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United States Department of the Interior  
National Park Service

1024-0018  
OCT 9 0 1990

# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Pill Hill Residential Historic District  
other names/site number N/A

### 2. Location

street & number Roughly bounded by 3rd & 9th Sts & 7th & 10th Aves SW  not for publication N/A  
city, town Rochester  vicinity N/A  
state Minnesota code MN county Olmsted code 109 zip code 55902

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

- building(s)
- district
- site
- structure
- object

#### Number of Resources within Property

Contributing	Noncontributing	
<u>130</u>	<u>18</u>	buildings
<u>1</u>		sites
<u>2</u>		structures
		objects
<u>133</u>	<u>18</u>	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Ian R. Stewart 10/22/90  
Signature of certifying official Ian R. Stewart Date  
Deputy State Historic Preservation Officer  
State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

Entered in the  
National Register

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Selous Byer 11/29/90  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

*for*

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Single dwelling

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Current Functions (enter categories from instructions)

Domestic: Single dwelling

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Colonial RevivalTudor RevivalPrairie School

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Materials (enter categories from instructions)

foundation Concretewalls StuccoBrickroof Asphaltother Weatherboard wallsStone walls

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**Describe present and historic physical appearance.**

The "Pill Hill" Residential Historic District is a 15-block area located adjacent to St. Mary's Hospital and near the Mayo Clinic in the southwestern part of the Olmsted County seat of Rochester. The district contains two structures and 148 residences and garages, nearly all of which were constructed during the first three decades of the 20th century. It is roughly bounded by Third Street SW on the north, Seventh Avenue SW on the east, Ninth Street SW on the south, and Tenth Avenue SW on the west. Only 18 of the 148 buildings have been categorized as noncontributing; the majority of these are two-story, 1950s-1960s houses that do not detract from the overall continuity of the district.

The section of Rochester known as Pill Hill has long been considered one of the city's most distinguished residential neighborhoods. It is noted for the quantity of architecturally significant houses, and also for its historic association with the large numbers of medical professionals affiliated with the nearby Mayo Clinic who have traditionally made Pill Hill their home. Pill Hill takes its name from the elevated terrain which rises to a height of over 1,120 feet, some 100 feet above the surrounding landscape. The hill drops gradually to the east and west, while the north and south edges plunge much more abruptly. Despite the local topography streets are laid out on a rectilinear grid. Many property lots, however, are unconventional in size, and the difficulty of placing residences onto these irregular, hilly parcels has resulted in a variety of site lines and setback plans that architects and builders often used to their advantage. Because Pill Hill was not part of a development plan organized by either the city of Rochester or the Mayo Clinic, construction was sporadic and houses were randomly built throughout the neighborhood during a 30-year period.

Construction started shortly after the turn of the century and was essentially completed by the late 1930s, thus the period of significance is from 1903-1937. Stylistically the neighborhood displays a range of past motifs and designs popularized by the Period Revival styles. The buildings include many of the residential styles popular during the period of significance, with Colonial and Tudor Revival predominating, and Prairie School, Craftsman, Spanish Colonial Revival, and Bungalow styles also represented. Over 90% of residences in the district are either two- or two-and-one-half-stories in height. A majority are of wood frame construction sheathed with clapboards or stucco, and many others have a veneer of brick. Decorative elements tend to be simple, a tendency appropriate to the simple massing and design of regional interpretations of the styles discussed above.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Social History

Period of Significance

ca.1885-1937

Significant Dates

1889

1914

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Crawford, Harold, architect

Schwartz, Garfield, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Pill Hill historic district is significant under National Register Criterion A as a fashionable residential neighborhood that has historically been occupied primarily by prominent members of Rochester's health profession who were employed by the nationally recognized Mayo Clinic. The district is also architecturally significant under Criterion C because it embodies the distinctive characteristics of mainly eclectic styles from the first three decades of the 20th century, in a manner that represents a noteworthy and distinguishable entity within the city's built environment. Located on a beautiful, forested hillside site and provided with the amenities of water, sewer, sidewalks, and a park, Pill Hill attracted mostly middle to upper-middle class white collar professionals who had ties to the Mayo Clinic. This is reflected in the architectural fabric which is comprised of predominantly large Colonial and Tudor Revival styles. The Pill Hill historic district offers a considerable source of information into this historically significant period of residential growth in Rochester.

From its apex at the William J. Mayo House in the northeastern quadrant, the area known as Pill Hill drops drastically in elevation to the north and south. While the neighborhood is laid out on a simple rectangular grid, it contains several smaller hills that slope steadily downward in all directions. Many houses were strategically located on and around these hills, and display brick, stucco, and stone retaining walls. A number of residences assume an imposing appearance because they were sited on large, elevated sites. Some of the earlier houses on Fourth Street SW are set back nearly 50'; many property lots are just over 50' in width, although several others are 100' wide. Lots along the 500 and 600 block of Tenth Avenue SW are considerably larger, with many parcels measuring 90' x 170'. The primary east/west street is the 90'-wide Fourth Street SW which leads into downtown Rochester, about one mile to the east. Eighth, Ninth, and Tenth Avenues SW are the major north/south streets. St. Mary's Hill Park and another city park bound Tenth Avenue SW at the north and west corners of the neighborhood. Just below Eighth Street SW the hill slopes southward before meeting the curvilinear Tenth Street SW. Most of the blocks in Pill Hill have 18'-wide service alleys located behind the residences.

**9. Major Bibliographical References**

See Continuation Sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Approximately 70 acres

UTM References

A	<u>1,5</u>	<u>54,18,8,0</u>	<u>4,87,41,2,0</u>
	Zone	Easting	Northing

B	<u>1,5</u>	<u>54,21,4,0</u>	<u>4,87,40,4,0</u>
	Zone	Easting	Northing

C	<u>1,5</u>	<u>54,22,6,0</u>	<u>4,87,38,8,0</u>
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D	<u>1,5</u>	<u>54,21,4,0</u>	<u>4,87,33,2,0</u>
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See continuation sheet 9:1

Verbal Boundary Description

See Continuation Sheet

See continuation sheet

Boundary Justification

See Continuation Sheet

See continuation sheet

**11. Form Prepared By**

name/title	<u>Michael Koop/Preservation Consultant</u>	date	<u>1 January 1990</u>
organization	<u>N/A</u>	telephone	<u>612-623-8356</u>
street & number	<u>615 Jackson St. NE</u>	state	<u>MN</u>
city or town	<u>Minneapolis</u>	zip code	<u>55413</u>

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Consistent with the reputation that Pill Hill has enjoyed, houses have been very well maintained over the years. The neighborhood has been fortunate in being able to attract owners sensitive to the historic and architectural qualities inherent to the area. In addition, Pill Hill has had few modern intrusions while alterations to buildings have been kept to a minimum. As a result, the historic district has retained its original sense of time and place as a distinctive residential community.

