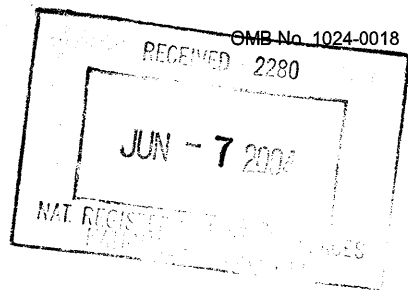


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Balfour, Dr. Donald C., House
other names/site number Civic League Day Nursery

2. Location

street & number 427 Sixth Avenue Southwest not for publication N/A
city or town Rochester vicinity
state Minnesota code MN county Olmsted code 109 zip code 55902

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 nationally statewide locally. (See continuation sheet for additional comments.)

Nina M. Archabal 5/28/04
Signature of certifying official Date
Nina M. Archabal, Director and State Historic Preservation Officer, MN Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action
Edson R. Beall 7/21/04

Dr. Donald C. Balfour House
Name of Property

Olmsted County, Minnesota
County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2		buildings
		sites
		structure
		objects
2		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

EDUCATION: education-related

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls WOOD: Weatherboard, STUCCO, STONE

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Dr. Donald C. Balfour House
Name of Property

Olmsted County, Minnesota
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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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

HEALTH/MEDICINE

EDUCATION

Period of Significance

1910-1947

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

Balfour, Dr. Donald Church

Cultural Affiliation

Architect/Builder

Crawford, Harold Hamilton

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Mayo Clinic, History of Medicine Library

Dr. Donald C. Balfour House
Name of Property

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10. Geographical Data

Acreage of Property 0.68 acres

Rochester, Minn., 1972
Photorevised, 1993

UTM References

(Place additional UTM references on a continuation sheet)

1.	<u>1</u> <u>5</u>	<u>5</u> <u>4</u> <u>2</u> <u>3</u> <u>6</u> <u>0</u>	<u>4</u> <u>8</u> <u>7</u> <u>3</u> <u>8</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing
2.	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
3.	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing
4.	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>Elizabeth A. Gales</u>		
organization	<u>Hess, Roise and Company</u>	date	<u>02/2004</u>
street and number	<u>The Foster House, 100 North First Street</u>	telephone	<u>612-338-1987</u>
city or town	<u>Minneapolis</u>	state	<u>MN</u>
		zip code	<u>55401</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>Civic League Day Nursery Board</u>		
street & number	<u>427 Sixth Avenue Southwest</u>	telephone	<u>507-282-5368</u>
city or town	<u>Rochester</u>	state	<u>MN</u>
		zip code	<u>55902</u>

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

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Dr. Donald C. Balfour House

Name of property

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The Dr. Donald C. Balfour House is located at 427 Sixth Avenue Southwest, in the city of Rochester, Olmsted County, in southeastern Minnesota. Edged by Sixth Avenue Southwest on the east, Fifth Street Southwest on the south, and Seventh Avenue Southwest on the west, the house's lot is approximately two-thirds of an acre along the southern edge of a city block. The house is situated at the east end of the lot on its highest point. To the west of the building, the land slopes downward. A two-story garage is west of the house. Once a single-family residence, the property is now used by a daycare.

The house is surrounded on the east, south, and west by a grass lawn with mature trees and shrubs. On the east, an asphalt driveway extends westward from Sixth Avenue along the north side of the house to an asphalt courtyard between the house and the garage. Just south of the driveway, a concrete sidewalk and concrete steps lead from the public sidewalk to the front porch at the house's northeast corner. At the southwest corner of the house, a four-foot-tall chain-link fence divides the yard directly south of the house from the yard to the west. The fence extends west along the property's southern boundary to Seventh Avenue, then north to define the property's western border. An asphalt driveway divides the west yard, leading southward from the courtyard between the house and garage to Fifth Street. Playground equipment and a sandbox are located in the courtyard and yard immediately west of the house. Another four-foot-tall chain-link fence extends southward from the southeast corner of the garage along the driveway to the southern fence line, limiting access to a steeply sloping yard west of the garage. This lower yard has playground equipment and a paved play area. Mature trees and shrubs line the lower yard's southern and western fence lines.

The house is three stories high with a raised basement that is fully exposed to the rear as the lot slopes to the west. The basement is of rusticated ashlar, with brown-painted wood lapboard siding on the first story and rough-textured cream-colored stucco on the second story. The wood trim is painted brown like the first-story siding. The broached-gable roof is clad in gray asphalt shingles and the flat roofs on projecting bays have modern membrane roofs. A brick chimney rises from the east and another from the west slope of the roof. Most of the windows are original wood-frame double-hung sash unless otherwise stated. The light configuration on the upper sashes varies, but is usually composed of multiple lights over single-light sashes. The building has stylistic elements of an Arts and Crafts bungalow including broad dormers, a combination of wood and stucco exterior cladding, wide eaves supported by diagonal brackets, exposed rafter rails, irregular massing, and terraces and porches that link the exterior with the interior. The Balfour house, however, is far larger than a typical bungalow.

The front of the building faces east onto Sixth Avenue Southwest. The two-bay facade has a rusticated ashlar terrace, with a terra-cotta tile floor, extending the full width. Poured-concrete steps leading up to the north end of the terrace are partially covered by a wood ramp. A one-story, flat-roofed porch covers the north end of the terrace and continues off the north end of the building as a porte cochere. The roof is supported by squared columns, which rest on stone piers to the north and a low wall to the south end. The south bay of the first story holds a plate-glass window covered by a two-over-two, wood-frame storm window. The north bay has a pair of leaded-glass windows with diamond-paned lights. The front doorway is immediately to the north. The original door was replaced with a solid metal door that has

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plywood and wood trim applied to the exterior surface to create the appearance of paneling. On the second story, the south bay is defined by a polygonal bay with a central eight-over-one window flanked by six-over-one windows. The north bay holds a pair of six-over-one windows. A large, broached-gable-roof dormer, centered on the facade, projects from the roof. It is clad in brown-painted wood shingles and holds three six-over-one windows.

The south side of the house has two distinct sections, each with a broached-gable roof. The rusticated stone from the front terrace is continued on the basement. On the first story of the eastern section, a bay with three windows projects from the facade. The windows have leaded-glass, diamond-paned upper lights over single-light lower sashes. Flanking the projecting bay are two wide, diamond-paned windows set high in the wall. The second story has two six-over-one windows. The third story has a single one-over-one window just west of a polygonal bay with an eight-over-one window between two six-over-one windows.

Most of the basement story is revealed on the facade's western section. A one-story, slightly off-center, rectilinear bay has a single one-over-one window on the west side, three one-over-one windows on the south side, and a modern metal door on the west side of the basement level. A stairwell leading to the door has been remodeled since the building's conversion to commercial use. Stained-glass transoms are above tall, grouped, fixed, single-light windows on the bay's south and west sides, as well as on the wall west of the bay. The yellow, orange, and brown stained glass is in the pattern of a lyre. On the second floor, above and to the east of the projecting bay, three openings each hold small, six-over-one windows. A pair of six-over-one windows is to the west. Three four-over-one windows are grouped into a single opening on the third story.

Between the east and west sections of the south facade is a two-story porch. The first story's lower half is rusticated stone and the upper half has screened openings with one-over-one storm windows. On the second story, twelve-light storm windows with interior screen windows are above stucco and half-timber panels. Paired posts emphasize the corners on both stories.

Stained-glass transoms also appear above a band of five fixed-light windows on the south half of the west facade. Two six-over-one windows are on the second floor above; two one-over-one windows light the basement below. The facade's north half is varied by an irregular projection that holds open and sleeping porches on the second floor. A solid railing edging the porches is stuccoed with half-timbering. Four-over-one and six-over-one windows enclose the sleeping porch, which occupies a majority of the porch area. A wood door with a six-over-one window on the south wall of the porch provides a connection to the open porch, which is reached from the interior by a wood door with a six-over-one window. The latter door shares a wood surround with a six-over-one window immediately to the north.

The first floor and basement do not extend as far as the second floor; a first-floor entry and porch are sheltered by the overhang. (The porch wraps around the northwest corner and continues part way along the north side.) Two one-over-one windows are north of the entryway's modern metal door, which is

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approached by newer wood stairs. A new free-standing storage shed stands in the corner south of the stairs. North of the stairs, a few steps descend to a modern metal basement door. A one-over-one basement window is further to the north.

On the roof, an eyebrow dormer is centered slightly above the gutter. The middle three-light window is flanked by single lights.

Like the other facades, the north facade displays an irregular fenestration pattern. Two sections are articulated by the roof gables as on the south facade, with the western section projecting slightly. The eastern gable is broached; the western is not. The basement has eight window openings. Some have been covered with plywood panels; the others hold original one-over-one windows. On the first floor, the east end of porch that wraps around from the rear facade terminates in a doorway with an original wood and glass door. East of the porch are three small six-over-one windows, a single four-over-one window, and paired six-over-one windows. On the second story, east of the sleeping porch, are two six-over-one and a smaller four-over-one windows. Paired six-over-one windows are on the third floor. The small east wall created by the stepped wall plane between the two gabled sections holds a four-over-one window on the first floor and a six-over-one window on the second floor.

Beneath the eastern gable on the first floor, a group of three windows has diamond-paned upper sashes and single-light lower sashes. An air-conditioning unit is set in the lower sash of the easternmost window. Two small, diamond-paned windows similar to those by the front door are set in the facade at the eastern corner. A plate-glass window, probably a replacement, is in the section's westernmost opening. A group of two six-over-one windows and two small, four-light windows are centered beneath the gable on the second floor, with single six-over-one windows to the east and west. The third floor displays two six-over-one windows.

The interior is accessed from doorways on the east and west facades. The formal entrance hallway on the northeast corner of the first floor has a staircase to the second floor, a doorway to the living room, and a doorway to the dining room. The ceilings and the upper half of the walls are plaster, while the lower half are covered with darkly stained wood wainscoting. The floor is covered in non-historic linoleum. The staircase is situated in the northwest corner of the room. A large timber newel post runs from floor to ceiling. The balustrade is composed of rectangular slats, all finished in the same dark stain as the wainscoting. The treads are also wood but are covered with non-historic carpeting. The doorway to the dining room is located in the southwest corner and a doorway to a half-bathroom under the staircase sits at a right angle to the dining room entrance. The half-bath is no longer in use and serves as storage space. On the eastern end of the south wall, a doorway holding two double doors with leaded- and stained-glass panels leads to the living room. The stained-glass panels have the lyre pattern that is repeated on the windows on the southwest corner of the first story. A built-in bench and cabinet are above the radiators next to the front door on the east wall. Windows are on the east and north walls. Newer wood storage units along the west and south walls hold coats and bags for children in the daycare.

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The living room occupies the southeast corner of the first floor. Floor-to-ceiling paneling is capped by a carved wood cornice, painted to match the ceiling. On the north wall, west of the doorway from the entry hall, is a similar doorway leading to the dining room. A large stone fireplace with an oak-paneled mantel sits between the doorways. Oak shelves flank the fireplace. The west wall has double doors, flanked by oak shelves, that lead into the music room. The doors repeat the lyre motif. The south and east walls have windows surrounded by oak shelves. The floor is carpeted.

To the west of the living room is the music room, the largest room on the first floor. The room has plaster walls. The plaster ceiling has applied wood trim painted to match, creating a coffered effect. Two original light fixtures hanging from the ceiling are still operational. A carved wood cornice, also painted to match the ceiling, trims the top of the walls. An oak cornice, approximately six to eight inches below the painted cornice, runs along the walls above the window openings and the carved oak screens that conceal organ pipe chambers. The organ was moved to the United Methodist Church when the Balfours donated the house to the Mayo Foundation. The pipe chambers are located in the northeast and southeast corners of a raised dais at the room's east end, which is edged by doorways to the living room, dining room, and a porch. The doorway to the porch, with double glass doors, is set in the south wall, and the doorway to the dining room, also with double glass doors, is set in the north wall. An oak balustrade with carved oak screens repeating the lyre motif divides the dais from the rest of the room. The lyre motif is also repeated on the pipe chamber screens. The remainder of the room is two steps down from the dais. Built-in benches and radiator cabinets run below the windows occupying most of the west and south walls. The north wall has a large fireplace with a hearth surrounded by cream and blue terra-cotta tiles with floral-patterned reveals. Terra-cotta scroll brackets support the tiled mantel shelf. The wall above the fireplace is plain plaster. A doorway is set in the western end of the north wall. The contemporary door and casing replaced the original casing and leaded-glass-panel door. The room's original flooring, two-and-a-half-inch square tiles, is covered by modern carpeting.

The porch opening off of the south wall of the music room is now used for storage. The ceiling is composed of painted tongue-and-groove boards. The original light fixture and push-button switch are operational. The floor is red terra-cotta tiles, like those on the east terrace.

North of the living room and music room is the dining room. Like the entrance hallway, the lower half of the walls features darkly stained wood wainscoting; plaster with non-historic vinyl wallpaper is above. A dropped ceiling conceals the original cornice and plaster ceiling. The door to the entrance hall and a door to the kitchen, in the west wall, are solid wood stained to match the wainscoting. The north wall has two windows and a radiator with a built-in bench under one of the windows. The floor is covered in non-historic linoleum.

Immediately west of the dining room is a butler's pantry with some of the original cabinetry. The remainder was removed when a dishwasher was installed. North of the pantry is a small bay with built-in benches on the east, north, and west walls. Windows fill the east and north walls, and a pass-through

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opening is in the west wall. West of the butler's pantry is the kitchen, which has been remodeled. Like the other back rooms, the plaster ceiling is intact. The north wall contains a grouping of three windows over the sink. A doorway to the rear porch is located in the north corner of the west wall. South of the exterior doorway is the door to another pantry, which had many of its original cabinets removed to make room for a large freezer. Like the other back rooms, the pantry's plaster ceiling is intact but non-historic linoleum floors are in place throughout.

In the west corner of the south wall, a doorway leads to the back hallway. A staircase to the basement is immediately south of the kitchen doorway, at a perpendicular angle. South of the basement staircase is a staircase to the second floor. Another set of stairs leads from this level down to a rear entrance hallway. Two restrooms located on the north wall, which appear to have been added in the 1970s, have contemporary light and plumbing fixtures and non-historic linoleum floors. A doorway to the rear yard is set in the west wall, and a doorway to the music room is set in the south wall. The hallway and stairs are carpeted, but details like the original baseboard and push-button light switches are intact.

The second floor retains its original floor plan except for the porch on the south side, which was partially filled with a staircase to the third floor and is no longer accessible. All of the rooms have low radiators covered by built-in benches. The bathrooms have original bathtubs, but other fixtures have been replaced. Most of the woodwork is painted except in a bedroom and a dressing room to the west, where it is dark-stained. These rooms are part of a master suite. Northeast of the bedroom is a dressing room with a closet in the northwestern corner and built-in shelves on the west, south, and north walls. The dressing room west of the bedroom connects to the bathroom to the west.

Four more bedrooms on the second floor each have a closet. Three additional closets are along the hallway. Most of the closets have original built-in drawers and shelves. An outlet for the central vacuuming system, which is no longer working, is located on the south wall halfway along the hallway. A large bathroom is located off of the north side of the hallway. Two bedrooms south of the hallway form a suite linked by a bathroom. The northwest bedroom has a separate half-bath. The hallway is divided by a doorway near the west end. Two of the bedrooms are west of this doorway, and the rear stair to the first floor is also on the western end. Doorways to a terrace and sleeping porch are at the west end of the hallway. A set of stairs to the third floor is north of these doorways, next to the northwest bedroom. The ceilings and walls of the second-floor rooms are plaster; some of the walls are covered with non-historic vinyl wallpaper. Most of the rooms have non-historic carpeting or linoleum, although original wood flooring survives in the northwest bedroom and some of the bathrooms have original tile.

While the first and second floors were used by the family, the third floor was for the servants. The original dark woodwork is simpler than that on the first and second floors. Like the second floor, the original floor plan has been preserved, except for the addition of the staircase on the south wall, and includes a sitting room, five bedrooms, ten closets, and two bathrooms. The southeast and southwest bedrooms have two closets, the others have one. A closet is located in the sitting room, and two closets open off of the hallway. The ceiling and walls of the closet on the north side of the hallway are lined

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with unfinished cedar and the shelves and hanging rods are intact. The other hallway closet has a built-in ladder to the attic. The southeast bedroom, the largest, is the only one on this floor to have wainscot trim and a private bathroom. The southwest bedrooms and the large bathroom off of the hallway have transom windows above solid wood doors. The two northeast rooms may have been workrooms for the staff because both have frosted glass in the upper half of the doors, as does the door to the closet with the ladder. Ceilings and walls are plaster and, like the second floor, some are covered with non-historic vinyl wallpaper. The floors have either non-historic carpet or linoleum. All of the rooms have radiators, but these are much larger than those on the first two floors and are not disguised by cabinets or benches.

The basement is reached by two exterior doorways on the west facade and by an interior staircase on the west end of the first floor. At the foot of the stairs is a small landing that provides access to two large rooms. Steps lead down from the landing into the south room, once probably a playroom and now a classroom. The west wall has a stucco-covered fireplace with decorative green tiles set around the hearth and mantel, as well as two large, original tiles with Mother Goose themes in the center of the mantel. Built-in benches run below windows on the west and south walls. A doorway to the rear yard is in the southwest corner. In the southeast corner, a doorway set at an angle accesses a vault. Two other doorways in the east wall enter small rooms that are open to the first floor. Now used for storage, these rooms once held pipes for the organ that was in the music room above. The walls and ceiling are finished plaster and the floor is covered with non-historic linoleum and carpeting.

The room north of the landing also has a plaster ceiling and walls and is used as a classroom, although it was originally a storage room or workspace for the staff. Several large water pipes run along the walls and ceiling. Windows are located along the north wall. A small bathroom occupies the northeast corner. Linoleum and carpet floor coverings are contemporary.

A doorway in the landing's east wall leads to the remainder of the basement, which has plaster walls and ceilings and poured-concrete floors. Most of this section is unaltered and is used for storage, except the area in the southeast corner that has new lighting, paint, and shelving, and holds a washer and dryer. In the basement's northeast corner, the framing and plumbing for a half-bath under the stairs in the first-floor entrance hall are supported on posts against the north wall. Basement walls are poured concrete except for the east wall and the eastern end of the south wall, which are brick and fieldstone, probably part of the foundation for an earlier house built by Mrs. Balfour's grandparents.

West of the house is the two-story garage, which was originally designed to serve as a garage, a residence for the chauffeur, and a service facility for the house. Today the building is used as an office, a garage, an apartment, and for storage. It has a full poured-concrete and concrete-block basement. The exterior is stuccoed, although the joints between the concrete blocks are visible on the western end of the basement. Like the house, the first story is sided with brown lapboard and the second has cream-colored stucco with wood trim painted to match the brown color of the siding. Likewise, the eaves of the gray, asphalt-shingled roof are supported by large diagonal brackets. Unless otherwise stated, the windows are wood-frame, one-over-one, double-hung sash.

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On the east side, the basement is not visible above ground. The first story faces onto the house and a paved courtyard, and has two garage doorways. The north doorway has an original wood and glass garage door divided into four segments that open horizontally. One of the segments can be opened individually like a regular door. The south doorway has been divided in half, and holds two original door segments and a non-historic metal door surrounded by plywood. The second story has a shed dormer with two openings each holding paired windows.

The basement on the south facade has two openings holding square two-light windows to the east of a doorway with a solid wood door. Paired windows set close to the ground are west of the door. The first story has three openings, each containing paired windows. On the second story, paired windows on each end flank a grouping of three windows.

A pair of windows and a doorway with a wood and glass door are set in the basement of the west facade. On the first story are a pair of windows and a doorway that opens onto a small deck. The second story has one opening holding a group of three windows.

The basement on the north facade has two square, two-light windows. Three pairs of windows are located on the first story. The second story has four window openings. The two eastern openings and the westernmost opening each hold a single window. Paired one-over-one, double-hung-sash windows that are smaller than the other windows on the building are in the remaining opening.

On the interior, the basement holds an incinerator, boiler, and central vacuum system that served both the house and garage. A new boiler is also located in the basement. The incinerator and vacuum system are no longer in use. A reinforced-concrete tunnel carries the pipes for the boiler and the central vacuum from the east side of the garage basement to the house. A laundry occupied the west end of the basement, but this area is now used for storage. A staircase in the northwest corner leads to the first floor.

Originally the first floor of the garage was used for storing automobiles and as a shop. The northern half is still garage space, but the southern half was converted to office space in the 1980s. A storage area in the southeast corner is accessed through the original garage doors. The office area is subdivided into two rooms and a long hallway, off of which opens a bathroom. The two rooms retain original woodwork and radiators. In the northern garage space, a doorway in the west wall accesses a staircase to the second floor. The exterior doorway on the west facade is reached from a landing between the up and down staircases. The ceilings and the perimeter walls are plaster; the interior walls are drywall. The floor in the office space is carpeted and the garage has a poured-concrete floor.

The original floor plan of the second-floor apartment has been preserved. Most of the original woodwork, cabinetry, and lighting fixtures are also intact. A doorway at the top of the stairs leads into a small entry hall. The living room opens to the south of the entry hall and occupies the southwest corner

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of the story. Windows are in the south and west walls of the living room. Built-in bookcases flank a wide, round-arched doorway on the east wall that gives access to the dining room. The dining room's south wall holds a group of three windows; a doorway in the east corner of the north wall leads to the kitchen. The kitchen retains the original sink on the north wall and some of the original cabinetry on the south and west walls. A doorway in the kitchen's west wall connects to the entry hall. Two small windows are located on the north wall above the sink. On the east wall, a third doorway opens into a narrow hallway. Off of the north side of the hallway is the bathroom, with its original light fixtures and bathtub. A single window is located on the north wall. Immediately east of the bathroom is a bedroom. Windows are set in the room's north and east walls and a closet takes up the northeast corner. The second bedroom opens off of the hallway on the south side. This room has windows on the south and east walls and a closet in the southeast corner. Like the bathroom, both bedrooms have original light fixtures. All of the rooms have original radiators, some of which are covered by built-in benches or cabinets. The walls and ceilings are plaster and the floors have non-historic carpet or linoleum.

Both the house and garage meet all seven criteria that establish historic integrity for the National Register of Historic Places. The house follows the historic floor plan, although a greenhouse was removed from the west facade sometime in the 1960s and a stairway between the second and third floors was added in the 1970s. Most of the windows and doors have been preserved, as have the wall and ceiling finishes. In the 1970s, a sprinkler system using large-diameter pipes was installed and is a visual intrusion. In several rooms, the floors have been covered with non-historic carpeting or linoleum. The garage's historic floor plan was altered on the first floor to accommodate an office and a greenhouse was removed from the south facade at the basement level. The second floor and the basement retain the original floor plans. Like the house, most of the building's windows, doors, walls, and ceilings have been preserved. New carpeting and linoleum have been installed in the office and apartment. The remaining floors are the original poured concrete.

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Introduction

The Dr. Donald C. Balfour House in Rochester, Minnesota, is where Dr. Balfour and his family lived from 1910, when he married Carrie Mayo, until 1960, when the couple gave the property to the Mayo Foundation. The property had a national significance from 1910 to 1947, the period when Dr. Balfour worked for the Mayo system. It is eligible for the National Register under Criterion B for its association with Dr. Balfour, a nationally-recognized surgeon, partner in the Mayo Clinic, and founder and director of the Mayo Foundation for Medical Education and Research. It also reflects the historical patterns identified by the Minnesota Historic Context, "Urban Centers, 1870-1940."

Dr. Balfour: A Cornerstone of the Mayo Empire

The histories of Rochester and the Mayo Clinic go hand in hand. The town was begun in 1854 and had grown sufficiently by 1858 to be incorporated as a city. As the seat of Olmsted County, the city thrived and attracted the business of local farmers and small industry. It was the development and growth of Dr. William Worrell Mayo's family medical practice, however, that put Rochester on the map.¹

Dr. Mayo came to Rochester from Le Sueur in 1863. He had a small medical practice typical of a country doctor, sometimes taking on a partner but often working alone. As his two sons, Will and Charlie, grew up, they assisted in basic tasks while attending local schools. Both went on to medical school, Will graduating from the University of Michigan in 1883 and Charlie from the Chicago Medical College (affiliated with Northwestern University) in 1888. They then returned home to join their father's practice. Rochester had been hit by a tornado in August 1883 and the disaster led to the construction of the city's first hospital, Saint Mary's. The enterprise was owned and operated by the Sisters of Saint Francis of the Congregation of Our Lady of Lourdes, whose convent and girls' academy were located in Rochester. The Mayos used the hospital's operating rooms, but did not share in the hospital's ownership. Dr. Will and Dr. Charlie, as the Mayo boys were known, had received surgical training in medical school and continued their education by attending conferences and visiting state-of-the-art hospitals. Their advanced knowledge soon earned them the reputation as the top surgeons in the state outside of the Twin Cities and among the best in the Midwest. They added partners to their practice as the number of patients increased. By the turn of the century, the Mayos had become famous in medical circles, and doctors from across the country came to Rochester to see them perform surgery.²

It was during this period, that Donald Church Balfour came to Rochester. Balfour was born in Toronto, Ontario, in 1882 and grew up in Hamilton, Ontario, approximately forty miles southeast of Toronto. After attending the Hamilton Collegiate Institute, Balfour went to the University of Toronto and graduated with a Bachelor of Medicine degree in 1906. He returned home and served an internship at the

¹ Works Projects Administration, Federal Writers' Project, *The WPA Guide to Minnesota*, 2d ed. (Saint Paul: Executive Council, State of Minnesota, 1938; Saint Paul: Minnesota Historical Society Press, 1985), 270-271. Citations refer to the Minnesota Historical Society edition.

² The information for this section comes from Helen Clapesattle, *The Doctors Mayo* (Minneapolis: University of Minnesota Press, 1941). This book provides a history of the Mayo family and clinic through 1939.

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Hamilton City Hospital from 1906 to 1907. At the end of his internship, he heard about an opening in the Mayo practice from a friend who was working there. Balfour applied for the job and was hired to work in surgical pathology. A year later, he was promoted to a clinical assistant. In 1909 he became a junior surgeon, performing minor operations and assisting senior doctors with operations. Balfour fit the Mayo work ethic and also the Mayo social scene. His place in the practice was ensured in 1910 when he married Dr. Will's eldest daughter, Carrie. He was promoted to surgeon in 1911 and was given his own section of general surgery the next year. He earned his Doctor of Medicine degree from the University of Toronto and was made a participating partner in 1914, the sixth and last partner to join the practice.³

Central to Balfour's promotion was his talent as a surgeon. After his promotion to surgeon, he performed over two hundred consecutive operations without any deaths, an impressive record given the challenging cases he treated. He also continued a Mayo tradition of improving and inventing surgical instruments as needed. In 1911 he developed an instrument for holding open an incision, known as the Balfour retractor, for lower pelvic surgery. This instrument is still commonly used today. He also designed an operating table, an operating mirror, and a rack for holding solution bottles in the operating room. Following a Mayo policy that doctors produce articles on a regular basis, Balfour published forty-four articles by 1920 and an additional sixty-three articles by 1930. He specialized in diseases of the stomach and duodenum (part of the intestine), and was an internationally known gastric surgeon by the 1920s. His greatest contributions to the field were improvements in the preoperative preparation of patients and methods for avoiding postoperative complications. Balfour's surgical career was cut short when he contracted pulmonary tuberculosis in the early 1930s. The disease's debilitating effects made it physically impossible for Balfour to keep up with the practice's operating schedules. After publishing an additional forty-eight articles and co-authoring a textbook, *The Stomach and the Duodenum*, with fellow Mayo practitioner Dr. G. B. Eusterman, Balfour focused his career on advancing medical education.⁴

Medical education in the United States got off to a slow start in the nineteenth century. Medical schools and the profession, in general, were not governed by law or an accreditation system. While Europeans were conducting research in scientific laboratories and applying new-found knowledge to practical medicine, most physicians in America did not have laboratories and were skeptical of the new theories.

³ The other Mayo partners were Dr. Will, Dr. Charlie, Dr. Christopher Graham (Dr. Charlie's brother-in-law), Dr. Henry Plummer, and Dr. E. Starr Judd (both married to the Mayos' nieces). Ibid., 508, 545; "Biographical Data Concerning Dr. Donald Church Balfour," January 1952, 1, available in the vertical file for Dr. Donald Church Balfour at the Mayo Clinic, History of Medicine Library, Rochester, Minn.; Clark W. Nelson, "Historical Profiles of Mayo: Dr. Donald Church Balfour—Sixth Mayo Partner, Surgeon, and Educator," *Mayo Clinic Proceedings* 68 (1993): 938.

⁴ Clapesattle, 508; Donald C. Balfour, "A Combination Abdominal Retractor," *Annals of Surgery* 55 (1912): 419-420; John L. Powell, "The Balfour Retractor: Donald Church Balfour (1882-1963)," *Journal of Pelvic Surgery* 5 (1999): 363-364; Donald C. Balfour, "An Operating Room Mirror," *Annals of Surgery* 56 (1912): 454; Donald C. Balfour, "A Device for Holding Solution Bottles in Operating Rooms," *Journal of the American Medical Association* 64 (1915): 584; Nelson, 938; *Physicians of the Mayo Clinic and the Mayo Foundation* (Minneapolis: University of Minnesota Press, 1937), 80-85; J. Arthur Myers, *Masters of Medicine: An Historical Sketch of the College of Medical Sciences University of Minnesota 1888-1966* (Saint Louis: Warren H. Green, 1968), 149.

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Many graduated from proprietary medical schools, which focused on teaching new techniques in a two- to three-week period. Others learned medicine as apprentices to established physicians. Before the 1880s, the most well-trained doctors in the United States had attended European medical schools. German medical programs, which were often part of larger university systems, were very popular.

A modern and reputable medical program was not established in the United States until 1871. Harvard University was the first to adopt a curriculum and absorb its independent medical school into the university system, requiring the school to meet the university's academic requirements. Harvard was followed by the University of Pennsylvania and the University of Michigan. The programs included new scientific subjects, took three years to complete, required laboratory work for each student, and were taught by full-time medical scientists. Further progress in medical education was made when The Johns Hopkins University announced plans for a medical school in the late 1870s. After a long gestation period, the school opened in 1893 and became the prototype for the new American medical program. Students were required to have a college degree for admission. The program was four years long, with each term lasting nine months. Classes were limited to small groups, and laboratories and hospitals were the usual teaching arenas. In addition, the university hired full-time faculty who also conducted medical research.⁵

In Minnesota, medical education followed the national trends. Several medical schools had formed around the Twin Cities between 1870 and 1886. While all began independently, two merged into Hamline University to become its department of medicine. Although the 1851 legislation creating the University of Minnesota included provisions for a medical department or school and talk of establishing a program recurred over the years, no action was taken until 1883 when the board of regents created a department of medicine. The department, however, was to "examine all candidates for licenses and degrees in medicine of the University" and "would be in no way connected with the preparation of such candidates for such examination." In 1888 the university abolished the ineffective department and established a new department to teach medical students. The new program initially followed Harvard's three-year model, but the committee overseeing the department was also watching the development of the Johns Hopkins medical school closely. In 1894 Minnesota's course was lengthened to four years and the academic year extended from six to nine months, but admission requirements were lax. The entrance requirements were raised to the same level as other university departments in 1900, and the quality of education continued to improve. The university absorbed Hamline's medical department in 1908, and as all other schools in the state had been absorbed or had ceased to exist, medical education was centralized at the University of Minnesota.⁶

The Carnegie Foundation for the Advancement of Teaching reviewed all medical schools in the United States in 1910. The results were published in *Medical Education in the United States and Canada*,

⁵ Kenneth M. Ludmerer, *Time to Heal: American Medical Education from the Turn of the Century to the Era of Managed Care* (New York: Oxford University Press, 1999), 3-25.

⁶ Quotes are from Myers, 35. Myers, 29-34, 59-62, 68, 74, 78.

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known as the Flexner report for its author, Abraham Flexner. Out of the 165 medical schools in the United States, the report found only 65 to be legitimate programs. Minnesota received an excellent review for having unified all medical schools into one program at the university. That same year the American Medical Association commended the university for having the best general level medical training in the country.⁷

The medical school continued its progressive curriculum in 1911 when internships were added as a fifth year of study. Minnesota was the first school in the country to make the internship a requirement for the doctor of medicine degree. A few other schools were quick to follow, although by 1932 only seventeen of the country's medical schools required an internship before conferral of a degree. Minnesota's progress, however, was not without setbacks. In 1913 the president of the university, George Vincent, reorganized the medical school as a necessary cost-cutting measure. Out of 184 faculty positions, only 70 remained after the changes. This created ill will between the university and the Twin Cities' medical community, where most of the faculty conducted private practices.⁸

During this same period, Vincent, Graduate School Dean Guy Stanton Ford, and the Mayo brothers began talks concerning a cooperative graduate program. After establishing basic standards for medical school curricula, many of the top medical schools focused on graduate programs. A four- or five-year undergraduate program led to a doctor of medicine degree, but a doctor wanting to specialize in a specific field had to apprentice with an authority in that field. To improve this ad hoc process, medical schools gradually developed residency programs that placed doctors in hospitals to do extensive work in a chosen field. The University of Minnesota had officially began a medical graduate program as part of the Graduate School in 1905. The program allowed students who had completed bachelor and doctor of medicine degrees to conduct research, but never developed beyond one or two students each year. In 1914 the university's medical graduate program was revived with new admission and curriculum requirements. A year later the Mayo Clinic and the University of Minnesota's Board of Regents signed an agreement for a program to enable university students to study in Rochester. Although a vocal contingent of doctors from around the state protested the affiliation for fear the Mayos would take over the entire medical school, it was finalized in 1917 after a two-year probationary period.⁹

The university approached the Mayos because of the unique organizational and educational system that had evolved at the Mayo Clinic in the first decade of the 1900s. The clinic had a staff of brilliant specialists and a large collection of case records that were ideal for research. The practice's administrative structure was suitable for education. Each surgeon or senior physician had his or her own office or "section." Junior surgeons were assigned to a specific section and remained there until the senior partners thought the doctor capable of running his or her own section. Balfour was an early

⁷ Ibid., 87-88.

⁸ Ibid., 88, 90-92, 97; Commission on Medical Education, *Final Report of the Commission on Medical Education* (New York: Office of the Director of Study, Association of American Medical Colleges, 1932), Appendix, Tables 78 to 80.

⁹ Myers, 75-76, 121-126; Ludmerer, 79-101.

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“graduate” of the system. He had started out assisting in the pathology section, but had become interested in surgery and applied for a position in one of those sections. As a junior surgeon he had assisted four of the clinicians, as senior staff members were known, and had worked his way into Dr. Will’s section before being promoted. Initially, each surgical section was classified as general surgery, but sections became known for the specialties clinicians developed. Dr. Will handled most of the gastrointestinal surgery; Dr. Charlie, most of the eye, ear, and throat surgery. In 1912, the training side of the practice was formalized when a committee was formed to supervise the assistants, who became “fellows” of the Mayo Clinic. Fellows served a three-year rotation: a year in pathology, a year in diagnosis, and a year in surgery. The plan had some flexibility so that fellows could develop special interests and spend one-third of the rotation doing laboratory research. This fellowship program was melded with the university’s curriculum to create a unique graduate school.¹⁰

The Mayo Foundation for Medical Education and Research (Mayo Foundation) was an entity separate from, but incorporated by, the Mayo Clinic in 1915. The foundation was endowed with \$1.5 million from the Mayo brothers. They stipulated, however, that the endowment could not be used until an additional \$500,000 had accumulated. The Mayo Clinic covered all of the foundation’s costs until \$2 million had accrued. A board of trustees independent of the Mayo Clinic oversaw the endowment until the probationary period ended. Then, the University of Minnesota Board of Regents took over the financial management. The university’s medical school nominated and approved a Board of Scientific Directors, who oversaw the running of the foundation and the staff, many of whom were Mayo Clinic physicians. All students matriculated and registered through the university, and paid tuition and fees to the university. The medical school had complete oversight of the curriculum. The program offered training in the Mayo Clinic’s laboratories and operating rooms at a low cost to the university. By coordinating with the wealthy clinic, the University of Minnesota could afford to improve the graduate program and keep pace of progressive national trends in medical education. The university’s medical school was considered one of the most respectable in the nation, and the Mayo graduate program ranked with other top medical schools that had developed similar programs.¹¹

Many members of the Mayo Clinic staff were approved as instructors in the Mayo Foundation. Balfour was named an Associate Professor of Surgery in 1915 and was promoted to Professor of Surgery and Chief of the Division of Surgery of the Mayo Foundation in 1923. He oversaw only the surgical sections in the Mayo Foundation; the Mayo Clinic had its own chiefs. In addition to his academic duties, Balfour was involved in the clinic’s administration. In 1919, to ensure that the clinic could survive after the partners had gone, the partners signed over all assets of the Mayo Clinic to the Mayo Properties Association (Mayo Association), a non-profit organization that held the financial reigns of the Mayo

¹⁰ The Mayo practice officially became the Mayo Clinic in 1914, although the national medical community had used the name since 1906. Clapesattle, 454, 521-522, 527-535; Myers, 148.

¹¹ Myers, 87-88; *The Medical School of the University of Minnesota and the Mayo Foundation for the Promotion of Medical Education and Research* (Minneapolis: Committee Upon the Relations of the Medical School with the Mayo Foundation, 1915); Ludmerer, 84.

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system. (Dr. Christopher Graham opposed the changes and resigned his position, leaving only five partners.) Balfour and the other partners were the first trustees, along with three lawyers and Harry Harwick, the Mayo brothers' business manager. Responsibility for operating the Mayo Clinic shifted from the partnership to a voluntary association in 1923. Under the voluntary association, a board of governors consisting of the former partners, Harry Harwick, and two Mayo Clinic staff members oversaw the clinic's administration. Balfour sat on the Board of Governors from 1923 until 1947, when he retired from the Mayo Clinic. He served as chairman of the board from 1933 to 1936. Finances in the tri-part Mayo system worked in a circular way. The Mayo Association covered the costs of the Mayo Foundation's medical education and research. The Mayo Foundation provided fellows to assist the physicians of the Mayo Clinic. The Mayo Clinic collected money from patients and paid "rent" to the Mayo Association for the use of buildings, equipment, and patients' records.¹²

Balfour shifted his energies from surgery to the Mayo Foundation after retiring from his surgical career in 1933, although he remained active in his specialty, being elected president of the American College of Surgeons in 1935. The same year he was appointed assistant director of the foundation under Dr. Louis B. Wilson, who had headed the program since 1915 and was nearing retirement. After Wilson's retirement in 1937, Balfour became director of the foundation. In 1939 both Dr. Will and Dr. Charlie died and the Mayo Clinic was left to the board of governors, although Harry Harwick essentially controlled the organization's finances, as Dr. Will had done. Balfour, who was "a tall, handsome figure who walked, talked and gesticulated like a Shakespearean actor" and "had the gentlest disposition," was also looked to as a leader of the staff and students. A former assistant later wrote, "In many ways he was regarded as having inherited Dr. Will's 'mantle' although Mr. Harry Harwick probably wielded as much real authority as he in the governance of Clinic affairs."¹³

Through World War II, both the Mayo Clinic and Foundation continued to function, although the number of staff and fellows decreased significantly. Balfour organized training for 1,500 army and navy medical officers and helped the clinic ration personnel when the number of patients increased to 300 a day, more than any pre-war year. For his war work he received citations from the secretaries of war and of the navy, and a Certificate of Merit from President Harry S. Truman.

¹² The Mayo system was reorganized in the early 1960s and the Mayo Association eliminated. The Mayo Foundation took over the financial end and the education program was renamed Mayo Graduate School of Medicine of the University of Minnesota. Clapesattle, 590-595; "Foundation's D. C. Balfour Dies at 80," *Mayovox* 14 (August 3, 1963): 2; Stanley W. Olson, "Recollections from My Association with Dr. Donald C. Balfour," February 2003, 2, available in the files of the History of Medicine Library, Mayo Clinic.

¹³ In 1935, Dr. Balfour established the Balfour Fund, a joint fund with the Mayo Clinic that underwrote expenses for fellows' trips to national medical and scientific association meetings. "Biographical Data Concerning Dr. Donald Church Balfour," 1; "Clinic-Balfour Fund Support Fellow's Trips to Meetings," Balfour vertical file at the History of Medicine Library, Mayo Clinic; Clapesattle, 711. First quote from Owen H. Wangensteen, *Dr. Donald Church Balfour: Builder of the University Name* (Minneapolis: University of Minnesota, 1950), n.p. Second quote from Owen H. Wangensteen, "Donald Church Balfour: Great Surgeon and Devoted Friend of Medical Education," *University of Minnesota Medical Bulletin* 35 (March 1964): 269. Third quote from Olson, 1.

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In 1947 Balfour retired from the Mayo Clinic and Foundation at sixty-five years of age, the clinic's obligatory retirement age. He continued his involvement with the clinic, though, retaining the title of director emeritus and serving in an advisory capacity as a professor of surgery and a senior consultant in surgery positions. After forty years with the Mayo Clinic and two careers, one as a surgeon and one as an educator, it was not surprising when Balfour began to receive awards honoring his work. In 1950 he was awarded the "Builder of the Name Award" from the University of Minnesota. Five years later he received the Distinguished Service Medal from the American Medical Association, at the time "regarded as one of the highest honors in American medicine." A year later, in 1956, he was honored with the Friedenwald Medal of the American Gastroenterological Association for his outstanding contributions to knowledge in the field of gastroenterology. Added to these were numerous honorary degrees and fellowships from organizations around the world, including Carleton College, Northfield, Minnesota; McMaster University, Hamilton, Ontario; Northwestern University, Chicago, Illinois; the University of Toronto; and medical associations in Mexico, Great Britain, Ireland, Belgium, France, Italy, Greece, Hungary, Australia, and Asia. The Balfour Fund at the Mayo Clinic and the endowed Donald Church Balfour Lecture series, begun in 1927 at the University of Toronto's Medical School, carried on the doctor's legacy to education.¹⁴

A Social Stage

Dr. Balfour's house is on the eastern edge of the Pill Hill neighborhood, a popular residential section of high-style buildings situated on Rochester's highest hill. The majority of original residents were doctors from the Mayo Clinic, including most of the Mayo partners. A separate Rochester social scene developed around clinic staff, with the Mayo brothers and their families at the top, followed by the heads of the departments and sections, the fellows, and the nurses and technicians. As a partner, Balfour was in the top tier of clinic society and his marriage to Carrie Mayo also secured the family's social position. The couple had four children, and typical of many clinic families, two of their three sons became doctors and their daughter married a Mayo Clinic physician.¹⁵

Entertaining was an integral part of family life and the Balfour house was one of the Rochester stages for visiting doctors and other notable guests. Dr. and Mrs. Balfour shared an interest in music and were known for the gatherings held in the music room. An organ, built by the Aeolian Company of New York, was installed in the room; the pipes were contained in two chambers on the east wall that were

¹⁴ Myers, 149-151; Victor Johnson, *Mayo Clinic: Its Growth and Progress* (Bloomington, Minn.: Voyageur Press, 1984), 35-41; "Dr. D. C. Balfour to Receive High Medical Honor of AMA," *Rochester Post-Bulletin*, June 6, 1955; "Dr. D. C. Balfour Honored with Friedenwald Medal," *Rochester Post-Bulletin*, April 28, 1956; "Biographical Data Concerning Dr. Donald Church Balfour," 1-3; Harold Averill (Assistant University Archivist, University of Toronto), telephone interview by Elizabeth A. Gales, January 8, 2004. The Donald Church Balfour Lecture series ended in 1982 after fifty-five years of continuous lectures; the \$6,000 endowment was exhausted.

¹⁵ Works Progress Administration, 271-272. More information on the Pill Hill neighborhood can be found in Michael Koop, "Pill Hill Residential Historic District," 1990, National Register of Historic Places Nomination Form, available at the State Historic Preservation Office, Minnesota Historical Society, Saint Paul. The Balfour House is not in the Pill Hill Residential Historic District.

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open to the basement. The keyboard console was located on the west end of the room; the performer faced east. Guest organ performers and other musical groups, like the Saint Olaf College Choir, held concerts at the Balfour house. In addition to musical recitals, the residence was useful to Dr. Balfour's position as director of the Mayo Foundation. Receptions for the program's fellows and faculty were common occurrences.¹⁶

The house was built in two phases. In 1910 the nineteenth-century house on the site belonging to Mrs. Will Mayo's parents, Eleazor and Caroline Damon, was demolished. A new \$20,000 house, a wedding gift for Carrie Mayo and Donald Balfour, was erected on eastern sections of the brick and fieldstone foundation. An additional poured-concrete foundation was laid to support the two-story house with its full-width porch on the east. A two-story bay, with a second-story porch, projected off of the west facade. A one-and-a-half-story concrete-block garage was located west of the house. In 1916 a large addition, nearly doubling the building's square footage, was made to the west end of the house and the roof was raised to include a half story. The front porch was extended to the north creating the porte cochere, and additional projecting bays were added on the south and west facades. The music room, two bedrooms, and the servants' quarters were added and the kitchen and pantries were expanded. The only significant change to the building's appearance since the addition was the removal of a one-story greenhouse on the west side sometime before 1966. Between 1914 and 1920, an apartment was built in the upper story of the garage. In 1928 Harold H. Crawford, a local architect, was hired to remodel the garage, which was expanded to the current appearance. A greenhouse on the basement's south wall was removed after 1975.¹⁷

Local legend says that the house was designed by the architectural firm Ellerbe and Associates, the designers of the Plummer Building and the Mayo Foundation House (formerly Dr. Will Mayo's residence). There is no record to support this fact. The first half of the house was constructed in 1910, two years before Franklin Ellerbe and his partner, Olin Round, first came to Rochester. It is probable that a local contractor built the house using pattern books or the client's specifications. The designer for the 1916 addition could have been a member of the Ellerbe firm, perhaps Franklin Ellerbe, Richard Reinicke, or George Worth, who worked on Dr. Will Mayo's house that same year. The Mayo family

¹⁶ Olson, 1; "Balfour Pipe Organ Heard," *Rochester Post and Record*, December 23, 1916.

¹⁷ Sanborn Map Company, *Insurance Maps of Rochester, Olmsted County, Minnesota* (New York: Sanborn Map Company, April 1909), Sheet 10; Sanborn Map Company, *Insurance Maps of Rochester, Olmsted County, Minnesota* (New York: Sanborn Map Company, June 1914), Sheets 2, 16; Sanborn Map Company, *Insurance Maps of Rochester, Olmsted County, Minnesota* (New York: Sanborn Map Company, October 1920), Sheets 18, 19; Sanborn Map Company, *Insurance Maps of Rochester, Olmsted County, Minnesota* (New York: Sanborn Map Company, March 1928), Sheets 6, 22; Jean Hagen, "Balfours Note 50th Wedding Anniversary," *Rochester Post-Bulletin*, May 30, 1960; "Miss Carrie Mayo to Wed," Balfour vertical files in the History of Medicine Library, Mayo Clinic; "Mayo Wedding Tonight," *St. Paul Dispatch*, May 28, 1910; Ken Allsen, *Houses on the Hill: The Life and Architecture of Harold Crawford* (Kenyon, Minn.: Noah Publishing, 2003), 124, 176.

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may have asked the architects to design the Balfour addition as a side job, a common practice at the time.¹⁸

The Balfours lived in the house until 1960 when they gave it to the Mayo Foundation, just as Dr. and Mrs. Will Mayo had done with their home. The Mayo Foundation leased the building to the local chapter of the YMCA in January 1961. In 1966 the Senior Citizens Day Center moved into the building. Few changes were made to the interior or exterior, except for the removal of the greenhouse from the house's west side sometime before 1966. In 1974 the seniors moved to a new building in downtown Rochester. The Mayo Foundation swapped the property for another lot in the downtown close to the Methodist Hospital and the Mayo Clinic. The new owner was the Women's Civic League of Rochester, which moved its day nursery into the building. The Civic League had been a Rochester institution since 1887 focusing on local health and welfare issues, including daycare for children of working mothers. Rochester had the highest proportion of women workers of any Northwest city because of the job opportunities in the city's hospitals and hotels. In 1930 the Civic League began a licensed daycare that continues to the present. The house's sprinkler system and a second stairway between the second and third floors were installed in 1975. The office space in the garage and classrooms in the house's basement were added in 1978. A dumbwaiter was installed in 1979. The doorway on the first story of the house's west facade may have been created for the senior citizens; it was extent in 1975. A set of stairs leading down from the porch on the west facade were removed and a railing installed sometime after the daycare moved in. The greenhouse on the garage was also removed. Bathroom fixtures were replaced to accommodate the children, the kitchen was remodeled, and light fixtures and wall finishes were also altered in most of the rooms. In the basement of the garage, a new heating system for both buildings was installed and the laundry facilities were removed. Both buildings received new roofs in 1985 and 2000.¹⁹

After leaving the house to the Mayo Foundation, the Balfours lived at 322 Eighth Avenue Southwest, which is in the Pill Hill Residential Historic District. In December 1960 Mrs. Balfour passed away after

¹⁸ Thomas F. Ellerbe, *The Ellerbe Tradition: Seventy Years of Architecture and Engineering*, ed. Bonnie Richter (Minneapolis: Ellerbe, Inc., 1980), 13-16. The Ellerbe and Associates Collection at the Northwest Architectural Archives, University of Minnesota, was consulted, as were the library and archives of Ellerbe Becket, Minneapolis, Minnesota, the corporate successor of Ellerbe and Associates. The city of Rochester did not keep building or demolition records during this period.

¹⁹ "Balfour House Dedicated as YMCA Center," *Rochester Post-Bulletin*, January 23, 1961; "Senior Citizens Move into Balfour House," *Rochester Post-Bulletin*, April 1966; "Senior Citizens Say Farewell to Balfour House," *Rochester Post-Bulletin*, May 3, 1974; "Civic League Vacates Old Nursery Site," *Rochester Post-Bulletin*, October 2, 1975; Pauline Walle, "Balfour is Scene of Civic Nursery," *Rochester Post-Bulletin*, August 23, 1975; Application for Building Permit and Zoning Certificate 75-540, for 427 Sixth Avenue Southwest, July 3, 1975; Application for Building Permit and Zoning Certificate 78-582, for 427 Sixth Avenue Southwest, June 20, 1978; Application for Building Permit and Zoning Certificate 79-105, for 427 Sixth Avenue Southwest, November 28, 1979; Application for Building Permit and Zoning Certificate 85-1363, for 427 Sixth Avenue Southwest, November 19, 1985; all of the applications are on record in the Building Safety Department of the City of Rochester, Minn. Voni Schaff (Women's Civic League member), in discussion with Charlene K. Roise and Elizabeth A. Gales, November 11, 2003.

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a long battle with cancer. Dr. Balfour lived on another three years before dying of a heart attack. He was remembered in obituaries published in numerous medical journals from the United Kingdom, Canada, and the United States. In Rochester the Mayo Clinic paid special tribute to Balfour's work for the clinic and the foundation by closing the large bronze doors to the Plummer Building during the funeral. The doors, which always stood open to symbolize the clinic's policy of medicine for all, had only been closed twice before to mark the deaths of Dr. Will and Dr. Charlie.²⁰

This action highlights the significant role played by Dr. Balfour in the history of medicine. His life is represented by the well-preserved house he occupied during the longest and most important period of his surgical and educational career as partner in the Mayo Clinic and second director of the Mayo Foundation for Medical Education and Research. For its significant association with Balfour, the property is eligible for the National Register of Historic Places under Criterion B.

²⁰ "Mrs. Balfour, Mayo Family Member, Dies," *Rochester Post-Bulletin*, December 13, 1960; Carrie Damon Balfour, Certificate of Death, December 13, 1960, Minnesota Death Certificate Collection, available at the Minnesota Historical Society, Saint Paul; "Mayo Clinic's Bronze Doors to Close for Balfour Rites," available in the clippings files of the Olmsted County Historical Society, Rochester, Minn.; "Donald Balfour, Surgeon, Was 80: Retired Professor Dead—Led Mayo Foundation," *New York Times*, July 27, 1963. Other obituaries can be found in *Annals of the Royal College of Surgeons of England* 33 (July-December 1963): 201-203; *British Medical Journal* 2 (July-December 1963): 628-629; *Journal of the Royal College of Surgeons of Edinburgh* 9 (October 1963-July 1964): 70-72; *Canadian Journal of Surgery* 6 (January 1963-October 1963): 519-520; *Le Journal de L'Association Medicale Canadienne* 89 (July-December 1963): 366-368; *JAMA (Journal of the American Medical Association)* 185 (August 1963): 814; *Transactions of the Eighty-fourth Meeting of the American Surgical Association* 82 (April 1964): 449-451; *Gastroenterology* 46 (1964): 207-208; *Bulletin of the Medical Library Association* 51 (January-October 1963): 617-318; *Transactions of the Western Surgical Association* 71 (1964): 325-327. Since Balfour's death the doors were closed two more times: to mark the assassination President Kennedy and to mark the attacks of September 11, 2001.

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Verbal Boundary Description

The Dr. Donald C. Balfour House property boundary commences at the southeast corner of Block 17 of Head and McMahons Addition to the City of Rochester, running thence north 82½ feet, thence west on a line parallel with the south line of said block to the west line of said block, thence south to the south line of said block, thence east on the south line of said block to the place of beginning.

Boundary Justification

The boundary is defined by the property's legal description, which has remained the same since 1872.

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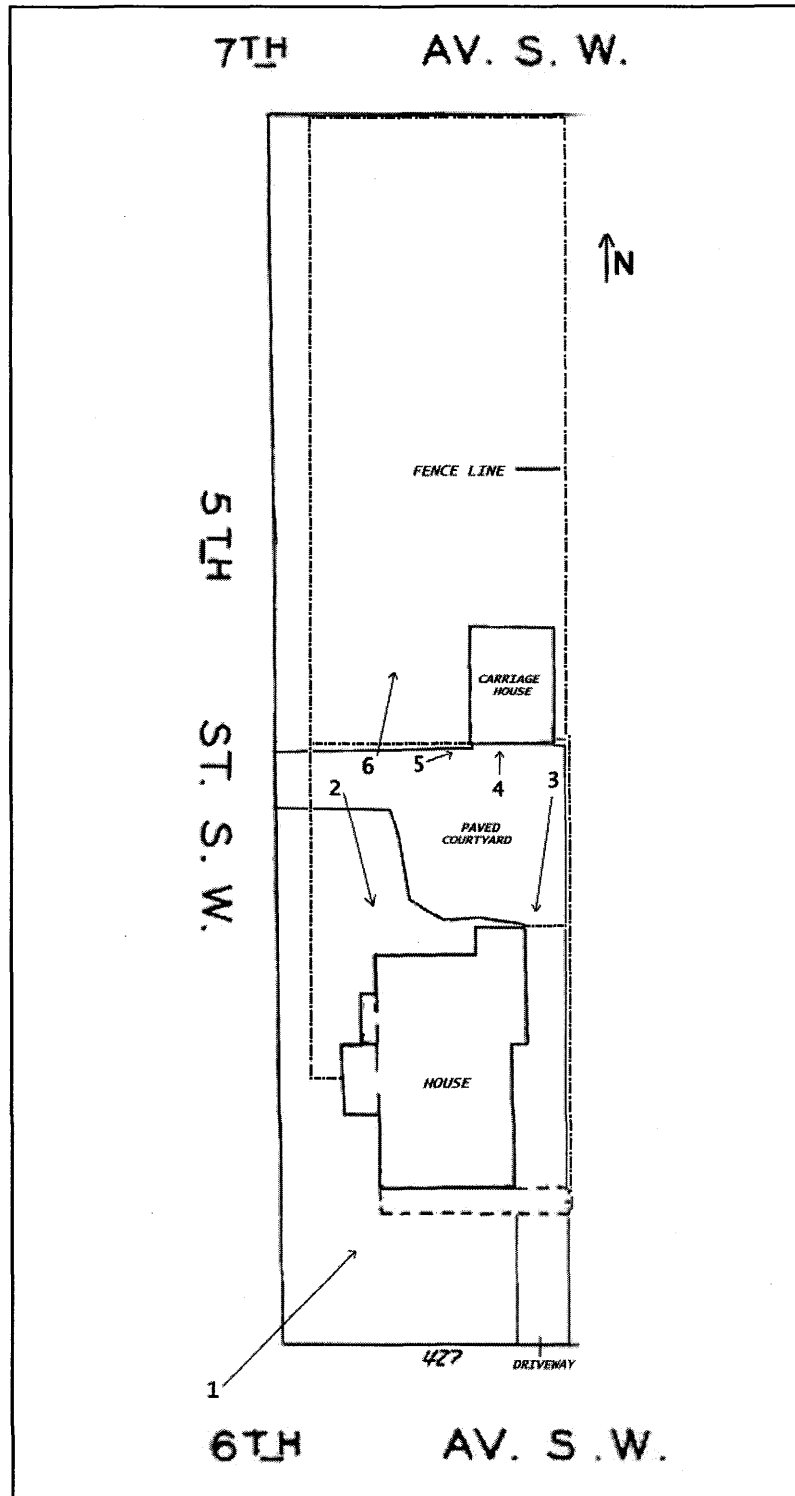
Photographer: Elizabeth A. Gales, Hess, Roise and Company

Date: December 2, 2003

Negatives: Hess, Roise and Company, Minneapolis

- 1 East and south facades of house. View to northwest.
- 2 West and south facades of house. View to northeast.
- 3 North facade of house. View to east.
- 4 East facade of garage. View to west.
- 5 South and east facades of garage. View to northwest.
- 6 South facade of garage and western end of property. View to west.

Dr. Donald C. Balfour House
Rochester,
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Sketch map showing angles for photographs
(See Index to Photographs)

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*Dr. Donald C. Balfour
(photograph: History of Medicine Library, Mayo Clinic)*

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*A college singing group performs in the Balfours' music room, ca. 1950s
(photograph: History of Medicine Library, Mayo Clinic)*

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Current view of the music room, looking northeast



Current view of the music room, looking west

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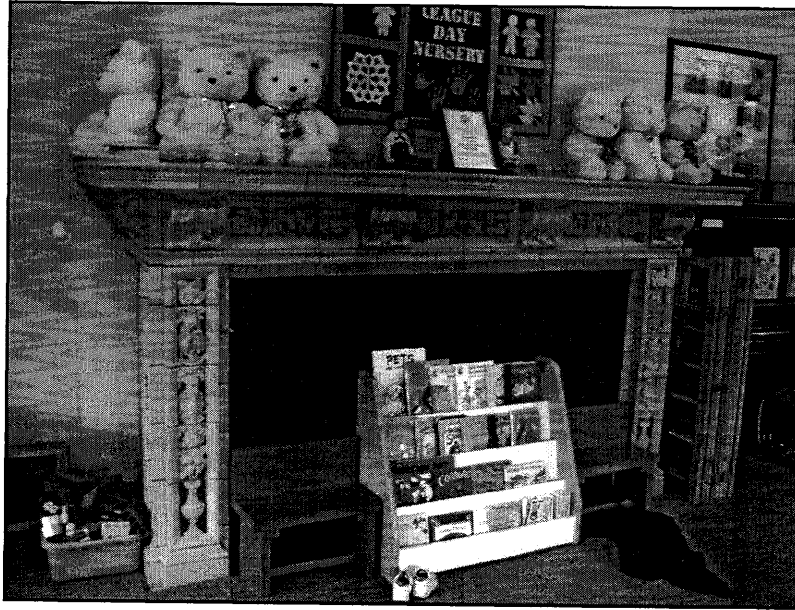
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Current view of the music room fireplace



Current view of the living room, looking southwest

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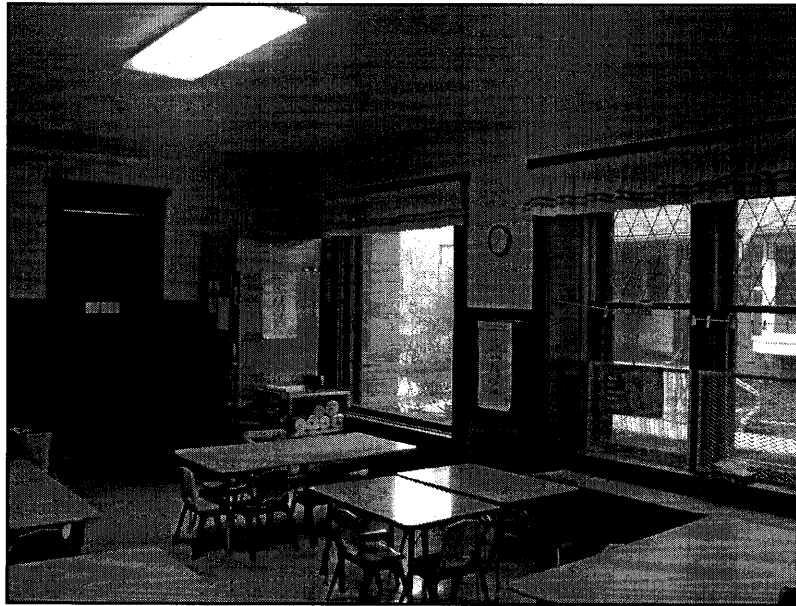
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Current view of the dining room, looking to the northwest