



ROCHESTER

— Minnesota —



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MEMORANDUM City Clerk's Office

Date: November 30, 2016
To: Heritage Preservation Commission
From: Aaron S. Reeves, City Clerk
Subject: Hotel Carlton Phase II Report

Attached to the agenda packet is the Phase II report on the Hotel Carlton completed by the 106 Group. The report states that the building is eligible for Landmark Designation under the newly (assumed) adopted ordinance. The HPC's role at this time is to review the report and determine if they wish to move forward with designating this property as a Landmark Property. If the HPC wishes to move forward with designation the process laid out in the ordinance will be followed for designation including scheduling a public hearing.

Communication: 106 Carlton Hotel Memo (Hotel Carlton Phase II Review)



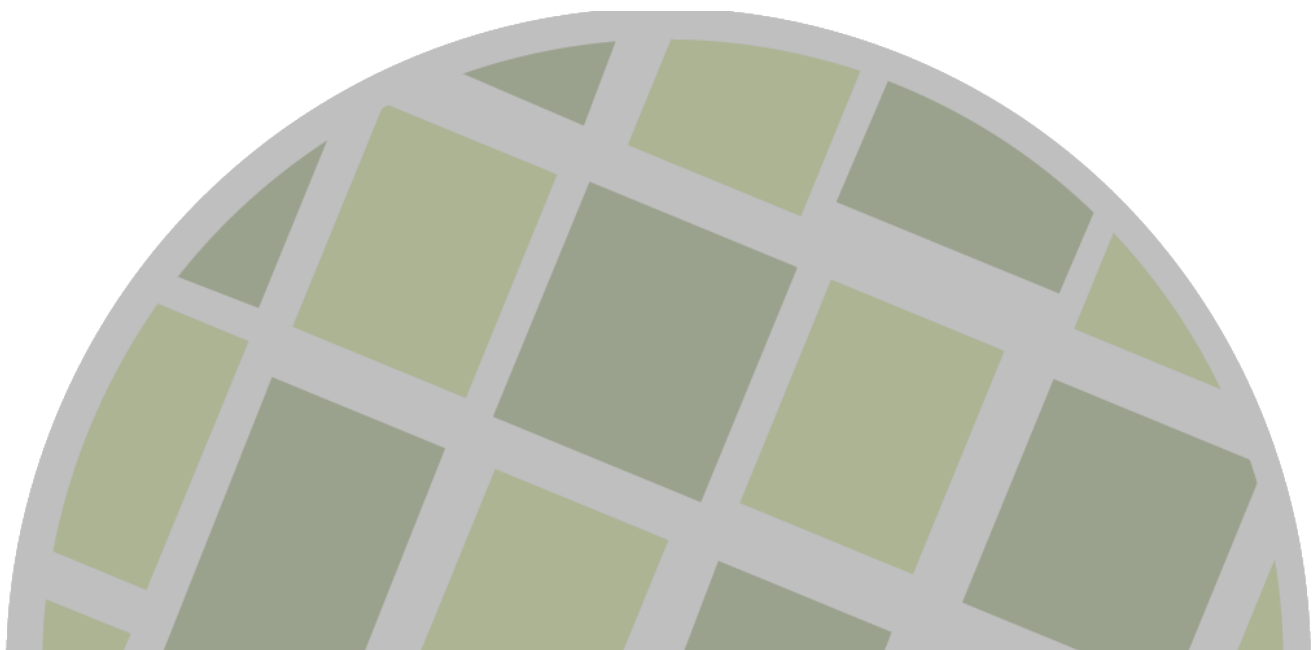
106GROUP

PHASE II ARCHITECTURE/HISTORY EVALUATION OF THE HOTEL CARLTON

Rochester, Olmsted County, Minnesota

November 2016

Communication: Phase II Report (Hotel Carlton Phase II Review)



PHASE II ARCHITECTURE/HISTORY EVALUATION OF THE HOTEL CARLTON

Rochester, Olmsted County, Minnesota

106 Group Project No. 1959-1953

SUBMITTED TO:

City of Rochester
201 4th Street SE
Rochester, MN 55904

SUBMITTED BY:

106 Group
1295 Bandana Blvd #335
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PRINCIPAL INVESTIGATOR:

Kelli Andre Kellerhals, M.S.

REPORT AUTHOR:

Katherine Scott, B.S.

November 2016

1.0 INTRODUCTION

In November 2016, The 106 Group Ltd. (106 Group) conducted a Phase II architecture/history evaluation of the Hotel Carlton (also known as Days Inn), located at 6 1st Avenue NW, in Rochester, Minnesota. A developer, MKDI LLC, has proposed to demolish the Hotel Carlton in order to construct a mixed use development on the site. As a result, the City of Rochester has requested that a historical evaluation of the property be completed prior to pursuing the proposed development. Therefore, the purpose of this architecture/history evaluation is to determine whether the Hotel Carlton meets any of the criteria for listing as a Landmark Property under Chapter 19B of the proposed amendment to the Rochester Code of Ordinances (Appendix A).

The project is located in Township 107, Range 14, Section 35, Rochester, Olmsted County, Minnesota (Figure 1). The architecture/history investigation consisted of a Phase II evaluation of the Hotel Carlton. Kelli Andre Kellerhals, M.S., served as principal investigator. Erin Que, M.S., conducted the fieldwork and Katherine Scott, B.S., authored the report.

2.0 METHODS

2.1 Objectives

The primary objective of the architecture/history evaluation was to determine whether the Hotel Carlton meets the criteria for listing as a Landmark Property. All work was conducted in accordance with the *SHPO Guidelines for History/Architecture Projects in Minnesota* (SHPO 2010) and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 Federal Register 44716-44740] (NPS 1983).

2.1.1 BACKGROUND RESEARCH

On November 9th, staff from the 106 Group conducted background research at the Rochester Public Library, History Center of Olmsted County, Rochester Building Safety Department, Rochester Property Records Department, and select Grassle family files.

2.1.2 FIELD METHODS

The Phase II survey of the Hotel Carlton was conducted on November 9, 2016. Erin Que, M.S., conducted the fieldwork (see Appendix A for all project personnel). During the Phase II survey, field notes and digital photographs were taken of the property.

2.1.3 INVENTORY FORMS

An updated Minnesota Architecture-History Inventory Form was prepared for the Hotel Carlton and submitted independently to the City of Rochester.



Source: 106 Group

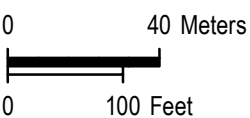
Map Produced by 106 Group 11/23/2

Hotel Carlton **Phase II Architecture/History** **Evaluation**

Rochester, Olmsted County, Minnesota

Project Location

 Hotel Carlton



1:2,000



2.2 Evaluation

Upon completion of the fieldwork and research, the Hotel Carlton was evaluated to determine whether the property meets the criteria for Landmark Property listing, based on its significance and integrity. The local criteria, summarized below and detailed in the proposed amendment to Chapter 19B of the Rochester Code of Ordinances, were used to help assess the significance of the property:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, the State or United States;
- B. Its location as a place of a significant historic event;
- C. Its location within and contribution as an element of an Landmark District;
- D. Its identification with a person who significantly contributed to the culture and development of the City;
- E. Its embodiment of distinguishing characteristics of an architectural style period, form, or treatment;
- F. Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the City or have contributed to the development of a nationally or internationally-recognized style or movement;
- G. Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation;
- H. Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the City (City of Rochester 2016).

Chapter 19B, Section 04, Subdivision 16 of the Rochester Code of Ordinances identifies six aspects of integrity that must be considered when evaluating the ability of a property to convey its significance: location, setting, design, materials, workmanship and association (City of Rochester 2016). The integrity of the Hotel Carlton was assessed in regard to these six aspects.

3.0 LITERATURE SEARCH

3.1 Previous Architecture/History Studies

The Hotel Carlton was first inventoried in 1980 as part of the statewide inventory; no recommendation was made at that time (Frame 1980). A Phase I inventory of the property was completed by the 106 Group in 2014; at that time, the property was recommended as potentially eligible for listing as a Landmark Property (Kellerhals 2014).

4.0 RESULTS

4.1 Hotel Carlton, OL-ROC-026

Location: 6 1st Avenue NW, Rochester, Olmsted County, Minnesota, T107 R14 Section 35

Description: Located at the northeast corner of 1st Avenue NW and Center Street W in downtown Rochester, Minnesota, this five-story, U-shaped building is faced in brown, six-course stretcher-bond brick; terra cotta; and white, corrugated metal. The 1920 building has a flat roof with a parapet wall and metal coping (Figures 2 and 3). The building has two primary façades, one facing south and one facing west, that have storefront spaces on the first story. These are occupied by a Pannekoeken restaurant and the hotel lobby. The first story of the west and south-facing façades features numerous wooden storefronts; between the storefront windows are columns with granite bases clad with decorative terra cotta panels. A dentiled limestone stringcourse extends along the south and west façades between the first and second stories. In addition, a thin, flat metal awning projects out over the sidewalk along roughly two-thirds of both the west and south façades, and a box canopy is located over the entrance on the west façade. A metal cornice supported by metal brackets and adorned with festoons and rosettes wraps around the top of the building on the east, south, and west elevations. An interior brick chimney is located on the north end of the western portion of the U; an exterior chimney clad in white corrugated metal is located on the north end of the eastern portion of the U. An L-shaped penthouse clad in white corrugated metal is located on the north portion of the building's roof (Figure 3). Ornamentation on the upper stories of the east, south, and west elevations includes stack bond and soldier course brick around the windows. A vertical metal "Days Inn" sign that extends from the second story to the fourth story wraps around the southwest corner of the building. The two bays from the west on the north elevation of the building are projected, and an exterior metal staircase is located on the north elevation.



Figure 2. Hotel Carlton, Facing Northeast.



Figure 3. Southwest Elevation, Facing Northeast.

The west-facing façade of the building consists of five bays (Figure 4). Fenestration on the first story consists of four wooden storefront window sections and one entrance. Each storefront window section consists of three fixed, plate glass windows. The entrance, located in the second bay from the north, consists of double-leaf metal and glass doors with single-light glass side lights and a three-part fixed glass transom. A brown, metal box canopy with a “Days Inn” sign covers this entrance. Fenestration on the second through fifth stories consists of pairs of identical, one-over-one, double-hung vinyl windows on

the northern two and southern two bays. Fenestration on the middle bay consists of three, one-over-one, double-hung vinyl windows, with the middle window being slightly wider than the flanking windows.



Figure 4. West Façade, Facing East.

The south-facing façade consists of seven bays; the fourth bay on the second through fifth stories is recessed in the U (Figure 5). From west to east, fenestration on the first bay of the first story consists of a single-leaf metal and glass door with a fixed, single-light transom and three, single-light, plate glass side lights. The second bay features a single plate glass display window in a wooden bulkhead. The third bay includes two plate glass windows in a wooden bulkhead. Fenestration on the fourth bay of the first story consists of a single-leaf metal and glass door with a filled-in transom and plate glass side lights set in wooden bulkheads. The fifth bay includes two plate glass windows in a wooden bulkhead. The sixth bay fenestration consists of a single-leaf metal and glass door in a recessed entranceway. Fenestration on the seventh bay of the first story consists of two plate glass windows set in a metal bulkhead; a fabric awning is present above these windows. Fenestration on the second through fifth stories of the south façade consists of single, one-over-one, double-hung vinyl windows in six of the bays. Fenestration on the middle bay consists of pairs of one-over-one, double-hung vinyl windows. Fenestration on the interior walls of the U also consists of pairs of one-over-one, double-hung vinyl windows.



Figure 5. South Elevation, Facing North.

The first story of the east elevation of the building is obscured by the adjacent one-story building (Figure 6). The second through fifth stories of this elevation are divided into five bays. Fenestration on each story of the first two bays from the south consists of pairs of one-over-one, double-hung vinyl windows; the third bay features three one-over-one, double-hung vinyl windows; the fourth bay one one-over-one, double-hung vinyl windows; and the fifth bay single-leaf, single-light metal doors. The wall of the second, third, and fourth bays is painted white; the wall of the fifth bay is faced in white, corrugated metal.



Figure 6. Southeast Elevation, Facing Northwest.