The boundaries for the district were determined by the highest concentration of houses dating from the early 1900s to the mid-1930s that were primarily located on the area of land known as Pill Hill. Parts of the northern and southern boundaries are formed by the sudden drop in elevation from the hill, while the northwestern and western edges are defined by St. Mary's Hill Park and another city park. Most of the area off the hill to the south, southeast, and southwest consists of post-World War II residential construction.

Beginning in the northeastern corner of the district, the descriptions below start with Third Street SW through Eighth Street SW, continuing with Eighth Avenue SW to Tenth Avenue SW. Odd and even numbered houses are considered consecutively on each street and avenue. House number is followed by the original owner's name (if known), date of construction, and architect or builder (if known). Unless otherwise indicated, all buildings are contributing resources.

**Third Street SW**

799 ca.1920; ca.1927 rear addition. Two-story, stucco-on-frame Prairie School style house; irregular plan with projecting one-story ell; decorative wood banding enframes horizontal grouping of first-story windows and extends to form sill of second-story windows; double hung windows have multi-paned upper sash, single-paned lower sash; low pitched hipped roof with broad eaves and wood shingles.

801 ca.1919. Two-story, stucco-on-frame Foursquare; symmetrical facade divided into three window bays; second story separated from first by horizontal band; centrally located entry shielded by bracketed wood awning; low hipped roof. Detached, one-story, stucco-on-frame garage with pyramidal hipped roof.

815 Dr. William F. Braasch House; 1916; Garfield Schwartz, contractor. Two-and-one-half-story brick veneer-on-tile Tudor Revival house with combination gable and jerkinhead roof; second story sheathed in stucco with false half-timbering; gable extends to first story on facade; gable awning supported by

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brackets shields front entry; multi-paned double hung and casement windows. Constructed at a cost of \$16,000. In 1914 Braasch became head of the Mayo Clinic's Urology Section.

820 Dr. William C. MacCarty House; ca.1915. Large two-and-one-half-story Colonial Revival residence situated on an elevated wooded site; dormered gable roof sheathed with asbestos shingles; clapboard siding; one-story wings on both sides of facade; multi-paned double hung shuttered windows. In 1909 MacCarty became head of the Surgical Pathology Section of the Mayo Clinic.

**Fourth Street SW**

701 Dr. and Mrs. William J. Mayo House; 1918; Ellerbe & Associates, architects; NRHP. Three-story, 47-room Elizabethan Revival style mansion with a five-story central tower; sandstone construction with stucco and false half-timbered third story. William Mayo co-founded the Mayo Clinic.

706 Dr. Leonard G. Rowntree House; 1922; remodeled 1932; Edwin Lundie, architect. Two-story Colonial Revival house; first and second stories separated by a pent roof; first story covered with stone veneer, second in shingles; symmetrical five bay facade features former central entry with sidelights; multi-paned double hung windows with shutters; wood shingled gable roof with exposed chimneys. In 1920 Rowntree became section head in the Mayo Clinic's Division of Medicine.

716 Victor A. Qvale House; 1895; Horace Cook, contractor. Two-and-one-half-story wood frame and clapboard Queen Anne style residence; corner tower with polygonal roof; former wrap-around front porch modified by partial removal of front section; semicircular shingle treatment in principal gables. Detached, two-story, wood frame garage with clapboards and pyramidal hipped roof. Qvale was a Rochester druggist.

720 George J. Allen House; 1913-14; Clausson, builder. Two-and-one-half-story stucco-on-frame Craftsman style house; low pitched hipped roof with dormers; one-story sun porch wing; windows arranged in groups of three; wood band separates first and second stories; central entry with simple gabled portico. Constructed at a cost of \$8,000. Detached, two-story, wood frame garage with clapboards and gambrel roof. Allen was a Rochester attorney.

724 Dr. Emil H. Beckman House; 1914; Garfield Schwartz & Co., contractor. Simple two-and-one-half-story Tudor Revival residence with brick veneer sheathing on the first story and stucco on the second; offset recessed entry; restrained false half-timbering; double hung windows arranged in groups of two to four;

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multiple gable roof with asbestos shingles; brick chimneys at gable ends. Two detached garages; one is two-story, brick, stucco, and false half-timbering with gable roof; second is one-story, wood frame with clapboards and gabled roof. In 1911 Beckman took charge of one of the operating rooms at St. Mary's Hospital. He died in 1916. The second owner, Dr. James C. Masson, became section head in the Mayo Clinic's Division of Surgery in 1915.

802 P.C. Fuller House; 1907. Two-and-one-half-story wood frame, Foursquare house; first story sheathed in clapboard, second in shingles; symmetrical three bay facade; full front porch with clapboard railing and Tuscan columns; centrally spaced dormers in pyramidal hipped roof. Fuller was a Rochester druggist.

804 1965. Two-story split-level frame house. **Noncontributing.**

806 George Weber House; 1914. Two-story Bungalow style house; first story covered with clapboard, second with wood shingles; open front porch with brick piers and balustrade; multi-paned upper sash, single-paned lower sash double hung windows arranged in groups. Weber co-founded the Weber-Judd Drug Company.

807 J.T. Collin House; ca.1910. Two-and-one-half-story brick veneer-on-concrete block residence with irregular plan; entry portico with square columns; two-story sun/sleeping porch wing; multi-paned double hung windows arranged in groups; dormered hipped roof. Detached brick and clapboard garage with pyramidal hipped roof. Collin was a Rochester insurance agent who may have rented a room to various doctors.

818 1922. Two-story Craftsman-inspired house with dormered hipped roof; brick veneer sheathing on basement, stucco on first and second stories; open full front porch; triple wood band separates first and second stories; symmetrical two bay facade.

819 Dr. U.S. Couseller House; ca.1918. Two-story rectangular house with low pitched hipped roof and dormers; first story covered with brick, second with stucco; symmetrical facade with central projecting bay on second story; full front porch with square posts.

822 Dr. Arthur H. Sanford House; ca.1903. Two-story Foursquare frame residence with asbestos shingle siding; symmetrical two bay facade; wood shingled hipped roof with small front dormer. Detached, one-story, wood frame garage with clapboards and pyramidal hipped roof. Sanford was a bacteriologist in the Mayo Clinic.

823 Dr. Dorr F. Hallenbeck House; 1915; Hoffman & Mosse, architects. Two-story

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Colonial Revival frame house with clapboard siding; symmetrical three bay facade with formal central entry; windows arranged in groups of two or three; multi-paned upper sash, single-paned lower sash; door has sidelights and semicircular pediment; one-story balustraded portico with paired columns removed; gabled roof; chimney in gable end. Detached, gable roofed garage sheathed with clapboards. In 1913 Hallenbeck became section head in Medicine at the Mayo Clinic.

827 Presburry W. Moore House; 1903. Two-story frame residence sheathed in stucco and brick veneer; false half-timber detail in front gable and second floor; open porch at entry; combination gable and truncated hipped roof. Moore worked as a Mayo Clinic accountant. In 1913 Dr. Emil H. Beckman also lived here.

830 Dr. Louis B. Wilson House; 1909. Two-and-one-half-story clapboard Georgian Revival style house; rectangular plan with two-story ell; symmetrical three bay facade with central entry and Ionic portico; windows arranged in groups of two and three; low pitched hipped roof with central dormers. Wilson came to the Mayo Clinic in 1905 to organize and develop its laboratories; he later became a pathologist and director of Laboratories.

904 1956. One-story rambler with gabled roof. **Noncontributing.**

910 1954. One-story rambler with hipped roof. **Noncontributing.**

916 1950. One-story rambler with hipped roof. **Noncontributing.**

932 Dr. Harry H. Bowing House; ca.1930. Two-story Spanish Colonial Revival house; solid brick walls with stucco sheathing; casement windows; entry enframed by stone portal with Doric pilasters and cornice; multiple gabled roof sheathed with red tile; decorative chimneys with arches; multi-paned first story windows, semicircular arched. Bowing was a head of the Mayo Clinic's Radium Therapy Section.

**Fifth Street SW**

719 R.C. Drips House; 1927. Two-and-one-half-story Tudor Revival-inspired house on an elevated site with limestone retaining walls; brick veneer and stucco facing; false half-timbering on second story ell; recessed entry set within one-story gabled projection; combination jerkinhead and hipped roof with dormer covered with red tile. Detached, one-and-one-half-story wood frame garage with brick and stucco and jerkinhead tile roof. Drips was a wholesale grocer who sold the house to a Dr. Elkins.



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804 1958. Two-story Colonial Revival house. **Noncontributing.**

809 Dr. Alexander B. Moore House; ca.1920. Two-story cubiform residence with two-story ell, sheathed with clapboards; entry has gable roofed portico with turned posts; two bay facade with paired windows at second story; low hipped roof with broad eaves. Detached, one-story wood frame garage covered with pyramidal hipped roof and clapboards. In 1910 Moore became an associate in the Mayo Clinic's Roentgenology Section.

810 1959. One-story Ranch house with gabled roof. **Noncontributing.**

814 1918. Two-story simple Colonial Revival house with wood shingle sheathing on walls and roof; central portion is symmetrical and three bays wide; one-story projections at each gable end; double hung windows arranged in groups of two.

815 Dr. Walter C. Alvarez House; between 1921-27. Two-story stucco-on-frame residence executed on a rectangular plan; low pitched hipped roof with dormers; front section has second story cantilevered over first and supported by brackets; first story sun porch. Detached, one-story wood frame garage with pyramidal hipped roof and stucco walls. Alvarez was a Mayo Clinic physician from 1926 to 1950.

816 ca.1950 Two-story, irregular-shaped residence with multi-gabled roof and wide clapboards. **Noncontributing.**

821 ca.1909. Two-story frame Bungalow with clapboard sheathing; second story dormer; enclosed first floor front porch. Detached, one-story wood frame garage with pyramidal hipped roof and clapboard sheathing.

826 Dr. J.R. Learmonth House; 1918. Two-and-one-half-story residence; tile walls sheathed with stucco; semicircular arched entry; asymmetrical facade; multi-paned double hung windows; intersecting gabled roof. Learmonth was a Mayo Clinic physician.

829 ca.1922. Two-story frame house executed on a rectangular plan; vertical board-and-batten siding on first story, wood shingles on second; low pitched multiple hipped roof with broad eaves and exposed rafter tails; offset formal entry with portico, columns and balustrade; windows in sun porch defined by Doric pilaster strips.

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925 Dr. George B. Eusterman House; 1923; Harold H. Crawford, architect. Large two-and-one-half-story stucco-on-tile residence with steeply pitched, dormered gabled roof; multi-paned double hung windows; arched brick-filled panels above first floor windows and in Palladian window in projecting gable; two-story wing has sun room and sleeping porch; stuccoed retaining wall. In 1909 Eusterman became the first Mayo clinician to demonstrate the detection of cancer by use of X-ray. He became division head in Medicine at the Mayo Clinic in 1919.

**Seventh Street SW**

1005 1954. Two-story Colonial Revival house. **Noncontributing.**

1014 Dr. Bert E. Hempstead House; 1917. Two-and-one-half-story stucco-on-frame Colonial Revival residence with dormered gabled roof; one-story wings flank main portion; symmetrical three bay facade with central semicircular projecting entry. In 1921 Hempstead became associate in the Mayo Clinic's Section of Otolaryngology and Rhinology.

1103 1968. Two-story Ranch house with gabled roof. **Noncontributing.**

1104 Dr. Byrl R. Kirklin House; 1927; Harold H. Crawford and Garfield Shwartz, architects. Two-story stucco-on-concrete block Spanish Colonial Revival style residence executed on an "L" plan; gabled roof; sheathed in red clay tile; small bracketed balcony with balustrade extends from second floor; attached garage. Kirklin was a Mayo Clinic physician.

1115 Elmer Danewick House; 1917. Two-story Prairie School-inspired house with wide eaves and low pitched hipped roof covered with red tile; brick veneer on first story, wood shingles on second; first and second stories separated by decorative band; arched awning over entry.

1120 1951. Two-story wood frame Colonial Revival house. **Noncontributing.**

**Eighth Street SW**

803 Garfield Schwartz House; ca.1926. Two-story stucco and stone veneer-on-tile house in the Spanish Colonial Revival style; intersecting gabled roof covered with red clay tile; formal entry in projecting gable; combination of semicircular arched and double hung multi-paned windows (leaded glass on first floor); wing

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has exposed chimney mass and arched windows extending through two stories; attached garage. Schwartz was a general contractor responsible for constructing many of the Pill Hill houses.

810 Dr. Verne C. Hunt House; 1926; Harold H. Crawford, architect. Two-and-one-half-story stone residence executed in the Tudor Revival style; steeply pitched multi-gabled roof covered in grey tile; formal entry with cut stone portal surmounted by a double window in an arch; two massive fluted stone and brick chimneys; porch on first floor and recessed balcony on attic level at gable end. Detached, two-story brick garage with gabled roof and distinctive detailing. In 1919 Hunt was appointed a division head in Surgery at the Mayo Clinic. The house was later owned by Dr. F.W. Ranin, a Clinic surgeon who married Edith Mayo, Charles Mayo's oldest daughter.

815 Dr. Fredrick A. Willius House; 1931. Two-story stucco-on-frame Tudor Revival house with complex gable and hipped roof; gable decorated with false half-timbering; prominent exposed chimney on facade; leaded glass casement and double hung windows. In 1920 Willius was appointed associate in General Diagnosis and Electrocardiography at the Mayo Clinic.

818 ca.1885; remodeled 1930. Two-story wood frame house with clapboard and gabled roof. Detached, one-story garage with gambrel roof and clapboard siding 1930 alteration designed by Harold H. Crawford, built by Garfield Schwartz.

827 Dr. William A. Plummer House; 1927. Two-and-one-half-story Colonial Revival wood frame residence executed on an "L" plan; sheathed in wood shingles; intersecting gable roof with dormers; brick chimneys on gable ends; multi-paned double hung windows. In 1917 Plummer became a division head in Medicine at the Mayo Clinic.

828 Dr. William B. Stark House; 1924. Two-and-one-half-story brick veneer and stucco-on-frame Tudor Revival residence with multiple gabled roof; decorated with false half-timbering and random patches of stone veneer set in brick facing; windows arranged in groupings of three, using both double hung and casement. Detached, one-story stucco and false half-timbering garage with a gabled roof. In 1919 Stark entered the Mayo Foundation as a fellow in Otolaryngology.

909 Dr. William L Benedict House; 1925. Two-and-one-half-story Tudor Revival brick dwelling; multi-gabled roof; projecting gabled bay in facade with stucco and false half-timbering; one-story porch shelters principal entry; double hung windows arranged in groups of two and three; brick chimneys at gable ends. Detached, one-and-one-half-story brick and false half-timbering garage with a gabled roof. In 1917 Benedict became head of the Section on Ophthalmology at the Mayo Clinic.

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912 Harry J. Harwick House; 1922. Two-and-one-half-story brick Colonial Revival residence with dormered gabled roof and two-story ell; three bay symmetrical facade with central entry, pilasters, and pediment; multi-paned double hung windows; brick chimneys at gable ends. Detached, one-and-one-half-story brick garage with a gabled roof. Harwick was the Mayo Clinic's business manager.

915 1952. Two-story split-level house. **Noncontributing.**

919 M.C. Lawler House; 1926; Harold H. Crawford, architect. Two-and-one-half-story stucco-on-frame Tudor Revival house; combination hipped-gabled roof with asbestos shingles; false half-timbering on facade; offset entry with arched door sheltered by broad bracketed eaves; large central brick chimney. Lawler owned Lawler Cleaning Works.

930 Dr. John deJ. Pemberton House; 1922. Two-and-one-half-story Colonial Revival house sheathed in clapboard; gabled roof with brick chimneys at each end; symmetrical facade with two-story central portion flanked by a one-story wing and a one-story screened porch with balustrade. Five bay central portion with formal entry; colonnaded one-story entry portico with balustrade and Palladian window; multi-paned double hung windows. Detached, one-and-one-half-story wood frame garage with clapboards and gabled roof. In 1918 Pemberton was appointed attending surgeon and division head in Surgery at the Mayo Clinic.

**Eighth Avenue SW**

304 Dr. H. Waltman Walters House; 1922. Two-and-one-half-story Colonial Revival residence with gabled roof, wood shingle siding, enclosed sun porch, and dormers; multi-paned double hung windows; balcony with wood awning. In 1922 Walters was appointed first assistant in one of the sections on Surgery at the Mayo Clinic.

310 E.M. Pomroy House; 1916. Two-story house with gabled roof and stucco siding; roof extends to first floor in front for an open semicircular-arched porch; multi-paned double hung windows; large dormer at second story. Pomroy was Dr. William J. Mayo's steward.

314 F.O. Dahle House; 1916. Two-story house identical to 310 Eighth Avenue SW. Dahle was Dr. William J. Mayo's chauffeur.

415 1941. One-and-one-half-story house. Detached garage. Both **noncontributing.**

419-421 by 1920. Two-story Colonial Revival duplex with intersecting dormered gambrel roof; first story sheathed in stucco, second in shingles; pent roof separates stories; grouped multi-paned windows on first story.

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429 W.W. Churchill House; ca.1918. Two-story Prairie School house with stucco and brick veneer; false half-timbering on second story; grouped windows; broad hipped roof. Churchill was president of the First Bank of Rochester.

502 1916. Two-story Colonial Revival residence with gambrel roof and clapboard siding; large dormer on second story; central pedimented entrance portico with squared columns.

503 Dr. Walter D. Sheldon House; 1910. Two-and-one-half-story Neoclassical residence set back on an elevated lot; clapboard sheathing; two-story portico with Doric columns supporting a full pediment with bullseye window; balcony at second story level. Detached, one-story wood frame garage with hipped roof and clapboards. In 1913 Sheldon was appointed head of the Section on Neurology at the Mayo Clinic.

514 Harold H. Crawford House; 1926; Harold H. Crawford, architect. Two-story stone and stucco-sheathed residence executed in the Tudor Revival style; gabled and jerkinhead roof with multiple dormers and wood shingles; grouped multi-paned casement windows; false half-timbering. Crawford was a Rochester architect who designed numerous houses in the Pill Hill district.

615 Dr. Norman M. Keith House; 1922; Harold H. Crawford, architect. Two-and-one-half-story Colonial Revival house with stucco sheathing on first story and wood shingles above; gabled roof with central dormer; multi-paned double hung windows in pairs. In 1923 Keith was a division head in Medicine at the Mayo Clinic.

627 Edward C. Kendall House; 1919; Harold H. Crawford, architect. Three-story Colonial Revival residence with multiple gable roof and clapboard siding; symmetrical five bay facade flanked by porches; Doric pilasters, sidelights, and fanlight at central entrance; 6/6 double hung windows. Detached garage built ca.1950 and considered **noncontributing**. In 1914 Kendall became head of the Section on Biochemistry at the Mayo Foundation; in 1950 he was awarded the Noble Prize for his discovery of Cortisone.

821 Dr. Albert C. Broders House; 1936; Harold W. Crawford, architect; G. Schwartz & Co., builder. Two-story Colonial Revival style residence set back on lot; wood frame with clapboard siding; gabled roof sheathed with asbestos shingles. In 1922 Broders was in charge of Surgical Pathology at the Colonial and Kahler Hospitals.

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## Ninth Avenue SW

316 1895. Two-story wood frame clapboarded house situated on an elevated site; irregular plan with complex hipped, gabled, and jerkinhead roof.

