

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Maass and McAndrew Company Building

Other names/site number: Rochester Woolen Manufacturing Company Building, Conley Camera Company Building, Words Players Theater

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street number: 12-14 Fourth Street SW

City or town: Rochester State: MN County: Olmsted

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Barbara Mitchell Howard

March 31, 2016

Signature of certifying official/Title: Barbara Mitchell Howard, Deputy SHPO, MNHS Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

for [Signature]
Signature of the Keeper

5/24/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation - STONE: limestone

Walls - BRICK

Roof - SHINGLES: asphalt

Other - CAST IRON; CERAMIC TILE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Maass and McAndrew Company building, most recently known as the Words Players Theater, is a two-story brick commercial structure with a two-part block form and a rectilinear plan. It is situated on an approximately 43.75' x 154' site at 12-14 Fourth Street Southwest in downtown Rochester, Olmsted County, Minnesota. The property is roughly bounded by Fourth Street Southwest on the north, the eastern edge of an alley on the west, the southern edge of its approximately 43.75' x 30' gravel and concrete parking lot on the south, and the eastern edge of the brick common wall that separates it from an adjacent building to the east.

The building has two above-ground floors and a full basement, a limestone foundation, brick walls, double-hung windows in arched openings evenly spaced across all of its exposed elevations, and a low-pitched asphalt shingle roof with three skylights and three brick chimneys. Its most prominent features are the north and south rooflines, distinguished by stepped parapets and terra cotta copings, and the recessed tiled entryway, flanked by cast iron pilasters and plate glass display windows on the ground floor of the north elevation, on Fourth Street Southwest. Two additional ground floor entrances are in the west and east elevations. The east elevation also has a second floor fire door and a basement door below grade. Timber post-and-beam framing is

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exposed throughout the interior, which displays historic brick and wood building materials and later finishes that include gypsum board, vinyl tile, carpet, and plaster.

In 1900, the Rochester Woolen Manufacturing Company commissioned this building's design from an unknown Virginia architect and hired local builder Martin Heffron (1856-1938) to construct it in Rochester's largely industrial Willson's Addition, where neighboring businesses included a carriage works and a manufacturer of wooden coffins and case furniture. In 1909, after three years as a garment factory and five years as the Conley Camera Company manufacturing plant, it became a workshop and showroom for the Maass and McAndrew Company, an early Rochester plumbing and mechanical systems contractor with strong ties to the Mayo medical practice. Given its intended use of the street-facing north end of the building as a sales area, the company commissioned Garfield Schwartz (1880-1956), another well-known local builder, to design the present north entryway. This replaced the three arched first-floor windows and the double-leaf door with arched transom of the factory building's flat brick façade (see figures 1 and 2) with plate glass and prismatic glass block windows, and a decorative recessed entryway (see figure 3) that would improve visual access to the showroom from the street and help advertise the new owner's wares. Maass and McAndrew also installed a freight elevator and partitioned the first floor to separate the showroom at the north end of the building from a workshop to the south. By 1920, the company had split off the east half of the showroom to create a separate leasable storefront, and most of the building's east wall had been obscured by the construction of an adjacent building.

The property continued to be occupied by Maass and McAndrew for more than twenty-five years after the 1909-1929 period of significance, and was used exclusively as a commercial rental property from 1955 until late 2014. Alterations during this period consisted primarily of adding reversible finishes and room partitions, as well as removing a few exposed timber posts. With no changes to the building's location, form or design—and relatively few to its setting, materials, and workmanship—this property conveys the feeling of an early twentieth century industrial and commercial building, as well as its specific association with the Maass and McAndrew Company, and has good overall integrity.

Narrative Description

A sidewalk along the south side of Fourth Street Southwest defines the northern edge of the property. While the eastern edge of the alley that gives access to the approximately 43.75' x 30' gravel and concrete parking area behind the building indicates its western boundary, the southern edge of the parking area is the southern boundary. On the east, the property line runs due north from the southeast corner of the parking lot, along the east side of a common wall dividing this building from its neighbor to the east, to meet the front sidewalk. The building is situated at the north end of the site.

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Building Exterior

This two-story Early Twentieth Century Commercial style building has a two-part block form, a rectilinear plan measuring approximately 43.75' x 124', two brick chimneys at its west side, and one at its southeast corner. It has a limestone foundation, brick walls laid in a common bond pattern with header courses every eight rows, a low-pitched asphalt-shingled roof with three skylights at the ridgeline, terra cotta coping on three sides, and stepped parapets at its gable ends. Arched openings with stone sills, fitted with wooden doors or double-hung windows, are evenly spaced across both above-ground floors of the building's three fully exposed sides, except on the first floor of the street-facing north elevation. This is dominated by a central recessed front entryway with cast iron, prism glass and mosaic tile decoration, flanked by fixed commercial display windows.

North Elevation

The north, or primary, elevation adjoins the sidewalk south of Fourth Street Southwest. As is characteristic of the two-part block form that typified most American commercial architecture of the early twentieth century, a distinct difference between the design and materials of its two stories creates two horizontal sections that have little or no visual relationship to each other. In this case, the lower section is an enframed window wall comprised of various types of glazing—plate glass display windows, prism glass transoms, and glazed doors—while the upper section is constructed in the same style and materials as the rest of the building. A metal flashing that may conceal vestiges of a historic cornice (see figure 3) divides these two stylistic zones from each other. This elevation is painted in two contrasting paint colors that further emphasize the separation between the upper and lower sections (see photo 1).

The foundation is flush with the sidewalk, which accommodates two steel-grated window wells that access historic multi-light basement windows. Above this, the lower section of this elevation consists of a central recessed entryway flanked by fixed, wood-framed commercial display windows that run parallel to the sidewalk. While the east window is supported by a bulkhead faced with blue ceramic tile, the west window extends nearly to the foundation. Between them, a pair of decorative cast iron pilasters (both at least partially covered by metal or wood cladding) frames an entry alcove formed by display windows at 45 degrees from the sidewalk. As with the front-facing windows, the east alcove window is supported by a low blue-tiled bulkhead and the west alcove window is not. The alcove is enlivened by a white mosaic tile floor with a Greek key border of blue mosaic tiles, upon which the words "Plumbing & Heating" are spelled out in matching blue tiles (see photo 2). Clear prism glass transoms, featuring a decorative border of light purple prism glass blocks with an impressed design, are concealed beneath the sheet metal cladding above all the display windows and once existed above the doors, as well (see figure 3). Although the frame of the east door transom has been damaged by installation of an air conditioner, the west door's transom frame is intact.

The upper section of this elevation is distinguished by its stepped parapet and terracotta coping. It also has four evenly-spaced, arched window openings with stone sills, like those on the other

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three sides of the building, that have been fitted with non-historic double-hung, one-over-one aluminum replacement windows.

West Elevation

The west elevation faces the alley that separates this property from a parking lot to the east. Its brick surface, and the window and door trim, are painted to match the upper section of the north elevation. Although the roof's eaves do not project, a non-historic metal gutter overhangs the wall and may conceal a coping like those on all the other sides of the building. Two chimneys pierce the roof on this side of the building, one near its northwest corner and the other near the midpoint.

Window openings on this side of the building match the size, shape, and spacing of those in the upper section of the north elevation. Each floor has a row of ten window openings, as well as an opening at its south end that is large enough to accommodate a double leaf door (see photo 3). Although the size, shape, and location of all of these openings are evident, eight of the first floor windows and the large doorway-sized opening at the south end of the second floor have been bricked in. There are two remaining window openings on the first floor: one at the north end that contains a historic four-over-four wood window, covered with plywood, and another near the center that has been enlarged to hold a single-leaf wooden door. All ten of the second floor's window openings are intact, and three contain historic four-over-four wood windows. The remaining second floor window openings are fitted with double-hung aluminum replacement windows that match those of the front façade.

Secondary Elevations (South and East)

This building's south and east elevations face the private parking and loading area south of the property and its neighbor to the east, and are not visible from Fourth Street Southwest. In terms of form, materials, and spacing of fenestration, they resemble their counterparts to the north and west, except that the south elevation does not repeat the two-part organization of the primary façade, and a brick chimney protrudes from its east corner. The unpainted brick walls on these sides of the building show evidence of deterioration and extensive masonry repair, especially to the south parapet and the southeast chimney (see photo 4).

In another difference from the north façade, there are three doorways on the south side, one for each floor. On the ground floor, near the center of the foundation, a sub-grade poured concrete stairway leads down to a paneled wood basement door. East of this is an at-grade, wide-arched, brick doorway that holds a narrower paneled wood door with multiple lights and a transom. This door is covered by a wedge-shaped metal awning with standing seams. West of the basement stairway, the second floor door is a fire escape served by a metal stairway that leads to the west alleyway. Unlike the regularly-spaced double-hung windows and arched openings of the other three sides of the building, the first floor's two center windows do not line up with the openings above.

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Because the building shares its east wall with the adjacent building, only the southern end of the east elevation is exposed. This has four double-hung windows in arched openings: two historic four-over-four wood windows on the first floor (one with an eight-light historic wood storm window) and two contemporary aluminum replacement windows on the second floor. A metal stairway from the adjacent building's second-story fire door partially obstructs both of the lower windows.

Building Interior

Most of the building interior is characterized by the historic open floor plan and exposed timber framing of its original design (see figures 5 and 6). All levels have access to a freight elevator that fire insurance maps date to ca. 1909-1914, just east of the midline at the south wall, and connect by means of two non-historic central stairways—one that links the basement and first floors, and another that links the first and second floors.¹ The basement and first floors also communicate via a freight elevator at the south wall, which is documented in the 1914 fire insurance map, and a stairway just north of it. Under terms of a 1914 easement, a flight of stairs in the west end of the adjacent building to the east connects the second floor of the building with Fourth Street Southwest.

Historic wood flooring, load-bearing brick and stone walls, and wood-paneled or unfinished ceilings are extant throughout the building, although some of these have been covered with non-historic finishes. Non-historic gypsum board partitions also exist in several areas of the building. Conditions specific to each level are described below.

Basement

The 11' high basement retains its historic open plan, characterized by exposed timber posts supporting a central north / south beam (see photo 5). It is accessible from the first floor via stairways at its east and south walls, and from the rear parking area via a double-leaf wood plank door at its south wall. Its concrete floor, limestone walls, and ceiling all are unfinished.

