16	34,975.				34,975.	5,718.		897.	6,615.
86	BUILDING IMPROVEMENTS - 21 2ND ST	01/26/16	SL	39.00		16	16,500.				16,500.	2,520.		423.	2,943.
87	BUILDING IMPROVEMENTS - 21 2ND ST	04/01/17	SL	39.00		16	1,026.				1,026.	123.		26.	149.
88	BUILDING IMPROVEMENTS - 21 2ND ST	09/01/17	SL	39.00		16	12,370.				12,370.	1,361.		317.	1,678.
89	BUILDING IMPROVEMENTS - FLOORING - 21 2ND ST	03/13/18	SL	39.00		16	3,658.				3,658.	356.		94.	450.
90	BUILDING IMPROVEMENTS - ELEVATOR - 21 2ND ST	07/25/18	SL	39.00		16	9,920.				9,920.	879.		254.	1,133.

228111 04-01-22

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2022 DEPRECIATION AND AMORTIZATION REPORT

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
	TOTAL SCH E DEPRECIATION						20244972.				20244972.	5,453,515.		455,335.	5,908,850.

228111 04-01-22

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
4	BUILDING	12/28/12	SL	39.00	MM	17	2,300,000.				2,300,000.	592,197.		58,974.	651,171.
5	FURNITURE, FIXTURES, & EQUIPMENT	12/28/12	200DB	5.00	MQ	17	300,000.				300,000.	300,000.		0.	300,000.
8	TABLES/CHAIRS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	15,000.				15,000.	15,000.		0.	15,000.
9	WINDOW TREATMENT - FOOD COURT	11/08/13	200DB	5.00	MQ	17	8,575.				8,575.	8,575.		0.	8,575.
10	INTERIOR DOORS/WINDOWS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	24,112.				24,112.	24,112.		0.	24,112.
11	VINYL PLANK FLOORING - FOOD COURT	11/08/13	200DB	5.00	MQ	17	98,700.				98,700.	98,700.		0.	98,700.
12	CARPET AT OFFICE - FOOD COURT	11/08/13	200DB	5.00	MQ	17	980.				980.	980.		0.	980.
13	SPECIALTIES - FOOD COURT	11/08/13	200DB	5.00	MQ	17	7,357.				7,357.	7,357.		0.	7,357.
14	FURNISHINGS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	30,000.				30,000.	30,000.		0.	30,000.
15	BUILDING - FOOD COURT	11/08/13	SL	39.00	MM	17	699,046.				699,046.	163,557.		17,924.	181,481.
16	BUILDING - STEEL STAIR	11/08/13	SL	39.00	MM	17	95,388.				95,388.	22,320.		2,446.	24,766.
17	FURNITURE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,060.				57,060.	57,060.		0.	57,060.
18	WINDOW TREATMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	29,600.				29,600.	29,600.		0.	29,600.
19	INTERIOR SIGNAGE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	5,000.				5,000.	5,000.		0.	5,000.
20	BATH TUB - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	500.				500.	500.		0.	500.
21	APPLIANCES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	2,600.				2,600.	2,600.		0.	2,600.
22	GRANITE COUNTERTOPS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	35,940.				35,940.	35,940.		0.	35,940.
23	CHERRY CABINETRY - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	46,434.				46,434.	46,434.		0.	46,434.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
24	INTERIOR DOORS/WINDOWS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	14,616.				14,616.	14,616.		0.	14,616.
25	TILE BACKSPLASH - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,500.				7,500.	7,500.		0.	7,500.
26	CARPET & FLOORING - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,450.				57,450.	57,450.		0.	57,450.
27	SPECIALTIES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	8,850.				8,850.	8,850.		0.	8,850.
28	EQUIPMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	16,513.				16,513.	16,513.		0.	16,513.
29	FURNISHINGS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	80,235.				80,235.	80,235.		0.	80,235.
30	TUB UNITS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,500.				10,500.	10,500.		0.	10,500.
31	SHOWER HARDWARE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,600.				7,600.	7,600.		0.	7,600.
32	SINKS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	11,400.				11,400.	11,400.		0.	11,400.
33	TOILETS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,450.				10,450.	10,450.		0.	10,450.
34	BUILDING - 3RD FLOOR	11/08/13	SL	39.00	MM	17	277,727.				277,727.	64,979.		7,121.	72,100.
35	BAGGING FOR METERS - EXTERIOR	11/08/13	200DB	5.00	MQ	17	1,650.				1,650.	1,650.		0.	1,650.
