

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY NAME: Pierce House

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Olmsted

DATE RECEIVED: 9/23/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/08/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 80002101

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

REMOVED
from
National Register

RECOM./CRITERIA Remove
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 11.7.16

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.

Minnesota Historic Preservation Office

Request for Removal from the National Register of Historic Places



Name of Property: Pierce House (NR 80002101)
Address: 426 Second Avenue Southwest
City/Township: Rochester
County: Olmsted

Reason for Removal: The property has ceased to meet the criteria for listing because the qualities which caused it to be listed have been lost or destroyed. (36 CFR 60.15 (a))

Dates and Nature of Change: Razed, July 2007

Comments:

Built in 1877 and moved to the northeast corner of Second Avenue SW and Fifth Street SW in 1928, Pierce House was "significant as the oldest extant major hotel building in Rochester."¹ While nominated in the "commerce" area of significance, the property's National Register of Historic Places nomination also speaks to the building's architectural integrity as the only Rochester hotel built in the Bracketed Italianate style. At the time of the nomination, the building had remained unaltered on the exterior, with the exception of an added porch.

The property's name changed over the years and was known as Maxwell House in 1985 when Jim and Norene Elliott purchased the building and opened it to "tenants who often had no place else to go."² In October 1990, Premier Bank acquired the former Midwest Federal bank office next door at 421 First Avenue SW.³ Sixteen years later, citing his advancing age, Jim and Norene Elliott sold the property to Premier Bank.⁴ The bank decided to demolish the building for a parking lot.

Because of its place on the National Register, the Rochester City Council was required to approve an Environmental Impact Statement (EIS) recommending its demolition. During the council meeting, Councilmember Ed Hruska asked if there were any options to preserve the historic building. Mitzi Baker, senior planner at the Rochester-Olmsted Planning Department, replied that the city had no role in property acquisition.⁵

When nominated in 1980, Pierce House retained the seven aspects of integrity (location, design, setting, workmanship, materials, feeling and association). The property's *setting* is relatively unchanged; it is still a corner of a commercial city block in downtown Rochester, although Fifth Street SW now ends at Second Avenue SW rather than crossing it. But its

location, design, workmanship, materials, feeling, and association were lost when the building was razed.

References:

¹ Frame, Robert M., III. "Pierce Hall," National Register of Historic Places Registration Form, 1980. Minnesota State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

² Schuett, Dawn. "Memories of Maxwell House," *Rochester Post-Bulletin*, 29 January 2007, A6.

³ <http://www.rochesterareabuilders.com/featured-members/premier-bank.php>

⁴ Hansel, Jeff. "Historic Guest House to Close," *Rochester Post-Bulletin*, 3 November 2006, 1.

⁵ <http://rochestercitymn.iqm2.com/Citizens/FileOpen.aspx?Type=12&ID=1200&Inline=True>

Field Check By: Emily Ganzel, 16 February 2016

Legal Description:

Block 8, Lot 12, Original Plat of Rochester, Minnesota



Andrea Kajer

Deputy Minnesota Historic Preservation Officer

9-19-16

Date





United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received JUN 5 1980

date entered

JUL 21 1980

1. Name

historic Pierce House

and/or common Maxwell Guest House

2. Location

street & number 426 Second Avenue Southwest _____ not for publication

city, town Rochester _____ vicinity of congressional district First

state Minnesota code 22 county Olmsted code 109

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Marie Brasch

street & number 426 Second Avenue

city, town Rochester _____ vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Olmsted County Courthouse

street & number 515 Second St. SW

city, town Rochester _____ state Minnesota

6. Representation in Existing Surveys

title Statewide Survey of Historic Resources

has this property been determined eligible? yes no

date 1979-80

 federal state county local

depository for survey records Minnesota Historical Society -- 240 Summit Avenue-Hill House