The basement's interior features a rectangular concrete foundation adjacent to the north wall, measuring approximately 7' deep and 4.5' high, that serves as a footing for 4" x 4" wooden posts that support a 4" x 4" header beneath the first floor display windows (see photo 6). Timber posts and iron bars embedded in the stone walls at the south end of the west side create a rack, or racks, that also support a header that reinforces the floor above (see photo 7). Although otherwise open, this level contains a single non-historic 8' x 10' utility room on its east side, just south of the central stairway, constructed of gypsum board.

¹ Plans on file with the City of Rochester Building Safety Department suggest that these stairways were introduced in 1996, or later.

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First Floor

The first floor is characterized by an open floor plan, with exposed wood posts supporting a central north / south wood beam, and has a 12' ceiling height. Partition walls separate the north and south ends of this floor to form two discreet areas of approximately equal size (see photo key). This floor's historic finishes include fir and maple plank flooring, exposed brick walls, beaded board ceiling paneling in the north end, and an unfinished ceiling in the south end.

The brick walls on the east and west sides of this floor show clear outlines of historic window openings that have been filled in with masonry. As noted above, the adjacent building blocks all of this floor's east windows except for the two southernmost. The west wall has three penetrations: an original window and a contemporary single-leaf door at the center of the building, and the original double-leaf door at its south end. The historic fenestration at both north and south ends of this floor is intact—with the façade's commercial display windows and doorway comprising the entire north wall, and three double-hung wooden windows and a single leaf door at the south wall.

North end

The north end of this level consists of a large room with a beaded board ceiling. A division between its east and west sides is implied by the central beam and supporting posts, as well as vinyl tile that covers only the east half of the wood plank floor (see photo 8). Partitions separate the south end of the east side from the rest of the space to form an office and, to its south, a module almost 5 feet shorter than full ceiling height that contains two contemporary restrooms.

The office's south and west partition walls are finished with beaded board, and its east wall is finished with a sand-textured plaster. Stairs within this room access the area above the restroom module and lead to the second floor via another short stairway.

South end

A non-historic east / west partition, just north of the central stairway to the basement, creates a large south room, accessed through a non-historic contemporary door. In addition to the central stairway, this room has two means of reaching the building's other levels: a stair to the basement and a historic, operable, wooden freight elevator. Both of these are adjacent to the south wall, east of its center.

This room features three exterior doors, two in the west wall and one at the east end of the south wall. The historic southwest door has two leaves and is furnished with an interior ramp, strap hinges, a thumb latch, and a large sliding bolt. Except for a small area near its north wall, where the beaded board of the north room continues, this room's ceiling is unfinished.

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Second Floor

The second floor has the same post and beam construction, 12' ceiling height, and implied division between its north and south ends as the one below it—but only its south end currently exhibits the building's characteristic open plan and exposed timber framing. In contrast, non-historic gypsum board partitions in the north end create four rooms and a hallway, which leads from the east stairway towards the single large room that comprises the south end (see photo key). Some of the historic wood flooring on this level is covered with non-historic vinyl tile, wood planks, or carpet. The surrounding walls are either exposed brick or plaster-finished, and some of the historic beaded board ceiling finish is covered by non-historic acoustical tile.

In addition to the east stairway, which provides access to the street from the north end of the east wall, this floor is served by the central half flight of stairs that leads down to the roof of the restroom module below, and a fire exit at the south wall. On the north wall, the west wall, the south wall, and the south end of the east wall, double hung wood or aluminum windows illuminate the space. Limited visual access to the building's three historic skylights is available through ceiling grates in the north and south ends, and above the freight elevator.

North end

At the north end of the building, non-historic gypsum board panels create four rooms north of the hallway: two on the east and two on the west (see photo 9). The exterior walls of all of these rooms are at least partially finished with plaster that has a texture similar to that of the first floor office's east wall. South of these rooms, beginning at the east stairway, is a hallway that leads to this floor's south room. This leads due south, past the partial flight of stairs to the restroom module below, and has a plaster-finished east wall with a texture unlike that of the previously-mentioned walls. Alternately, via a spur to the west, it leads through an arched opening to a west office and the west entrance to the south room (see photo 10).

The west office is served by a paneled wood door, as well as a counter-height pass-through window to the south room. All of its walls are of smooth-finished plaster, although the west wall and its two original windows are concealed by non-historic gypsum board and a sliding panel.

South end

The historic wood floors and beaded board ceilings of this large room are covered with non-historic finishes, and its plaster walls have a texture similar to that in the adjacent hallways. Arched entryways at the east and west sides of this room's south wall give way to recessed southeast and southwest corners. The latter contains a raised stage, as well as the west wall's masonry-filled upper exterior doorway and an original window at the south wall (see photo 11).

A non-historic door at the center of the room's south wall accesses a vestibule for the fire exit, as well as a paneled wood door to the freight elevator's loading area, which is illuminated by a

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historic skylight. Walls and ceilings in the vestibule and loading area have historic beaded board paneling and wood floors.

Alterations and Integrity

As it has been since the time of its construction, the Maass and McAndrew Company building is in a historically commercial district, with original neighboring buildings to the north, northeast, and east still intact and within view. With modest changes since the period of significance, it easily conveys its history as the salesroom, workshop, and administrative offices of the Maass and McAndrew Company.

Comparison of historic and contemporary photos confirms that key features of the building's exterior appearance—its footprint, orientation, fenestration, roofline, and materials—have remained relatively unchanged since its construction (see figures 1-3 and photo 12). Prior to Maass and McAndrew's ownership, addition of the northwest chimney appears to have been the only notable change to the original structure. Exterior alterations dating to the 1909 to 1929 period of significance include the 1909 addition of the north façade's display windows and decorative front entryway (see figures 2 and 3), relocation of one of the south façade's windows to accommodate the pre-1914 freight elevator, and the adjacent building's 1914 obstruction of most of the east façade. Given the arched doorway it covers, it is apparent that the metal overhang of the south façade's first floor door is not original to the building and likely dates to the period of significance, when Maass and McAndrew had a sheet metal shop that would have been very capable of manufacturing it. It also is possible that the southwest chimney, which dates to between 1907 and 1973 (see figures 2 and 4), was constructed during the period of significance. Later alterations include installation of the south façade's emergency exit around 1938, when the second floor became an event venue for a succession of fraternal organizations, and obstruction of the west façade's lower windows in 1972.²

After 1929, there have been three recognized phases of alteration to the building's interior. These were: post-1938 adaptations of the second floor for public use, the 1972 construction of central north / south dividing walls and room partitions in the basement and first floors to create two rental units, and the 1996 reopening of the first floor's south end and construction of the restroom module to allow its most recent use as a theater. Sometime after 1996, most of the 1972 basement partitions and some of the 1972 first floor partitions were removed to create the present interior configuration.³ Despite the variety of occupants and uses after rental use of the building began in 1938, most of the features that characterized the building during the 1909-1929 period of significance are extant.

The basement exhibits the open floorplan, unfinished limestone walls and exposed timber framing that have distinguished it since its construction, as well as the east wall's embedded

² See 1975 financial statement, Maass and McAndrew Company records, 1900-1922, collection of John Kruesel, Rochester, MN.

³ See the 1972 and 1996 restoration plans on file with the City of Rochester Building Safety Department.

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timber and iron racks that almost certainly predate Maass and McAndrew's ownership. As well, the concrete footing at the north wall reflects Maass and McAndrew's 1909 front entrance remodeling, the building's most substantial alteration since construction, and marks the beginning of its period of significance. Notwithstanding the non-historic utility room on the east side of this level, it appears to be essentially unaltered since the period of significance.

For the most part, the first floor also retains the open floorplan and exposed timber framing that distinguished it early in the period of significance, as well as its historic interior finishes—its hardwood floors, exposed brick or plaster-finished walls, and beaded board or unfinished ceilings. Newspaper accounts, fire insurance maps, and a ca. 1916 interior photo (figure 7) indicate that Maass and McAndrew initially used the entire north end of the first floor as an office and show room, but enclosed the east side of this in about 1920 to house a series of tenant businesses.⁴ Although partial removal of this partition after 1996 has returned most of the north end to its pre-1920 configuration, the contrasting floor finishes of its east and west sides is consistent with the post-1920 history of use by two different businesses. Complete removal of partitions from the south end after 1996 has returned this area to its original open plan (see figure 5). Along with the unfinished ceiling, interior ramp, and industrial hardware of the double-leaf door at the south end of the west wall, this is consistent with the reported use of this space as a receiving area and machine shop by Maass and McAndrew.

The layout and non-historic finishes of the second floor are believed to date to its use as a commercial rental property between 1938 and 2014. While the wallpaper and plaster finishes of some of the north rooms suggest they served the social functions of the fraternal organizations that used this floor between 1938 and the early 1980s, gypsum board elsewhere speaks of the performing arts organizations that followed them. But the building's historic timber framing, wood plank flooring, and wood-paneled ceilings lie beneath the contemporary finishes now seen on this floor. Insofar as it has retained the characteristic open plan of the period of significance, the current configuration of the south end of this floor is more representative of the historic interior. Except for the removal of four timber posts at its center and construction of the arched alcoves at the south wall, this large room faithfully represents the historic spatial organization of the building's interior and, compared to figure 6, shows minimal evidence of alteration.

Overall, this property has good historic integrity. Still located on its original site in downtown Rochester, it has excellent integrity of location. Given that the site, its surrounding street plan, and neighboring buildings to the north, northeast, and east are unchanged, it has good integrity of setting (see photo 12). The historic footprint, stone foundation, post-and-beam loadbearing system, brick exterior walls, chimneys, and skylights are still intact, as is the historic storefront. With consistent maintenance throughout its 115 year life, and alterations consisting primarily of adding removable partitions and applying reversible contemporary finishes over some historic ones, the building's design, workmanship and materials all retain good integrity.

⁴ Rochester's city directory lists tenant businesses at 12 Fourth Street Southwest from 1921 onwards. See *Keiter's Rochester City and Olmsted County, Minnesota, Directory* (Norfolk, NB: Keiter Directory Co., 1921).