36	COVERED WALKWAY - EXTERIOR	11/08/13	200DB	5.00	MQ	17	6,295.				6,295.	6,295.		0.	6,295.
37	TIRE LIFT - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,845.				2,845.	2,845.		0.	2,845.
38	TEMPORARY SIGNAGE - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,320.				2,320.	2,320.		0.	2,320.
39	BUILDING - EXTERIOR	11/08/13	SL	39.00	MM	17	126,268.				126,268.	29,547.		3,238.	32,785.
40	BUILDING	11/08/13	SL	39.00	MM	17	127,060.				127,060.	29,729.		3,258.	32,987.
41	BUILDING - DUNN BROTHERS CONCESSIONS	11/08/13	SL	39.00	MM	17	21,931.				21,931.	5,128.		562.	5,690.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
42	BUILDING - JUICE BAR CONCESSIONS	11/08/13	SL	39.00	MM	17	5,950.				5,950.	1,396.		153.	1,549.
43	PHONE SYSTEM	11/08/13	200DB	5.00	MQ	17	16,656.				16,656.	16,656.		0.	16,656.
44	WIFI SYSTEM	11/08/13	200DB	5.00	MQ	17	5,838.				5,838.	5,838.		0.	5,838.
45	SOUND SYSTEM	11/08/13	200DB	5.00	MQ	17	28,699.				28,699.	28,699.		0.	28,699.
46	DISH NETWORK SYSTEM	11/08/13	200DB	5.00	MQ	17	9,761.				9,761.	9,761.		0.	9,761.
47	FURNITURE	11/08/13	200DB	5.00	MQ	17	317.				317.	317.		0.	317.
48	MATTRESS & SIGN	11/08/13	200DB	5.00	MQ	17	323.				323.	323.		0.	323.
49	AIR HANDLER UNITS - 3RD FLOOR	11/08/13	SL	39.00	MM	17	91,578.				91,578.	21,426.		2,348.	23,774.
50	DOORS/SHOWER DOORS	11/08/13	200DB	5.00	MQ	17	11,041.				11,041.	11,041.		0.	11,041.
55	STORAGE UNITS IN FOOD COURT FA	10/27/14	200DB	5.00	HY	17	4,500.				4,500.	4,500.		0.	4,500.
56	REFRIGERATOR - #311	06/24/14	200DB	5.00	HY	17	509.				509.	509.		0.	509.
60	FURNACE	01/09/15	SL	39.00	MM	17	13,250.				13,250.	2,706.		340.	3,046.
62	WINDOWS	01/09/15	200DB	5.00	MQ	17	905.				905.	905.		0.	905.
63	FORTIWIFI 60D SECURITY APPLIANCE	12/23/15	200DB	5.00	MQ	17	1,197.				1,197.	1,197.		0.	1,197.
64	MICROWAVE	12/24/15	200DB	5.00	MQ	17	299.				299.	299.		0.	299.
66	PLUMBING	02/12/16	200DB	5.00	HY	17	3,780.				3,780.	3,780.		0.	3,780.
69	BUILDING IMPROVEMENTS	09/01/17	SL	39.00	MM	17	5,100.				5,100.	693.		131.	824.
70	FURNITURE	06/01/17	200DB	5.00	HY	17	2,252.				2,252.	2,252.		0.	2,252.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
71	BUILDING IMPROVEMENTS - ELECTRICAL	03/01/18	SL	39.00	MM	17	27,910.				27,910.	3,431.		716.	4,147.
72	BUILDING IMPROVEMENTS - FLOORING	05/20/18	SL	39.00	MM	17	4,292.				4,292.	509.		110.	619.
75	LAND - 23 2ND ST	11/01/11	L				530,000.				530,000.			0.	0.
76	BUILDING - 23 2ND ST	11/01/11	SL	39.00		16	4,570,000.				4,570,000.	1,303,616.		117,179.	1,420,795.
77	FURNITURE, FIXTURES, & EQUIPMENT - 23 2ND ST	11/01/11	200DB	5.00	HY	17	200,000.				200,000.	200,000.		0.	200,000.
78	NAIL BAR BUILD OUT - 23 2ND ST	03/15/13	SL	39.00		16	5,000.				5,000.	1,253.		128.	1,381.
79	LAND IMPROVEMENTS - 23 2ND ST	12/01/13	150DB	15.00	HY	17	8,701.				8,701.	5,763.		534.	6,297.
80	BUILDING IMPROVEMENTS - 23 2ND ST	12/31/14	SL	39.00		16	17,065.				17,065.	3,522.		438.	3,960.
81	SEWAGE PUMP - 23 2ND ST	06/09/15	SL	39.00		16	1,175.				1,175.	226.		30.	256.
82	LAND - 21 2ND ST	09/30/14	L				300,000.				300,000.			0.	0.
83	BUILDING - 21 2ND ST	09/30/14	SL	39.00		16	9,265,000.				9,265,000.	1,969,802.		237,564.	2,207,366.
84	FURNITURE, FIXTURES, & EQUIPMENT - 21 2ND ST	09/30/14	200DB	5.00	HY	17	487,923.				487,923.	487,923.		0.	487,923.
85	FIRE ALARM SYSTMER - 21 2ND ST	08/01/15	SL	39.00		16	34,975.				34,975.	6,615.		897.	7,512.
86	BUILDING IMPROVEMENTS - 21 2ND ST	01/26/16	SL	39.00		16	16,500.				16,500.	2,943.		423.	3,366.
87	BUILDING IMPROVEMENTS - 21 2ND ST	04/01/17	SL	39.00		16	1,026.				1,026.	149.		26.	175.
88	BUILDING IMPROVEMENTS - 21 2ND ST	09/01/17	SL	39.00		16	12,370.				12,370.	1,678.		317.	1,995.
89	BUILDING IMPROVEMENTS - FLOORING - 21 2ND ST	03/13/18	SL	39.00		16	3,658.				3,658.	450.		94.	544.
90	BUILDING IMPROVEMENTS - ELEVATOR - 21 2ND ST	07/25/18	SL	39.00		16	9,920.				9,920.	1,133.		254.	1,387.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2023 DEPRECIATION AND AMORTIZATION REPORT