The north elevation of the building is faced in white, corrugated metal and is roughly divided into seven bays (Figure 7). Fenestration on the first story of the first bay includes a single-leaf metal door, while fenestration on the second through fifth stories of bays one through four from the west consists of one-over-one, double-hung vinyl windows. Fenestration on the fifth bay consists of a plate glass window on the first story and one-over-one, double-hung vinyl windows on the upper stories. Bay six fenestration consists of two metal sliding windows on the first story and a single one-over-one, double-hung vinyl window on each the fourth and fifth stories. Fenestration on the seventh bay consists of a single-leaf, single-light metal door and plate glass window on the first story, and a single one-over-one, double-hung vinyl window on each the fourth and fifth stories. Bays six and seven of this elevation are slightly projected; this projection has fenestration on its east elevation. This fenestration consists of a plate glass window on the first story and one-over-one, double-hung vinyl windows on the second through fifth stories.



Figure 7. Northeast Elevation, Facing Southwest.

History: In 1854, the first white settlers arrived in southeastern Minnesota, in what is now Olmsted County. George and Henrietta Head staked a claim on the western banks of the Zumbro River, and soon thereafter a pioneer settlement began to take shape around their home. The settlement was named Rochester, after Head's hometown of Rochester, New York. In 1858, Rochester was named the county seat. Due to the town's location near the Zumbro River and its falls, as well as the convergence of overland stage routes, it grew rapidly. By 1860, just six years after it was founded, the town's population was 1,424 residents. Ten years later, the population had almost tripled, to 3,953 residents. By 1890, 5,321 people called Rochester home. Scandinavians, Irish, Scots, and Germans were the most common ethnic groups to settle in Rochester (Kaeding et al 2014:10).

One of these German immigrants was Charles O. Grassle. Grassle was born in Wurttemberg, Germany on February 23, 1874 and immigrated to Minnesota in 1889 at the age of 15. He worked on farms in southwest and southeast Minnesota, and married Laura Lubitz on November 28, 1895 near Millville, Minnesota. By May of the following year, the Grassles were living in Rochester (The Rochester Post-Bulletin 1979). Shortly after settling in Rochester, Grassle became a member of the Rochester volunteer fire department. For a short time, he relocated to the nearby town of Eyota, located east of Rochester. During his time in Eyota, Grassle became the first chief of their fire department. Grassle returned to Rochester sometime before 1912, and became proprietor of the White House Bar & Café (The Rochester Post-Bulletin 1941). In 1912, he purchased the building which was located at 110 South Broadway, and continued to operate the business until 1919 (Olmsted County Democrat 1912). With the passage of the 18th Amendment to the United States Constitution in 1919, which prohibited the sale of alcohol, Grassle was forced to explore other business ventures. What he found was the need for a "good family hotel" (The Rochester Post-Bulletin 1975a).

The steady growth of the Mayo Clinic, from its inception as Saint Mary's Hospital in 1889 through the early portion of the twentieth century, was a catalyst for the development of hospitality and service-related businesses in Rochester. By 1919, over 60,000 patients were visiting the Mayo Clinic every year (Keillor 2007:40). With these patients came friends and relatives that required lodging, food, entertainment, and other amenities. Understanding this need, the brothers Mayo promoted the development of hotels and boarding houses in the vicinity of the Mayo Clinic's downtown offices (Holmes 1987:37). One of Rochester's most prominent hoteliers was John H. Kahler who opened his first hotel in 1906 and established the Kahler Corporation in 1917. The corporation was founded for the purpose of constructing and operating dual-purpose hotel/hospital facilities near the Mayo Clinic. These combination hotel/hospital facilities accommodated both hospital patients and their visiting relatives in a single, multi-purpose structure. During the 1910s and 1920s, the Kahler family operated three such facilities: the Colonial (1915, non-extant), the Worrall (1919, non-extant), and the Stanley (1917, non-extant) (Kaeding et al 2014:16; Calavano 2008:37). In 1954, the Kahler Corporation could no longer effectively operate hospital and hotel facilities for Mayo and the hospital functions operated by Kahler and others were consolidated and incorporated as Rochester Methodist Hospital (Kaeding et al 2014:17). In addition to the combination hotel/hospital facilities operated by the Kahler Corporation, the Mayo Clinic's continued growth created a need for even more hotels in the downtown area. As a result, downtown Rochester experiencing a hotel building boom in the 1910s, and 1920s, with numerous independently owned and operated low-rise hotels built during that period. These included the Hotel Zumbro (1912, non-extant), Hotel Norton (1915, non-extant), Hotel Rommel (1915, non-extant, northwest corner of S Broadway and 4th Street SW), Hotel Martin (1916, non-extant), Claton Hotel (1917, non-extant), Hotel Francis (1918, extant, 17 4th Street SW), Avalon Hotel (1919, extant, 301 N Broadway), Arthur Hotel (1920, non-extant), Campbell Hotel (1920, non-extant), Hotel Carlton (1920, extant, 6 1st Avenue NW), and Hotel Northern (c. 1921, non-extant), (McGhee 1940:61; Calavano 2008:23, 30, 32, 33, 36, 38, 39; Nord 2003:158). By 1930, Rochester boasted 40 hotels with more than 2,000 rooms (Severson 1979:93). The Hotel Carlton contributed approximately 100 rooms to this count. While the Hotel Carlton was once one of many independently-owned and operated hotels in downtown Rochester, today it is the only extant hotel from this hotel boom era that still serves as a hotel. The former Hotel Francis currently provides permanent housing, while the former Avalon Hotel is now home to a music store (Olmsted County 2016; Avalon Music Centre, Inc. 2008). The Reiter Apartments/Travelers Hotel until recently operated as a hotel, although it appears to be closed today. However, the original portion of the building was constructed as apartments, rather than a hotel. In addition, several additions and alterations have compromised the building's integrity.

Having determined that a "good family hotel" where relatives and children of Mayo patients could stay was needed, in 1919, Charles O. Grassle bought the Winona House, a two-story frame building that was constructed in 1869 and was located at the northeast corner of present day 1st Avenue and Center Street NW in Rochester. Grassle razed the Winona House to make way for a new hotel (The Rochester Post-Bulletin 2010). In June of 1919, renderings of the proposed hotel had been created and were made public; F.H. Mosse Company was the architect (The Rochester Daily Post and Record 1919a; The Rochester Daily Post and Record 1919b). The building contractor was Gauger-Korsmo Construction Company of St. Paul, who estimated the cost of construction at \$115,000 (November 5, 1919 letter from Paul Gauger,

Gauger-Korsmo Construction Company to Charles Grassle). In late September of 1919, excavation for the building's basement began (The Rochester Daily Post and Record 1919b). After a year of construction, on Monday, September 13, 1920, the hotel opened (The Rochester Daily Post and Record 1920c). Maass & McAndrew Company of Rochester appear to have supplied the plumbing and heating in the building for a cost of \$24,000 (December 2, 1919 letter from Maass & McAndrew Company to Charles Grassle). The three story building was constructed of reinforced concrete and brick and had a hollow tile curtain wall. When originally constructed the building was only three stories tall (Figures 8 and 9), but was constructed with the ability to add up to three additional stories if desired (Sanborn Map Company 1920; The Daily Post and Record 1920b).

The Hotel Carlton was prominently situated in downtown Rochester, just across the street from the Colonial Hospital operated by the Kahler Corporation and roughly a block northeast of the Mayo Clinic, making it a convenient location for guests associated with the city's health care services. The area immediately surrounding the Hotel Carlton included retail buildings, light industrial buildings such as garages and small lumber yards, hotels and rooming houses, and the aforementioned hospitals (Sanborn Map Company 1920).



Figure 8. Southwest Elevation, Facing Northeast, c. 1925 (MNHS c. 1925).



Figure 9. Southwest Elevation, Facing Northeast, 1925 (Calavano 2008:31).

At the time of its construction, the Hotel Carlton was said to be the “latest word in hotel construction and finishing,” and was expected to “prove to the transient population, a wonderfully convenient and comfortable temporary home” (The Rochester Daily Post and Record 1920b). The hotel’s upper floors each consisted of 25 rooms, all with an exterior wall, and its interior boasted a lobby floor of Kasota Marble, wall finishings and furniture of mahogany, and “beautiful rugs” (The Rochester Daily Post and Record 1920b). The building’s noted U-shaped plan allowed each room to have an exterior window which provided natural light. This U-shaped plan appears to have been unique in downtown Rochester; The Hotel Northern, Hotel Zumbro, Hotel Norton, Hotel Rommel, Hotel Martin, Claton Hotel, Hotel Francis, Arthur Hotel, and Campbell Hotel all had square or rectangular plans (Calavano 2008:23, 30, 32, 33, 36, 38, 39). The only other hotel known to have a similar plan was the Colonial Hospital, which was constructed of two U-shaped courtyards between three wings. However, today that building has been incorporated into the Methodist Hospital, and one of its wings removed, so that the U-shape of the building is no longer evident (Mayo Clinic 2016).

The Hotel Carlton presently has and historically had retail storefronts on the first story. When the hotel opened, the southwest portion of the building’s first story housed Hargesheimer’s drug store (The Rochester Daily Post and Record 1920b; The Rochester Daily Post and Record 1920d). The following March, the hotel’s café opened; photographs from the mid-1920s show that it was located on the first story of the southeast portion of the building (Figures 8 and 9) (The Rochester Daily Post and Record 1921; Calavano 2008:31). Today, the southwest storefronts are occupied by the Pannekoeken restaurant. The Days Inn lobby is located on the first story of the west elevation, and the Kitchen Design Studio store is located on the eastern portion of the first story of the south elevation.

When the hotel was originally constructed it had the ability to withstand the addition of three additional stories; according to newspaper articles at the time of construction, Grassle had intended to construct these additional stories to the building within just a few years of the hotel’s opening (The Daily Post and Record 1920b). In 1927, seven years after it opened, two stories were added to the building (The

Rochester Post-Bulletin 1941). It is unknown why a third additional story was not constructed. Construction of the additional two stories was anticipated to begin by March 1, 1927 and be completed by June 15, and would double the room capacity (The Rochester Post-Bulletin 1927). A rooftop sign proclaiming the name of the hotel, which is evident in a 1928 postcard and a circa 1930 photograph (Figures 10 and 11), was likely added when the fourth and fifth stories were constructed in 1927 (Severson 1979; Historical Center of Olmsted County c. 1930).



Figure 10. Hotel Carlton Postcard, 1928 (Severson 1979).



Figure 11. Hotel Carlton Southwest Elevation, Facing Northeast, c. 1930 (History Center of Olmsted County).



Figure 12. Hotel Carlton Southwest Elevation, Facing Northeast, 1939 (History Center of Olmsted County).

Beyond the addition of the top two stories in 1927, there have been minimal changes to the Hotel Carlton. In August of 1920, Grassle was “granted permission to construct a canopy over the sidewalk” for the building (The Rochester Daily Post and Record 1920a). A historical photograph appears to show this canopy on the north end of the building’s west elevation by 1925 (Figure 9). From 1928 to 1939, with the exception of some storefront alterations typical for commercial buildings, the Hotel Carlton appears to have been little altered. A notable addition is the chimney at the north end of the building (Figures 11 and 12). Research did not yield any historical photographs of the hotel from 1940 through the 1982; a photograph from 1983 indicates that little has changed except the storefront signage, canopies/awnings, and the signage on the southwest corner of the building (Figure 13). Some windows and doors have also been replaced with modern materials, although building permits for these alterations were not found, and so the precise date of the changes is unknown. Between 1940 and 1991, the majority of the commercial and light industrial buildings around the Hotel Carlton were replaced by parking ramps or surface parking lots (University of Minnesota 2016; NETR 1991).



Figure 13. Hotel Carlton Southwest Elevation, Facing Northeast, 1983 (History Center of Olmsted County)

Charles Grassle died in March of 1941. Following his death, Charles' wife Laura and their sons Paul and Carlton (who the hotel was named after) took over ownership of the hotel (The Rochester Post-Bulletin 1941; The Rochester Post-Bulletin 1986c). Paul Grassle was born on May 5, 1896 in Rochester. Throughout his life, Paul Grassle was active in local politics; he served four terms as Rochester's mayor, from 1939 to 1947, and was president of the Rochester Park Board for two years. For over 20 years he also was an active member of the City Charter Commission. Grassle was also a long-time member of the local Elks Lodge, Masonic Lodge, and Shrine Club. For much of the time that the Grassle family owned the Hotel Carlton, Paul served as its general manager (The Rochester Post-Bulletin 1979). The Grassle family continued to operate the hotel until 1974, when they sold it to Hometels of America, Inc, who planned to raze the structure and build a new hotel on the site (The Rochester Post-Bulletin 1974).