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The building's integrity of location, setting, design, workmanship, and materials all contribute to strong integrity of feeling and association. Together, these convey a clear impression of the building's history as an early twentieth century industrial and commercial facility that evolved along with Rochester's transformation from an agricultural center to one driven by scientific and medical innovation, and played an early role in the development of Mayo Clinic.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

COMMERCE

Period of Significance

1909-1929

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Heffron, Martin

Schwartz, Garfield

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Maass and McAndrew Company building is eligible for listing in the National Register of Historic Places under Criterion A, in the areas of industry and commerce. It has local significance because of its history of use by the Maass and McAndrew Company, a firm that worked closely with early Mayo Clinic physicians to design and construct facilities, systems and equipment that enabled advances in patient care, surgery, and medical research, and supported the development of a unique integrated private group medical practice. The period of significance extends from 1909 to 1929, from the date when the Maass and McAndrew Company purchased the property to the date when Vice-President Frederick Maass left the company to become Mayo Clinic's first in-house engineer.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Constructed in 1900 as Southeast Minnesota's first garment factory and subsequently re-used by the exclusive supplier of cameras for the emerging Sears & Roebuck Company, the building at 12-14 Fourth Street Southwest in Rochester, Minnesota, is significant for its later use as the office, showroom, and workshop of the Maass and McAndrew Company.⁵ This early plumbing and mechanical contractor worked closely with the emerging medical practice that became known as Mayo Clinic, playing an important role in designing and constructing specialized equipment and facilities that helped the Mayo Clinic earn a reputation for innovation and successful medical treatment, and to achieve phenomenal growth. Culminating with company Vice-President Fredrick Maass joining Mayo Clinic as its first in-house engineer in 1929, the history of this building's uses parallels Rochester's evolution from a frontier town striving to diversify its economy, to a regional commercial center, and, finally, to an international medical center known primarily as the home of Mayo Clinic.

Building Construction and Initial Uses

In June of 1899, when Connecticut entrepreneur Henry K. Terry visited Rochester on a tour of potential sites for the establishment of a fully-integrated textile factory, he found what he was looking for. Less than fifty years old, the city already had an established infrastructure of essential services and its leaders were aggressively working to develop it into "a first class manufacturing center."⁶ Citing the city's existing woolen mill, as well as the local water quality, demand for manufactured goods, and relative lack of competition in the clothing manufacturing industry, he proposed the formation of the Rochester Woolen Manufacturing Company to take

⁵ Fourth Street Southwest was then known as College Street, and did not acquire its current name until 1918. To minimize confusion, the contemporary address will be used throughout this document.

⁶ "The Clothing Factory," Rochester *Daily Bulletin*, October 18, 1899, 2; "Prospects Good for the Clothing Factory Enterprise, Stock Subscribed is Increasing Every Day," Rochester *Daily Bulletin*, November 17, 1899, 2.

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over the operation of the existing mills, operate a wool exchange, fabricate garments, and market them directly to regional merchants.⁷

Terry announced his plan to construct “a substantial building of brick,” with light and airy workrooms and comfortable offices, salesrooms, and storerooms.⁸ Early accounts specified a two-story building with a basement, steam heat and electric lights, a skylight on the second floor, and numerous windows. They also detailed a plan for interior rooms and furnishings that included wool storage, a packing room, and a mechanical room in the basement; two offices, a board room, the wool exchange, and a shipping and receiving department on the first floor; and space for pattern layout, cutting, sewing, and a women’s locker room on the second floor.⁹ After much competition among owners and neighbors of prospective building sites, the company’s board of directors selected the eventual location on Fourth Street Southwest, and Terry requested final revisions from his architect in Richmond, Virginia. To construct the building, they chose Martin Heffron, a respected local builder who had erected many of the city’s most important buildings and would go on to serve a term as Rochester’s mayor.¹⁰

The Fourth Street facility opened August 6, 1900 and began regular operations about a month later, providing steady employment for sixty people within a year.¹¹ Throughout 1901, its “Rochester Made-at-the-Mill Trousers” were well advertised in the regional press, which touted six grades of pants “made from Minnesota wool, by Minnesota labor, with Minnesota capital” and a new line of shirts and jackets by March of 1902.¹² But the Rochester Woolen Manufacturing Company was bankrupt by the end of the next year.¹³ When the local hope that Eastern buyers would continue the company’s operations went unrealized, its trustees liquidated the company’s assets and offered the Fourth Street property for sale.¹⁴

By March of 1904, the factory building had attracted the attention of Kerry Conley, president of a small camera factory in nearby Spring Valley, Minnesota, that produced some of the top-selling magazine cameras on the American market. Because former Spring Valley resident

⁷ “A Clothing Factory: Rochester’s Opportunity to Secure Such an Industry,” *Rochester Daily Bulletin*, September 30, 1899, 2.

⁸ “Perfecting the Plans: Mr. Terry Submits to the Directors Drawings for the New Clothing Factory,” *Rochester Daily Bulletin*, March 16, 1900, 4.

⁹ “The Pants Factory,” *Rochester Post and Record*, March 23, 1900, 2.

¹⁰ “Won in a Walk: Prompt Action of Uptown Business Men Probably Decided the Location of the Clothing Factory,” *Olmsted County Democrat*, April 4, 1900, 5; “Mr. Heffron Gets It,” *Rochester Daily Bulletin*, May 19, 1900, 4.

¹¹ “Big Demand for Help,” *St. Paul Globe*, August 1, 1901, 2.

¹² See advertisement in *Rochester Post and Record*, March 7, 1902, 7.

¹³ See advertisement in *Rochester Daily Bulletin*, October 18, 1902; “Officers Chosen: Winding Up the Woolen Mill and Clothing Factory Affairs has Begun,” *Rochester Daily Bulletin*, January 20, 1903, 4.

¹⁴ “Eastern Men to Take Hold: Rochester Woolen Mills Will be Sold and Restarted,” *Minneapolis Journal*, January 21, 1903, 13; “Moved to Oregon: The Machinery of the Rochester Woolen Mill Goes to Bandon, Oregon,” *Rochester Daily Bulletin*, August 23, 1904, 4; “Special Notice: Trustee Sale,” *Rochester Daily Bulletin*, November 28, 1904.

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Richard Sears had induced Conley to supply his Sears, Roebuck and Co. mail order firm, Conley needed a larger factory with good rail access—and saw the value of working from a city that consumers might easily mistake for the New York location of the industry-leading Eastman camera company.¹⁵ By July of 1904, Conley Camera had purchased the former Rochester Woolen Manufacturing Company garment factory and was ready to begin operations. Within six months, the company had grown from eighteen to sixty employees, tripled its output to almost 2,000 cameras per month, and consumed both floors of the facility. While first floor workers fabricated camera parts and wooden camera bodies, their counterparts upstairs ground lenses, plated metal parts, and assembled cameras.

Within three years of its move to Rochester, Conley Camera employed between 135 and 165 people and was producing about 28,000 cameras, 80,000 plate holders and 1,000 other accessories per year.¹⁶ Hoping to double its operations, the company began a protracted, unsuccessful negotiation to acquire the lot just east of its factory on Fourth Street Southwest. Finally, it decided to build a new facility and offer the present factory for sale.¹⁷ By Christmas of 1908, Conley Camera Company had found a buyer and was well into a plan to move to the new location that would take most of the following year. The new owner would be the Maass and McAndrew Company, a plumbing and mechanical contracting firm founded by local residents Ernest Maass and Richard McAndrew in 1900.

Shortly after the purchase, the Maass and McAndrew Company announced its plan to transform the building. It would modify the front entrance with separate doors for the east and west sides of the first floor, and add large plate glass windows. It also would partition off interior spaces for the general office and a display area, and use the back for production. Garfield Schwartz, a noted Rochester builder who went on to erect Mayo Clinic's buildings and the homes of some of its leading physicians over the next two decades, would construct the new entryway.¹⁸

After opening its Fourth Street location on January 1, 1910, Maass and McAndrew's business grew rapidly—with a number of construction contracts awarded by local governments and the Rochester State Hospital, as well as schools, hotels, and churches within a fifty mile radius. Other major projects included designing and installing plumbing, heating, and ventilation systems for frequent expansions of the Mayo practice's offices, as well as for new nursing facilities, operating rooms, and laboratories at St. Mary's Hospital. At this time, Maass and McAndrew was the only firm listed under "plumbing" in Rochester's city directory, and the only local business offering plumbing and heating supplies or services that was not primarily a hardware store.¹⁹ The plumbing industry was in its infancy, a decade away from a time when

¹⁵ David N. Sterling, "Photographs to Phonographs: The Conley Story," *The Photographic Collectors' Newsletter* 3:4 (1975), 9.

¹⁶ Sterling, "Photographs to Phonographs," 10 (production figures are for 1907); "Conley Factory May Change," *Rochester Post and Record*, March 15, 1907, 7.

¹⁷ "The Conley Factory to Remain," *Rochester Post and Record*, October 11, 1907, 6.

¹⁸ "Work is Commenced," *Rochester Post and Record*, November 12, 1909, 2.

¹⁹ *Rochester City and Olmsted County Directory, 1909-1910* (Minneapolis and St. Paul, MN: Keiter Directory Co., 1909).

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even 1% of American homes would have indoor plumbing and more than two decades away from the advent of plumbing codes.²⁰ Although a private water utility from New York had been under contract to serve the city of Rochester since 1887, access to sewer and water services was limited and somewhat unreliable.

Maass and McAndrew records show that the company was active in connecting clients to sewer and water lines, as well as installing plumbing and heating systems, especially during Rochester's 1910-1920 population boom.²¹ Since the sale and installation of plumbing fixtures was a significant part of its business at this time, and indoor plumbing fixtures were still considered a relative oddity, the company found it desirable to use the north end of the building's first floor as a commercial showroom (see figure 7). The rest of the building, out of public view, was industrial space used for storage, design, and fabrication of plumbing and heating systems, and creation of systems and equipment that served the specific needs of the Mayo practice and its physicians.²²

Maass and McAndrew's Role in the Early Development of Mayo Clinic

Founded by two men operating from a two-wheeled cart, the Maass and McAndrew Company built a strong following during its first decade that was at least partially due to founder Ernest Maass' 17-year history of work for the Mayo family and Rochester's St. Mary's Hospital. Between 1887 and 1900, he designed and installed a foot-operated mechanism he commissioned from a local blacksmith to activate the hospital's operating room faucets, a means to prevent falls down its elevator shaft, and metal viewing stands for use by surgical observers. Consequently, when Maass decided to go into business with fellow St. Mary's worker Richard McAndrew in 1900, Dr. William J. Mayo offered to finance their venture.²³

One of the company's early contracts was for the 1901 design and installation of plumbing and heating systems for the Mayo offices in Rochester's Masonic Temple building. With operating rooms and laboratories at St. Mary's Hospital, the Mayo medical practice had a strong surgical focus and a growing reputation for successful outcomes. The practice was also expanding to include physicians with broad diagnostic and research expertise.²⁴ As the early Mayo practice continued to grow and develop, its reputation for accurate diagnoses and strong research would grow to match that of its surgical departments, drawing an ever-increasing flow of patients and requiring a commensurate expansion of staff and facilities.

²⁰ James D. Lutz, "Lest We Forget, a Short History of Housing in the United States," American Council for an Energy Efficient Economy website, accessed June 14, 2015, http://aceee.org/files/proceedings/2004/data/papers/SS04_Panel1_Paper17.pdf.

²¹ Maass and McAndrew Company records, 1900-1922.

²² For space allocation, see Sanborn Map Company, *Insurance Maps of Rochester, Olmsted County, Minnesota* (New York: Sanborn Map Company, 1909, 1914, 1920, and 1928).

²³ Ernest Maass, "Autobiography of Ernest H. Maass, Sr.," unpublished manuscript, n.d., available at Mayo Clinic Historical Unit, Rochester, MN.

²⁴ "History of Surgery at Mayo Clinic," Mayo Clinic website, accessed May 1, 2015, <http://www.mayoclinic.org/departments-centers/surgery/overview/history>.

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Maass and McAndrew's decision to purchase the Conley Camera Company building and move from a nearby rented space signaled a parallel expansion. Over the next two decades, it collaborated with the Mayo brothers to develop the St. Mary's Hospital operating rooms for the practice of aseptic surgery, and with the Mayos' partners to furnish equipment for their pioneering work in pathology and x-ray imaging. With rapid expansion of the Mayo practice to include more than one hundred additional physicians, a complement of advanced support services, and the treatment of approximately 60,000 patients per year by the mid-1920s,²⁵ the need for dedicated facilities and specialized equipment and systems grew proportionately. Between the 1909 purchase of the Fourth Street property and Mayo Clinic's 1929 hiring of Vice President Frederick Maass, the Maass and McAndrew Company maintained strong ties to the Mayo practice and played an active role in supporting its growth. Specifically, the company's contributions included work on plumbing and mechanical systems, equipment for aseptic surgery, research equipment, and specialized systems to facilitate Mayo Clinic's unique integrated private group medical practice.

Plumbing and Mechanical Systems

Perhaps most obviously, Maass and McAndrew supported the Mayo practice's growth and innovation through its role in the development of medical facilities. Growing from 27 beds and one operating room in 1889, St. Mary's offered 300 patient beds and six operating rooms by 1914.²⁶ But the hospital still could not accommodate all of the practice's surgical patients. To bridge the gap, hospitals were developed within some of the city's hotels, as part of a partnership between the Mayo brothers and the local business community, and grew alongside St. Mary's to meet the increasing demand. Maass and McAndrew helped construct the 1912 Zumbro Hotel/Hospital, the 1915 Colonial Hospital, the 1917 Stanley Hotel/Hospital, the 1919 Worrell Hospital, and the 1921 Kahler Hotel/Hospital—and outfitted their operating rooms and laboratories to make them equal to those at St. Mary's and to create efficiencies for physicians serving more than one hospital.²⁷

Equipment for Aseptic Surgery

One factor that initially distinguished the Mayo practice was an extremely low surgical mortality rate relative to the standard of the time, which partly derived from its early adoption of aseptic surgical techniques. This introduced new operating room methods, now standard procedure, to eliminate the risk of wound infection before it began. Among these were pre-operative hand washing and the sterilization of surgical instruments, sutures, wound dressings, and clothing worn by surgeons and operating room assistants.²⁸ Maass and McAndrew played an obvious role in facilitating these practices by installing pedal-operated surgical sinks that reduced the

²⁵ Mayo Clinic Division of Publications, *Sketch of the History of the Mayo Clinic and the Mayo Foundation* (Philadelphia: W. B. Saunders Company, 1926), 53, 122.

²⁶ *Ibid.*, 24.

²⁷ Maass and McAndrew Company records, 1900-1922.

²⁸ Sister Ellen Whelan, *The Sisters' Story: Saint Marys Hospital - Mayo Clinic, 1889 to 1939* (Rochester, MN: Mayo Foundation for Medical Education and Research, 2002), 81.

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likelihood of hand contamination, and designing and constructing steam lines and sterilizers to serve operating rooms, laboratories, and sterilizing rooms at St. Mary's Hospital and other facilities served by the practice.²⁹ For the Colonial Hospital, at least, company Vice-President Frederick Maass designed a made-to-order faucet that minimized germ-trapping crevices for production by the Wolff Manufacturing Company of Chicago.³⁰

Maass and McAndrew Company records, and photos of the early St. Mary's operating room appointments, indicate that the company also contributed to creating an aseptic operating room environment by designing and fabricating portable metal surgical furniture (such as stands, tables, carts, and cabinets) that could be sterilized with steam.³¹ Since asepsis was just beginning to be widely accepted by American physicians in the early twentieth century, those who observed the integration of its principles into the design of the Mayo practice's surgical facilities would have considered this remarkably progressive.

With the surgical observers who came to study the Mayo brothers' techniques came an interest in the appointments of their operating rooms and a desire to emulate them. Although foot-operated faucets like the ones Ernest Maass had devised for St. Mary's original operating rooms were by this time available through plumbing suppliers, Maass and McAndrew continued to fabricate metal observation stands to accommodate increasing visitor numbers, as well as a range of laboratory and surgical furnishings. The company received inquiries about these items from architects and physicians nationwide, which were referred to it by the leadership of the Mayo practice and St. Mary's hospital.³² Because instrument stands similar to the metal ones Maass and McAndrew designed for the early St. Mary's operating rooms are now in common surgical use, and are universally known as "Mayo" stands, the utility of this design and the validity of its underlying principles are certainly evident.

Research Equipment

Another factor that drove an increase in both visiting surgeons and patients was what Mayo Clinic now cites as a "habit of innovation" that was emerging within the practice during this era.

²⁹ St. Mary's Hospital invoices for October, 1912, August, September, and October, 1913, June, July, and August, 1915, and November, 1918, Maass and McAndrew Company records, 1900-1922.

³⁰ The drawing and specifications for the Colonial Hospital faucet, dated September 25, 1920, are in Maass and McAndrew Company records, 1900-1922, Wolff Manufacturing Co. order number 1714.

³¹ St. Mary's Hospital invoices for January, 1912, June, 1915, and November, 1918, Maass and McAndrew Company records, 1900-1922; "History of Surgery at Mayo Clinic," on Mayo Clinic website, accessed May 1, 2015, <http://mayoclinic.org/departments-centers/surgery/overview/history>. For a photo of St. Mary's Hospital's metal operating room furnishings of the period, see Whelan, *The Sisters' Story*, 85.

³² For professional inquires, see C. E. Ruth, M.D. to Maass and McAndrew, June 1, 1905, Noyes Brothers and Cutler to Maass and McAndrew, July 11, 1905, and August 3, 1905, W. G. Doern, M.D. to Maass and McAndrew, Sept. 15, 1905, John Wesley Long, M.D. to Maass and McAndrew, June 6, 1906, E. B. Smith, M.D. to Maass and McAndrew, Nov. 10, 1907, and Richard E. Schmidt, Garden and Martin to Maass and McAndrew, February 11, 1907, all in Maass and McAndrew Company records, 1900-1922. For continuing fabrication of observation stands, see, for instance, St. Mary's Hospital invoice for October 1913, Maass and McAndrew Company records, 1900-1922.

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As the group became larger, it developed a culture that fostered specialization, collaboration, and invention. Ultimately, this work led to the development of such specialized surgical disciplines as neurosurgery, ophthalmology, thoracic surgery, and dental surgery, and spurred the development of new techniques and medical implements.³³ Although extant records of the Maass and McAndrew Company are sparse after 1922, those that survive indicate that the company routinely developed special items for use by Mayo surgeons and laboratory researchers. These included equipment for Dr. Plummer's x-ray research, much of the equipment required for the pathology laboratories, and surgical siphons and metal furniture for the labs and operating rooms.³⁴ From 1917 until at least 1922, the company also manufactured the spirometers Dr. Walter Boothby and others used to measure the respiration of their research subjects.³⁵ In such instances, its design and manufacturing capabilities were highly beneficial to the practice's work, offering its physicians access to implements precisely suited to their needs.

Specialized Systems for Mayo Clinic's Integrated Private Group Practice

Because of his meticulous planning of systems and facilities that allowed specialists to closely coordinate patient care, and to approach the goal of serving the patient as a single unit, many consider Dr. Henry Plummer to be the architect of Mayo Clinic's integrated group practice model.³⁶ Starting from the Maass and McAndrew Company's early days, when he was a boy working with his father in Dr. Plummer's home, Vice-President Fredrick Maass had developed a close professional relationship with Henry Plummer that derived from his ability to translate abstract ideas into executable designs and to find creative ways to meet the needs of the practice.³⁷ Consequently, Dr. Plummer looked to him for assistance when he began to plan for the practice's first dedicated clinical facility, the 1914 Mayo Clinic. The two men worked with Ellerbe Architects to design systems that would enhance efficiency, facilitate the Clinic's collaborative approach to diagnosis and treatment, and serve the requirements of its experimental research.³⁸ Among these were a central vacuum cleaner, a gas incinerator, and a system that pumped water to a rooftop tank that supplied air-free, consistently pressurized water to the rooms

³³ "History of Surgery at Mayo Clinic," Mayo Clinic website, accessed May 1, 2015, www.mayoclinic.org/department-center/surgery/overview/history.

³⁴ Maass, "Autobiography of Ernest H. Maass, Sr.," St. Mary's Hospital invoices for May, August, September, and October, 1912, January, February, and March, 1913, June, 1915, January and June, 1916, January, March, April, May, and June, 1917, and Mayo Clinic invoices for January, 1916, and January, March, and June, 1917, Maass and McAndrew Company records, 1900-1922.

³⁵ Maass and McAndrew Company records, 1900-1922.

³⁶ See, for example, Helen Clapesattle, *The Doctors Mayo* (Rochester, MN: Mayo Foundation for Medical Education and Research, 1969), 323-325.

³⁷ Carole Elwood, conversation with Jane Bisel, June 11, 2015. Some examples of Maass' designs for which documentation has been discovered include the above-mentioned faucet for the Colonial Hospital and custom instruments referenced in early invoices. Drawings also exist for a drum trap designed for the clinic's new dental department in 1919, pipe hangers, clamps, and pipe anchor channels designed for the clinic's Franklin Heating Station in 1927, and a 1929 chiller unit design for use in oxygen therapy chambers. See Maass and McAndrew Company records, 1900-1922.

³⁸ "Chief Engineer Frederick Maass Dies at Age 64," *Mayovox*, June 18, 1955; Carol Elwood, email to April Horne, August 25, 2008, available at Mayo Clinic Historical Unit, Rochester, MN.

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below. Perhaps most notable was a ventilation system that exchanged the air inside the five-story building every three minutes. This brought in fresh air, heated it with steam, and forced it through water in the lobby's decorative fountain to clean and humidify it.³⁹ Published accounts of the new clinic's visitors, including a Seattle physician's assessment of it as "the greatest medical building in America," suggest that this was a remarkably innovative medical facility for its time.⁴⁰

When continuing rapid growth diminished the efficiencies created by this building, Mayo Clinic found it necessary to undertake another expansion project or be forced to turn patients away.⁴¹ However, it first needed to address an inefficient system of fifteen heating plants that served its scattered network of eleven clinical, office and hospital/hotel facilities in downtown Rochester. Fredrick Maass, Henry Plummer, and Ellerbe Architects collaborated again to design a district energy system that would serve the power, water, heat, and sterilization needs of all of these buildings from a central plant. This would produce massive quantities of steam to drive power turbines, and be distributed throughout the system for heat and sterilization. To deliver steam, hot and cold water, telephone service, and electricity throughout the large service area, and to facilitate the flow of pedestrian traffic, the team designed a dual tunnel system beneath the city streets—with one passage for utilities and another for pedestrians. These early district energy and tunnel systems are in continuing use, and exemplify a model for the production and distribution of energy that still is considered progressive.

The systems and organization of the 1914 Mayo Clinic building provided a model for the thirteen-story building that opened beside it in 1928. Briefly the tallest building in the state of Minnesota, its construction made Mayo Clinic one of the largest private medical facilities in the world. The Maass and McAndrew Company again worked with Dr. Plummer and Ellerbe Associates to design and install mechanical systems, including an advanced heating, cooling and ventilation system that provided filtered, humidified air that could be heated to within one degree of accuracy and cooled by a chiller system.⁴² Among Frederick Maass and Henry Plummer's other projects were an internal records delivery system and, in collaboration with the Lamson Corporation, a long-distance pneumatic delivery system that moved medical records, specimens, and other material up and down a mile-long course to St. Mary's Hospital—thereby facilitating collaboration among the institution's medical and surgical staff.⁴³ Mayo Clinic still uses the pneumatic delivery system, which now serves additional buildings on Mayo Clinic's Rochester campus, and recognizes its importance to the development of its practice.⁴⁴

³⁹ Clark W. Nelson, *Mayo Roots: Profiling the Origins of Mayo Clinic* (Rochester, MN: Mayo Foundation for Medical Education and Research, 1990), 174; "Formal Opening of Clinic Building Attracts Hundreds of People Friday," *Rochester Post and Record*, March 13, 1914.

⁴⁰ J. T. Mason, "Impressions Received from a Visit to Some Eastern Surgical Clinics," *Northwest Medicine* 6 (1914), 246-248.

⁴¹ Mayo Clinic Division of Publications, *Sketch of the History of the Mayo Clinic*, 31.

⁴² Don DeCramer, "The Plummer Building," presentation to the Olmsted County Historical Society, 2004.

⁴³ Carol Elwood, conversation with Jane Bisel, June 11, 2015.

⁴⁴ "History of Systems at Mayo Clinic," Mayo Clinic website, accessed June 11, 2015, <http://systemsandprocedures.mayoclinic.org/what-we-do/mayo-clinic-history/>.

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In the year following completion of the 1928 building, Maass and McAndrew continued to provide professional services to Mayo Clinic, resulting in the design of at least one advanced system: a chiller unit to cool therapeutic oxygen chambers. As represented by a Maass and McAndrew Company plan signed by Frederick Maass in February of 1929, this 6.5' x 27.5" unit would lower the temperature in two adjoining rooms up to twenty degrees by forcing air over an array of metal tubes filled with cold water.⁴⁵ Although Maass and McAndrew's 1929 records are not extant, published research confirms that Mayo Clinic physicians had the use of two oxygen chambers at St. Mary's Hospital in 1929, and that they used them to treat a variety of conditions.⁴⁶

Later in 1929, Fredrick Maass accepted a position as Mayo Clinic's Chief Engineer, in which capacity he oversaw all of its electrical and mechanical systems, provided design support for research projects undertaken by the Mayo aeromedical research unit during the Second World War, and helped to plan Mayo Clinic facilities for the next twenty-six years.⁴⁷ Given its long-standing relationship with Mayo Clinic, the Maass and McAndrew Company continued to supply Mayo Clinic with some of the medical devices it had introduced decades earlier, as well as to install mechanical systems for Mayo Clinic facilities well into the 1950s.⁴⁸

Conclusion

The two decades after the Maass and McAndrew Company's move to Fourth Street Southwest saw Mayo Clinic's emergence as an institution. With the addition of physicians specializing in clinical and laboratory work, as well as the development of systems and facilities that simplified the process of collaborative patient care, the Mayo brothers' small private group practice grew to become a multi-specialty medical group that was the forerunner of the modern integrated private group medical practice. The Maass and McAndrew Company supported the clinic's progress by participating in the development of equipment that facilitated innovative surgical practices and research, working with Dr. Henry Plummer to design systems for Mayo Clinic facilities, and contributing to the development of Mayo Clinic's own engineering capabilities when one of its principals joined Mayo's staff in 1929.

The company supported the Mayo brothers' early practice of aseptic surgery by installing steam lines at St. Mary's Hospital and designing and fabricating sterilizers and portable operating room furnishings that could be sterilized with steam. Since at least some of these furnishings were adopted by physicians who observed their use in Rochester, they also contributed to a broader national movement towards universal adoption of aseptic surgical technique. In addition, the

⁴⁵ Maass & McAndrew Company, "Plan, Air-Tight Oxygen Chambers" (February 12, 1929), Rome-Turney Radiator Company Records Collection, 1905-1933, Rome Historical Society, Rome, NY.

⁴⁶ See, for example, Samuel F. Haines and Walter Boothby, "Value of Oxygen Treatment after Thyroidectomy," *American Journal of Surgery*, 6:1 (January 1929), 1-6.

⁴⁷ "Chief Engineer Frederick Maass Dies at Age 64"; Carol Elwood, email to April Horne, August 25, 2008, available at Mayo Clinic Historical Unit, Rochester, MN.

⁴⁸ John Kruesel, conversation with Jane Bisel, May 14, 2015; Carol Elwood, conversation with Jane Bisel, June 10, 2015.

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Maass and McAndrew Company supported the Mayo practice's innovations in surgery and research by fabricating specialized devices, and working on the design and installation of systems for all of its offices and research facilities, as well as the hospitals it served. Specifically, this included the practice's early offices, the first two dedicated Mayo Clinic buildings, and Mayo Clinic's downtown district energy and tunnel projects. Following successful completion of these initiatives in 1929, Vice-President Frederick Maass, son of the company's founder and its representative for Mayo Clinic projects, joined the clinic's staff as its Chief Engineer—giving the institution the in-house systems and facilities engineering capability that it enjoys today.

For this twenty-year history of association with the development of Mayo Clinic's surgical practice, research initiatives, and clinical facilities in Rochester, Minnesota, the Maass and McAndrew Company building is eligible for listing in the National Register of Historic Places. It is locally significant for its association with the Maass and McAndrew Company between 1909 and 1929, when that company's principals worked closely with Dr. William J. Mayo, Dr. Charles H. Mayo, and other physicians affiliated with their small medical practice to develop innovative systems and equipment that would allow them to achieve an international reputation for excellence. As a partner in the design of the practice's first clinical facilities and systems, the Maass and McAndrew Company participated in the development of a unique organization that ultimately became the accepted model for the modern integrated private group medical practice.

With excellent integrity of location and good integrity of setting, design, workmanship, materials, feeling and association, the property retains good overall integrity and is eligible for listing in the National Register of Historic Places under Criterion A, with local significance in the areas of industry and commerce.

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“Won in a Walk: Prompt Action of Uptown Business Men Probably Decided the Location of the Clothing Factory.” *Olmsted County Democrat*, April 4, 1900, 5.

“Work is Commenced: New Improvements at the Old Camera Factory Have Started.” *Rochester Post and Record*, November 12, 1909, 2.

Interviews:

Carol Elwood, daughter of Fred Maass. Conversation with Jane Bisel, June 10, 2015.

John Kruesel, great-grandson of Ernest Maass. Conversation with Jane Bisel, May 14, 2015.

Eric Maass, great-grandson of Fred Maass. Conversation with Jane Bisel, June 10, 2015.

Stanley Maass, grandson of Fred Maass. Conversation with Jane Bisel June 11, 2015.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Archival Resources:

Building permit records for 12-14 Fourth Street Southwest, 1972-1996. City of Rochester Building Safety Department.

Maass and McAndrew Company Records, 1900-1922. Collection of John Kruesel, Rochester, MN.

Rome-Turney Radiator Company Records Collection, 1905-1933. Rome Historical Society, Rome, NY.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: History Center of Olmsted County

Historic Resources Survey Number (if assigned): OL-ROC-065

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 44.019280 | Longitude: -92.463425 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|-------------------|
| 1. Zone: 15N | Easting: 542985 | Northing: 4874124 |
| 2. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

City of Rochester, Minnesota, parcel number 64.02.11.025242. Property consists of the western 43 feet and 9 inches of lots 11, 12, 13, and the western 43 feet and 9 inches of the northern half of lot 10 in Block 9 of Willson's Addition to the City of Rochester, in Olmsted County, Minnesota.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries define the site occupied by the Maass and McAndrew Company during the period of significance.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

11. Form Prepared By

name/title: Jane Bisel and Steve Williams, Principals
organization: Blue Planet Museum Consulting, LLC
street number: 1223 Skyline Drive SW
city or town: Rochester state: MN zip code: 55902
e-mail: jane@blueplanet-consulting.com
telephone: (507) 280-6888
date: January 7, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

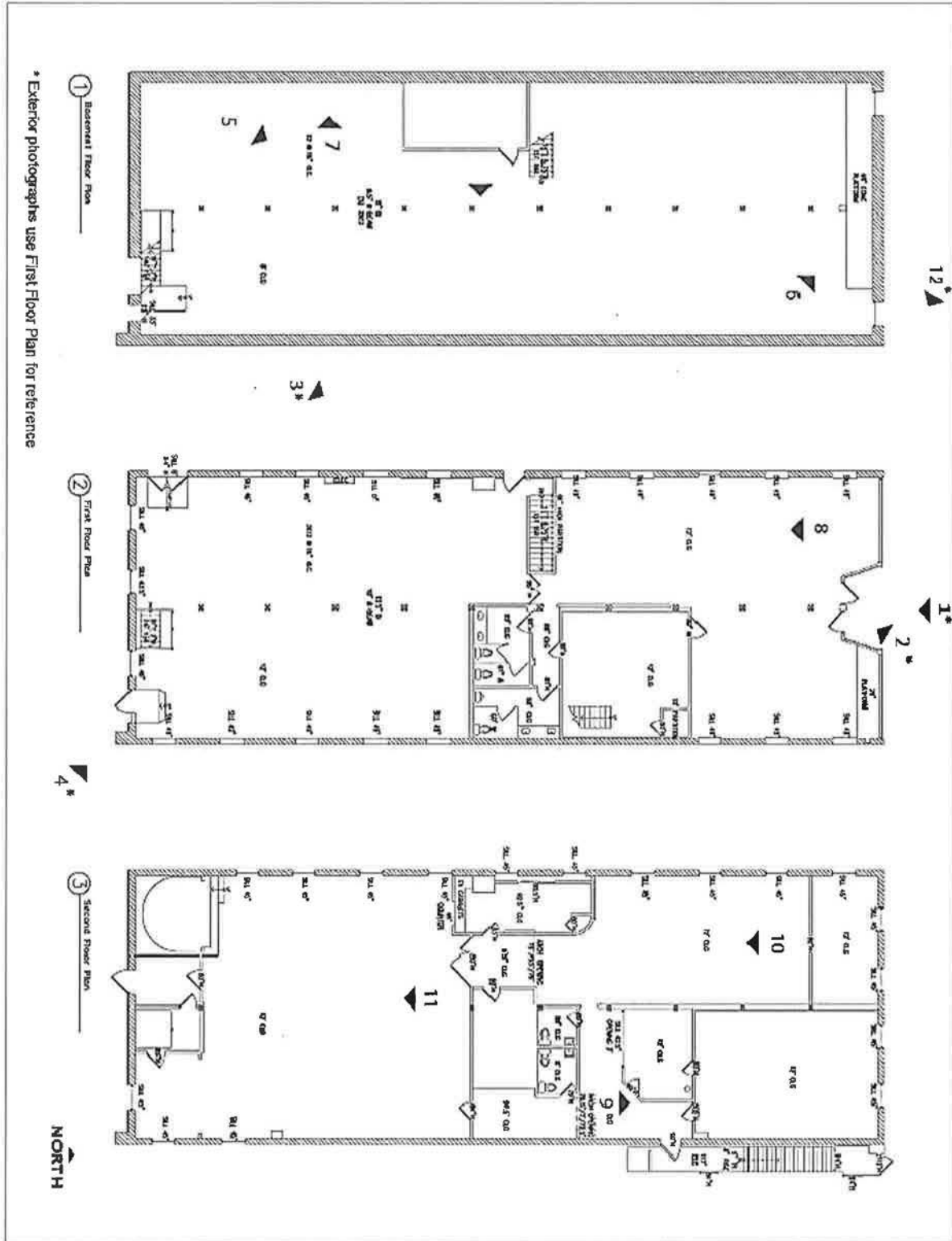
Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Photo Key



Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Photo Log

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: May 12, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: North façade, looking south.
1 of 12.
MN_OlmstedCounty_MaassMcAndrew_0001

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: April 16, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: Detail of north façade, showing tile floor in entryway, looking southwest.
2 of 12.
MN_OlmstedCounty_MaassMcAndrew_0002

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: April 16, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: West façade, looking northwest.
3 of 12.
MN_OlmstedCounty_MaassMcAndrew_0003

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: April 16, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: South and east façades, looking northwest.
4 of 12.
MN_OlmstedCounty_MaassMcAndrew_0004

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: December 6, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: Basement, looking northeast.
5 of 12.
MN_OlmstedCounty_MaassMcAndrew_0005

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: December 6, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: Basement detail, showing concrete footing at north wall, looking northwest.
6 of 12.
MN_OlmstedCounty_MaassMcAndrew_0006

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: December 6, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: Basement detail, showing racks at west wall, looking northwest.
7 of 12.
MN_OlmstedCounty_MaassMcAndrew_0007

Name of Property: Maass and McAndrew Company Building
City or Vicinity: Rochester
County: Olmsted State: Minnesota
Photographer: Stevenson Williams
Date Photographed: April 18, 1915
Description of Photograph(s) and number, include description of view indicating direction of camera: North end of first floor, looking northeast to office, restroom entrance, and door to south end.
8 of 12.
MN_OlmstedCounty_MaassMcAndrew_0008

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Name of Property: Maass and McAndrew Company Building

City or Vicinity: Rochester

County: Olmsted

State: Minnesota

Photographer: Stevenson Williams

Date Photographed: December 6, 1915

Description of Photograph(s) and number, include description of view indicating direction of camera: Second floor hallway, looking north at northeast rooms.

9 of 12.

MN_OlmstedCounty_MaassMcAndrew_0009

Name of Property: Maass and McAndrew Company Building

City or Vicinity: Rochester

County: Olmsted

State: Minnesota

Photographer: Stevenson Williams

Date Photographed: December 6, 1915

Description of Photograph(s) and number, include description of view indicating direction of camera: North end of second floor, looking south to office and west entrance to south end.

10 of 12.

MN_OlmstedCounty_MaassMcAndrew_0010

Name of Property: Maass and McAndrew Company Building

City or Vicinity: Rochester

County: Olmsted

State: Minnesota

Photographer: Stevenson Williams

Date Photographed: April 16, 1915

Description of Photograph(s) and number, include description of view indicating direction of camera: South end of second floor, looking south.

11 of 12.

MN_OlmstedCounty_MaassMcAndrew_0011

Name of Property: Maass and McAndrew Company Building

City or Vicinity: Rochester

County: Olmsted

State: Minnesota

Photographer: Stevenson Williams

Date Photographed: May 12, 1915

Description of Photograph(s) and number, include description of view indicating direction of camera: Long view of building exterior, looking southeast.

12 of 12.

MN_OlmstedCounty_MaassMcAndrew_0012

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Historic Photos

- Figure 1. Rochester Woolen Manufacturing Company building, detail of company letterhead, 1902.
- Figure 2. Conley Camera Company building and staff. Herbert E. Crowell, photographer, 1907. Collection of the History Center of Olmsted County.
- Figure 3. Maass and McAndrew Company building and staff. Photographer unknown, ca. 1912. Collection of the History Center of Olmsted County.
- Figure 4. Exterior building view. Photographer unknown, 1973. Collection of the Minnesota Historical Society.
- Figure 5. Rochester Woolen Manufacturing Company trouser pressing and stockroom, south end of building's first floor, ca. 1901. *The Northwest Magazine* 19:15 (May 1901), 36-37.
- Figure 6. Rochester Woolen Manufacturing Company sewing room, south end of building's second floor, ca. 1901. *The Northwest Magazine* 19:15 (May 1901), 36-37.
- Figure 7. Maass and McAndrew Company showroom and business office, ca. 1916. Collection of John Kruesel, Rochester, Minnesota.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

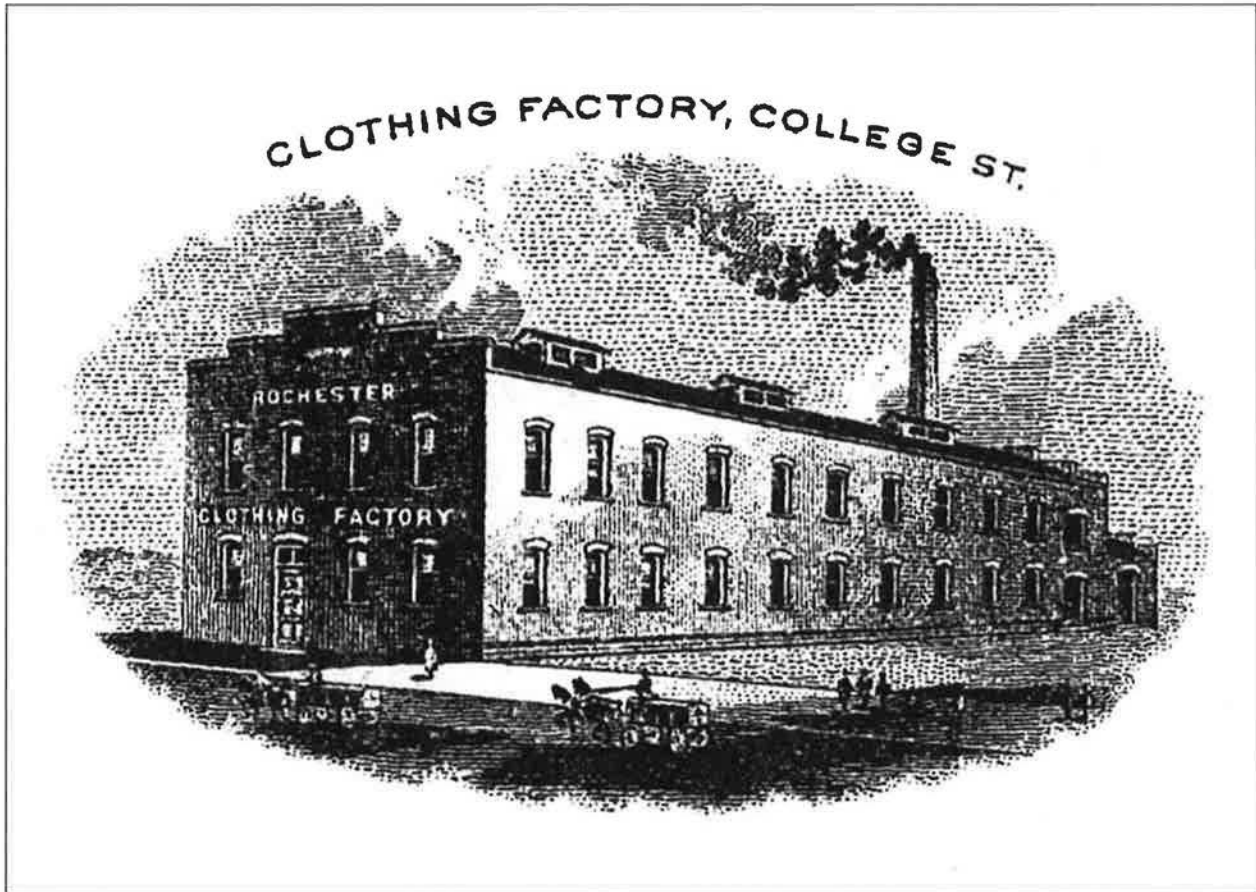


Figure 1. Rochester Woolen Manufacturing Company building. Detail of company letterhead, 1902. Collection of the History Center of Olmsted County.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

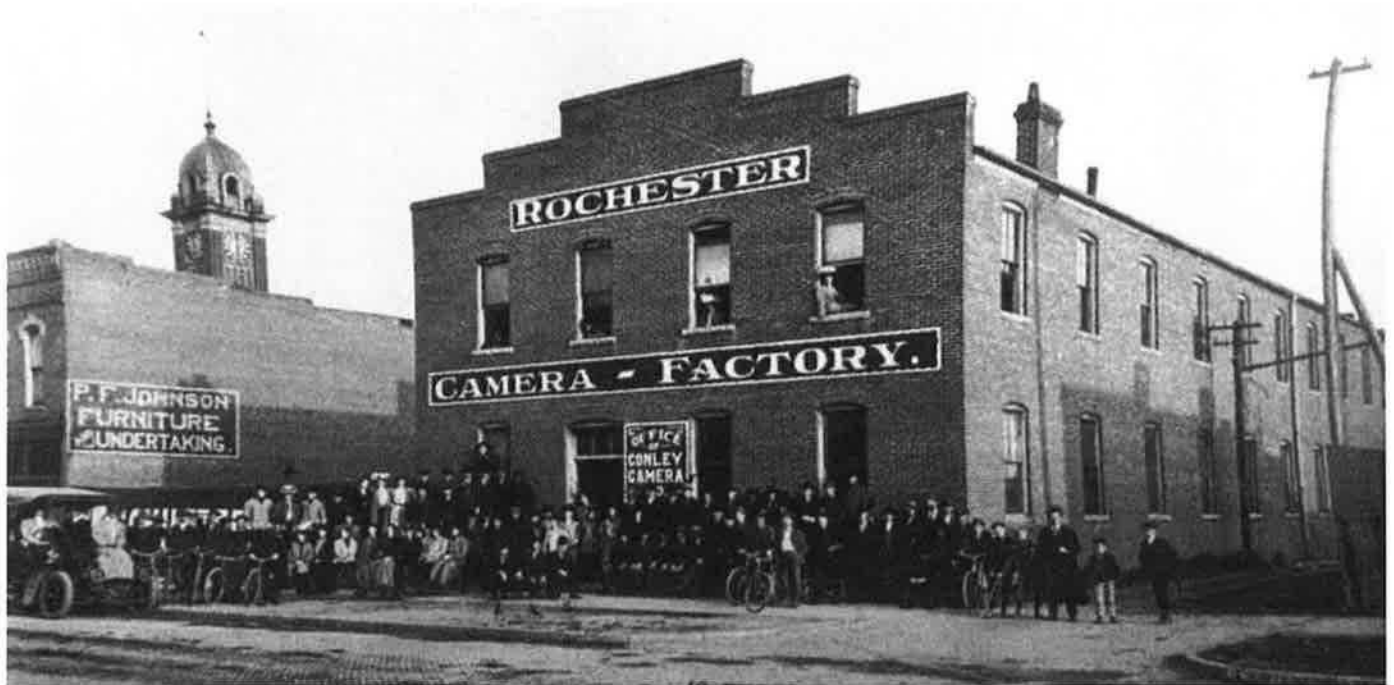


Figure 2. Conley Camera Company building and staff. Herbert E. Crowell, photographer, 1907.
Collection of the History Center of Olmsted County.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State



Figure 3. Maass and McAndrew Company building and staff. Photographer unknown, ca. 1912. Collection of the History Center of Olmsted County.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State



Figure 4. Exterior building view. Photographer unknown, 1973. Collection of the Minnesota Historical Society.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

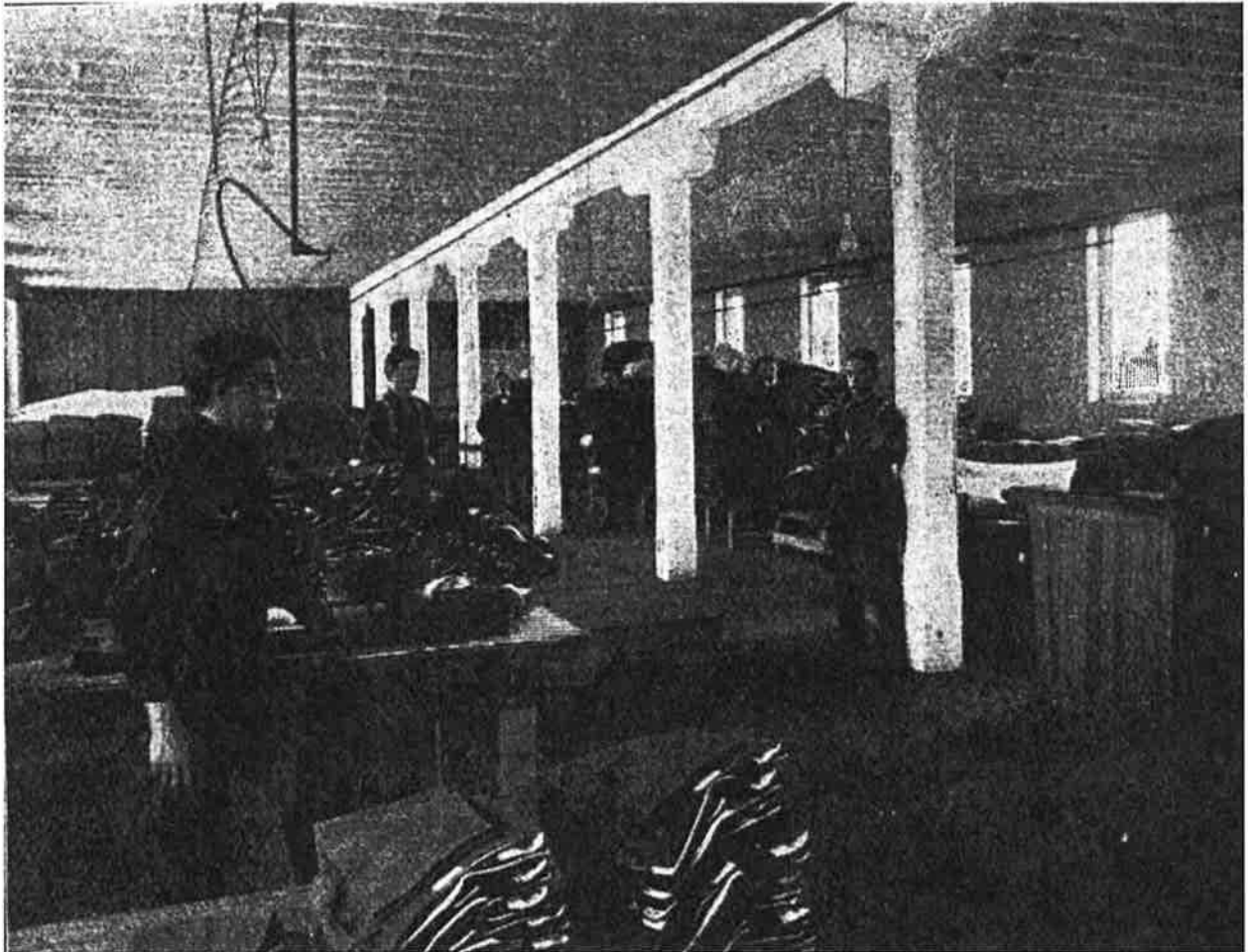


Figure 5. Rochester Woolen Manufacturing Company trouser pressing and stockroom, south end of building's first floor, ca. 1901. *The Northwest Magazine* 19:15 (May 1901), 36-37.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

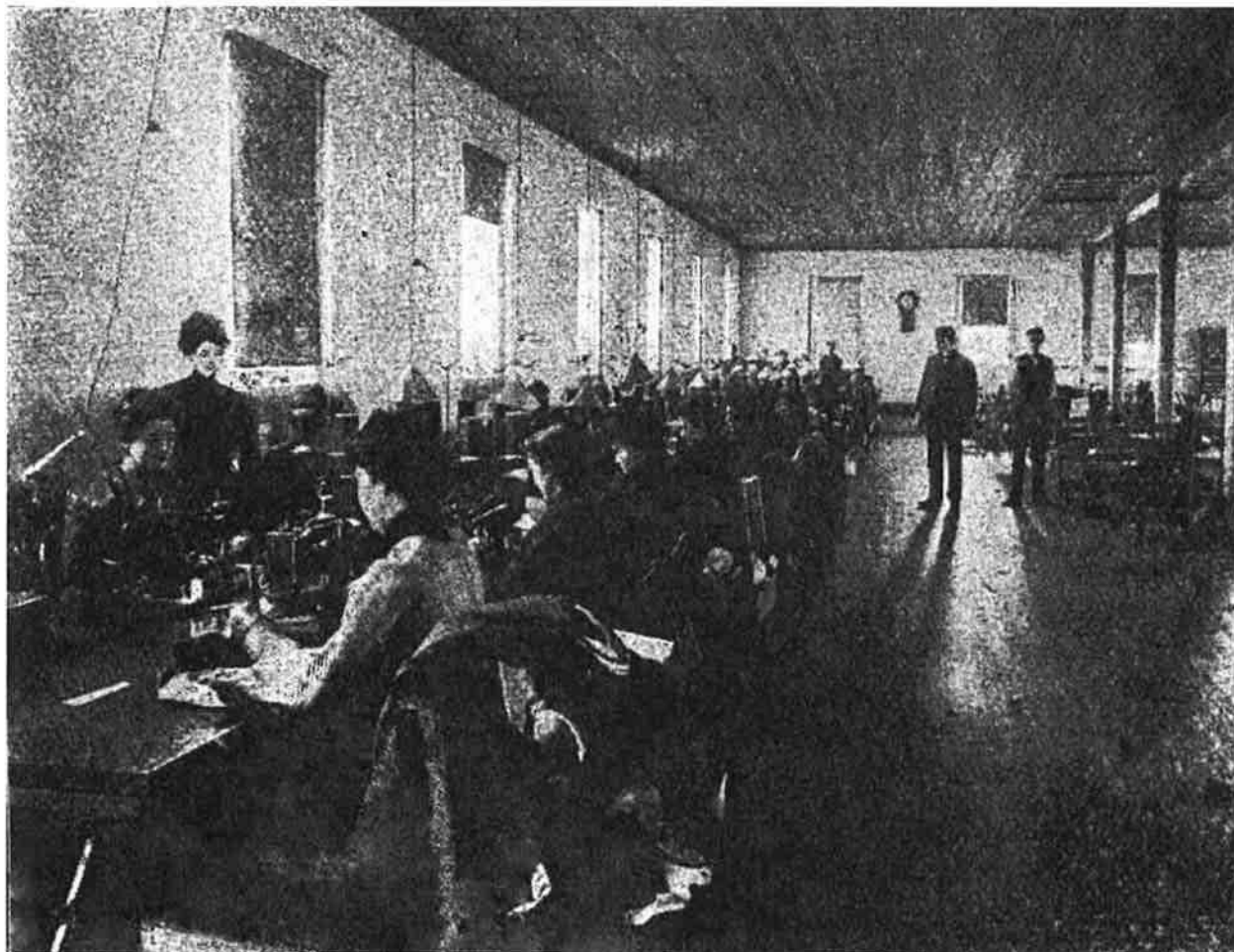


Figure 6. Rochester Woolen Manufacturing Company sewing room, south end of building's second floor, ca, 1901. *The Northwest Magazine* 19:15 (May 1901), 36-37.

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State



Figure 7. Maass and McAndrew Company showroom and business office, west side of the north end of building's first floor. Photographer unknown, ca. 1916. Collection of John Kruesel, Rochester, Minnesota.

Maass and McAndrew Company Building
 Name of Property

Olmsted, MN
 County and State

Property Location: Aerial Photographic Map



NAD 1983	Easting	Northing
Zone: 15N	542985	4874124

Maass and McAndrew Company Building
 Name of Property

Olmsted, MN
 County and State

Property Location: Street Map

**12-14 Fourth Street Southwest, Rochester, MN
 The Maass and McAndrew Company Building**

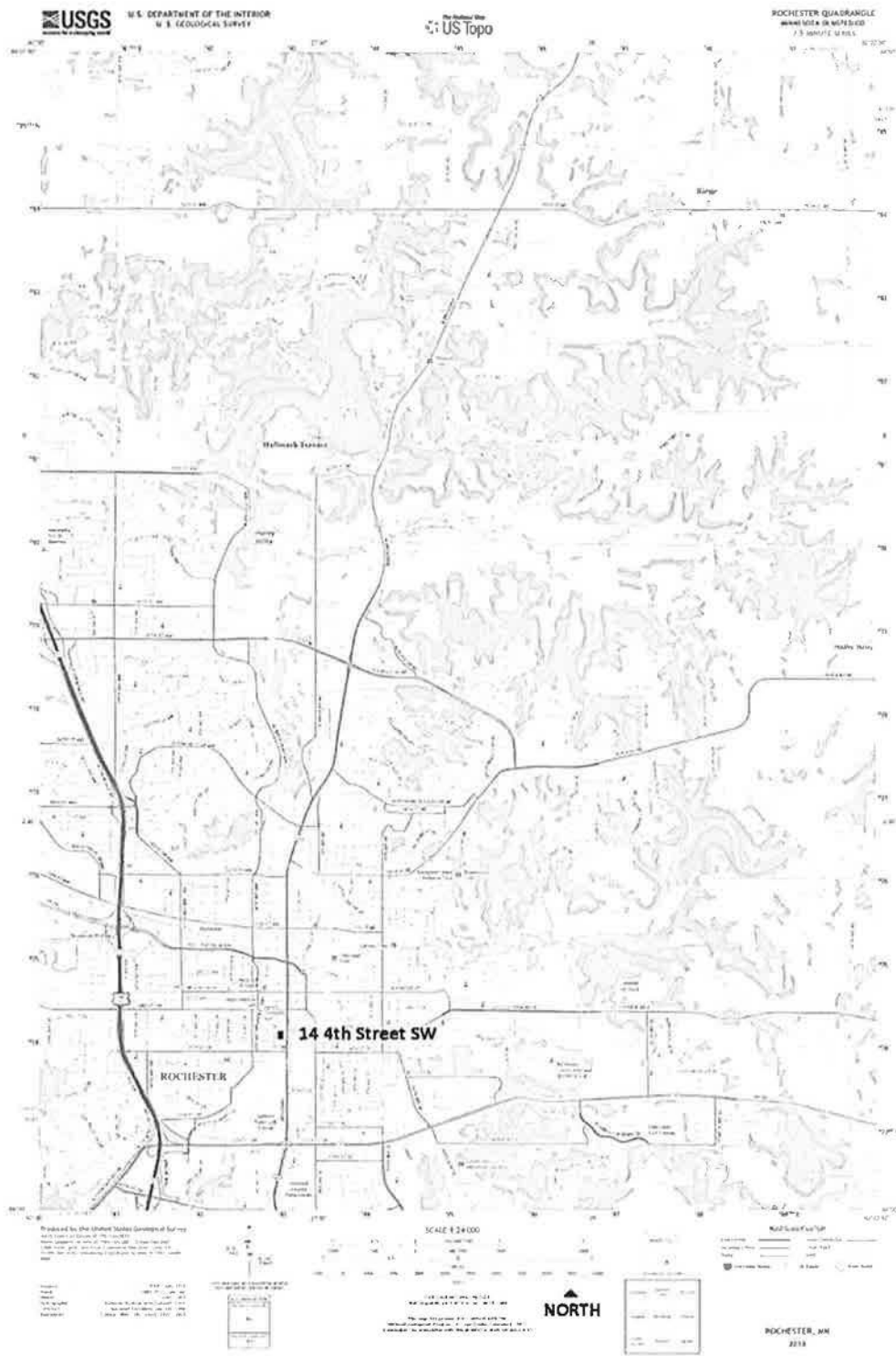


NAD 1983	Easting	Northing
Zone: 15N	542985	4874124

Maass and McAndrew Company Building
Name of Property

Olmsted, MN
County and State

Property Location: Topographic Map





JUST FOR KIX

JUST FOR KIX

JUST FOR KIX



Words
Players
THEATRE

10th Annual
Monday
Night
Sleepy Hollow
Dinner

No Parking



PLUMBING



World's
Players

←
STOP



















ONLY

World's
Finest

WORLD'S
FINEST

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Maass and McAndrew Company Building

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Olmsted

DATE RECEIVED: 4/08/16 DATE OF PENDING LIST: 4/29/16
DATE OF 16TH DAY: 5/16/16 DATE OF 45TH DAY: 5/24/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000278

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA A
REVIEWER [Signature] DISCIPLINE Historic
TELEPHONE _____ DATE 5/29/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



ROCHESTER

— *Minnesota* —



AARON S. REEVES, ICMA-CM
City Clerk
201 4th Street SE, Room 135
Rochester, MN 55904-3742
(507)328-2900
FAX #(507)328-2901

March 16, 2016

Secretary
State Review Board
Historic Preservation Office
345 Kellogg Blvd. W.
St. Paul, MN 55102-1906

Re: Maass and McAndrew Company Building Nomination

To Whom It May Concern,

On behalf of the City of Rochester and the Rochester Heritage Preservation Commission I am writing in support of the designation to the National Register of Historic Places the Maass and McAndrew Company Building. The proposed reuse of this building is an important part of the City's downtown preservation efforts as well as a model project for other buildings in our City. Please contact me with any questions about our support for this designation.

Sincerely,

Aaron S. Reeves
City Clerk

Minnesota Historical Society
State Historic Preservation Office
345 Kellogg Blvd West, St. Paul, Minnesota 55102
651-259-3451

RECEIVED 2280

APR 08 2016

Nat. Register of Historic Places
National Park Service

TO: Stephanie Toothman, Keeper
National Register of Historic Places

FROM: Ginny Way

DATE: March 31, 2016

NAME OF PROPERTY: Maass and McAndrew Company Building

COUNTY AND STATE: Olmsted County, Minnesota

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No.)
 Nomination resubmission
 Boundary increase/decrease (Reference No.)
 Additional documentation (Reference No.)

DOCUMENTATION:

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Original USGS Map
- Sketch map(s)
- Correspondence
 - Owner Objection
 - The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS:

This building was approved as a certified historic structure through the Part 1 process for the Federal historic preservation tax act on 08/27/15. NPS project number 32,666.