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
91	SCRUBBER MACHINE	02/16/23	200DB	5.00	HY	19B	4,863.			3,890.	973.			4,085.	195.
92	SCRUBBER MACHINE	02/16/23	200DB	5.00	HY	19B	1,216.			973.	243.			1,022.	49.
	TOTAL SCH E DEPRECIATION						20251051.			4,863.	20246188.	5,908,850.		460,312.	6,364,299.
	CURRENT YEAR ACTIVITY														
	BEGINNING BALANCE						20244972.		0.	0.	20244972.	5,908,850.			6,364,055.
	ACQUISITIONS						6,079.		0.	4,863.	1,216.	0.			244.
	DISPOSITIONS/RETIRED						0.		0.	0.	0.	0.			0.
	ENDING BALANCE						20251051.		0.	4,863.	20246188.	5,908,850.			6,364,299.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
4	BUILDING	12/28/12	SL	39.00	MM	17	2,300,000.				2,300,000.	651,171.		58,974.	710,145.
5	FURNITURE, FIXTURES, & EQUIPMENT	12/28/12	200DB	5.00	MQ	17	300,000.				300,000.	300,000.		0.	300,000.
8	TABLES/CHAIRS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	15,000.				15,000.	15,000.		0.	15,000.
9	WINDOW TREATMENT - FOOD COURT	11/08/13	200DB	5.00	MQ	17	8,575.				8,575.	8,575.		0.	8,575.
10	INTERIOR DOORS/WINDOWS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	24,112.				24,112.	24,112.		0.	24,112.
11	VINYL PLANK FLOORING - FOOD COURT	11/08/13	200DB	5.00	MQ	17	98,700.				98,700.	98,700.		0.	98,700.
12	CARPET AT OFFICE - FOOD COURT	11/08/13	200DB	5.00	MQ	17	980.				980.	980.		0.	980.
13	SPECIALTIES - FOOD COURT	11/08/13	200DB	5.00	MQ	17	7,357.				7,357.	7,357.		0.	7,357.
14	FURNISHINGS - FOOD COURT	11/08/13	200DB	5.00	MQ	17	30,000.				30,000.	30,000.		0.	30,000.
15	BUILDING - FOOD COURT	11/08/13	SL	39.00	MM	17	699,046.				699,046.	181,481.		17,924.	199,405.
16	BUILDING - STEEL STAIR	11/08/13	SL	39.00	MM	17	95,388.				95,388.	24,766.		2,446.	27,212.
17	FURNITURE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,060.				57,060.	57,060.		0.	57,060.
18	WINDOW TREATMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	29,600.				29,600.	29,600.		0.	29,600.
19	INTERIOR SIGNAGE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	5,000.				5,000.	5,000.		0.	5,000.
20	BATH TUB - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	500.				500.	500.		0.	500.
21	APPLIANCES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	2,600.				2,600.	2,600.		0.	2,600.
22	GRANITE COUNTERTOPS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	35,940.				35,940.	35,940.		0.	35,940.
23	CHERRY CABINETRY - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	46,434.				46,434.	46,434.		0.	46,434.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
24	INTERIOR DOORS/WINDOWS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	14,616.				14,616.	14,616.		0.	14,616.
25	TILE BACKSPLASH - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,500.				7,500.	7,500.		0.	7,500.
26	CARPET & FLOORING - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	57,450.				57,450.	57,450.		0.	57,450.
27	SPECIALTIES - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	8,850.				8,850.	8,850.		0.	8,850.
28	EQUIPMENT - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	16,513.				16,513.	16,513.		0.	16,513.
29	FURNISHINGS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	80,235.				80,235.	80,235.		0.	80,235.
30	TUB UNITS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,500.				10,500.	10,500.		0.	10,500.
31	SHOWER HARDWARE - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	7,600.				7,600.	7,600.		0.	7,600.
32	SINKS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	11,400.				11,400.	11,400.		0.	11,400.
33	TOILETS - 3RD FLOOR	11/08/13	200DB	5.00	MQ	17	10,450.				10,450.	10,450.		0.	10,450.
34	BUILDING - 3RD FLOOR	11/08/13	SL	39.00	MM	17	277,727.				277,727.	72,100.		7,121.	79,221.
35	BAGGING FOR METERS - EXTERIOR	11/08/13	200DB	5.00	MQ	17	1,650.				1,650.	1,650.		0.	1,650.
36	COVERED WALKWAY - EXTERIOR	11/08/13	200DB	5.00	MQ	17	6,295.				6,295.	6,295.		0.	6,295.
37	TIRE LIFT - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,845.				2,845.	2,845.		0.	2,845.
38	TEMPORARY SIGNAGE - EXTERIOR	11/08/13	200DB	5.00	MQ	17	2,320.				2,320.	2,320.		0.	2,320.
39	BUILDING - EXTERIOR	11/08/13	SL	39.00	MM	17	126,268.				126,268.	32,785.		3,238.	36,023.
40	BUILDING	11/08/13	SL	39.00	MM	17	127,060.				127,060.	32,987.		3,258.	36,245.
41	BUILDING - DUNN BROTHERS CONCESSIONS	11/08/13	SL	39.00	MM	17	21,931.				21,931.	5,690.		562.	6,252.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
42	BUILDING - JUICE BAR CONCESSIONS	11/08/13	SL	39.00	MM	17	5,950.				5,950.	1,549.		153.	1,702.
43	PHONE SYSTEM	11/08/13	200DB	5.00	MQ	17	16,656.				16,656.	16,656.		0.	16,656.
44	WIFI SYSTEM	11/08/13	200DB	5.00	MQ	17	5,838.				5,838.	5,838.		0.	5,838.
45	SOUND SYSTEM	11/08/13	200DB	5.00	MQ	17	28,699.				28,699.	28,699.		0.	28,699.
46	DISH NETWORK SYSTEM	11/08/13	200DB	5.00	MQ	17	9,761.				9,761.	9,761.		0.	9,761.
47	FURNITURE	11/08/13	200DB	5.00	MQ	17	317.				317.	317.		0.	317.
48	MATTRESS & SIGN	11/08/13	200DB	5.00	MQ	17	323.				323.	323.		0.	323.
49	AIR HANDLER UNITS - 3RD FLOOR	11/08/13	SL	39.00	MM	17	91,578.				91,578.	23,774.		2,348.	26,122.
50	DOORS/SHOWER DOORS	11/08/13	200DB	5.00	MQ	17	11,041.				11,041.	11,041.		0.	11,041.
55	STORAGE UNITS IN FOOD COURT FA	10/27/14	200DB	5.00	HY	17	4,500.				4,500.	4,500.		0.	4,500.
56	REFRIGERATOR - #311	06/24/14	200DB	5.00	HY	17	509.				509.	509.		0.	509.
60	FURNACE	01/09/15	SL	39.00	MM	17	13,250.				13,250.	3,046.		340.	3,386.
62	WINDOWS	01/09/15	200DB	5.00	MQ	17	905.				905.	905.		0.	905.
63	FORTIWIFI 60D SECURITY APPLIANCE	12/23/15	200DB	5.00	MQ	17	1,197.				1,197.	1,197.		0.	1,197.
64	MICROWAVE	12/24/15	200DB	5.00	MQ	17	299.				299.	299.		0.	299.
66	PLUMBING	02/12/16	200DB	5.00	HY	17	3,780.				3,780.	3,780.		0.	3,780.
69	BUILDING IMPROVEMENTS	09/01/17	SL	39.00	MM	17	5,100.				5,100.	824.		131.	955.
70	FURNITURE	06/01/17	200DB	5.00	HY	17	2,252.				2,252.	2,252.		0.	2,252.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
71	BUILDING IMPROVEMENTS - ELECTRICAL	03/01/18	SL	39.00	MM	17	27,910.				27,910.	4,147.		716.	4,863.
72	BUILDING IMPROVEMENTS - FLOORING	05/20/18	SL	39.00	MM	17	4,292.				4,292.	619.		110.	729.
75	LAND - 23 2ND ST	11/01/11	L				530,000.				530,000.			0.	0.
76	BUILDING - 23 2ND ST	11/01/11	SL	39.00		16	4,570,000.				4,570,000.	1,420,795.		117,179.	1,537,974.
77	FURNITURE, FIXTURES, & EQUIPMENT - 23 2ND ST	11/01/11	200DB	5.00	HY	17	200,000.				200,000.	200,000.		0.	200,000.
78	NAIL BAR BUILD OUT - 23 2ND ST	03/15/13	SL	39.00		16	5,000.				5,000.	1,381.		128.	1,509.
79	LAND IMPROVEMENTS - 23 2ND ST	12/01/13	150DB	15.00	HY	17	8,701.				8,701.	6,297.		534.	6,831.
80	BUILDING IMPROVEMENTS - 23 2ND ST	12/31/14	SL	39.00		16	17,065.				17,065.	3,960.		438.	4,398.
81	SEWAGE PUMP - 23 2ND ST	06/09/15	SL	39.00		16	1,175.				1,175.	256.		30.	286.
82	LAND - 21 2ND ST	09/30/14	L				300,000.				300,000.			0.	0.
83	BUILDING - 21 2ND ST	09/30/14	SL	39.00		16	9,265,000.				9,265,000.	2,207,366.		237,564.	2,444,930.
84	FURNITURE, FIXTURES, & EQUIPMENT - 21 2ND ST	09/30/14	200DB	5.00	HY	17	487,923.				487,923.	487,923.		0.	487,923.
85	FIRE ALARM SYSTMER - 21 2ND ST	08/01/15	SL	39.00		16	34,975.				34,975.	7,512.		897.	8,409.
86	BUILDING IMPROVEMENTS - 21 2ND ST	01/26/16	SL	39.00		16	16,500.				16,500.	3,366.		423.	3,789.
87	BUILDING IMPROVEMENTS - 21 2ND ST	04/01/17	SL	39.00		16	1,026.				1,026.	175.		26.	201.
88	BUILDING IMPROVEMENTS - 21 2ND ST	09/01/17	SL	39.00		16	12,370.				12,370.	1,995.		317.	2,312.
89	BUILDING IMPROVEMENTS - FLOORING - 21 2ND ST	03/13/18	SL	39.00		16	3,658.				3,658.	544.		94.	638.
90	BUILDING IMPROVEMENTS - ELEVATOR - 21 2ND ST	07/25/18	SL	39.00		16	9,920.				9,920.	1,387.		254.	1,641.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