city, town St. Paul

state Minnesota

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved date 1928

Describe the present and original (if known) physical appearance

The Pierce House is located a few blocks south of the central business district of downtown Rochester. It is a three story brick building, 124 feet long, 45 feet wide at the west (front) end and 30 feet wide at the east end, with a stone foundation. A narrow, 28-foot-wide gable roof extends the length of the building, ending in a hip configuration at the rear. A bracketed cornice extends completely around the building. Fenestration consists of symmetrically located one-over-one double-hung sash in rectangular window openings on the first and second floors and segmental arch openings on the third floor. Two large paired windows with transoms are located on the west end of the first story's south facade. A 28-foot wide three-story porch addition to the front facade constitutes the only significant exterior alteration. The exterior brick has been painted green with white wood trim. The interior is structurally intact but cosmetically altered. There are 8 rooms and an apartment on the first floor and 23 rooms on each of the upper floors. Originally constructed in 1877, the building was enlarged twice between 1899 and 1919. In 1928 it was moved three blocks south to its present site.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1877 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Pierce House is significant as the oldest extant major hotel building in Rochester. Built in 1877, it is one of the few large buildings remaining in the city which survived the destructive tornado of 1883. Also, it predates the establishment of the Mayo Clinic and associated hotel and guest house building boom of the early twentieth century. As the evidence of its two additions between 1899 and 1919 suggests, however, the building, then known as the Rochester Hotel, also responded to the dramatic increase in demand for transient population accommodations. In the 1920s its association with the Rochester medical industry became even more pronounced when its owners, the Kahler Corporation, renamed it Olmsted Hospital and for two years used it primarily for clinical investigation and research. Since 1968, as the Maxwell Guest House, it has housed rental apartments. Architecturally, it is the only Rochester hotel building to display characteristics of the Bracketed Italianate style and, with the exception of the porch addition, retains relatively complete exterior integrity.

9. Major Bibliographical References

Maps of Rochester, Minnesota. New York: Sanborn Map Co., 1884, 1890, 1899, 1904, 1909, 1914, and 1920.
Rochester Historic Hotel Survey. State Historic Preservation, Minnesota Historical Society, 1979-80.
"Rochester Hotel to Be Moved 3 Blocks; Modern Laundry Will be Built on Site." Rochester Post-Bulletin, 5 September 1928, p. 1.

10. Geographical Data

Acreeage of nominated property less than one **ACREEAGE NOT VERIFIED**
Quadrangle name Rochester, Minn. Quadrangle scale 1:24000

UMT References

UTM NOT VERIFIED

A	<u>1</u> <u>5</u>	<u>5</u> <u>4</u> <u>2</u> <u>8</u> <u>5</u> <u>5</u>	<u>4</u> <u>8</u> <u>7</u> <u>3</u> <u>8</u> <u>4</u> <u>0</u>	B					
	Zone	Easting	Northing		Zone	Easting	Northing		
C				D					
E				F					
G				H					

Verbal boundary description and justification

The nominated property consists of lot twelve, block eight, Original Plat of Rochester, Minnesota.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Robert M. Frame III, Architectural Historian/Research Historian
organization Minnesota Historical Society date April 1980
street & number 240 Summit Avenue-Hill House telephone 612-296-9074
city or town St. Paul state Minnesota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Russell W. Fridley
Russell W. Fridley
title State Historic Preservation Officer date 5/30/80

For HCRS use only

I hereby certify that this property is included in the National Register

W. Ray Price date 7/21/80
Keeper of the National Register

Attest: Kristin O'Connell date 6/30/80
Chief of Registration



Pierce House/Maxwell Guest House
Rochester, MN; Olmsted County
Robert M. Frame III
1980
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 55101
Looking northeast 03413/16

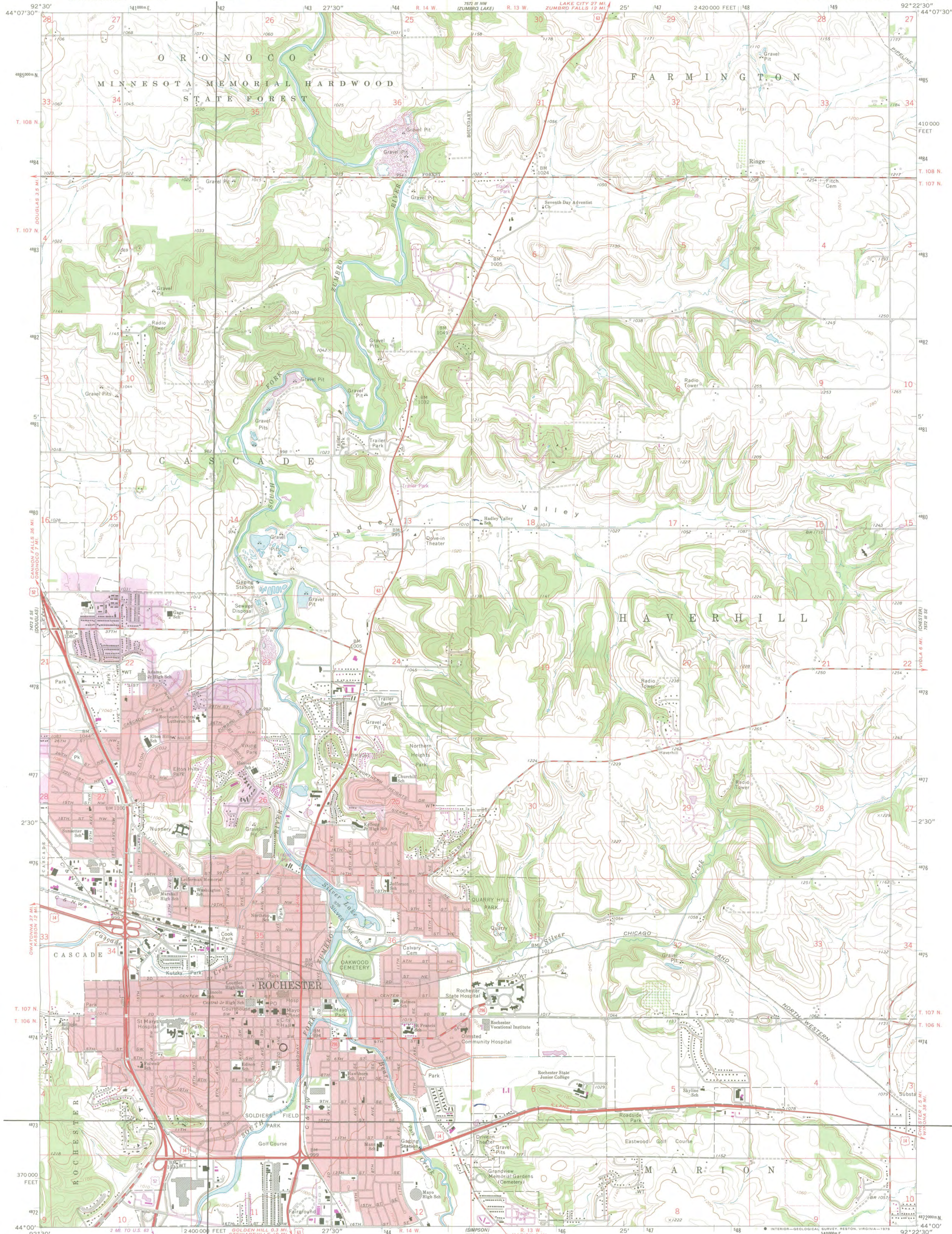
03413
16

1 of 1
JUN 5 1980

JUL 21 1980

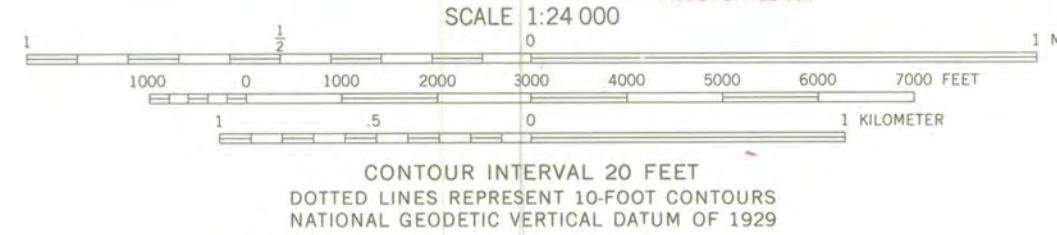
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Pierce House/Maxwell Guest House
Rochester, MN; Olmsted County
UTM References
15 / 542835 / 4873840

Mapped, edited, and published by the Geological Survey
Control by USGS, USCGS, and Minnesota Highway Department
Topography by photogrammetric methods from aerial
photographs taken 1972. Field checked 1972
Hydrography compiled from information furnished by
Minnesota Department of Conservation
Projection and 10,000-foot grid ticks: Minnesota coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue. 1927 North American datum
To place on the predicted North American Datum 1983
move the projection lines 7 meters north and
15 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial
photographs taken 1977. Map edited 1979
This information not field checked
Purple tint indicates extension of urban area

ROCHESTER, MINN.
SW/4 ROCHESTER 15' QUADRANGLE
N4400—W9222.5/7.5
1972
PHOTOREVISED 1979
DMA 7521 III SW—SERIES V872



DATE 7/7

TELEPHONE REPORT

TIME OF CALL 10:30

AM
PM

1. CALL TO: FROM (Name)

Bob Frame

2. ADDRESS (Tel. No. if needed)

Minn. Hist Society

3. SUBJECT, PROJECT NO., ETC.

Piñe House; Minnewawa Lodge

4. DETAILS OF DISCUSSION

R H. - "Unaltered" since last addition. As far as Bob can determine, ~~at~~ additions were extensions on the back,

Minnewawa lodge - boundaries follow a rectangle, one side of which is the edge of the lake. Only three buildings are included, + there are no boundary irregularities

NAME OF PERSON PLACING/RECEIVING CALL

X.O. Connell

TITLE

Arch. historian

OFFICE

NR

ENTRIES IN THE NATIONAL REGISTER

STATE MINNESOTA

Date Entered JUL 21 1980

<u>Name</u>	<u>Location</u>
Copas, John, House	Marine on St. Croix Washington County
Pierce House	Rochester Olmsted County
Chisago County Multiple Resource Area (Partial Inventory)	Chisago County

Also Notified

Honorable David F. Durenberger
Honorable Rudy Boschwitz
Honorable Arlen Erdahl
Honorable James L. Oberstar

State Historic Preservation Officer
Mr. Russell W. Fridley
Director, Minnesota Historical
Society
690 Cedar Street
St. Paul, Minnesota 55101

NR

Byers/mjd

8/4/80

For further information, please call the National Register at (202)343-6401.

Property Pierce House

State MD, Blmsted Working Number 6.5.80.1474

TECHNICAL
Photos 1
Maps 1

CONTROL

HISTORIAN

Vernacular Italianate 3-storey hotel with gable roof, bracketed cornice, segmental-arched top-floor windows, built in 1877, ~~the~~ oldest hotel in city, one of few extant large bldgs that survived 1883 tornado. Predates Hamp Clark but was expanded between 1899 + 1919. Moved 1920 from site 3 blocks north.
Call to see where additions are

ARCHITECTURAL HISTORIAN

Call, then Accept
O'Connell
6/30/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

Although moved, the bldg. ~~is~~ is sufficiently significant architecturally to merit listing

KEEPER

L. Beebe
for S. Nathan

National Register Write-up _____
Federal Register Entry 2.3.81

Send-back _____
Re-submit _____

Entered JUL 21 1980

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



TO: Stephanie Toothman, Keeper
National Register of Historic Places

FROM: Denis P. Gardner

DATE: September 19, 2016

NAME OF PROPERTY: Pierce House

COUNTY AND STATE: Olmsted County, Minnesota

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No. 80002101)
 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: