

Heritage Preservation Commission
Review for locally designated landmark
Hubbard House property
Carriage House improvements - 2026

The Hubbard House, located at 606 South Broad Street, is a designated heritage preservation landmark, the survey of which is attached.

As such, [Mankato City Code section 10-1508](#) stipulates the following:

- (2) *Review of construction and demolition activity.*
 - a. *Type of activity.*
 - 1. *Except as provided in subsection (c)(3) of this section, the commission shall review and approve or disapprove of construction and demolition activities, including all street and utility activities, within any heritage preservation landmark or district. In addition, the commission shall review and approve or disapprove the issuance of city permits to do any of the following in a heritage preservation landmark or district:*
 - (i) *Remodel, repair, or alter in any manner that will change the exterior appearance, including the installation, modification or removal of exterior signage;*
 - (ii) *New construction, including parking facilities;*
 - (iii) *Move a building;*
 - (iv) *Change the nature or appearance of a designated heritage preservation landmark, building or district, including permanent landscaping features;*
 - (v) *Demolish any building, structure, or portion thereof.*
 - 2. *The performance of any of the foregoing activities without a permit issued in accordance with the requirements of this section, or the performance of any of the foregoing activities in a manner contrary to the conditions, restrictions, or limitations of a permit issued in accordance with the requirements of this section, shall constitute a violation of this section.*
 - b. *Permit application and plans. Every application for any type of permit for exterior renovation in relation to a property designated as a heritage preservation landmark or district shall be accompanied by detailed plans or sketches for the proposed work to be done. A copy of the application and plans or sketches submitted therewith shall be immediately referred by the city's zoning administrator to the commission. The zoning administrator shall not issue permits in regard to an application until receiving written approval from the commission, subject, however, to subsections (c)(2)c, f, and g of this section.*
 - c. *Commission review. The commission may, but is not required to, delegate to a subcommittee of the commission, or to a designated city official, its power to review and recommend approval or denial of permit applications, such recommendation to be based on the proposed action's compliance with the adopted heritage preservation guidelines. The commission shall review the permit application and such plans as were submitted therewith and the recommendation of its subcommittee or designated official if applicable and shall render its decision thereon as a written order to the zoning administrator. The zoning administrator shall not issue any approved permit until after the ten-day appeal period, as provided for in subsection (c)(2)e of this section. In the case of a denial of the requested permit, the commission shall furnish the applicant with a copy of any recommendations for changes necessary to be made before the commission will reconsider the permit application.*
 - d. *Findings. All decisions of the commission with respect to construction and demolition activity shall be based on explicit findings which are in accordance with the adopted heritage preservation guidelines for each individual heritage preservation landmark or district and the secretary of the interior's standards of rehabilitation.*

Improvements are planned for the carriage house, located at the designated site, as follows, and as are outlined in the attached documentation:

1. Install new passive venting to the outside of the structure to accommodate the new floor installation.

The Secretary of Interior standards for rehabilitation can be used for evaluation purposes:

<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

A building permit has not yet been received for the work; however, a review is being sought to gather input from the HPC for project planning purposes.

In accordance with City Code, the HPC is requested to review the proposed project and provide findings in accordance with Mankato City Code.

MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Property Location

Property Name:	R.D. Hubbard House	Inventory No.	BE-MKC-325
Address:	606 South Broad Street	County:	Blue Earth
City/Twp:	Mankato	PIN:	R010918155008
Plat Name:	Warren's Addition (1884 Sanborn Maps) Warren Street Subdivision	Block:	—
USGS Quad		Lot:	F & G

Property Information

Architect:	Silas Barnard	Style:	French Second Empire
Date Const:	1871	State Historic Context:	Railroad and Agricultural Development 1870-1940
		Local Historic Context:	Architecture, Commerce
Historic Use:	Residence, Secondary Structure (carriage house)	Present Use:	House Museum, Secondary Structure (carriage house)
Property Type:	Building	Survey Name:	Mankato Local Designation Survey
NR Status:	Listed June 7, 1976	NR Recommendation:	Listed
Prepared by:	Thomas R. Zahn & Associates LLC Thomas Zahn, Principal Bethany Gladhill, Associate	Survey Date:	October 2010

Description:

The Hubbard House is one of the most elegant and outstanding examples of French Second Empire architecture in Minnesota.

The home was built in two sections. The original house, built in 1871, is two-and-a-half-stories stories. The predominant material is cream-painted brick, with correspondingly painted ornate woodwork. The foundation is cut Mankato-stone in similar tones. The mansard roof is of polychromatic slate, with a distinctive pattern. All materials, except for the roof slate, were locally sourced.

The 1888 remodeling added servant's quarters, an office, and a bay window alongside the original structure. The side addition is one-and-a-half-stories, of the same materials, and is sympathetic to the main design of the home.

The front porch is wooden and runs the full width of the house, corresponding with the two sections. It is defined by sets of Ionic columns.

Although a property's interior is generally not considered in designation, in this case it is significant. The eighteen-room Hubbard House was known for its luxurious amenities. The interior was extremely resplendent, featuring intricately carved woodwork of native cherry, walnut, and oak, dating almost entirely to the 1888 renovations. Elaborate marble

fireplaces in the parlor, living room, and bedroom were purchased at the Thieves Market in New Orleans and also installed during the renovations. There are colored art glass windows throughout and a signed Tiffany lamp shade in the dining room.

The house was again extensively redecorated by Bradstreet's of Minneapolis in 1905, just before Hubbard's death. These changes included new wallpaper and paneling on the first floor. Indeed, the work was not yet finished by August, 1905, when Hubbard died in Chicago, and was rushed to completion so that the family could hold his funeral at home.

The house was also noted for its mechanical services, including hot and cold running water, several bathrooms, gas lighting powered from an on-site plant, central heating, and one of the first telephone lines in Mankato.

The Blue Earth County Historical Society purchased the house from Mary Esther Hubbard in 1938 and deeded it to the city for maintenance while the historical society ran programming. About a quarter of the original Hubbard furnishings were included with the home and are still on display in the museum.

History:

The Hubbard House is significant on its own for its distinctive French Second Empire style and its architectural integrity. However, the fact that it was built for business magnate Rennsalar D. Hubbard, one of the most important early citizens of Mankato, makes it especially significant.

R.D. Hubbard was born in New York in 1837 to a farm family. He began his professional life at age 15, working on a railroad survey crew, farming and mining in California, and then returning to the East Coast where he worked as a grocery clerk and manager. After being rejected from the Union Army for health reasons, he briefly farmed tobacco before marrying Mary Esther Cook in 1866 and moving to Pennsylvania to start an extremely successful grocery. After a brief return to California, Hubbard and his wife moved to Mankato in 1870.

Hubbard's first Minnesota business venture was in the wheat market. He then was a co-founder of the Mankato Linseed Oil Company, which he ran for 11 years. In 1878, he formed the Mankato Milling Company (later Hubbard Milling) with George Palmer in 1878, serving as its president until his death in 1905. The milling company became a major element of Mankato commerce and, with 42 elevators, the largest milling operation in southern Minnesota. The milling operations continually advanced, changing from a stone grinding process to rollers. Due to the mill's size and influence, it eventually controlled wheat pricing, grading, processing and distribution practices for all of southern Minnesota.

Mary Esther Hubbard died in 1877, leaving one son, Jay. Hubbard remarried Miss Frank Griffith in 1878, and had two more daughters — Katherine Dean and Mary Esther. It is the youngest of these daughters who sold the home to the Blue Earth County Historical Society in 1938.

Evaluation:

This property is listed on the National Register and continues to be eligible for this designation.

Integrity:

In general, the Hubbard House retains extremely strong integrity. The period of interpretation chosen by the Blue Earth County Historical Society is 1905 (the time of Hubbard's death.)

The carriage house is an important part of the property (though not built until 1890), and the moving of the outbuilding due to the new street is slightly problematic; however, the new location for the carriage house, though not authentic, maintains a good sense of space.

The Hubbard House also benefits by the proximity to its rumored rival, the Cray House, located next door. The loss of this house would negatively affect the relational integrity of the home, though it would still be able to stand in its own right.

One basement window has been blocked for a vent, but this is minimal and reversible.

The consultants were unsure if the ornate iron fence surrounding the house is original. If not, it does fit in with the style of the house.

Accessibility issues have been well addressed.

Condition:

The Blue Earth County Historical Society and the City of Mankato have done an excellent job preserving the Hubbard House as a house museum. The house is well maintained, with especially the woodwork and detailing in excellent condition, from the widow's walk on down.

The consultants did notice some small issues, mostly paint related (especially on the fence and the metal roofing sections). It appears that this work is undertaken as part of regular maintenance.

There is some slight efflorescence on the chimney that might be addressed.

Sources:

- Schuster, Marcia and Charlie Nelson.. National Register nomination completed February, 1976.
- Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977.
- Hughes, Thomas. *History of Blue Earth County, and Biographies of Its Leading Citizens*. Chicago: Middle West Publishing Company, assumed 1909.
- No author cited. *Mankato, Its First Fifty Years*. Mankato: Free Press Printing Company, 1903.
- Hubbard House website, http://www.bechshistory.com/hubbard_house/history.html. Accessed November, 2010.
- Wikipedia page, http://en.wikipedia.org/wiki/Renesselaer_D._Hubbard_House. Accessed October, 2010.

Photographic Documentation:



R.D. Hubbard House ca. 1910.

Property of the Blue Earth County Historical Society photography collection.



Main elevation on Board Street



South and east elevations looking northwest



Broad Street entrance detail

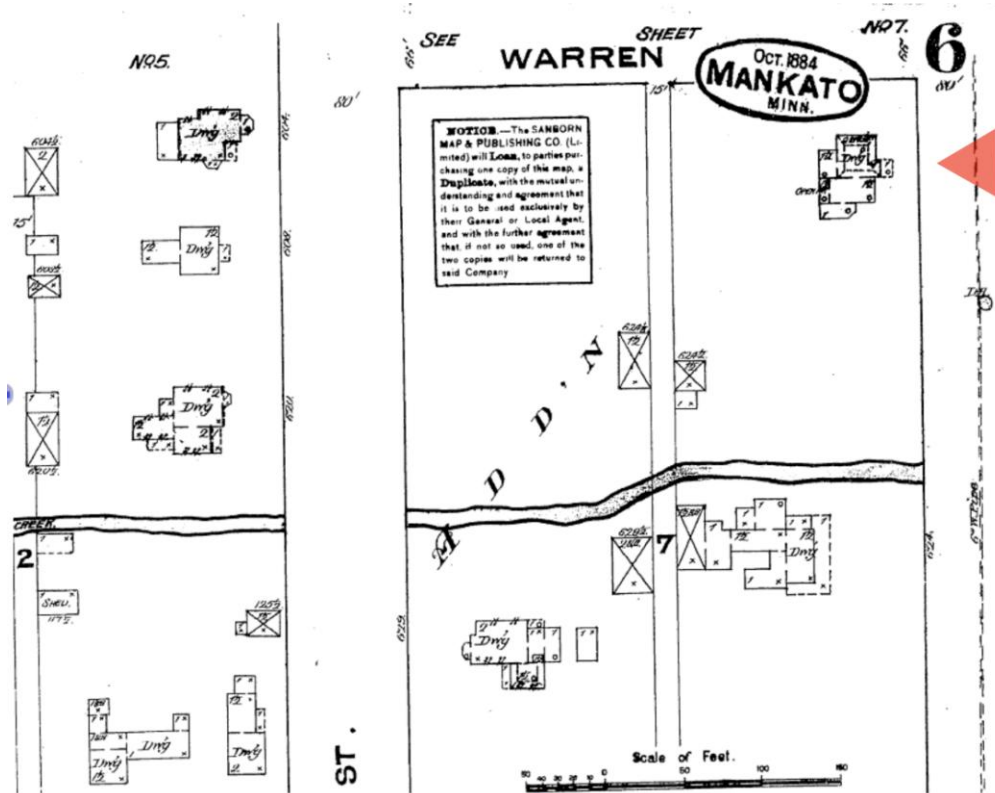


South elevation side porch detail

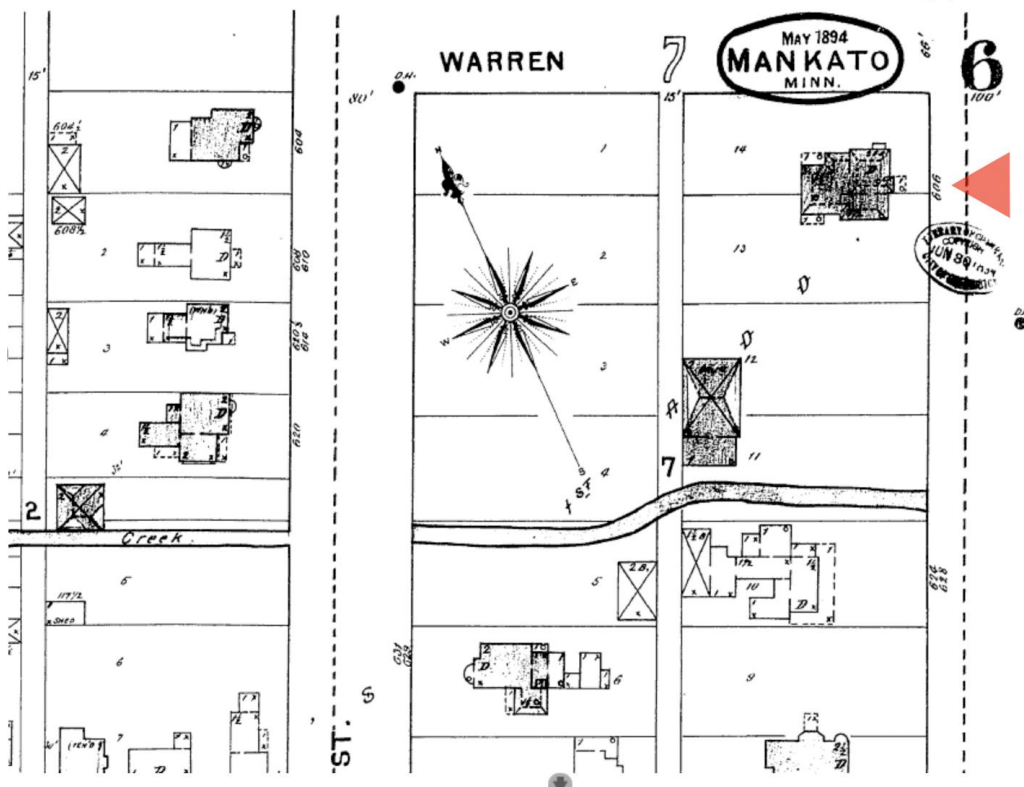


Carriage house looking to the north and westerly

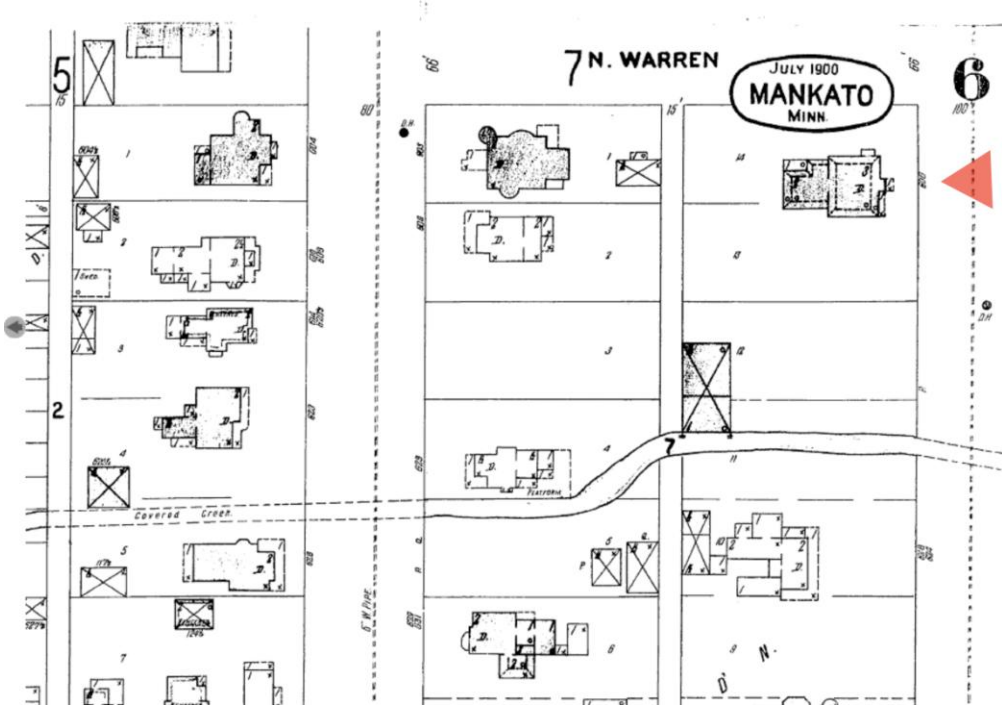
Sanborn Documentation:



The Hubbard House as it appeared in **October 1884** in the **Sanborn Insurance Maps**



As it appeared in the **1894 Sanborn Maps**



And in the **1900 Sanborn Maps** after the construction of Cray House (1897) at 603 South 2nd Street

Hubbard House Venting Solution – Carriage House

Before



After



Before



After





HUBBARD CARRIAGE HOUSE

Structural Evaluation Report

06/09/2026



Architecture
Engineering
Environmental
Planning

ISGInc.com

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PURPOSE OF REPORT

ISG was engaged by Claudia Hicks on behalf of the City of Mankato to complete a visual structural inspection and recommendation on the site located at 606 S Broad Street, Mankato, MN 56001. The evaluation was prompted due to ice dams forming at the eaves of the roof throughout winter. The city proposed insulating the floor of the attic space and adding attic ventilation to reduce the amount of snow melt on the roof. A site visit was completed by Sam Brockshus, Jacob Sonnek, and Jack Roering of ISG on April 27th, 2026. The site visits consisted of visual inspection and collection of necessary photos and measurements of the existing structure.

The primary objective of this Structural Evaluation Report is to provide a summary of ISG's recommendation on limiting stress increase of the existing structure with the addition of the attic insulation.

OBSERVATIONS

When ISG arrived on site, photos and field measurements were taken of structural elements. ISG created sketches with dimensions to be further analyzed. It was noted the attic space was currently being used as a storage space. All framing appeared to be in acceptable condition and free of rot, significant cracking, and excessive deflection (downward sag). Photos were taken while on site and can be seen in Appendix A.

ANALYSIS

Based on site observations, existing loads were determined by ISG to be:

Attic Loading

Dead Load: 7 psf + structure self-weight

Live Load: 30 psf

Roof Loading

Dead Load: 15 psf + structure self-weight

Roof Snow Load: 14.5 psf

These loadings were determined based on field observations. An analytical model of the structure was created based on notes and sketches taken in field. With the addition of the insulation to the attic floor, 7.5 psf was added to the attic floor dead load taking into account the self-weight of the insulation, 2x framing @ 24" OC, and 3/4" floor sheathing. Additionally, 5.2 psf was added to the roof snow load to account for the attic now being a cold ventilated space and the thermal factor increasing per ASCE7-16. Due to this increase in loading created by the insulation, the live load was decreased 10 psf in the attic space to limit the stress increase of the existing structure. ISG deemed this to be the most effective way to be able to add the insulation without having to reinforce the existing structure.

New attic loading with the addition of insulation to the attic floor were determined to be:

Attic Loading

Dead Load: 14.5 psf + structure self-weight

Live Load: 20 psf

Roof Loading

Dead Load: 15 psf + structure self-weight

Roof Snow Load: 19.7 psf

CONCLUSION

It is recommended by ISG that, in order to add insulation to the attic floor and ventilate the roof, the City of Mankato shall reduce the attic floor live load to 20 psf. This can be accomplished by removing some of the heavier items being stored in this space. ISG concludes with this reduction in live load, this stress increases experience by structural elements from the addition of insulation is limited to an acceptable amount. A sign shall be posted permanently at the entrance to the attic space that reads "MAXIMUM STORAGE LOAD OF 20 PSF".

NEXT STEPS

Based on report findings and the existing structural accommodations, next steps would include:

1. Confirm ability to reduce overall storage in the attic to allow for added floor construction and remain within allowed live load.
2. Remove all items from the attic to allow for installation of 2x6 wood framing on top of the current floor, infill space between framing with insulation. Install a vapor barrier below the insulation and new wood flooring on top of the framing over the top of the insulation.
3. Add a door and enclosure at the top of the stair to fully enclose and separate the attic from the space below.
4. Remove any through-floor venting and seal any penetrations between floors.
5. Remove any existing cavity insulation and vapor barriers at the roof framing.

This scope of work will reduce the conditioned space to be only the first floor. The attic will not be conditioned and will be the same temperature and humidity as the exterior environment. Any storage that may take place in the attic after this scope should be able to withstand yearly temperature and humidity swings.

If you have any questions or concerns, feel free to call at 507.387.6651 or email at Sam.Brockshus@isginc.com.



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APPENDIX A: Photos