416 1935. Two-story simple Colonial Revival wood frame house sheathed in clapboard with gabled roof; symmetrical three bay facade with central entry; portal with classical pilasters and segmental-arched hooded pediment; multi-paned double hung windows. Detached, one-story wood frame garage with clapboards and gabled roof.

417 Dr. Frederick Le Roy Smith House; ca.1930. Two-story brick-and-stucco Prairie School residence with broad-eaved hipped roof; first story sheathed in brick veneer, second in stucco with decorative wood banding; windows arranged in groups; multi-paned upper sash, single-paned lower; arched canopy over entry. Detached, one-story wood frame garage with stucco and brick walls and pyramidal hipped roof. In 1917 Smith became an associate in the Section on Postoperative Treatment at the Mayo Clinic.

420 Dr. A.A. Thorson House; 1929; Thorson, architect. Two-story multi-gabled Tudor Revival-inspired house sheathed in clapboard and roofed with wood shingles; stone quoins enframe front entry; multi-paned double hung windows. Detached, one-and-one-half-story garage with clapboards and gabled roof.

421 A.M. Bach House; 1936. Two-story stucco-on-frame Tudor Revival style residence with multi-gabled roof; false half-timbering; multi-paned casement windows; brick chimney.

425 Dr. G.T. Joyce House; 1920. Two-story stucco-on-structural tile residence with one-story enclosed front porch; jerkinhead roof with central dormer and asbestos shingles; symmetrical three bay facade.

433 Dr. Monte C. Piper House; 1927; Harold H. Crawford, architect. Two-and-one-half-story Tudor Revival style house built for about \$21,000; red brick with stone trim, stucco and false half-timbering at projecting entry gable; intersecting gabled roof with asbestos shingles and fluted brick chimney; matching garage. Detached, one-story garage with brick and stucco walls and gabled roof. In 1921 Piper became an associate in the Division of Medicine at the Mayo Clinic.

503 Dr. Archibald H. Logan House; 1915; Garfield Schwartz & Co., builder. Two-story wood frame Prairie School residence with stucco sheathing; decorative wood banding separates stories; windows arranged in horizontal bands; low hipped roof with broad eaves; offset entry with flat-roofed portico supported by square

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columns. Constructed at a cost of \$8,500. Detached, one-story garage with stucco exterior and gabled roof. In 1911 Logan was appointed division head in Medicine at the Mayo Clinic.

507 Dr. Porter P. Vinson House; 1918, 1928 addition. Two-story stucco-on-frame house with jerkinhead roof covered by asbestos shingles; grouped multi-pane windows; offset entry with pedimented gabled roof. Detached two-story wood frame garage with stucco walls and gabled roof. In 1921 Vinson was appointed first assistant in a Section on Medicine at the Mayo Clinic.

508 Dr. Arlie R. Barnes House; ca.1921. Two-story wood frame Colonial Revival residence with clapboard sheathing; symmetrical three bay facade; central entry with gable roofed portico; multi-paned double hung windows; gambrel roof with dormer and chimney on side wall. Barnes entered the Mayo Foundation in 1920 as a fellow in Medicine.

510 Dr. L.H. Ziegler House; 1927. Two-and-one-half-story stucco-on-frame Tudor Revival house; complex gabled roof with chimney; decorative stone trim around semicircular-arched entry door; small multi-paned double hung windows.

520 1952. Two-story flat-roofed house. **Noncontributing.**

523 Dr. Harold I. Lillie House; 1922; Ellerbe & Ellerbe, architects. Two-and-one-half-story stucco-on-frame gabled residence executed on an "L" plan; multi-paned double hung windows; oriel window at stairwell. Detached, one-story wood frame garage with stucco walls and gabled roof. In 1917 Lillie became head of the Section on Otolaryngology and Rhinology at the Mayo Clinic.

524 Dr. J.P. Arneill House; 1929; Harold H. Crawford, architect. Two-and-one-half-story stucco-on-frame house with irregular massing and multi-gabled wood shingle roof; multi-paned double hung windows; oriel in front second story gable; lattice-work decoration. Arneill lived here only a short time, selling the house to Dr. H.K. Gray, a Mayo Clinic surgeon.

525 Dr. Henry W. Meyerding House; 1907. Two-and-one-half-story wood frame Colonial Revival residence featuring a rectangular plan with ell and clapboard sheathing; gabled roof with central eyebrow dormer; symmetrical five bay facade with central entry; columned entry portico with sidelights; multi-paned double hung windows. Meyerding was an associate in Orthopedic Surgery at the Mayo Clinic.

526 Dr. Louis T. Austin House; 1926; Harold H. Crawford, architect. Two-story stucco-on-frame residence with wood-shingled hipped roof; multi-paned double hung

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windows; arched entry to rear yard through brick wall at side of house; brick and molded stucco quoins; prominent brick chimney. In 1919 Austin became an associate in Dental Surgery at the Mayo Clinic.

604 Dr. Henry F. Helmholtz House; 1922; Scott & Mayer, architects; Heffron & Fitzgerald, builders. Two-story stucco-on-tile Tudor Revival-inspired residence with a complex gabled-hipped roof; some windows and doors decorated with rose-colored sandstone; two-story sun/sleeping porch wing. In 1921 Helmholtz became head of a Section on Pediatrics at the Mayo Clinic.

607 C.W. Blakely House; by 1928; 1976 addition. Two-story brick residence exhibiting Spanish Colonial Revival influence; low hipped roof sheathed with red clay tile; fanlight entry enframed with cut stone; multi-paned double hung windows; stone lunette panels at center bay first story windows. Blakely was secretary-treasurer and business manager of the Rochester Post-Bulletin.

612 1954. One-story Ranch house with hipped roof. **Noncontributing.**

617 Dr. Edward C. Rosenow House; 1919. Two-and-one-half-story stucco-sheathed brick residence with Georgian Revival design features; low pitched hipped roof with broad eaves and dormers; stories separated by horizontal band. Detached, one-story, stucco-sheathed brick garage with pyramidal hipped roof. In 1915 Rosenow became head of the Division of Experimental Bacteriology at the Mayo Foundation.

620 Dr. Samuel F. Haines House; 1931. Two-and-one-half-story wood frame Colonial Revival style house covered with wood shingles; symmetrical five bay facade with central entry, sidelights, and semicircular-arched portico; gabled roof sheathed in slate with prominent brick chimney. Haines was the first assistant in a Section on Medicine at the Mayo Clinic.

621 Dr. Stuart W. Harrington House; 1921. Two-and-one-half-story wood frame Tudor Revival residence sheathed in stucco and brick veneer; multiple gabled roof; false half-timbering at second story; front screened porch with balustrade. Detached, one-and-one-half-story brick and stucco garage with gabled roof. In 1920 Harrington was appointed section head on General Surgery at the Mayo Clinic.

624 Dr. Harry M. Conner House; 1929. Two-and-one-half-story Tudor Revival house with stucco sheathing over wood frame; projecting brick and stone entry; dominant exposed limestone chimney at corner of intersecting wings; multiple wood-shingled gabled and dormered roof. In 1920 Conner became an associate in the Division of Medicine at the Mayo Clinic.



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701 Dr. M.W. Comfort House; 1934. Two-story Colonial Revival residence sheathed in wood shingles; wood shingle gabled roof; symmetrical three bay facade with transomed central entry, pilaster strips and cornice; multi-paned double hung windows.

709 Dr. A.M. Snell House; ca.1934. Two-and-one-half-story Colonial Revival house covered with wood shingles; "L" plan with intersecting gabled roof; formal entry with transom and pediment; large chimney at gable intersection; multi-paned double hung windows.

710 Dr. Frederick P. Moersch House; 1932; Harold H. Crawford, architect. Two-story stucco-on-frame Tudor Revival house with intersecting gabled roof; "L" plan with prominent chimney; multi-paned double hung and casement windows; polygonal bay window on first story front gable; stone veneer decoration. In 1921 Moersch was appointed an associate on Neurology at the Mayo Clinic.

801 Dr. Melvin S. Henderson House; 1929. Two-story brick and stucco-on-frame Tudor Revival residence situated on a prominent site; false half-timbering on second story; polygonal bay windows on first story front facade and gable end; prominent brick chimney; gabled roof; double hung windows. In 1914 Henderson directed an Orthopedics Section in the Division of Surgery at the Mayo Clinic.

831 Dr. Alfred W. Adson House; 1929; Harold H. Crawford, architect, Garfield Schwartz, builder. Two-and-one-half-story Tudor Revival residence executed on an "L" plan with a tile roof; truncated tower at "L" intersection; massive brick chimneys; stone highlights entry and corners; patterned brick veneer enframed with false half-timbering; multi-paned steel casement windows. Adson was the former section head in Neurology in the Mayo Clinic's Division of Surgery.

841 Dr. Harry G. Wood House; 1928. Two-and-one-half-story multi-gabled stucco-on-frame Tudor Revival house with false half-timbering in gables; entrance bay sheathed with limestone veneer and incorporates a segmentally-arched multi-paned window at second story; fluted brick chimney; terraced site. Wood was an assistant in the Division of Medicine at the Mayo Clinic.

**Tenth Avenue SW**

424 G.O. Lohse House; 1937; Ellerbe & Co., architects. Two-story Colonial Revival residence with gabled roof, clapboard siding, and one-story ell symmetrical three bay facade with central entrance portal; 6/6 double hung windows.

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428 ca.1941. Two-story Colonial Revival house. **Noncontributing.**

432 Dr. Arthur U. Desjardins House; 1929; Frederick M. Mann, architect. Three-story French Eclectic residence built of concrete with stucco sheathing; decorative brick banding around windows and separating first and second stories; intersecting hipped and truncated hipped roof with dormers covered by slate; formal entry with fluted pilasters, architrave, and semicircular hooded pediment. Detached, one-story garage with stucco walls and pyramidal hipped roof. In 1920 Desjardins became section head on Roentgen-ray Therapy at the Mayo Clinic.

436 Dr. Charles S. McVicar House; 1926; Harold H. Crawford, architect. Two-and-one-half-story Colonial Revival house with Flemish bond brick walls and dormered gabled roof sheathed in wood shingles; asymmetrical facade; quioned entrance portal with projecting cornice; decorative brick band separates first and second stories. Detached, one-story brick garage with tiled gable roof. McVicar was an otolaryngologist who became an associate in the Division of Medicine at the Mayo Clinic in 1922.

506 Dr. Arthur H. Sanford House; 1914; Hoffman and Mosse, architects. Two-and-one-half-story Craftsman style residence with false half-timbering in gables and portico pediment; sheathed in stucco; wood band separates first and second stories; intersecting gabled roof; windows arranged in groupings; upper sash multi-paned, lower sash single pane; two-story sun/sleeping porch ell. Detached, one-story wood frame garage with gabled roof. Sanford was former director of Clinical Laboratories at the Mayo Clinic.

510 Dr. Willis S. Lemon House; 1920. Two-and-one-half-story Tudor Revival house with false half-timbering; combination brick veneer and stucco sheathing; complex gabled roof covered with asbestos shingles; segmentally-arched entrance sheltered by projecting roof; multi-paned casement windows. In 1918 Lemon was appointed section head in the Division of Medicine at the Mayo Clinic.

612 F.S. Haines House; 1912. Two-and-one-half-story Georgian Revival residence with clapboard siding and dormered hipped roof; central two-story portico in symmetrical five bay facade; two-story ell set back from facade; multi-paned double hung windows; formal entry with sidelights and fanlight. Haines worked in real estate and was the president of the Rochester Telephone Co. Second owner was Dr. Paul A. O'Leary, an associate in Dermatology and Syphilology at the Mayo Clinic.

615 Margaret Alseth House; ca.1910. Two-story Prairie School style wood frame residence with stucco sheathing; grouped narrow multi-paned casement windows; broad-eaved hipped roof with central chimney; off-center entrance with

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sidelights; decorative band separates stories; garage/carriage barn offset to rear of house of similar detailing and construction. Detached, two-story stucco-on-frame garage with hipped roof. An early owner was C.M. Judd, president of the Weber-Judd Drug Company.

620 Dr. George E. Brown House; ca.1910. Two-story stucco-on-frame residence with complex hipped roof and irregular plan; high brick basement; detached garage. In 1922 Brown was appointed an associate in the Division of Medicine at the Mayo Clinic.

703 Dr. Walter M. Boothby House; 1930; Harold H. Crawford, architect; Otto Winkle, builder. Two-and-one-half-story Colonial Revival residence with clapboard siding and gabled roof; projecting second story; central entry with enclosed vestibule; multi-paned double hung windows; central chimney. Boothby entered the Mayo Clinic in 1916 as head of a Section on Metabolism.

715 ca.1887; 1930 addition. Two-story wood frame, clapboarded house executed on an "L" plan.

718 Dr. Howard R. Hartman House; ca.1924. Two-story wood frame residence with clapboard siding and broad-eaved gabled roof; one-story sun porch occupies two-thirds of the facade; paired double hung windows. In 1919 Hartman became an associate in the Division of Medicine at the Mayo Clinic.

720 Thomas Parkin House; 1916; Harold H. Crawford and Frederick Mann, architects. Two-story Colonial Revival residence sheathed in shingles; gambrel roof extends to first story; full width dormer and two eyebrow dormers on attic level; four bay facade; multi-paned double hung windows. Parkin owned a candy shop. The house was later owned by Dr. Louis A. Bule, who in 1919 became an associate in the Division of Medicine at the Mayo Clinic.

723 Fred Altona House; 1915. Two-and-one-half-story rectangular wood frame house with dormered hipped roof; brick open front porch and brick chimney and oriel on side wall. Detached, two-story wood frame garage with pyramidal hipped roof and cupola; sheathed in clapboard.

725 J.R. Randall House; 1915; Clarence J. Brown, architect. Two-story Colonial Revival residence sheathed in combination of stone veneer and wood shingles; gambrel roof extends to first story; central entry in symmetrical facade; brick chimneys at side walls. Detached, one-story wood frame garage with clapboard siding and gabled roof. Jonathan Randall was secretary-treasurer of the T.J. Dansingburg Co., a building materials firm. Second owner was Dr. Hermon C. Bumpus, an associate in the Urology Section at the Mayo Clinic.

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726 Dr. H.C. Habein House; 1934. Two-and-one-half-story Colonial Revival house with intersecting gabled roof and wood shingle sheathing on exterior walls and roof; multi-paned double hung windows; one-story screened porch; curved bay on first story.

801 1962. Two-story Ranch house. **Noncontributing.**

807 Dr. C.F. Dixon House; 1933. Two-story Colonial Revival residence executed in an "L" plan; gambrel roof with first-story pents; clapboard siding; multi-paned double hung windows.

814 Dr. M.J. Anderson House; ca.1921. Two-story Colonial Revival residence with clapboard sheathing; gambrel roof with three-window second story dormer; polygonal bay on first story side wall; multi-paned double hung windows.

**Fourth Street SW (within St. Mary's Hill Park)**

901 City Water Tower; 1887. This 220,000 gallon riveted steel standpipe measures 60' in height and 20' in diameter. Considered a contributing structure.

909 St. Mary's Hill Park Water Tower; 1923-24; L.P. Wolff, architect; Bland Engineering Co., builder. Reinforced concrete construction; composition divided vertically into four distinct parts: 1) battered base; 2) shaft with pilasters and arched windows with brick surrounds; 3) open arcade with balustrade; and 4) cylindrical tank. Considered a contributing structure.

**St. Mary's Hill Park**

The park comprises 5 1/2 acres and is located in the northwest corner of the district. It was donated in 1906 for use as a public park by the Mayo Family.

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In 1854 the original townsite of Rochester was surveyed near the center of Olmsted County in the valley of the south branch of the Zumbro River, which enters the city from the southwest. By the time Minnesota achieved statehood in 1858 the city had been named the county seat, and 1,500 people had settled in the busy agricultural trading center.

Dr. William W. Mayo came to Rochester in 1863 to examine Union army recruits, and the next year he moved there with his family. His sons William J. Mayo (1861-1939) and Charles H. Mayo (1865-1939) learned medicine in an apprenticeship with their father that began in 1869. The older "Will" Mayo earned a medical degree from the University of Michigan in 1883, and "Charlie" Mayo graduated from the Chicago Medical College in 1888. An 1885 tornado in Rochester united the Mayos with the Sisters of St. Francis who ran a convent and school in Rochester. In 1889 St. Mary's Hospital opened with the three Mayos on its staff; it expanded with additions in 1897, 1904, and 1912. By 1914 the first complete and independent medical facility built for private group practice in the United States had been finished.

Immediately southeast of St. Mary's Hospital is Rochester's highest hill, an area that was originally pasture and farmland. Historically this elevated ground was known as "College Hill" in reference to the territorial legislature's decision to locate a college in southwest Rochester. When the plan for a school was discontinued, the area was platted as part of Head & McMahon's Addition. While early residential growth in Rochester was concentrated around the city's commercial core, it was not until after 1900 that houses were erected near St. Mary's, located about ten blocks west of the central business district. During the nine-year period between 1903-1911 ten dwellings were constructed in the district, the earliest of which were loosely clustered on the north end of the hill above the hospital. Seven of these houses were originally owned or occupied by physicians or employees of St. Mary's, suggesting an apparent bond between the hospital and the area of the hill. Among the earliest Pill Hill residents associated with St. Mary's Hospital (and later the Mayo Clinic), were the bacteriologist Dr. Arthur Sanford and the Clinic accountant Presburry Moore, both of whom built houses in the 800 block of Fourth St. SW in 1903. Perhaps unwittingly, these and other Clinic doctors were establishing a pattern by medical professionals of locating their dwellings together on an attractive tract of previously undeveloped land. The hill's proximity to St. Mary's was ideal for residents affiliated with the hospital, and the elevated site provided a visually appealing setting for construction.

In 1906 the Mayo family donated to the city five-and-one-half acres of land in the northwest corner of the hill for use as a public park. The exceptional view from St. Mary's Hill Park coupled with its spaciousness and shade trees provided

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another amenity for neighborhood residents.

There were other reasons residents may have chosen to build on Pill Hill. After 1906 Dr. Herbert Giffin began to organize weekly staff meetings to review medical cases. These were held on Wednesday nights, initially at the first homes of Will and Charlie Mayo (in the 400 block of Fourth Street SW, both demolished), and later in Charlie's second house at 701 Fourth Street SW. Mayo Clinic physicians attending these meetings undoubtedly realized the practical benefits of living in the area -- it offered easy access to work, evening staff gatherings, and social activities with other Clinic employees residing nearby. Although professionals associated with Rochester's medical community were not obligated to live in Pill Hill, the neighborhood certainly provided attractive incentives for those planning to build in the city.

The erection of the Mayo Clinic between 1912-1914 ushered in a significant phase of municipal growth in Rochester, and particularly residential development on Pill Hill. From the time construction began on the Clinic until 1930, 67 houses were built within the district, a majority of them for doctors and staff associated with the Mayo Clinic. One building contractor estimated that nearly 200 residences were constructed in the city in 1915. The average cost was about \$4,000, considerably less than many Pill Hill dwellings. For example, Dr. M.C. Piper's 1927 Tudor Revival residence at 433 Ninth Avenue SW cost about \$21,000; the Dr. A. Logan House at 503 Ninth Avenue SW was built in 1915 for \$8,500, and the Dr. W. Braasch House at 815 Third Street SW was constructed in 1916 at a cost of \$16,000.

The neighborhood gained additional status in 1916 when ground was broken for Dr. William J. Mayo's new house at 701 Fourth Street SW (NRHP). Designed by Ellerbe & Associates, this expansive Tudor Revival mansion distinguished Pill Hill as the most prestigious residential neighborhood in Rochester.

During the third decade of the 20th century another 46 residences appeared in the district, with most of them owned or occupied by medical professionals employed by the rapidly expanding medical facility. Nearly two-thirds of the houses in Pill Hill were, at various times, owned by physicians, surgeons, and administrators affiliated with the Clinic. The most prominent residents were Dr. William J. Mayo, co-founder of the Clinic, and Dr. Edward C. Kendall, who received the Nobel Prize in 1950 for the discovery of cortisone (627 Eighth Ave. SW). The district thus reflects a broad pattern of community development because it evolved historically into a neighborhood populated by Clinic-affiliated residents.

At least three architects and/or builders were important to the development of

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the Pill Hill historic district. Harold H. Crawford was a Rochester architect who reportedly designed 80-100 houses in the city during the first third of the century. Born in Luverne, Minnesota, Crawford received degrees from the University of Illinois and the Harvard School of Design. After World War I he returned to Rochester where one of his first commissions was planning a parish hall for Calvary Episcopal Church. Crawford's residential designs relied heavily on revival styles that utilized combinations of brick, stone, stucco, and false half timbering. There are sixteen known examples of Crawford's work in the district, many of which date from the late 1920s and display his craftsmanship and attention to detail.

Notable designs include his own house at 514 Eighth Avenue SW (1926); an elaborate Tudor Revival residence and detached garage at 810 Eighth Street SW (ca.1926); 433 Ninth Avenue SW (ca.1927); and a Georgian Revival dwelling at 436 Tenth Avenue SW (1926). In addition to residential architecture, Crawford designed several public buildings including the Rochester Public Library, Rochester Post Office, a number of schools, and four buildings at the Faribault State Hospital.

Other Minnesota architects influenced the character of the neighborhood. The prominent architectural firm of Ellerbe & Associates designed three houses in the district, the most distinctive of which is the Mayo House at 701 Fourth Street SW (1918). George J. Hoffman and Frederick Mosse opened an office in Rochester in 1914 and drew plans for 506 Tenth Avenue SW the same year; and Edwin Lundie designed 706 Fourth Street SW in 1922.

Many other residences in the district were local interpretations of popular styles executed by Rochester builders such as Garfield Schwartz. Although the majority of his work involved the construction of large public and private buildings including nearly all of the Mayo Clinic structures, Schwartz is credited with the erection of at least nine houses in the Pill Hill neighborhood. During his 38-year career Schwartz had contracts in the Dakotas, Iowa, Illinois, Michigan, and Washington.

These architects and builders designed and constructed an architectural fabric that was traditional, restrained, and generally harmonious. It remains substantially intact and thus conveys a sense of architectural cohesiveness through its design, setting, and materials. Every house type in the description is represented throughout the neighborhood. The large Tudor Revival design is especially well represented by three houses in a row at 801, 831, and 841 Ninth Avenue SW. Each building is located on a substantial, terraced lot filled with mature deciduous and coniferous trees. These and other Tudor houses are identified by their steeply pitched cross gabled roofs; decorative stucco, brick, and half-timbering; tall, narrow multi-pane windows; and massive chimneys crowned by decorative chimney pots. An extremely high concentration of both Tudor and

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Colonial Revival houses are found along the 800 and 900 blocks of Eighth Street SW, as well as on the 600, 700, and 800 blocks of Ninth Avenue SW. Nearly all of the Colonial Revival dwellings are characterized by symmetrically balanced facades, accentuated front doors, multi-pane double hung windows, and gable roofs. The Spanish Colonial Revival design is demonstrated by four residences at 932 Fourth Street SW, 1104 Seventh Street SW, 803 Eighth Street SW, and 607 Ninth Avenue SW. Two of these were designed by Harold Crawford and all of them are distinguished by low-pitched red tile roofs, stucco walls, and arched wall openings.

As portrayed in the physical description, Pill Hill has not suffered from an influx of new construction. Some infill houses were erected in the 1950s and 1960s, but they do not significantly detract from the residential ambience of the neighborhood. The overall scale and feeling of the housing stock, in concert with the attractive physical setting of the hill, continue to reflect the architectural and social tastes and values of the medical/professional community.



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H 15 541820 4873680

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Beginning at the northeast corner of the property line at 799 Third Street SW, proceed south along a line to the northwest corner of Block 87, then proceed east along the south curb of Third Street SW to the west curb of Seventh Avenue SW, proceed south along the west curb of Seventh Avenue SW to the southeast corner of the property line at 706 Fourth Street SW; then west to the northwest corner of the property line at 419 Seventh Avenue SW; then south to the south east corner of the property line at 719 Fifth Street SW; then west to a line coincident with the east property line boundary of 502 Eighth Avenue SW; then south to the north curb at Sixth Street SW; then west to a line coincident with the east property line boundary at 604 Ninth Avenue SW; then south to the southwest corner of the property line at 713 Eighth Avenue SW; then east to the northeast corner of the property line at 803 Eighth Street SW; then south along the west curb of Eighth Avenue SW to the southeast corner of the property line at 821 Eighth Avenue SW; then west to the southwest corner of the property line at 821 Eighth Avenue SW; then north to the northwest corner of the property line at 821 Eighth Avenue SW; then west to the west curb of Ninth Avenue SW; then south along the west curb of Ninth Avenue SW to the southeast corner of the property line at 841 Ninth Avenue SW; then west to the southwest corner of the property line at 841 Ninth Avenue SW; then north to the south property line boundary at 814 Tenth Avenue SW; then west to the south west corner of the property line at 807 Tenth Avenue SW; then north to the south property line boundary at 1014 Seventh Street SW; then west to the southwest corner of the property line at 1120 Seventh Street SW; then north to the northwest corner of the property line at 1115 Seventh Street SW; then east to the west property line boundary at 615 Tenth Avenue SW; then north to the south curb of Sixth Street SW; then east to the northwest corner of the property line at 612 Tenth Avenue SW; then north along the east curb of Tenth Avenue SW to a line coincident with the north property line boundary at 815 Third Street SW; and then east to the point of origin.

**BOUNDARY JUSTIFICATION**

The boundaries of the proposed Pill Hill Residential Historic District are justified primarily by their congruence with the abrupt change in topography on the north, south, and southwest sides. The northwest boundary was determined by the edge of St. Mary's Hill Park, which has historically been associated with the neighborhood. The west boundary was delineated by a visual change in the character of the area caused by a park and residential development of a different character west of Tenth Avenue SW. A variety of new construction toward the southeast side formed the basis for the east boundary.

THIS IS NOT A BOUNDARY MAP

1" = 200'



BOUNDARY: 

PILL HILL RESIDENTIAL  
HISTORIC DISTRICT  
ROCHESTER, MINNESOTA, 1990  
Sketch Map

