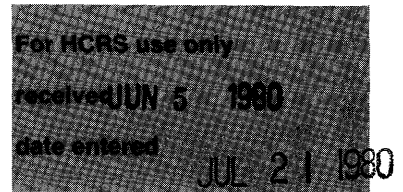


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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



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street & number 426 Second Avenue Southwest not for publication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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date <u>1928</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

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
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
 title State Historic Preservation Officer date 5/30/80

For HCERS 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