In March of 1975, the proposed project by Hometels of America, which planned to construct a nine-story hotel with 256 rooms, a restaurant, meeting facilities, and retail space, was given preliminary approval by the Rochester City Planning Commission (The Rochester Post-Bulletin 1975b). However, this project did not move forward, although research did not yield information on why the plans were not carried out. A voided building permit for demolition notes that the building was sold by Hometels in 1975 (City of Rochester 1975:Building Permit #75-448). It appears that the building was sold to Jack Prow, who at the time also owned Prow's Hotel at 510 17th Avenue NW (City of Rochester 1975:Liability Notice #75-212). In 1976, a sign similar in proportion to the current Days Inn sign located on the southwest corner of the

building, but reading “Carlton Hotel” was added (City of Rochester 1976:Building Permit #76-198). Prow appears to have owned the building until 1977 (City of Rochester 1977:Building Permit #77-191). By 1978, the building was owned by James Sadler and was known as the Carlton Manor Hotel. In March of 1983, Sadler applied for permits to make storefront and lobby alterations. Proposed changes drawn up by Weis Builders included the addition of a canopy, windows, and doors on the north elevation. Based on current field observations, these changes appear to have been carried out (City of Rochester 1983: Building Permit #83-102). It is also possible that the addition of corrugated metal siding on the north elevation and a portion of the east elevation was completed at this time, although the precise date of these alterations is unknown.

In 1986, a developer again proposed to demolish the Hotel Carlton. Younge Development Company of Rochester proposed to demolish the building, then known as the Carlton Manor Hotel, and build a 400-room hotel in its place. However, the owner of the hotel at the time, James Sadler, would not sell, and instead proposed his own redevelopment of the site, which included construction of a new hotel to the east of the property on Broadway, and remodeling of the Carlton Manor Hotel (The Rochester Post-Bulletin 1986a; The Rochester Post-Bulletin 1986b). Similar to the 1975 proposal, a new hotel was never constructed, although it is possible that the Carlton Manor Hotel was remodeled at that time. By 1990, the building was owned by and operated as a Days Inn (City of Rochester 1990:Electrical Permit #26551). By September of 2006 MKDI LLC, the current owner, had purchased the building (City of Rochester 2006:Building Permit #06-6149). The Hotel Carlton continues to operate as a Days Inn today, with a Pannekoeken restaurant and the Kitchen Design Studio occupying the retail space on the first floor.

F.H. Mosse

Frederick H. Mosse is noted in historical documents as the architect of the Hotel Carlton (November 5, 1919 letter from Paul Gauger, Gauger-Korsmo Construction Company to Charles Grassle; The Rochester Daily Post and Record 1919b). Mosse was born in Rochester on September 24, 1890, and was educated in architecture at Carleton College in Northfield and the University of Minnesota in Minneapolis (AIA 1970). Upon graduating, he went to work in the office of notable Minneapolis architect William Channing Whitney. While with Whitney’s firm, Mosse met George J. Hoffman, and from February 1914 to April 1916 the two worked together at their own firm (AIA 1950). After the dissolution of his partnership with Hoffman, Mosse ran his own firm, F.H. Mosse & Company, out of Rochester from 1916 to the late 1930s. From 1939 to 1949, he worked for the federal government, after which time he returned to private practice in Minneapolis (AIA 1950; AIA 1970). His principal works include the Romanesque Revival Rochester Armory (1915, extant, 121 N Broadway, National Register of Historic Places [NRHP]-listed) (Nord 2003:161), the Itasca County Hospital at Grand Rapids (1918, extant, 104 SE 1st Avenue) (The Rochester Daily Post and Record 1918; AIA 1970; Herald Review 2008), and the Reiter Apartments/Travelers Hotel (c. 1918, extant, 426 2nd St SW (The Rochester Daily Post and Record 1917; The Rochester Post-Bulletin 2014).

Italian Renaissance Revival Style

The Hotel Carlton shows influences of the Italian Renaissance Revival style. Italian Renaissance Revival architecture was popular in the United States in two periods; the first from 1840-1890, and the second

from approximately 1890-1920. Size and scale distinguish the later Italian Renaissance Revival buildings from the earlier; the second period typically featured buildings with imposing size and scale (Blumenson 1981:41). Other characteristics of the Italian Renaissance Revival style include low-pitched hipped roofs with clay tiles or flat roofs, masonry or stone exterior walls with cast stone or terra cotta accents, Roman arch entrances and windows, classical details such as columns and pilasters, a roof line parapet or balustrade, a strong division of floors created by elaborate string courses, and an arcaded and rusticated ground level (McAlester & McAlester 2004:397-398; DAHP 2016). The Italian Renaissance Revival style was most commonly applied to residential, educational, and government buildings. The Hotel Carlton exhibits certain characteristics of the style, such as masonry construction and a flat roof with a roof line parapet, terra cotta accents, and some classical detailing, however it is lacking characteristics such as Roman arch entrances and windows, columns, pilasters, or stringcourses between each story.

Significance:

The proposed revisions to Rochester Ordinance 19B, Section 08 provide that a property can be considered for designation as a Landmark Property provided it meets at least one of eight specified criteria for eligibility. The Hotel Carlton was evaluated under all these criteria to determine if the property meets any criteria for Landmark Property eligibility.

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

The Hotel Carlton embodies the influence of the Mayo Clinic on the growth and development of Rochester in the 1910s and 1920s. In addition to the combination hospital/hotel facilities of the Kahler Corporation, several smaller, hotel-only buildings were developed by independent owners in the 1910s and 1920s in downtown Rochester; the Hotel Carlton is one such example. These hotels supplemented the Kahler Corporation's hospital/hotels, and were integral to supporting the Mayo Clinic. They also fulfilled a large need to accommodate the family and friends of those seeking care at the Mayo Clinic. Large corporate-owned hotels such as the Holiday Inn and Howard Johnson became more prominent in Rochester in the post-World War II years. The small, independently-owned hotels were unable to compete with these larger hotel chains, and as a result, many of them closed (Kaeding et al. 2014:17). Some of these hotel buildings were reused for other purposes, but today only a few remain and most have been demolished. Of the once numerous independently-owned hotels that are extant today, only the Hotel Carlton has been continually operated as a hotel since it was constructed. The Hotel Carlton also appears to be rare among early Rochester hotels for its U-shaped design, which provided natural light and exterior walls and windows to all of its rooms; only one other hotel is known to have been constructed with a similar plan. Today, the Hotel Carlton stands as a visual representation of Rochester's flourishing hotel and hospitality industry that boomed in the first half of the twentieth century and is one of the last vestiges of the more than 2,000 hotel rooms that were constructed during this time period. As such, the Hotel Carlton meets Criterion A for its value as part of the development, heritage and cultural characteristics of the City of Rochester.

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

Research has not yielded any information regarding any events significant to the history of Rochester at this property.

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

The Hotel Carlton is not located with an existing Landmark District.

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

Based on currently available research, Charles O. Grassle, the developer and proprietor of the Hotel Carlton from its construction in 1920 until his death in 1941, appears to have been a successful Rochester business man. However, his business ventures do not appear to have gone above and beyond those of other civic and business leaders of his time. Additionally, although Grassle's development and operation of the Hotel Carlton created a respected, consistent business presence in downtown Rochester, it was neither a unique nor rare achievement, as there were several other similar independently-owned and operated establishments downtown. Should further information regarding Charles O. Grassle and his contributions to Rochester and the hotel/hospitality industry be found, Grassle's significance under Criterion D could be reevaluated.

Charles' son Paul took over ownership of the hotel upon his father's death and ran it until the Grassle family sold it in 1974. As neither the original developer nor owner of the Hotel Carlton, Paul Grassle is unlikely to have significance for his association as the owner of the Hotel from 1941 to 1974, unless further research can demonstrate that under his proprietorship he contributed significantly to the culture and development of the City above and beyond mere ownership. Grassle is known to have been active in the local community and served four terms as Rochester's mayor. As mayor, Paul's contributions may have gone above and beyond the typical contributions of any of the city's other mayors or other civic leaders. If further research determines that Paul Grassle was significant to the culture and development of Rochester as mayor, it is unlikely that the Hotel Carlton would be the building that best demonstrates his significance as Rochester's mayor. A hotel in his ownership would not be an effective resource type to best reflect that level of potential significance.

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

The Hotel Carlton exhibits some characteristics of the Italian Renaissance Revival style, such as masonry construction, a flat roof with a roof with parapet, terra cotta accents, and some classical detailing. However, the building does not possess any particularly unique or distinctive elements of the style, and does not readily appear to have significance as an example of the Italian Renaissance Revival style.

- F. Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the City or have contributed to the development of a nationally or internationally-recognized style or movement;*

The Hotel Carlton was designed by F.H. Mosse. Mosse's firm, F.H. Mosse & Company, operated out of Rochester from 1916 to the late 1930s, and their best-known work in Rochester is the NRHP-listed Rochester Armory. Although the Hotel Carlton was designed by Mosse, research has not indicated that Mosse and his firm are known to have been influential in the development of the architectural character of the City. No evidence has been found indicating that Mosse or his firm were particularly prolific in the City, or that their designs influenced or were mimicked by other architects. In addition, research has not indicated that Mosse or his firm contributed to the development of a nationally or internationally-recognized style or movement. Rather, he appears to have designed his buildings in the popular period revival styles of the early twentieth century, including Italian Renaissance Revival and Romanesque Revival. Therefore, the Hotel Carlton does not meet Criterion F.

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

The Hotel Carlton does not embody any significant architectural innovations. The building's design follows the common characteristics of the Italian Renaissance Revival style, which is commonly found in the United States and was often applied to commercial buildings.

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

The Hotel Carlton's location is representative of the downtown commercial area and its hotel and hospitality industry associated with the Mayo Clinic. The scale of the Hotel Carlton is appropriate and consistent with other downtown hotels of the 1910s and 1920s. The physical characteristics of the Hotel Carlton can be seen elsewhere in Rochester, as it is a common early twentieth century period revival style. As such, the Hotel Carlton meets Criterion H for its location and scale, which represent the downtown area and familiar visual features of the City.

Integrity: The Hotel Carlton retains excellent integrity of location, as it remains on its original site. The setting around this property has been somewhat compromised by the removal of commercial and light industrial buildings, and subsequent construction of multi-level parking ramps to the east, south, and southwest; the removal of commercial buildings and subsequent creation of a surface parking lot directly to the north; and the loss of portions of the Colonial Hospital to the west. However, the property remains in an urban downtown area in close proximity to Mayo facilities. Therefore, the property retains fair integrity of setting.

The integrity of design, materials, and workmanship has been slightly compromised by replacement windows and doors, as well as the addition of corrugated metal siding on the north elevation and a portion of the east elevation. The original one-over-one wood windows have been replaced with one-over-one, double-hung vinyl windows, though all window openings appear to retain their original shape and size.

As most of the windows retain the original size of the original windows, the changes minimally affect the integrity of design. The replacement window material, however, is a modern replacement and therefore affects the integrity of materials. All storefront windows have been replaced with plate glass, the entrances replaced with metal and glass doors. As with the windows on the upper stories of the building, all of the first-story openings appear to retain their original shape, size, and location, mimicking the original storefronts. Therefore, these alterations only minimally affect the integrity of design. The replacement materials, however, are a modern replacement and therefore affect the integrity of materials. All openings on the first story originally had transoms. However, by the late 1930s the transoms appear to have been filled in or covered (MHS c. 1925; Historical Center of Olmsted County c. 1930; Severson 1979). Therefore, the building retains good integrity of materials and design. The building retains good integrity of workmanship.

The building retains good integrity of association, as physical alterations over time have been minor, and the building retains its character-defining features, including the dentiled stringcourse on the first story and festoon/rosette cornice on the fifth story. The building's continued use as a hotel also contributes to its integrity of association. Overall this building retains good historic integrity.

Recommendation:

The Hotel Carlton appears to meet Criteria A and H under the proposed amendment to Rochester Ordinance 19B, Section 08, for its association with Rochester's early hotel, hospital, and hospitality industry.

5.0 SUMMARY

During November 2016, the 106 Group conducted a Phase II architecture/history evaluation of the Hotel Carlton. The 106 Group recommends that the Hotel Carlton meets Criteria A and H under the proposed amendment to Rochester Ordinance 19B, Section 08.

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APPENDIX A: PROPOSED AMENDMENT TO CHAPTER 19B OF THE ROCHESTER CODE OF ORDINANCES

ORDINANCE NO. ____

AN ORDINANCE AMENDING AND REENACTING
CHAPTER 19B OF THE ROCHESTER CODE OF
ORDINANCES RELATING TO HERITAGE
PRESERVATION AND THE HERITAGE
PRESERVATION COMMISSION.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Chapter 19B of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

CHAPTER 19B

HERITAGE PRESERVATION

19B.01. Statement of Legislative Intent. Subdivision 1. The Common Council of the City of Rochester hereby declares as a matter of public policy that the preservation, protection, perpetuation, promotion and use of Buildings, Structures, Sites, and Objects having a special historical, community, or aesthetic interest or value is a public interest and is a worthy pursuit in the interest of our community's general welfare. To this end, the Heritage Preservation Commission is charged with responsibility for facilitating the preservation of Rochester's heritage. The purposes of this chapter are to:

- A. Safeguard the heritage of the City by encouraging the preserving of properties that reflect elements of the city's cultural, social, economic, political, visual, or architectural history;
- B. Enhance the City's appeal and attraction to residents, visitors, and tourists while promoting its economic viability through the protection and promotion of its unique character as related to its history and heritage;

- C. Enhance the visual and aesthetic character, and interest in the City through attention to historic properties;
- D. Foster civic pride in the beauty and notable accomplishments of the past;
- E. Promote the preservation and continued use of historic properties for the education and general welfare of the people of the City;
- F. Promote the environmental benefits of adapting and reusing buildings; and
- G. Provide educational opportunities for heritage preservation, act in an advisory capacity to its citizens, and reflect the history of the many groups that make up the City's rich heritage.

Subd. 2. By the adoption of this chapter, the City intends to draw a reasonable balance between private property rights and the public interest in preserving the City's cultural, social, economic, religious, political, architectural and aesthetic history.

19B.02. Heritage Preservation Commission Established. Subdivision 1. There is hereby established a City of Rochester Heritage Preservation Commission to enforce and carry out the rights, responsibilities, and privileges provided in this chapter.

Subd. 2. The Commission shall consist of 11 voting members to be nominated by the Mayor and appointed by the Council. Commission members must be persons with demonstrated interest and expertise in historic preservation and must reside within the City. The Commission shall include, if available, a representative of the Olmsted County Historical Society. Demonstrated interest and expertise may include experience and interest in a variety of vocations and fields that may be engaged in historic preservation efforts and issues, including, without limitation, architecture, construction, legal, real estate, history, and economic development.

Subd. 3. Commission members shall serve staggered three-year terms.

- A. Upon creation of the Commission, four members will be appointed for a term of three years each. Four members will be appointed for a term of two years each. Three members will be appointed for a term of one year each. Each initial term of office shall expire on

December 31st of the year the term is scheduled to expire. All subsequent appointments will be made for three year terms. All members shall serve until their successors have been appointed and qualified.

- B. Within 45 days of a vacancy, the Mayor shall nominate a successor for approval by the Council to fill the unexpired term of the office. If a vacancy occurs in a term with less than 45 days remaining, the Mayor may allow the term to expire without nominating a successor.

Subd. 4. Members will not receive a salary for their services, but may be compensated for any approved expenses incurred in the performance of their duties in accordance with guidelines established by the Council.

Subd. 5. The Commission shall meet at least four times a year. The Commission shall hold its first meeting within 45 days after the day this chapter becomes effective. At the first meeting, the members shall adopt rules concerning the following business:

- A. Time, dates, and places of future meetings;
- B. Election of Officers; and
- C. Voting and quorum requirements.

Subd. 6. The Commission shall elect from its members such officers as it may deem necessary. The Commission shall have the power to designate and appoint from its members various committees. The Commission shall make such rules as it may deem advisable and necessary for the conduct of its affairs and for the purpose of carrying out the intent of this chapter.

Subd. 7. Effective Date. Subdivisions 2 and 3 of this section become effective for those appointments made on and after the date this ordinance takes effect. It is the intent of this subdivision to allow members of the Commission serving terms of office at the time this ordinance takes effect to complete their appointed terms of office.

19B.03. Commission Duties. Subdivision 1. Following its establishment, the Commission shall provide recommendations and consultation to the City for adoption and administration of the Heritage Preservation Program.

- Subd. 2. The Commission shall have the following additional duties:

- A. Ensure that there is an updated list of all Buildings, Structures, Sites, or Landmark Districts which have been designated as Designated Properties;
- B. Recommend the allocation of such subsidies, tax abatement, grants, revolving loan funds, and other funds that may be provided by the City pursuant to the Heritage Preservation Program; and

19B.04. Definitions. Subdivision 1. For purposes of this chapter, the following terms shall have the following meanings.

Subd. 2. The term “Alter” or “Alteration” shall mean a change to the exterior of an existing Building, Structure, or feature that materially modifies its original appearance or construction.

Subd. 3. The term “Assigned Staff” shall mean a member of the City’s staff designated to serve as the staff contact person for this chapter and for the Heritage Preservation Commission.

Subd. 4. The term “Building” shall mean any Structure having a roof supported by columns or walls intended for the shelter or enclosure of persons or property. When roofed structures are separated from each other by party walls having no openings for passage, each portion so separated shall be deemed a separate Building.

Subd. 5. The term “Certificate of Economic Hardship” shall mean an approval issued pursuant to section 19B.14.

Subd. 6. The term “City” means the City of Rochester, Minnesota.

Subd. 7. The term “Commission” shall mean the Heritage Preservation Commission.

Subd. 8. The term “Contributing Resource” shall mean a Building, Site, Structure, or Object that adds to the historic architectural qualities or archaeological values for which a property or Landmark District is considered significant.

Subd. 9. The term “Council” shall mean the City of Rochester Common Council.

Subd. 10. The term “Demolition” shall mean any act or process that destroys in part or in whole a historic resource. This includes the removal of any

material constituting part of a structure that affects the exterior appearance of the structure, other than for purposes of ordinary maintenance or repair, as well as inadequate maintenance or any other action that reduces the stability or longevity of a structure or impairs its historic or architectural integrity.

Subd. 11. The term “Demolition By Neglect” means the long-term neglect of a historic structure that contributes to a level of dilapidation so severe that rehabilitation of the structure no longer serves as a viable option and Demolition must be considered on account of the public health, safety and welfare.

Subd. 12. The term “Demolition Permit” shall mean a building permit that authorizes the demolition or removal of an existing Building or Structure from a site. This permit is issued in accordance with the requirements of Minnesota Rule 1300.0120.

Subd. 13. The term “Designated Property” shall mean a property listed on the Inventory, and further categorized as either a Landmark Property, Potential Landmark Property, or Landmark District.

Subd. 14. The term “Heritage Preservation Program” shall mean a plan established by the City that contemplates a vision for the City's historic preservation program, setting near- and long-term priorities for the program, and identifies proactive and innovative strategies for achieving the identified goals and objectives.

Subd. 15. The term “Historic Data” shall mean research papers, surveys, and maps that describe Rochester's architectural and cultural development patterns in the context of local, regional, and national history.

Subd. 16. The term “Integrity” shall mean the ability of a property to convey its significance relative to the aspects of location, setting, design, materials, workmanship and association.

Subd. 17. The term “Inventory” shall mean a comprehensive listing of all Landmark Districts, Landmark Properties, and Potential Landmark Properties.

Subd. 18. The term “Landmark District” shall mean a geographically-definable area, possessing identified historically significant concentration, linkage, or continuity of a Site, Building, Structure, or Object united by past events or aesthetically by plan or physical development.

Subd. 19. The term “Landmark Property” shall mean a property designated pursuant to section 19B.08.

Subd. 20. The term “Landmark Property Demolition Permit” or “LPDP” shall mean a permit issued pursuant to section 19B.13.

Subd. 21. The term “Land Development Manual” shall mean chapters 60 through 65, inclusive, of the Rochester Code of Ordinances.

Subd. 22. The term “Non-Contributing Resource” shall mean a Building, Site, Structure, or Object that does not contribute to the historic architectural qualities or archaeological values for which a Landmark District is considered significant.

Subd. 23. The term “Object” shall mean construction other than a Building or Structure that are primarily artistic in nature or small in scale and simply constructed. It may be by nature or design movable, but it is associated with a specific setting and environment.

Subd. 24. The term “Potential Landmark Property” shall mean a property designated pursuant to section 19B.15.

Subd. 25. The term “Rehabilitation” shall mean making a Building or Structure sound and usable without attempting to restore it to a particular period appearance while retaining the character-defining features.

Subd. 26. The term “Relocation” shall mean moving a Building or Structure from its original historically significant or existing location to another location.

Subd. 27. The term “Repair” shall mean the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing).

Subd. 28. The term “Restore” shall mean the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Subd. 29. The term “Significance” shall mean the documented importance of a property for its contribution to or representation of broad patterns of national regional or local history, architecture, engineering, archaeology and culture.

Subd. 30. The term “Site” shall mean the location of a significant event,

a prehistoric or historic occupation or activity or a Building or Structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing Structure.

Subd. 31. The term “Standards” shall mean the Secretary of the Interior’s Standards for Treatment of Historic Properties.

Subd. 32. The term “Structure” shall mean a combination of materials to form construction for use, occupancy, or ornamentation, whether installed on, above, or below the surface of land or water.

19B.05. Identification of Historic Properties. Subdivision 1. The Commission shall conduct, cause to be conducted, or accept submittals of such preliminary surveys, studies or investigations as deemed necessary or advisable to adequately inform the Commission and the Council of a property and district located within the City which are significant. The documents generated and collected as a result of these efforts shall be recognized as the Historic Data and be made publicly available. The Commission shall utilize the Historic Data for determining the eligibility and designation of a district and property.

Subd. 2. Historic Data shall be used to guide staff, the Commission, and the Council in determining the historic significance of districts and properties in the City. Historic Data shall include the Historic Context Paper accepted by the Commission and Council on April 6, 2015, as the same may be amended or modified from time to time.

Subd. 3. A list of Designated Properties and an updated catalogue of all known publications, articles, books, pamphlets, policies, or other materials having a direct bearing on the Heritage Preservation Program shall be kept and made available to the public.

19B.06. Miscellaneous. Subdivision 1. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. All such work must meet the Standards.

Subd. 2. The purpose of the Assigned Staff shall be to meet with the Commission and to provide information at public meetings regarding proposed land use applications, building permits and the nature of the property subject to this chapter.

Subd. 3. Designated Properties are eligible for and have priority to participate in City incentive programs related to financial, developmental or technical assistance that will serve to preserve, maintain or enhance their

historic and architectural character.

19B.07. Establishment of the Rochester Inventory of Designated Property. Subdivision 1. The Inventory is a comprehensive listing of all Landmark Districts, Landmark Properties, and Potential Landmark Properties. The Inventory is intended to recognize a District, Building, Structure, Land, Site and Object located in the City that has special significance to the United States, Minnesota, or the City's history, architecture, archaeology, engineering or culture. The location of a property listed on the Inventory shall be designated on maps on file with the City Clerk.

Subd. 2. Following the Council's adoption of an ordinance designating a property on the Inventory, the City Clerk shall record with the real estate records of Olmsted County a certified copy of the ordinance including a legal description of the property.

19B.08. Designation of Properties - Landmark Properties or Landmark Districts. Subdivision 1. The Commission shall designate a Building, Site, Structure, or Object, or any collection thereof, as a Landmark Property or Landmark District when the Commission determines, after receiving and considering testimony received at a public hearing and applying the criteria found in subdivision 2, that the property is essential to the historic fabric of the City and has a demonstrated quality of significance that preservation must be mandated regardless of a property owner's consent shall be designated as a Landmark Property or Landmark District. The Landmark Property or Landmark District designation shall occur by ordinance. A Landmark Property or Landmark District is subject to the terms of this chapter. A Landmark Property or Landmark District shall be eligible for certain preservation benefits and may be awarded preservation incentives pursuant to the Heritage Preservation Program. All individual properties listed on the National Register of Historic Places receive automatic Landmark Property designation. Designation decisions made by the Commission may be appealed to the Common Council.

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

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State or United States;
- B. Its location as a place of a significant historic event;
- C. Its location within and contribution as an element of a

Landmark District;

- D. Its identification with a person who significantly contributed to the culture and development of the City;
- E. Its embodiment of distinguishing characteristics of an architectural style period, form, or treatment;
- F. Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the City or have contributed to the development of a nationally or internationally-recognized style or movement;
- G. Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation;
- H. Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the City; and,

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

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

Subd. 4. The property owner, the Commission, the Council, or any member of the general public may file an application for a Landmark Property or Landmark District designation. An application fee may be established by resolution adopted by the Council. The application shall include the following:

- A. The applicable information required by this section;
- B. Landmark Property or Landmark District boundary map;

- C. Property or district description, including narrative text, photographs or other graphic materials that document its physical characteristics;
- D. Written description of how the property meets the criteria for designation;
- E. Written description of historic preservation benefits which the applicant requests be awarded at the time of designation pursuant to the Historic Preservation Program; and,
- F. For a Landmark District, a list of Contributing and non-Contributing Resource.

Subd. 5. An application for a Landmark Property or Landmark District designation shall be submitted to the State Historic Preservation Office of the Minnesota Historical Society for a 60-day review period. The State Historic Preservation Office's non-binding comments shall be sent to the Commission for its review.

Subd. 6. Appeal. If the Commission denies an application submitted by a property owner or a member of the general public, the applicant may file an appeal with the Council. A fee for an appeal may be established by resolution adopted by the Council.

Subd.7. Assigned Staff is authorized to reject any incomplete application.

19B.09. Removal of Landmark Property or Landmark District Designation. Subdivision 1. An application for the removal of a Landmark Property or Landmark District from the Inventory shall follow the same submission requirements and review procedures as for designation described in this chapter, except that the application shall include an explanation describing why the property no longer meets the criteria for designation as a Landmark Property or Landmark District. After a public hearing on the matter, the Commission shall determine if sufficient evidence exists showing the property no longer meets the criteria for designation. If so, the Commission shall remove the property from the Inventory. Removal decisions made by the Commission may be appealed to the Common Council.

Subd. 2. If a request for rescinding designation is denied, an application cannot be filed again for a period of two years from the date of the denial. The Council may waive this time limitation.

19B.10. Standards and Benefits. Subdivision 1. The Commission shall follow the Standards to preserve and maintain the historic and architectural

character of a Designated Property and Landmark District. The Standards apply to the exterior features and/or notable streetscape and landscape elements of the designated historic property and/or district. The Standards are intended to offer assistance to property owners undertaking construction, Rehabilitation, Alteration, changes in exterior appearance or any other development involving a designated Landmark Property or Landmark District.

19B.11. Development Involving Landmark Property or Landmark District. Subdivision 1. Except as provided in subdivision 2, no Building or Structure shall be erected, constructed, enlarged, altered, repaired, relocated or improved, and no building permit issued for, a Landmark Property or within a Landmark District until plans or sufficient information have been submitted to the Assigned Staff and approval is granted by the Council after receiving and considering a recommendation of the Commission.

Subd. 2. Exempt Activities.

- A. Exempt activities include interior remodeling, paint color selection, exterior repainting or replastering similar to the existing finish or routine maintenance such as caulking, replacement of fasteners, repair of window glazing or other such minimally intrusive work.
- B. If there is any question if a work activity qualifies as exempt, the Commission shall make the determination as to its status.

Subd. 3. In an emergency situation where immediate repair is needed to protect the safety of a Building or Structure and its inhabitants, the City Administrator and City building official may approve the permit without prior Commission action.

19B.13. Demolition of Landmark Property Permit. Subdivision 1. It is the intent of this chapter to preserve the historic and architectural resources that have demonstrated significance to the community. Consequently, an application for a Demolition Permit that would allow for the Demolition of a Landmark Property must be accompanied by a Landmark Property Demolition Permit issued by the Council.

Subd. 2. The procedure for considering an application for a LPDP is as follows:

- A. An application for a LPDP will be filed with the Assigned Staff. The applicant will be provided a written response within fourteen days of the request describing the submittal materials needed for consideration.
- B. An application for a LPDP shall include the following:
 - (1) The general application information requested in section 19B.08, subd. 3 and written documentation that the Building is an imminent hazard; or
 - (2) Narrative text, graphic illustrations or other exhibits that provide evidence that the Building, Structure, or Object is of no historic or architectural value or importance as determined by an architect or historian who meets the professional qualifications established by the Standards.
- C. When complete application materials are on file and a staff report is prepared analyzing the request based on the required criteria in subdivisions 3 and 4 of this section, the Commission shall hold a public hearing to determine its recommendation as to whether the application should be approved.

Subd. 3. The LPDP permit application shall be approved if it is demonstrated that the application meets any one of the following criteria:

- A. The property has been determined by the City to be an imminent hazard to public safety and the owner/applicant is unable to make the needed repairs in a timely manner;
- B. The Structure is not structurally sound; or
- C. No documentation exists to support or demonstrate that the property has historic, architectural, archaeological, engineering or cultural significance.

Subd. 4. In addition to the criteria found in subdivision 3, the LPDP permit application shall be approved if it is demonstrated that the application meets all of the following criteria:

- A. The Structure does not contribute to the significance of the parcel or Landmark District in which it is located;

- B. The loss of the Building, Structure or Object would not adversely affect the Integrity of the Landmark District or its historic, architectural or aesthetic relationship to adjacent designated properties; and,
- C. Demolition of the Structure will be inconsequential to the historic preservation needs of the Landmark District.

Subd. 5. The Commission shall recommend the LPDP application be approved, disapproved, approved with conditions or continued in order to obtain additional information necessary to consider the demolition request.

Subd. 6. If the Commission recommends the approval of the LPDP application, then a resolution of the Commission action will be forwarded to the Common Council for approval or denial.

Subd. 7. If the Commission recommends the denial of the LPDP, the applicant may appeal the recommendation or may resubmit the application after it obtains a Certificate of Economic Hardship.

19B.14. Certificate of Economic Hardship. Subdivision 1. It is the policy of the City to respect private property rights, and to comply with state and federal law. At the same time, it is the policy of the City to protect and preserve those Buildings, Structures, and Sites having a special historical, community, or aesthetic value to the community. In balancing those public and private interests, the City recognizes that there may be some circumstances in which the operation of this chapter could create an undue economic hardship. This provision is created to provide property owners with a means of demonstrating that such a hardship may exist and that they should be allowed to demolish a Designated Property because of that hardship.

Subd. 2. In order to obtain a Demolition Permit that would permit the Demolition of a Designated Property on the basis of an economic hardship, the applicant must obtain a Certificate of Economic Hardship. The Commission may recommend and the Council may approve a Certificate of Economic Hardship, after holding a public hearing, if one or more of the following criteria are met:

- A. A Building has lost its architectural and historical integrity and/or its removal will not adversely affect a Landmark District's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues; or

B. The denial of a Demolition Permit will result in an unreasonable economic hardship on the applicant as determined by the Council, with recommendation from the Commission, using the following criteria:

- (1) The public safety and welfare requires the removal of a Structure or Building; and
- (2) If the structural instability or deterioration of a property is demonstrated through a report by an architect or structural engineer who meets professional qualifications established by the Standards. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition.

Subd. 3. In submitting a LPDP application, the burden of proof is on the applicant. In reviewing the application, the Commission and Council may consider economic hardship based on the following information:

- A. Current level of economic return;
- B. Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom the property was purchased.
- C. Annual gross and net income from the property and 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.
- D. Remaining balance on the mortgage or other financing secured by the property and annual debt services, if any during the prior three years.
- E. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations.
- F. All appraisals obtained within the last two years by the

owner or applicant in connection with the purchase, financing, or ownership of the property.

- G. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
- H. Any state or federal income tax returns relating to the property for the last two years.
- I. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding:
 - (1) Any real estate broker or firm engaged to sell or lease the property;
 - (2) Reasonableness of price or rent sought by the applicant; or
 - (3) Any advertisements placed for the sale or rental of the property.
- J. Feasibility of alternative uses for the property that could earn a reasonable economic return.
- K. Report from a architect or structural engineer who meets professional qualifications established by the Standards as to the structural soundness of any Building on the property and its suitability for Rehabilitation.
- L. 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.
- M. Estimated market value of the property:
 - (1) In its current condition;
 - (2) After completion of the proposed alteration or demolition; and
 - (3) After renovation of the existing property for continued

use.

- N. 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.
- O. Data provided by the property owner showing economic hardship.

Subd. 4. A property owner should conduct routine maintenance and major repairs on a Designated Property in order to ensure their preservation. As such, a Certificate of Hardship cannot be issued to a property owner who has engaged in Demolition by Neglect. Additionally, no person shall commit Demolition by Neglect.

19B.15. Designation of Historic Properties - Potential Landmark Properties. Subdivision 1. The Commission shall compile a list of other properties that have not met the criteria for Landmark Property designation but have historic or potentially historic significance within the City and may be considered eligible for Landmark designation at a future date. All such properties shall be designated as Potential Landmark Property in the Inventory. A property owner of a Potential Landmark Property is encouraged to meet proactively with the Commission before undertaking development plans to receive preliminary feedback on appropriate development and benefits.

Subd. 2. To be eligible for designation on the Inventory as a Potential Landmark Property, the individual Building, Site, Structure or Object, or a collection thereof, must have a demonstrated quality of significance as determined by the criteria provided in section 19B.08, subd. 2. The Commission shall determine if the property should be designated as a Potential Landmark Property based on the designation criteria.

Subd. 3. The property owner, the Commission, the Common Council, or any member of the general public may file an application for designation of a Building, District, Site, Structure or Object as a Potential Landmark Property on the Inventory. The application shall be submitted to the Assigned Staff for review and recommendation. The application for the designation of a property or collection of properties shall include the following:

- A. The applicable information required by this section;
- B. Site or Landmark District boundary map;
- C. Property or district description including narrative text

photographs or other graphic materials that document its physical characteristics; and,

- D. Written description of how the property meets the criteria for designation.

19B.16. 60-Day Negotiation Period – Land Use Applications.

Subdivision 1. The purpose of the 60-Day negotiation period is meet with the property owner to discuss the Heritage Preservation Program and benefits that the property may be eligible to receive upon designation as a Designated Property. If the owner of a Potential Landmark Property submits a land use application, a negotiation period of up to 60 days shall be initiated. The 60 negotiation period may be extended an additional 30 days upon a resolution adopted by the Council, or longer if mutually acceptable to both the Council and the property owner. Nothing herein shall prevent the City from reviewing any land use application or building permit affecting the subject property during the 60-day negotiation period.

Subd. 2. Within the 60-day negotiation period the following shall occur:

- A. The Assigned Staff or other City staff shall offer to meet with the property owner to discuss the Heritage Preservation Program and benefits that the property may be eligible to receive upon designation as a Landmark Property.
- B. The Assigned Staff shall meet with the Commission regarding the proposed application and the nature of the property. The property owner shall be provided notice of this meeting. The Commission shall review appropriate historic data to evaluate the Integrity of the property under consideration and shall provide Council with an assessment of the property's conformance with the designation criteria. When any benefits are requested by the property owner, the Commission shall also evaluate how the designation, and any development that is concurrently proposed, meets the policy objectives for the Historic Preservation Program.
- C. The Assigned Staff shall confer with the Council regarding the proposed application and the nature of the property, the staff's and the Commission's assessment of its historic significance, and the effects of the application. The property owner shall be provided notice of this meeting.
- D. The Assigned Staff will negotiate with the property owner to

reach a mutually acceptable agreement for the preservation of the property in exchange for any benefits made available to the property owner. The Council shall consider the appropriateness and availability of incentives, and shall also seek to be equitable in the incentives awarded through the negotiation process. The monetary value of incentives being requested shall be defined to the extent possible. When incentives are agreed upon as part of the negotiation, the Council shall require that the property be a Landmark Property or carry other restrictions as determined by the Council.

- E. If upon the passage of 60 days or any extension thereof, the City and the property owner have failed to reach a mutually acceptable agreement, affected land use applications shall proceed to be processed as applications without further delay. The Council, or the property owner, may choose to terminate negotiations at any time.

Subd. 3. This section is intended to be consistent with Minn. Stat. §15.99.

19B.17. Removal of Potential Landmark Designation. The owner of a Potential Landmark Property may apply to the Commission for removal of the Potential Landmark Property designation by providing evidence that the property does not meet criteria for designation as a Landmark Property, as defined in 19B.08(2). After conducting a public hearing, if the Commission determines that the property shall be removed from the Potential Landmark Property map the Assigned Staff shall issue the owner a certificate documenting the removal of the Potential Landmark Property designation. The subject property shall not be eligible for historic designation in the City for a period of two years from the date of issuance of this certificate. The certificate shall run with the land and may be recorded in Olmsted County.

19B.18. Notice and Public Hearings. Subdivision 1. An application for designation on the Inventory shall be transmitted to the Assigned Staff to determine if the application is complete. For a complete application, a report will be prepared by Assigned Staff for transmittal to the Commission with the relevant information on the proposed historic property or district with a recommendation to approve or disapprove, and the reasons for the recommendation.

Subd. 2. A date for a public hearing on a complete application will be scheduled before the Commission. Notice of the hearing shall be provided not

less than 15 days before the hearing in a newspaper of general circulation. For Districts notice of the hearing shall be mailed to all owners of record of property located in whole or in part within 350 feet of the boundaries of the subject property not less than 15 days before the hearing.

Subd. 3. The Commission shall evaluate the application to determine if the property or district meets the criteria for designation. At the public hearing, the property owner, parties of interest and citizens shall have an opportunity to provide information about the property or district's eligibility for designation. The Commission may approve, disapprove or continue of the application to request additional information necessary to make a decision to approve or deny.

Subd. 4. If an application is denied, the Assigned Staff, members of the public, the Commission or the Council may not file a reapplication for designation of the same property or district on the Inventory for two years from the date of the Council disapproval. Council may waive this prohibition.

19B.19. Heritage Preservation Properties – Incentives for Conservation and Preservation. Subdivision 1. The City is committed to providing support to property owners to assist their efforts to maintain, preserve and enhance their historic properties. Benefits to encourage good historic preservation practices by an owner of a Landmark Property is an important aspect of Historic Preservation Program.

Subd. 2. Through grants or other sources of funding, the City may provide a historic marker of a standard design for any owner of a Landmark Property or property within a Landmark District who desires a marker to install on their Building. The City may also develop a marker or signage program to recognize designated Landmark Districts.

Subd. 3. The City may authorize funding sources to create a financial incentive program for purposes of encouraging owners of a Designated Property or property within a Landmark District to preserve their property for purposes of historic preservation. The Commission will advise the Council on organization and administration for any such local finance program.

Subd. 4. The Assigned Staff will provide guidance and assistance in applications for State and National tax credit programs.

19B.20. Appeals. All decisions by the Commission are appealable to the Council.

19B.21. Penalty. Any person violating this chapter is guilty of a misdemeanor. In addition, the Council may authorize the City Attorney to initiate

any equitable proceeding against any person who constructs, alters, relocates, changes the appearance or demolishes a Landmark Property or property within a Landmark District in violation of this chapter. In addition, any person violating this chapter who receives a historic preservation benefit may have that benefit revoked.

Section 2. This ordinance shall be effective as of the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS _____ DAY OF _____, 2016.

ATTEST: _____
CITY CLERK

PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS _____ DAY OF _____, 2016.

MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

APPENDIX B: PROJECT PERSONNEL

LIST OF PERSONNEL

Project Manager

Bo Connelly, J.D.

Principal Investigator

Kelli Andre Kellerhals, M.S.

Report Author

Katherine Scott, B.S.

Field Historian

Erin Que, M.S.

Graphics and GIS

Molly McDonald, M.S.

MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM

Project: Rochester Preservation Plan & Inventory

Rochester, Olmsted County, Minnesota

Identification		SHPO Inventory Number OL-ROC-026	
Historic Name	Hotel Carlton	Review and Compliance Number	
Current Name	Days Inn / Pannekoeken / Kitchen Design Studio	Form (New or Updated)	Updated
Field #	938		
Address	61 AVE NW		
City/Twp	Rochester		
County	Olmsted		
Location			
Twp 107 Range 14 Sec 35 QQ SWSE QQ2			
USGS Quad	Rochester, MN 1993		
UTM Zone 15N Datum NAD83			
Easting 619054.9139 Northing 169525.01089			
Property ID (PIN)	743543017983		
Legal Desc.	Lot 11		
	Block 037		
Plat	City of Rochester Original Plat		

Description	
Linear Feature?	No
HPC Status	Not Designated
Resource Type	Building: Hotel
Architect/Builder/Engineer	F.H. Mosse
Building Form	U-shaped
Style	Italian Renaissance Revival
Construction Date	1920
Original Use	Original Use Subcategory
Commerce/Trade	business
Domestic	hotel
Current Use	Current Use Subcategory
Commerce/Trade	business
Domestic	hotel

Description

Located at the northeast corner of 1st Avenue NW and Center Street W in downtown Rochester, Minnesota, this five-story, U-shaped building is faced in brown, six-course stretcher-bond brick; terra cotta; and white, corrugated metal. The 1920 building has a flat roof with a parapet wall and metal coping. The building has two primary façades, one facing south and one facing west, that have storefront spaces on the first story. These are occupied by a Pannekoeken restaurant and the hotel lobby. The first story of the west and south-facing façades features numerous wooden storefronts; between the storefront windows are columns with granite bases clad with decorative terra cotta panels. A dentiled limestone stringcourse extends along the south and west façades between the first and second stories. In addition, a thin, flat metal awning projects out over the sidewalk along roughly two-thirds of both the west and south façades, and a box canopy is located over the entrance on the west façade. A metal cornice supported by metal brackets and adorned with festoons and rosettes wraps around the top of the building on the east, south, and west elevations. An interior brick chimney is located on the north end of the western portion of the U; an exterior chimney clad in white corrugated metal is located on the north end of the eastern portion of the U. An L-shaped penthouse clad in white corrugated metal is located on the north portion of the building's roof. Ornamentation on the upper stories of the east, south, and west elevations includes stack bond and soldier course brick around the windows. A vertical metal "Days Inn" sign that extends from the second story to the fourth story wraps around the southwest corner of the building. The two bays from the west on the north elevation of the building are projected, and an exterior metal staircase is located on the north elevation.

The west-facing façade of the building consists of five bays. Fenestration on the first story consists of four wooden storefront window sections and one entrance. Each storefront window section consists of three fixed, plate glass windows. The entrance, located in the second bay from the north, consists of double-leaf metal and glass doors with single-light glass side lights and a

MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM

Project: Rochester Preservation Plan & Inventory

Rochester, Olmsted County, Minnesota

three-part fixed glass transom. A brown, metal box canopy with a "Days Inn" sign covers this entrance. Fenestration on the second through fifth stories consists of pairs of identical, one-over-one, double-hung vinyl windows on the northern two and southern two bays. Fenestration on the middle bay consists of three, one-over-one, double-hung vinyl windows, with the middle window being slightly wider than the flanking windows.

The south-facing façade consists of seven bays; the fourth bay on the second through fifth stories is recessed in the U. From west to east, fenestration on the first bay of the first story consists of a single-leaf metal and glass door with a fixed, single-light transom and three, single-light, plate glass side lights. The second bay features a single plate glass display window in a wooden bulkhead. The third bay includes two plate glass windows in a wooden bulkhead. Fenestration on the fourth bay of the first story consists of a single-leaf metal and glass door with a filled-in transom and plate glass side lights set in wooden bulkheads. The fifth bay includes two plate glass windows in a wooden bulkhead. The sixth bay fenestration consists of a single-leaf metal and glass door in a recessed entranceway. Fenestration on the seventh bay of the first story consists of two plate glass windows set in a metal bulkhead; a fabric awning is present above these windows. Fenestration on the second through fifth stories of the south façade consists of single, one-over-one, double-hung vinyl windows in six of the bays. Fenestration on the middle bay consists of pairs of one-over-one, double-hung vinyl windows. Fenestration on the interior walls of the U also consists of pairs of one-over-one, double-hung vinyl windows.

The first story of the east elevation of the building is obscured by the adjacent one-story building. The second through fifth stories of this elevation are divided into five bays. Fenestration on each story of the first two bays from the south consists of pairs of one-over-one, double-hung vinyl windows; the third bay features three one-over-one, double-hung vinyl windows; the fourth bay one one-over-one, double-hung vinyl windows; and the fifth bay single-leaf, single-light metal doors. The wall of the second, third, and fourth bays is painted white; the wall of the fifth bay is faced in white, corrugated metal.

The north elevation of the building is faced in white, corrugated metal and is roughly divided into seven bays. Fenestration on the first story of the first bay includes a single-leaf metal door, while fenestration on the second through fifth stories of bays one through four from the west consists of one-over-one, double-hung vinyl windows. Fenestration on the fifth bay consists of a plate glass window on the first story and one-over-one, double-hung vinyl windows on the upper stories. Bay six fenestration consists of two metal sliding windows on the first story and a single one-over-one, double-hung vinyl window on each the fourth and fifth stories. Fenestration on the seventh bay consists of a single-leaf, single-light metal door and plate glass window on the first story, and a single one-over-one, double-hung vinyl window on each the fourth and fifth stories. Bays six and seven of this elevation are slightly projected; this projection has fenestration on its east elevation. This fenestration consists of a plate glass window on the first story and one-over-one, double-hung vinyl windows on the second through fifth stories.

EVALUATION AND ANALYSIS

Historic Context

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

Historic Narrative

In 1854, the first white settlers arrived in southeastern Minnesota, in what is now Olmsted County. George and Henrietta Head staked a claim on the western banks of the Zumbro River, and soon thereafter a pioneer settlement began to take shape around their home. The settlement was named Rochester, after Head's hometown of Rochester, New York. In 1858, Rochester was named the county seat. Due to the town's location near the Zumbro River and its falls, as well as the convergence of overland stage routes, it grew rapidly. By 1860, just six years after it was founded, the town's population was 1,424 residents. Ten years later, the population had almost tripled, to 3,953 residents. By 1890, 5,321 people called Rochester home. Scandinavians, Irish, Scots, and Germans were the most common ethnic groups to settle in Rochester (Kaeding et al 2014:10).

One of these German immigrants was Charles O. Grassle. Grassle was born in Wurttemberg, Germany on February 23, 1874 and immigrated to Minnesota in 1889 at the age of 15. He worked on farms in southwest and southeast Minnesota, and married Laura Lubitz on November 28, 1895 near Millville, Minnesota. By May of the following year, the Grassles were living in Rochester

MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM

Project: Rochester Preservation Plan & Inventory

Rochester, Olmsted County, Minnesota

(The Rochester Post-Bulletin 1979). Shortly after settling in Rochester, Grassle became a member of the Rochester volunteer fire department. For a short time, he relocated to the nearby town of Eyota, located east of Rochester. During his time in Eyota, Grassle became the first chief of their fire department. Grassle returned to Rochester sometime before 1912, and became proprietor of the White House Bar & Café (The Rochester Post-Bulletin 1941). In 1912, he purchased the building which was located at 110 South Broadway, and continued to operate the business until 1919 (Olmsted County Democrat 1912). With the passage of the 18th Amendment to the United States Constitution in 1919, which prohibited the sale of alcohol, Grassle was forced to explore other business ventures. What he found was the need for a “good family hotel” (The Rochester Post-Bulletin 1975a).

The steady growth of the Mayo Clinic, from its inception as Saint Mary’s Hospital in 1889 through the early portion of the twentieth century, was a catalyst for the development of hospitality and service-related businesses in Rochester. By 1919, over 60,000 patients were visiting the Mayo Clinic every year (Keillor 2007:40). With these patients came friends and relatives that required lodging, food, entertainment, and other amenities. Understanding this need, the brothers Mayo promoted the development of hotels and boarding houses in the vicinity of the Mayo Clinic’s downtown offices (Holmes 1987:37). One of Rochester’s most prominent hoteliers was John H. Kahler who opened his first hotel in 1906 and established the Kahler Corporation in 1917. The corporation was founded for the purpose of constructing and operating dual-purpose hotel/hospital facilities near the Mayo Clinic. These combination hotel/hospital facilities accommodated both hospital patients and their visiting relatives in a single, multi-purpose structure. During the 1910s and 1920s, the Kahler family operated three such facilities: the Colonial (1915, non-extant), the Worrall (1919, non-extant), and the Stanley (1917, non-extant) (Kaeding et al 2014:16; Calavano 2008:37). In 1954, the Kahler Corporation could no longer effectively operate hospital and hotel facilities for Mayo and the hospital functions operated by Kahler and others were consolidated and incorporated as Rochester Methodist Hospital (Kaeding et al 2014:17). In addition to the combination hotel/hospital facilities operated by the Kahler Corporation, the Mayo Clinic’s continued growth created a need for even more hotels in the downtown area. As a result, downtown Rochester experiencing a hotel building boom in the 1910s, and 1920s, with numerous independently owned and operated low-rise hotels built during that period. These included the Hotel Zumbro (1912, non-extant), Hotel Norton (1915, non-extant), Hotel Rommel (1915, non-extant, northwest corner of S Broadway and 4th Street SW), Hotel Martin (1916, non-extant), Claton Hotel (1917, non-extant), Hotel Francis (1918, extant, 17 4th Street SW), Avalon Hotel (1919, extant, 301 N Broadway), Arthur Hotel (1920, non-extant), Campbell Hotel (1920, non-extant), Hotel Carlton (1920, extant, 6 1st Avenue NW), and Hotel Northern (c. 1921, non-extant), (McGhee 1940:61; Calavano 2008:23, 30, 32, 33, 36, 38, 39; Nord 2003:158). By 1930, Rochester boasted 40 hotels with more than 2,000 rooms (Severson 1979:93). The Hotel Carlton contributed approximately 100 rooms to this count. While the Hotel Carlton was once one of many independently-owned and operated hotels in downtown Rochester, today it is the only extant hotel from this hotel boom era that still serves as a hotel. The former Hotel Francis currently provides permanent housing, while the former Avalon Hotel is now home to a music store (Olmsted County 2016; Avalon Music Centre, Inc. 2008). The Reiter Apartments/Travelers Hotel until recently operated as a hotel, although it appears to be closed today. However, the original portion of the building was constructed as apartments, rather than a hotel. In addition, several additions and alterations have compromised the building’s integrity.

Having determined that a “good family hotel” where relatives and children of Mayo patients could stay was needed, in 1919, Charles O. Grassle bought the Winona House, a two-story frame building that was constructed in 1869 and was located at the northeast corner of present day 1st Avenue and Center Street NW in Rochester. Grassle razed the Winona House to make way for a new hotel (The Rochester Post-Bulletin 2010). In June of 1919, renderings of the proposed hotel had been created and were made public; F.H. Mosse Company was the architect (The Rochester Daily Post and Record 1919a; The Rochester Daily Post and Record 1919b). The building contractor was Gauger-Korsmo Construction Company of St. Paul, who estimated the cost of construction at \$115,000 (November 5, 1919 letter from Paul Gauger, Gauger-Korsmo Construction Company to Charles Grassle). In late September of 1919, excavation for the building’s basement began (The Rochester Daily Post and Record 1919b). After a year of construction, on Monday, September 13, 1920, the hotel opened (The Rochester Daily Post and Record 1920c). Maass & McAndrew Company of Rochester appear to have supplied the plumbing and heating in the building for a cost of \$24,000 (December 2, 1919 letter from Maass & McAndrew Company to Charles Grassle). The three story building was constructed of reinforced concrete and brick and had a hollow tile curtain wall. When originally constructed the building was only three stories tall, but was constructed with the ability to add up to three additional stories if desired (Sanborn Map Company 1920; The Daily Post and Record 1920b).

MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM

Project: Rochester Preservation Plan & Inventory

Rochester, Olmsted County, Minnesota

The Hotel Carlton was prominently situated in downtown Rochester, just across the street from the Colonial Hospital operated by the Kahler Corporation and roughly a block northeast of the Mayo Clinic, making it a convenient location for guests associated with the city's health care services. The area immediately surrounding the Hotel Carlton included retail buildings, light industrial buildings such as garages and small lumber yards, hotels and rooming houses, and the aforementioned hospitals (Sanborn Map Company 1920).

At the time of its construction, the Hotel Carlton was said to be the "latest word in hotel construction and finishing," and was expected to "prove to the transient population, a wonderfully convenient and comfortable temporary home" (The Rochester Daily Post and Record 1920b). The hotel's upper floors each consisted of 25 rooms, all with an exterior wall, and its interior boasted a lobby floor of Kasota Marble, wall finishings and furniture of mahogany, and "beautiful rugs" (The Rochester Daily Post and Record 1920b). The building's noted U-shaped plan allowed each room to have an exterior window which provided natural light. This U-shaped plan appears to have been unique in downtown Rochester; The Hotel Northern, Hotel Zumbro, Hotel Norton, Hotel Rommel, Hotel Martin, Claton Hotel, Hotel Francis, Arthur Hotel, and Campbell Hotel all had square or rectangular plans (Calavano 2008:23, 30, 32, 33, 36, 38, 39). The only other hotel known to have a similar plan was the Colonial Hospital, which was constructed of two U-shaped courtyards between three wings. However, today that building has been incorporated into the Methodist Hospital, and one of its wings removed, so that the U-shape of the building is no longer evident (Mayo Clinic 2016).

The Hotel Carlton presently has and historically had retail storefronts on the first story. When the hotel opened, the southwest portion of the building's first story housed Hargesheimer's drug store (The Rochester Daily Post and Record 1920b; The Rochester Daily Post and Record 1920d). The following March, the hotel's café opened; photographs from the mid-1920s show that it was located on the first story of the southeast portion of the building (The Rochester Daily Post and Record 1921; Calavano 2008:31). Today, the southwest storefronts are occupied by the Pannekoeken restaurant. The Days Inn lobby is located on the first story of the west elevation, and the Kitchen Design Studio store is located on the eastern portion of the first story of the south elevation.

When the hotel was originally constructed it had the ability to withstand the addition of three additional stories; according to newspaper articles at the time of construction, Grassle had intended to construct these additional stories to the building within just a few years of the hotel's opening (The Daily Post and Record 1920b). In 1927, seven years after it opened, two stories were added to the building (The Rochester Post-Bulletin 1941). It is unknown why a third additional story was not constructed. Construction of the additional two stories was anticipated to begin by March 1, 1927 and be completed by June 15, and would double the room capacity (The Rochester Post-Bulletin 1927). A rooftop sign proclaiming the name of the hotel, which is evident in a 1928 postcard and a circa 1930 photograph, was likely added when the fourth and fifth stories were constructed in 1927 (Severson 1979; Historical Center of Olmsted County c. 1930).

Beyond the addition of the top two stories in 1927, there have been minimal changes to the Hotel Carlton. In August of 1920, Grassle was "granted permission to construct a canopy over the sidewalk" for the building (The Rochester Daily Post and Record 1920a). A historical photograph appears to show this canopy on the north end of the building's west elevation by 1925. From 1928 to 1939, with the exception of some storefront alterations typical for commercial buildings, the Hotel Carlton appears to have been little altered. A notable addition is the chimney at the north end of the building. Research did not yield any historical photographs of the hotel from 1940 through the 1982; a photograph from 1983 indicates that little has changed except the storefront signage, canopies/awnings, and the signage on the southwest corner of the building. Some windows and doors have also been replaced with modern materials, although building permits for these alterations were not found, and so the precise date of the changes is unknown. Between 1940 and 1991, the majority of the commercial and light industrial buildings around the Hotel Carlton were replaced by parking ramps or surface parking lots (University of Minnesota 2016; NETR 1991).

Charles Grassle died in March of 1941. Following his death, Charles' wife Laura and their sons Paul and Carlton (who the hotel was named after) took over ownership of the hotel (The Rochester Post-Bulletin 1941; The Rochester Post-Bulletin 1986c). Paul Grassle was born on May 5, 1896 in Rochester. Throughout his life, Paul Grassle was active in local politics; he served four terms as Rochester's mayor, from 1939 to 1947, and was president of the Rochester Park Board for two years. For over 20 years

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he also was an active member of the City Charter Commission. Grassle was also a long-time member of the local Elks Lodge, Masonic Lodge, and Shrine Club. For much of the time that the Grassle family owned the Hotel Carlton, Paul served as its general manager (The Rochester Post-Bulletin 1979). The Grassle family continued to operate the hotel until 1974, when they sold it to Hometels of America, Inc, who planned to raze the structure and build a new hotel on the site (The Rochester Post-Bulletin 1974).

In March of 1975, the proposed project by Hometels of America, which planned to construct a nine-story hotel with 256 rooms, a restaurant, meeting facilities, and retail space, was given preliminary approval by the Rochester City Planning Commission (The Rochester Post-Bulletin 1975b). However, this project did not move forward, although research did not yield information on why the plans were not carried out. A voided building permit for demolition notes that the building was sold by Hometels in 1975 (City of Rochester 1975:Building Permit #75-448). It appears that the building was sold to Jack Prow, who at the time also owned Prow's Hotel at 510 17th Avenue NW (City of Rochester 1975:Liability Notice #75-212). In 1976, a sign similar in proportion to the current Days Inn sign located on the southwest corner of the building, but reading "Carlton Hotel" was added (City of Rochester 1976:Building Permit #76-198). Prow appears to have owned the building until 1977 (City of Rochester 1977:Building Permit #77-191). By 1978, the building was owned by James Sadler and was known as the Carlton Manor Hotel. In March of 1983, Sadler applied for permits to make storefront and lobby alterations. Proposed changes drawn up by Weis Builders included the addition of a canopy, windows, and doors on the north elevation. Based on current field observations, these changes appear to have been carried out (City of Rochester 1983: Building Permit #83-102). It is also possible that the addition of corrugated metal siding on the north elevation and a portion of the east elevation was completed at this time, although the precise date of these alterations is unknown.

In 1986, a developer again proposed to demolish the Hotel Carlton. Younge Development Company of Rochester proposed to demolish the building, then known as the Carlton Manor Hotel, and build a 400-room hotel in its place. However, the owner of the hotel at the time, James Sadler, would not sell, and instead proposed his own redevelopment of the site, which included construction of a new hotel to the east of the property on Broadway, and remodeling of the Carlton Manor Hotel (The Rochester Post-Bulletin 1986a; The Rochester Post-Bulletin 1986b). Similar to the 1975 proposal, a new hotel was never constructed, although it is possible that the Carlton Manor Hotel was remodeled at that time. By 1990, the building was owned by and operated as a Days Inn (City of Rochester 1990:Electrical Permit #26551). By September of 2006 MKDI LLC, the current owner, had purchased the building (City of Rochester 2006:Building Permit #06-6149). The Hotel Carlton continues to operate as a Days Inn today, with a Pannekoeken restaurant and the Kitchen Design Studio occupying the retail space on the first floor.

F.H. Mosse

Frederick H. Mosse is noted in historical documents as the architect of the Hotel Carlton (November 5, 1919 letter from Paul Gauger, Gauger-Korsmo Construction Company to Charles Grassle; The Rochester Daily Post and Record 1919b). Mosse was born in Rochester on September 24, 1890, and was educated in architecture at Carleton College in Northfield and the University of Minnesota in Minneapolis (AIA 1970). Upon graduating, he went to work in the office of notable Minneapolis architect William Channing Whitney. While with Whitney's firm, Mosse met George J. Hoffman, and from February 1914 to April 1916 the two worked together at their own firm (AIA 1950). After the dissolution of his partnership with Hoffman, Mosse ran his own firm, F.H. Mosse & Company, out of Rochester from 1916 to the late 1930s. From 1939 to 1949, he worked for the federal government, after which time he returned to private practice in Minneapolis (AIA 1950; AIA 1970). His principal works include the Romanesque Revival Rochester Armory (1915, extant, 121 N Broadway, National Register of Historic Places [NRHP]-listed) (Nord 2003:161), the Itasca County Hospital at Grand Rapids (1918, extant, 104 SE 1st Avenue) (The Rochester Daily Post and Record 1918; AIA 1970; Herald Review 2008), and the Reiter Apartments/Travelers Hotel (c. 1918, extant, 426 2nd St SW) (The Rochester Daily Post and Record 1917; The Rochester Post-Bulletin 2014).

Italian Renaissance Revival Style

The Hotel Carlton shows influences of the Italian Renaissance Revival style. Italian Renaissance Revival architecture was popular in the United States in two periods; the first from 1840-1890, and the second from approximately 1890-1920. Size and scale distinguish the later Italian Renaissance Revival buildings from the earlier; the second period typically featured buildings with imposing size and scale (Blumenson 1981:41). Other characteristics of the Italian Renaissance Revival style include low-pitched hipped roofs with clay tiles or flat roofs, masonry or stone exterior walls with cast stone or terra cotta accents, Roman

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arch entrances and windows, classical details such as columns and pilasters, a roof line parapet or balustrade, a strong division of floors created by elaborate string courses, and an arcaded and rusticated ground level (McAlester & McAlester 2004:397-398; DAHP 2016). The Italian Renaissance Revival style was most commonly applied to residential, educational, and government buildings. The Hotel Carlton exhibits certain characteristics of the style, such as masonry construction and a flat roof with a roof line parapet, terra cotta accents, and some classical detailing, however it is lacking characteristics such as Roman arch entrances and windows, columns, pilasters, or stringcourses between each story.

Significance

The proposed revisions to Rochester Ordinance 19B, Section 08 provide that a property can be considered for designation as a Landmark Property provided it meets at least one of eight specified criteria for eligibility. The Hotel Carlton was evaluated under all these criteria to determine if the property meets any criteria for Landmark Property eligibility.

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

The Hotel Carlton embodies the influence of the Mayo Clinic on the growth and development of Rochester in the 1910s and 1920s. In addition to the combination hospital/hotel facilities of the Kahler Corporation, several smaller, hotel-only buildings were developed by independent owners in the 1910s and 1920s in downtown Rochester; the Hotel Carlton is one such example. These hotels supplemented the Kahler Corporation's hospital/hotels, and were integral to supporting the Mayo Clinic. They also fulfilled a large need to accommodate the family and friends of those seeking care at the Mayo Clinic. Large corporate-owned hotels such as the Holiday Inn and Howard Johnson became more prominent in Rochester in the post-World War II years. The small, independently-owned hotels were unable to compete with these larger hotel chains, and as a result, many of them closed (Kaeding et al. 2014:17). Some of these hotel buildings were reused for other purposes, but today only a few remain and most have been demolished. Of the once numerous independently-owned hotels that are extant today, only the Hotel Carlton has been continually operated as a hotel since it was constructed. The Hotel Carlton also appears to be rare among early Rochester hotels for its U-shaped design, which provided natural light and exterior walls and windows to all of its rooms; only one other hotel is known to have been constructed with a similar plan. Today, the Hotel Carlton stands as a visual representation of Rochester's flourishing hotel and hospitality industry that boomed in the first half of the twentieth century and is one of the last vestiges of the more than 2,000 hotel rooms that were constructed during this time period. As such, the Hotel Carlton meets Criterion A for its value as part of the development, heritage and cultural characteristics of the City of Rochester.

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

Research has not yielded any information regarding any events significant to the history of Rochester at this property.

"C. Is location within and contribution as an element of an Landmark District"

The Hotel Carlton is not located with an existing Landmark District.

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

Based on currently available research, Charles O. Grassle, the developer and proprietor of the Hotel Carlton from its construction in 1920 until his death in 1941, appears to have been a successful Rochester business man. However, his business ventures do not appear to have gone above and beyond those of other civic and business leaders of his time. Additionally, although Grassle's development and operation of the Hotel Carlton created a respected, consistent business presence in downtown Rochester, it was neither a unique nor rare achievement, as there were several other similar independently-owned and operated establishments downtown. Should further information regarding Charles O. Grassle and his contributions to Rochester and the hotel/hospitality industry be found, Grassle's significance under Criterion D could be reevaluated.

Charles' son Paul took over ownership of the hotel upon his father's death and ran it until the Grassle family sold it in 1974. As neither the original developer nor owner of the Hotel Carlton, Paul Grassle is unlikely to have significance for his association as the owner of the Hotel from 1941 to 1974, unless further research can demonstrate that under his proprietorship he contributed significantly to the culture and development of the City above and beyond mere ownership. Grassle is known to have been active in the local community and served four terms as Rochester's mayor. As mayor, Paul's contributions may have gone above and beyond the typical contributions of any of the city's other mayors or other civic leaders. If further research determines that Paul

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Grassle was significant to the culture and development of Rochester as mayor, it is unlikely that the Hotel Carlton would be the building that best demonstrates his significance as Rochester's mayor. A hotel in his ownership would not be an effective resource type to best reflect that level of potential significance.

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

The Hotel Carlton exhibits some characteristics of the Italian Renaissance Revival style, such as masonry construction, a flat roof with a parapet, terra cotta accents, and some classical detailing. However, the building does not possess any particularly unique or distinctive elements of the style, and does not readily appear to have significance as an example of the Italian Renaissance Revival style.

"F. Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the City or have contributed to the development of a nationally or internationally-recognized style or movement"

The Hotel Carlton was designed by F.H. Mosse. Mosse's firm, F.H. Mosse & Company, operated out of Rochester from 1916 to the late 1930s, and their best-known work in Rochester is the NRHP-listed Rochester Armory. Although the Hotel Carlton was designed by Mosse, research has not indicated that Mosse and his firm are known to have been influential in the development of the architectural character of the City. No evidence has been found indicating that Mosse or his firm were particularly prolific in the City, or that their designs influenced or were mimicked by other architects. In addition, research has not indicated that Mosse or his firm contributed to the development of a nationally or internationally-recognized style or movement. Rather, he appears to have designed his buildings in the popular period revival styles of the early twentieth century, including Italian Renaissance Revival and Romanesque Revival. Therefore, the Hotel Carlton does not meet Criterion F.

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

The Hotel Carlton does not embody any significant architectural innovations. The building's design follows the common characteristics of the Italian Renaissance Revival style, which is commonly found in the United States and was often applied to commercial buildings.

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

The Hotel Carlton's location is representative of the downtown commercial area and its hotel and hospitality industry associated with the Mayo Clinic. The scale of the Hotel Carlton is appropriate and consistent with other downtown hotels of the 1910s and 1920s. The physical characteristics of the Hotel Carlton can be seen elsewhere in Rochester, as it is a common early twentieth century period revival style. As such, the Hotel Carlton meets Criterion H for its location and scale, which represent the downtown area and familiar visual features of the City.

Integrity

The Hotel Carlton retains excellent integrity of location, as it remains on its original site. The setting around this property has been somewhat compromised by the removal of commercial and light industrial buildings, and subsequent construction of multi-level parking ramps to the east, south, and southwest; the removal of commercial buildings and subsequent creation of a surface parking lot directly to the north; and the loss of portions of the Colonial Hospital to the west. However, the property remains in an urban downtown area in close proximity to Mayo facilities. Therefore, the property retains fair integrity of setting.

The integrity of design, materials, and workmanship has been slightly compromised by replacement windows and doors, as well as the addition of corrugated metal siding on the north elevation and a portion of the east elevation. The original one-over-one wood windows have been replaced with one-over-one, double-hung vinyl windows, though all window openings appear to retain their original shape and size. As most of the windows retain the original size of the original windows, the changes minimally affect the integrity of design. The replacement window material, however, is a modern replacement and therefore affects the integrity of materials. All storefront windows have been replaced with plate glass, the entrances replaced with metal and glass doors. As with the windows on the upper stories of the building, all of the first-story openings appear to retain their original shape, size, and location, mimicking the original storefronts. Therefore, these alterations only minimally affect the integrity of design. The replacement materials, however, are a modern replacement and therefore affect the integrity of materials. All

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openings on the first story originally had transoms. However, by the late 1930s the transoms appear to have been filled in or covered (MHS c. 1925; Historical Center of Olmsted County c. 1930; Severson 1979). Therefore, the building retains good integrity of materials and design. The building retains good integrity of workmanship.

The building retains good integrity of association, as physical alterations over time have been minor, and the building retains its character-defining features, including the dentiled stringcourse on the first story and festoon/rosette cornice on the fifth story. The building's continued use as a hotel also contributes to its integrity of association. Overall this building retains good historic integrity.

Recommendation

The Hotel Carlton appears to meet Criteria A and H under the proposed amendment to Rochester Ordinance 19B, Section 08, for its association with Rochester's early hotel, hospital, and hospitality industry.

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Olmsted County Democrat

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National Register Status

Not Previously Evaluated

Consultant's Recommendation of Eligibility

Potentially Eligible - Individual

Prepared By

Kate Scott

The 106 Group Ltd.

Date Surveyed

11/9/2016

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Property Photograph(s)



Facing NW



Facing NE

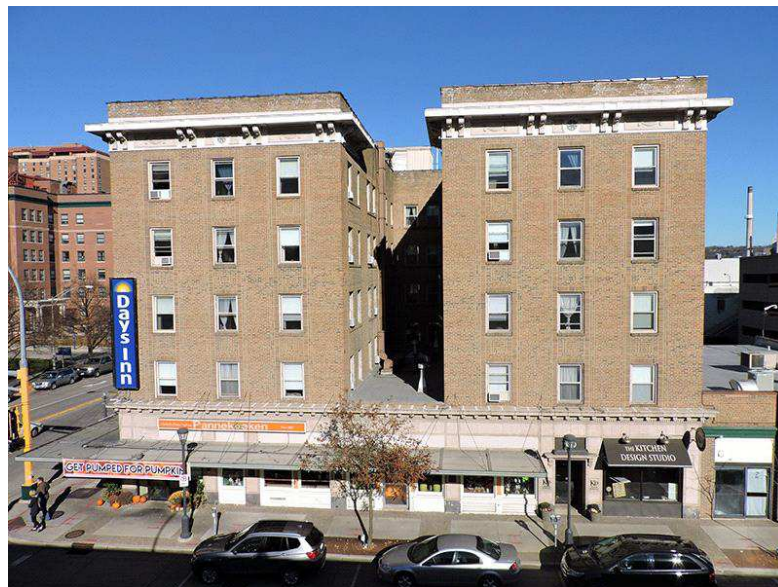
Communication: Inventory Form (Hotel Carlton Phase II Review)

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Facing E



Facing N

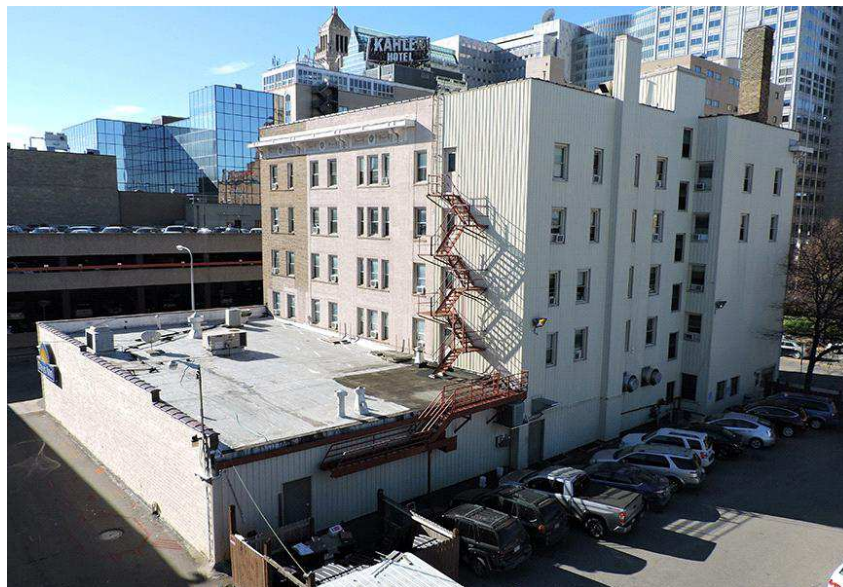
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Facing NW



Facing SW

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Facing SW



Facing NE, c. 1925 (MNHS c. 1925)

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Facing NE, 1925 (Calavano 2008:31)



Hotel Carlton Postcard, 1928 (Severson 1979)

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Facing NE, c. 1930 (History Center of Olmsted Co)



Facing NE, 1939 (History Center of Olmsted Co)

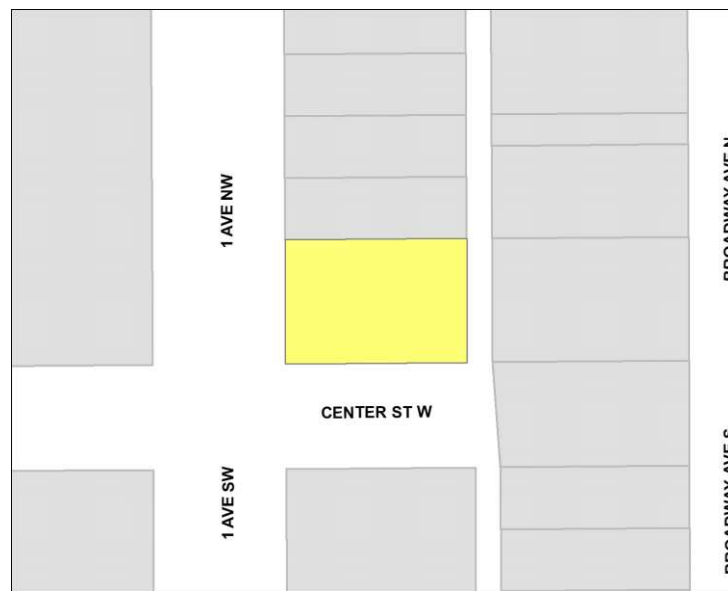
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Facing NE, 1983 (History Center of Olmsted Co)

Property Location Map



OL-ROC-026

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