COMMERCIAL - 100 FIRST AVENUE, ROCHEST SCHEDULE E- 2

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
91	SCRUBBER MACHINE	02/16/23	200DB	5.00	HY	17	4,863.			3,890.	973.	195.		311.	506.
92	SCRUBBER MACHINE	02/16/23	200DB	5.00	HY	17	1,216.			973.	243.	49.		78.	127.
	TOTAL SCH E DEPRECIATION						20251051.			4,863.	20246188.	6,364,299.		455,594.	6,819,893.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

Printable page

PARID: 640341003634 ROLL: RP
WABY,JAMES E 1006 14 AVE SW

Miscellaneous Statement Information

Qualifying Tax Amount:	$5,638.52
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	Y
Parcel Grouping:	Y
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$1,712.04
City / Town Tax:	$2,101.48
State Tax:	$.00
School District Voter Levies:	$927.36
School District Other Levies:	$828.86
HRA :	$69.14
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$5,638.88
Special Assessments:	$63.12
Total Tax Incuding Specials:	$5,702.00
Half Payment:	$2,851.00

Property Tax and Credits

Gross Tax Before Credits:	$5,702.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$5,702.00

Values

Tax Market Value:	401,500
Estimated Market Value:	411,000
Ref Market Value:	411,000
TIF Tax Capacity:	0
Tax Capacity:	4,015
State Tax Capacity:	0
Old House Market Value:	0
New Construction Value:	0

Printable page

PARID: 743543017888 ROLL: RP
ACROPOLIS PROPERTIES LLC 100 1 AVE SW UNIT 2

Miscellaneous Statement Information

Qualifying Tax Amount:	$.00
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	N
Parcel Grouping:	N
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$19,788.86
City / Town Tax:	$24,035.92
State Tax:	$12,745.56
School District Voter Levies:	$6,466.54
School District Other Levies:	$7,874.64
HRA :	$799.22
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$71,710.74
Special Assessments:	$2,047.38
Total Tax Incuding Specials:	$73,716.00
Half Payment:	$36,858.00

Property Tax and Credits

Gross Tax Before Credits:	$73,716.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$75,264.04

Values

Tax Market Value:	2,358,400
Estimated Market Value:	2,358,400
Ref Market Value:	2,358,400
TIF Tax Capacity:	0
Tax Capacity:	46,418
State Tax Capacity:	44,168
Old House Market Value:	0
New Construction Value:	0

Printable page

PARID: 743543017889 ROLL: RP
BAHEYA LLC 100 1 AVE SW UNIT 3

Miscellaneous Statement Information

Qualifying Tax Amount:	$.00
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	N
Parcel Grouping:	N
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$24,755.36
City / Town Tax:	$30,068.50
State Tax:	$16,107.98
School District Voter Levies:	$8,073.04
School District Other Levies:	$9,844.66
HRA :	$999.84
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$89,849.38
Special Assessments:	$2,508.62
Total Tax Incuding Specials:	$92,358.00
Half Payment:	$46,179.00

Property Tax and Credits

Gross Tax Before Credits:	$92,358.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$92,358.00

Values

Tax Market Value:	2,941,000
Estimated Market Value:	2,941,000
Ref Market Value:	2,941,000
TIF Tax Capacity:	0
Tax Capacity:	58,070
State Tax Capacity:	55,820
Old House Market Value:	0
New Construction Value:	0

Printable page

PARID: 743543017890 ROLL: RP
BAHEYA LLC 100 1 AVE SW UNIT 4

Miscellaneous Statement Information

Qualifying Tax Amount:	$.00
Senior Deferral:	N
Exempt:	N
Mortgage Code:	
Homestead:	N
Parcel Grouping:	N
Tax District:	ROCHESTER CITY/SD0535

Rates

Total TCAP Rate %:	113.821104
Total Market Rate %:	.259993
State Gen Tax Commercial Rate %:	28.857
State Gen Tax Seasonal Recreation Rate %:	10.01

Property Tax by Jurisdiction

Pay Year:	2025
County Tax:	$9,816.60
City / Town Tax:	$11,996.12
State Tax:	$.00
School District Voter Levies:	$4,402.84
School District Other Levies:	$4,385.98
HRA :	$396.46
Special Tax-TIF:	$.00
City Voter:	$.00
Total Tax before Spec Assess:	$30,998.00
Special Assessments:	$.00
Total Tax Incuding Specials:	$30,998.00
Half Payment:	$15,499.00

Property Tax and Credits

Gross Tax Before Credits:	$30,998.00
Homestead Credit:	$.00
Power Line Credit:	$.00
School Bond Credit	$.00
AG Credit	$.00
Disater Credit	$.00
Net Tax After Credits:	$30,998.00

Values

Tax Market Value:	1,842,100
Estimated Market Value:	1,842,100
Ref Market Value:	1,842,100
TIF Tax Capacity:	0
Tax Capacity:	23,026
State Tax Capacity:	0
Old House Market Value:	0
New Construction Value:	0

ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

HPC Committee Discussion

MEETING DATE:
September 23, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:
Molly Patterson-Lundgren

Action Requested:
No Specific Action Recommended

Report Narrative:
As discussed at the August meeting, the HPC is able to establish working committees. One opportunity is to create a committee that will help further develop Rochester's Historical Contexts. The existing historic contexts, developed by consultants, 106 Group in 2014 is attached here. While this document provides a good start, additional contextual information is needed in the evaluation of properties being considered for landmark designation. The existing context document does not provide the breadth or depth needed for these. At the September meeting, we can begin to discuss the possibility of forming a committee to help expand on our historic contexts.

Prepared By:
Molly Patterson-Lundgren

Attachments:
106 Group - Rochester Historical Contexts - 2014

Exhibit A

106GROUP

ROCHESTER HISTORICAL CONTEXTS

Rochester, Olmsted County, Minnesota

July 2014

ROCHESTER HISTORICAL CONTEXTS

Rochester, Olmsted County, Minnesota

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

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

PRINCIPAL INVESTIGATOR:
Kelli Andre Kellerhals, M.S.

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

July 2014

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1.0 INTRODUCTION

1.1 Rochester's Historical Contexts Process

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

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

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

1.2 What is an Historical Context?

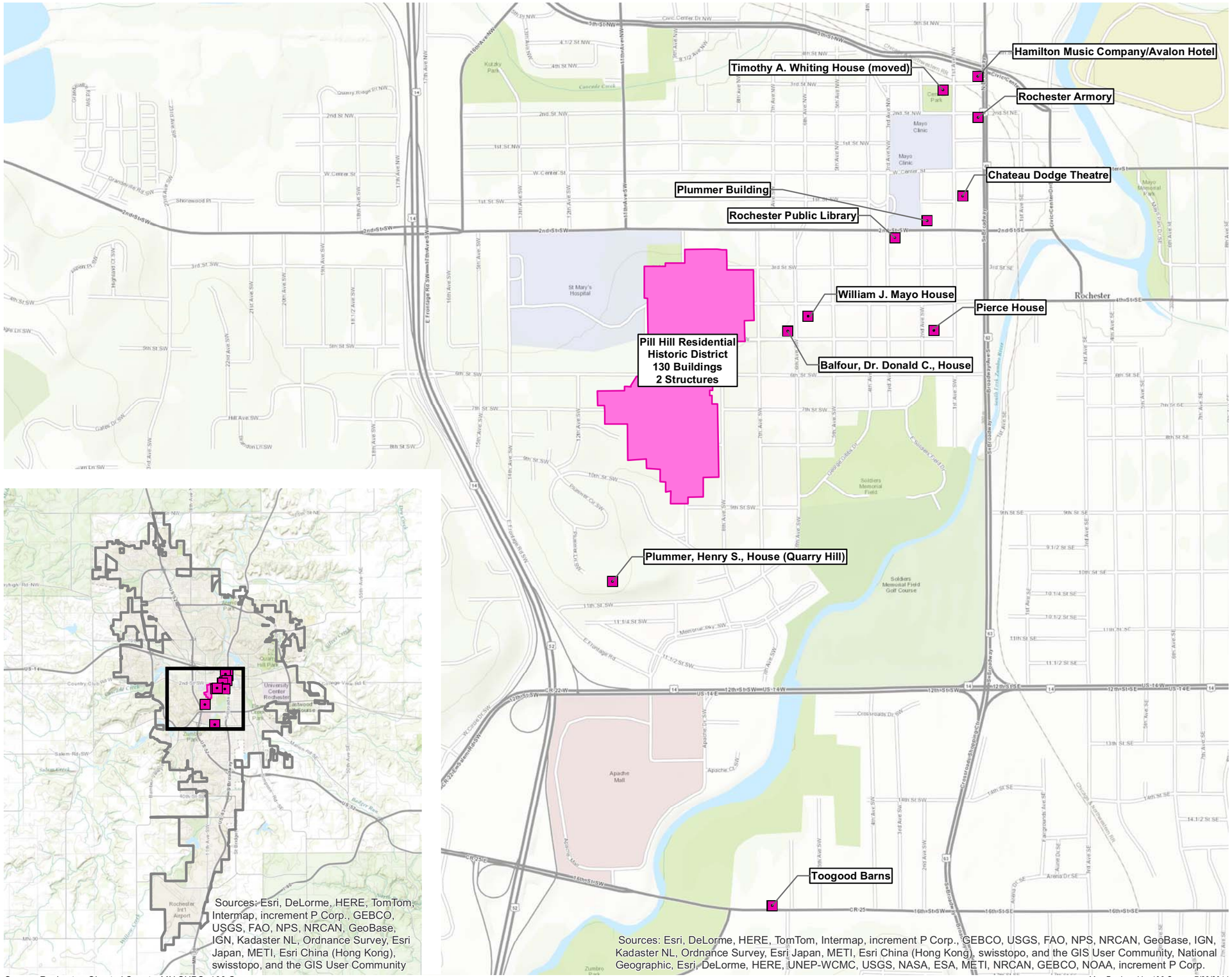
According to the National Park Service (NPS) a historical context is a document "created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area" (NPS 2014). A context then is a planning document that provides a way of organizing the diverse historic resources of a community based on thematic associations, geographical limits, and/or chronological periods of time. An historical context is intended for use as a diagnostic document which assesses the significance of a property in terms of the "relevant geographical area, the history of associated historical themes or subjects, and within an historical and contemporary time frame"

(Wyatt 2009). A context provides the framework in which resources can be evaluated for possible National Register of Historic Places (NRHP) eligibility. The development of historical contexts, as intended by this document, will describe and analyze the broader picture of Rochester's architecture and development.

1.3 Why are Historical Contexts Necessary?

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

Rochester
Historical Contexts
Rochester, Olmsted County, Minnesota



NRHP-Listed Architectural History Property

Pill Hill Residential Historic District

0 260 Meters

0 700 Feet

1:13,462

106GROUP

NRHP-Listed
Properties in Rochester

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

Map Produced by 106 Group 7/23/2014

Figure 1

2.0 Current Historical Contexts

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

2.1 Minnesota Statewide Contexts

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

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

2.2 Minnesota Statewide Property Type Contexts

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

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

2.3 Minnesota Statewide Thematic Contexts

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

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

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

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

2.4 Additional Historical Contexts

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

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

3.0 Rochester Historical Contexts

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

3.1 Archaeological Signatures of the Rochester Area

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

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

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

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

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

Minnesota archaeologists have found a great deal of evidence supporting the trends described above. In Rochester, however, the same is not true (Arzigian and Kolb 2010:14). Archaeologists have not yet investigated much of the Rochester area. Where they have conducted research (notably the along the Zumbro River and Bear Creek) few sites have been found (Arzigian and Kolb 2010:60). Still, research in the Southeast Riverine Archaeological Region, in Olmsted County, and within Rochester has suggested some areas that are more likely to contain archaeological sites. These are identified by the following factors (Anfinson 1990:156-157; Arzigian and Kolb 2010:88):

- Proximity to major rivers, particularly terraces above rivers, and particularly near junctions with other bodies of water
- Position within the floodplains between major drainages
- Proximity to spring-fed streams, particularly near headwaters of major drainages
- Locations with natural protections against fire like river bends

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

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

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

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

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

3.2 Rochester's Early Settlement, 1854-1889

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

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

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

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

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

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

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

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

PROPERTY TYPES

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

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

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

Services
Attorneys
Banks
Barbers
Blacksmith
Boarding Houses
Builders and Contractors
Doctors
Dentists
Funeral Homes/Undertakers
Hotels
Land Agents
Laundries
Lawyers
Liveries
Machine Shops
Newspapers
Photographers
Printers
Realtors
Farm Implements
Railroad
Restaurants and Cafes
Saloons
Tailors
Theaters/Opera House
Wagon makers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOSPITALS, HOTELS, AND HOSPITALITY

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

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

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

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

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

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

PROPERTY TYPES

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

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

3.4 Neighborhood Development, 1854 to 1970

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

ROCHESTER'S OLDER NEIGHBORHOODS

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

Pill Hill Neighborhood

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

Kutzky Park Neighborhood

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

Soldiers Field Neighborhood

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

Northrup Neighborhood

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

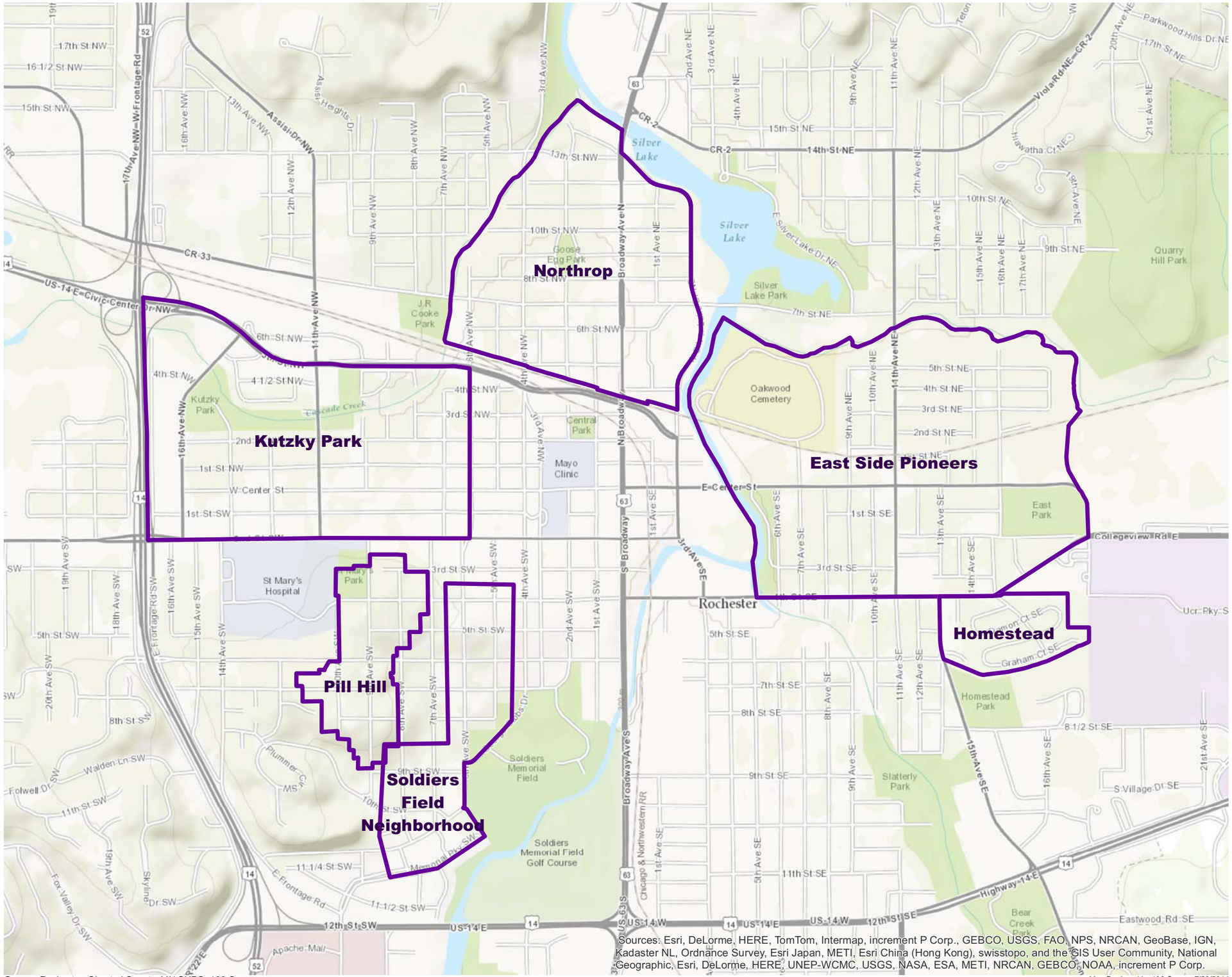
Homestead Neighborhood

Unlike other neighborhoods in Rochester which grew organically and features a range of housing styles, Homestead is a planned community developed by Mayo. Homestead serves to highlight early community planning developments that are found nationwide and were typically developed by corporations seeking housing for their employees. The 35-acres of land that now comprises the Homestead Neighborhood was purchased by Dr. William W. Mayo in 1875 from pioneer settler Jonathon Head. The farm became known as the Mayo Homestead. To address housing shortages in 1944 Mayo decided to open the homestead to development. Ellerbe & Associates was commissioned to design a collection of eight modest-sized model

houses; each plan was reversible providing for sixteen different options. Each house ranged from 912 to 1,196 square feet, and included a single bathroom, one to three bedrooms, a living room, kitchen, and attached garage (Allsen 2009:156-157). Homestead is bound by 4th Street SE to the north, Olmstead Medical Center to the east, Homestead Park to the south, and 13th Avenue SE to the west.

East Side Pioneers Neighborhood

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



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

Map Produced by 106 Group 7/22/2014

Rochester
Historical Contexts

Rochester, Olmsted County, Minnesota

Neighborhood Boundary

0 310 Meters

0 825 Feet

1:16,000

106GROUP

Rochester's Older Residential Neighborhoods

Figure 2

RESIDENTIAL STYLES

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

Italianate (circa 1840-1885)

Figure 3. Italianate. St. Paul, Minnesota

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

Vernacular Workers Cottages (circa 1840-1860)

Figure 4. Workers Cottage. Minneapolis, Minnesota

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

Queen Anne (1850-1890)

Figure 5. Queen Anne. Sheffield, Alabama

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

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

Tudor (1890-1940)

Figure 6. Tudor. Minneapolis, Minnesota

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

Craftsman Style Bungalow (circa 1910-1930)

Figure 7. Craftsman Bungalow. Crystal, Minnesota

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

Prairie Style (circa 1900-1920)

Figure 8. Prairie Style. Oak Park, Illinois

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

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

Colonial Revival (circa 1880-1950)

Figure 9. Colonial Revival. Robbinsdale, Minnesota

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

Period Revival (circa 1910-1940)

Figure 10. Period Revival. Minneapolis, Minnesota

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

Minimal Traditional (circa 1935-1950)

Figure 11. Minimal Traditional. Minneapolis, Minnesota

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

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

Cape Cod (circa 1945-1960)

Figure 12. Cape Cod. Minneapolis, Minnesota

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

Ranch (circa 1945-1960)

Figure 13. Ranch. Robbinsdale, Minnesota

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

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

Lustron Houses (1947-1950)

Figure 14. Lustron. Chesterton, Indiana

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

PROPERTY TYPES

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

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

Single-family homes
- Vernacular
- Architect designed

Garages
Sheds
Barns
Other outbuildings

3.5 Urban / Downtown Development, 1889 – Present Day

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

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

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

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

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

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

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

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

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

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

PROPERTY TYPES

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

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

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

Saloons
Tailors
Theaters/Opera Houses
Wagon makers

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

Civic
City Hall
Civic Buildings
County/Federal Courthouse
Electricity
Fire Stations
Gas lines
Hospitals and Clinics
Library
Nursing Homes
Police Stations
Poor Houses
Post Office
Public Services
Social Services
Sewer
Street Paving
Telegraph
Telephone
Water

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

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

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ROCHESTER BOARDS & COMMISSIONS

REQUEST FOR ACTION

Updates

MEETING DATE:
September 23, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:
Molly Patterson-Lundgren

Action Requested:
No action recommended, informational only

Report Narrative:
Updates will be provided on the following topics and projects:
1. Central Park landmark designation
2. Indian Heights landmark designation
3. Annual State Historic Preservation Office
4. Inquiry into work completed at the Chateau Theater

Prepared By:
Molly Patterson-Lundgren

Attachments: