

Inventory Number: DK-IVG-00063

Historic Name: Commercial Building

Address: 1055 50th Street East

Description Narrative

This one-story, irregular-plan, car dealership building was constructed ca. 1970, according to tax assessor records and historic aerial imagery.¹ The main block has a poured concrete foundation, a flat roof with parapet, and a concrete exterior. A large ca. 2010 addition on the front (southwest) facade wraps around a portion of the side (southeast) elevation.² The modern addition, similar in appearance to other Chevrolet dealerships, has metal-framed glass walls inset below a metal-paneled parapet supported by large metal-clad pillars. The main entrance is centered on the addition and is framed within an articulated entryway that extends above the roofline with metal lettering that reads "Chevrolet." Replacement overhead doors, glass entrance doors, and fixed windows are on the front (southwest) and side (northwest) elevations of the main building block. Concrete-block pilasters extend along portions of the side (northwest and southeast) and rear (northeast) elevations. The rear elevation has metal overhead doors and two entrances accessible by a metal stairway. Metal overhead doors are also on a portion of the side (southeast) elevation of the main building block. Fixed-glass, metal windows with transoms and an entrance are on a portion of the side (southeast) elevation and are part of the modern addition. To the south of the property are three freestanding metal signs that read "Certified Service," "Certified Pre-Owned Mauer," and "Chevrolet Mauer."

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1970 per tax assessor records and available 1972 aerial imagery. No original building permit was identified during permit indices research, nor was an architect, builder, or owner at the time of construction determined. City directories did not identify listings for the property. By 2007, the building housed a Chevrolet dealership.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic aerial imagery and tax assessor records indicates the building was constructed ca. 1970, but no information was identified via building permits or city directory listings. Research did not yield any evidence to indicate that the property is significant within the commercial development of Inver Grove Heights or Dakota County. Additionally, this Chevrolet dealership is one of many car dealerships along the corridor; thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2013, <https://www.historicaerials.com/viewer>.

³ "Streetview of 1055 50th Street East (2007-2023)," *Google Maps*, accessed April 25, 2024, https://www.google.com/maps/@44.8802854,-93.086005,3a,75y,354.94h,90.86t/data=!3m8!1e1!3m6!1s-vGXOWBZjF_v-TLMqg-wTA!2e0!5s20230601T000000!6shttps%3A%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3D-vGXOWBZjF_v-TLMqg-wTA%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D32.02472%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

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high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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"Streetview of 1055 50th Street East (2007-2023)." *Google Maps*. Accessed April 25, 2024.
https://www.google.com/maps/@44.8802854,-93.086005,3a,75y,354.94h,90.86t/data=!3m8!1e1!3m6!1s-vGXOWBZjF_v-TLMqg-wTA!2e0!5s20230601T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3D-vGXOWBZjF_v-TLMqg-wTA%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D32.02472%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

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Photographs



DK-IVG-00063, January 31, 2024, front (southwest) facade with modern addition, view facing northwest.



DK-IVG-00063, January 31, 2024, front (southwest) facade and side (northwest) elevation, view facing northeast.

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Historic Name: Commercial Building

Address: 1055 50th Street East



DK-IVG-00063, January 31, 2024, rear (southwest) facade and side (southeast) elevation, view facing northwest.

Inventory Number: DK-WPC-00081
Historic Name: Saint Croix Lutheran High School

Address: 110 Crusader Avenue West

Description Narrative

This institutional building has an irregular plan and was constructed ca. 1965 according to historic aerial imagery. As initially built, the property included the current one-story main block and a separate two-story rear building that has since been connected to the main block by a ca. 1975 addition.¹ It has a poured concrete foundation, a flat roof with a parapet, and a rectangular metal protrusion on the north end of the roof. The building has a yellow and brown brick and concrete cladding, a concrete cornice, and concrete panes below the recessed window openings. The front (north) facade has a centered main entrance with sidelights and a metal cross mounted directly west of the entrance. One-over-one, vinyl sash, replacement windows inset within rectangular surrounds are evenly spaced along the facade flanking the main entrance. The central portion of the side (east) elevation has no windows. An entrance with glass doors and a second entrance that has been enclosed are on the first level of the center portion of the east elevation. The east end of the east elevation is one story and has one-over-one, vinyl sash, replacement windows inset within rectangular surrounds. The side (west) elevation has one-over-one, vinyl sash, replacement windows inset within rectangular surrounds and fixed, three-pane, metal sash windows.

A two-story addition was made to the west elevation sometime between 1991 and 2003 and expanded in 2021 to wrap around and connect to the rear (south) elevation.² The rear elevation has a two-story addition made sometime between 1991 and 2003, and its front is part of the east elevation.³ The east elevation of the addition has a two-story portion with metal picture windows with casement flankers, with brick below each window and running brick bonds along the west-end elevation. Between the west-end portion and the two-story central portion of the east elevation is an entrance surrounded by glass panes and recessed under a metal entrance canopy that extends beyond the facade wall. A free-standing sign flanked by brick pillars is at the north edge of the property and reads "Net Ministries 110 Crusader Avenue West." A large, paved parking lot and a paved entrance drive is in the northeastern part of the property.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1965 per historic aerial imagery. No original building permit was found during building permit indices research, nor was an architect, builder, or owner at the time of construction identified. City directories indicate that in 1970 and 1980 the building served as the Saint Croix Lutheran High School.⁴ The building ceased to be a high school at an undetermined date. Sometime in the early-twentieth-first century, Net Ministries began operating out of the subject building, and it remains the current occupant.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1975, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1991, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2021, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Dakota County, Minnesota," 1991. "Aerial Image, Dakota County, Minnesota," 2003.

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: DK-WPC-00081
Historic Name: Saint Croix Lutheran High School Address: 110 Crusader Avenue West

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic aerials and city directories indices indicates the building was constructed ca. 1965, but did not identify the architect, builder, or owner at the time of construction. The building formerly housed Saint Croix Lutheran High School; however, research did not yield any evidence to indicate that the property is significant within the educational history or commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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"Aerial Image, Dakota County, Minnesota." *Historic Aerials by NETROnline*, 1991.
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Inventory Number: DK-WPC-00081
Historic Name: Saint Croix Lutheran High School

Address: 110 Crusader Avenue West

Photographs



DK-WPC-00081, January 31, 2023, front (north) facade of main block, view facing southwest.



DK-WPC-00081, January 31, 2023, side (west) elevation of main block, view facing northeast.

Inventory Number: DK-WPC-00081
Historic Name: Saint Croix Lutheran High School

Address: 110 Crusader Avenue West



DK-WPC-00081, January 31, 2023, side (east) elevation, view facing northeast.



DK-WPC-00081, January 31, 2023, front part of the rear (south) elevation with metal canopy, view facing southwest.

Inventory Number: DK-WPC-00081
Historic Name: Saint Croix Lutheran High School

Address: 110 Crusader Avenue West



DK-WPC-00081, January 31, 2023, side (east) elevation of main block, view facing west.



DK-WPC-00081, January 31, 2023, free-standing sign, view facing south.

Inventory Number: DK-WPC-00082

Historic Name: Signal Hills Shopping Center

Address: 1201 Robert Street South

Description Narrative

This highly altered shopping center was constructed in 1955 according to tax assessor records. The complex was originally constructed as two large, separate, adjacent buildings. According to historic aerial imagery, the buildings were connected into a single, irregular, L-plan building by a small triangular-shaped addition ca. 1965.¹ The building has a flat roof with alternating flat, gabled, and stepped parapets bearing signage for the individual storefronts. The building is of concrete-block construction and has a poured concrete foundation. It is clad in stucco, with vertical segments of both painted and unpainted brick cladding between storefronts on the eastern ell. Original concrete block is visible along the rear (south and southwest) elevations. Storefronts include metal-frame glass doors with transoms, large fixed windows, and vinyl awnings. Stucco siding has been removed from one bay at the north end facade to expose the original brick cladding and concrete block construction. On the side (northwest) elevation of the building, a vehicular entrance has been infilled. A large parking lot occupies much of the property east of the building. Alterations include the complete remodeling of the entire facade and storefronts with replacement stucco cladding, a variety of parapets, and replacement windows and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Research identified no available building permit or city directory information for this property. However, Minneapolis newspapers covered the development of the shopping center in 1954-1955. A *Star Tribune* article in 1954 noted excavation work at the site for the "\$2,250,000 shopping center" under construction by the Hurley Construction Company for the Signal Hills Company.² According to the article, the shopping center was being constructed in two phases in an "L" configuration. Early tenant leases signed in 1954 included those for J.C. Penney, Woolworth, Fanny Farmer, and Synders Drug Store, among others.³ Both buildings forming the "L" configuration are depicted in 1957 aerial imagery.⁴ Today, the Signal Hills shopping center remains occupied by a variety of commercial businesses.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic newspapers and aerial imagery indices indicates the shopping center was constructed in 1955 by the Hurley Construction Company for the Signal Hills Company. Early tenants included J.C. Penney, Woolworth, Fanny Farmer, and Snyder's Drug Store, among others.⁵ Although the property represented a large-scale shopping center developed in response to area suburban growth in the mid-twentieth century, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² "Center to Be Built," *Star Tribune*, October 31, 1954.

³ "Center to Be Built."

⁴ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

⁵ "Center to Be Built."

Inventory Number: DK-WPC-00082
Historic Name: Signal Hills Shopping Center Address: 1201 Robert Street South

mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story L-plan massing, and its multiple storefronts and businesses.⁶ However, it does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Furthermore, extensive alterations to the facade and storefronts detract from the original mid-twentieth-century design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

"Aerial Image, Dakota County, Minnesota." *Historic Aerials by NETROnline*, 1966.
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⁶ Emily Pettis, Christina Slattery, and Mead & Hunt, Inc., *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance* (Washington D.C.: National Cooperative Highway Research Program, 2023).

Inventory Number: DK-WPC-00082
Historic Name: Signal Hills Shopping Center

Address: 1201 Robert Street South

Photographs



DK-WPC-00082, January 31 2024, Front (northeast) facade, view facing west.



DK-WPC-00082, January 31, 2024, Front (northeast) facade of northwest ell, view facing west.

Inventory Number: DK-WPC-00082
Historic Name: Signal Hills Shopping Center

Address: 1201 Robert Street South



DK-WPC-00082, January 31, 2024, Front (northeast) facade of east ell, view facing southwest.



DK-WPC-00082, January 31, 2024, Front (northeast) facade of northwest ell featuring exposed original construction, view facing west.

Inventory Number: DK-WPC-00083

Historic Name: House

Address: 1858 Robert Street South

Description Narrative

This one-story, Minimal Traditional house has a rectangular plan and was built in 1951, according to tax assessor records. It has a poured concrete foundation and replacement vinyl siding. The side-gable roof is clad with asphalt shingles and features wide overhanging eaves on the facade. Windows are one-over-one, vinyl, replacement units. A non-historic-age bay window is on the front (northwest) facade. The primary entrance on the facade is recessed below the roof overhang. The side (southwest) elevation has two, three-light, horizontally sliding, replacement vinyl windows; a secondary entrance; and a two-car attached garage addition incorporated after 1972.¹ Alterations include replacement siding, windows, and the garage addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was constructed in 1951 per tax assessor records. No original building permit was found during permit indices research, nor was an architect, builder, or owner at the time of construction identified. City directories list George H. Doeren as the occupant in 1962, followed by Jacob M. Schmidt in 1970.² The property remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the residence was constructed in 1951, but sources did not identify the owner at the time of construction, architect, builder, or first occupants. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Minimal Traditional home such as its side-gable roof, rectangular form, and minimal architectural detail, these characteristics are commonly seen in homes of this. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>; "Aerial Image. Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 288; *Saint Paul City Directories 1890-1980*, 248.

Inventory Number: DK-WPC-00083

Historic Name: House

Address: 1858 Robert Street South

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: DK-WPC-00083

Historic Name: House

Address: 1858 Robert Street South

Photographs



DK-WPC-00083, January 31, 2024, front (southwest) elevation and side (northwest) elevation, view facing south.



DK-WPC-00083, January 31, 2024, front (southwest) elevation and side (southeast) elevation, and garage attachment, view facing east.

Inventory Number: DK-WPC-00084

Historic Name: Gibis House

Address: 1088 Robert Street South

Description Narrative

This one-and-one-half-story, rectangular-plan Bungalow was constructed in 1928 according to tax assessor records. The house has a side-gable, asphalt-shingle roof with eave returns and an interior brick chimney. A front-gable ell at the southern end of the front (west) facade appears to have been a former porch incorporated into the massing of the house. It includes a reoriented primary entrance on the side (north) elevation. The house is of frame construction with asbestos siding and a rusticated concrete-block foundation. Windows are primarily replacement, vinyl, one-over-one sash units. A single replacement, sliding-sash, vinyl unit is located within the upper half-story gable end on the side (south) elevation. Paired vinyl sash windows in the upper half-story of side (north) elevation gable end include original pedimented surrounds. The primary entrance on the side (north) elevation of the front-gable ell includes a replacement door and an exterior storm door. It is accessed by a small shed-roof stoop with a wooden eave bracket and a wooden railing. A small, one-story, gable-roof addition is on the rear (east) elevation below a gable dormer. A two-bay, detached garage with a hip roof and wood siding is located at the rear of the property east of the house. Alterations to the building include the replacement windows and siding, the enclosed former porch, and the reoriented primary entrance.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Research identified no original building permit for the property, but the residence was constructed in 1928 per tax assessor records. According to the 1930 city directory, Casper J. Gibis was the first occupant, with no listed occupation.¹ Casper continued to occupy the property through 1970.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the residence was constructed in 1928 and that the first occupant was Casper J. Gibis.³ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of an early-twentieth-century Bungalow, such as the wide eave overhang, paired windows, and large former porch, this housing type and characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement siding and windows and the enclosed porch detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1853.

² *Saint Paul City Directories 1890-1980*, 248.

³ *Saint Paul City Directories 1890-1980*, 248.

Inventory Number: DK-WPC-00084

Historic Name: Gibis House

Address: 1088 Robert Street South

Bibliography

Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: DK-WPC-00084

Historic Name: Gibis House

Address: 1088 Robert Street South

Photographs



DK-WPC-00084, March 6, 2024, Front (west) facade and side (north) elevation, view facing southeast.



DK-WPC-00084, March 6, 2024, Front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: DK-WPC-00084

Historic Name: Gibis House

Address: 1088 Robert Street South



DK-WPC-00084, March 6, 2024, Detached garage and rear (east) elevation of main house, view facing northwest.

Inventory Number: DK-WPC-00085

Historic Name: Commercial Building

Address: 1099 Robert Street South

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1966 according to tax assessor records. It reflects Ranch-style influences, including the low-pitch, front-gable roof with wide, overhanging eaves and exposed roof beams. The roof is clad in asphalt shingles, with two interior brick chimneys. The building is primarily of variegated brick cladding, with the upper third of the exterior clad in stucco. Recessed bays at the side (north) elevation are clad in vertical wood siding. The foundation is not visible. Windows are replacement, vinyl, fixed units arranged in pairs above the brick cladding on the front (east) facade, side (south) elevation, and rear (west) elevation. The side (north) elevation features two recessed bays with large, replacement, fixed windows and a central projecting entrance bay clad in brick. The entrance includes a glass door and sidelight, a flat-roof overhang, and a concrete stoop accessed by a concrete Americans with Disabilities Act ramp with a metal tube railing. A secondary entrance with a metal door is located on the side (south) elevation. A freestanding, lighted sign noting, "Gotham Tax Service" is mounted between brick posts at the east side of the building. The rear (west) elevation includes a small addition below the main roofline clad in vertical wood siding. An asphalt parking lot surrounds the building to the north and west. Alterations to the building include the rear addition and replacement windows, doors, and siding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1966 according to tax assessor records. No original building permits were identified for this property. However, according to city directories in 1970, the building housed two dentists: Warren W. Hunt and John C. Huntley.¹ Warren Hunt continued to occupy the building in 1980.² Today, the building houses two businesses: Gotham Tax Service and BeLashii lash salon.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of available city directories and tax assessor data indicates the building was constructed in 1966 and that the building housed two dentist offices.³ However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of the Ranch style applied to commercial architecture, such as the low-pitch roof, wide eave overhang, and exposed roof beams, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations including replacement siding, doors, and windows, and the rear addition detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 248.

² *Saint Paul City Directories 1890-1980*, 264.

³ *Saint Paul City Directories 1890-1980*, 248.

Inventory Number: DK-WPC-00085
Historic Name: Commercial Building Address: 1099 Robert Street South

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Inventory Number: DK-WPC-00085
Historic Name: Commercial Building

Address: 1099 Robert Street South

Photographs



DK-WPC-00085, March 6, 2024, Front (east) facade, view facing west.



DK-WPC-00085, March 6, 2024, Side (north) elevation featuring primary entrance, view facing southwest.

Inventory Number: DK-WPC-00085

Historic Name: Commercial Building

Address: 1099 Robert Street South



DK-WPC-00085, March 6, 2024, Rear (west) elevation featuring addition, view facing east.

Inventory Number: DK-WPC-00086

Historic Name: Building

Address: 110 Thompson Avenue East

Description Narrative

This one-story car wash building has a rectangular form and was constructed in 1972 according to tax assessor records. It has a poured concrete foundation, a flat roof with a metal parapet, and is clad in dark red brick. The building has both large and narrow, metal, fixed glass windows. The front (west) facade has been heavily altered and has a stone and vinyl-clad protrusion that extends above the roofline with signage reading "Mister." Additional signage on the parapet reads "Car Wash." Entrance doors flank an overhead door on the side (north) elevation. Sometime between 2003 and 2008, a large addition was made to the side (south) elevation, and it features an overhead door for the drive-through car wash facility.¹ Associated non-historic-age features include individual self-serve vacuum bays along the front (west) elevation and individual car wash pay stations and a booth located southwest of the building at the car wash entrance drive. Alterations include a heavily altered facade, side addition, vacuum bays, and replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1972 per tax assessor records and historic aerial imagery.² No original building permit was found during building permit indices research, nor was an architect, builder, owner at the time of construction identified. City directories first list the property as Mobil Car Wash in 1980.³ By 2007, the building was a \$5 Car Wash location.⁴ By 2011, the building became Mister Car Wash.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, tax assessor records, and historic aerial imagery indicates the building was constructed in 1972 and has housed car washes since the 1980s. However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2008, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁴ "Streetview of 110 Thompson Avenue East (2007-2022)," *Google Maps*, accessed April 24, 2024, <https://www.google.com/maps/@44.9010839,-93.0805479,3a,15y,99.63h,88.83t/data=!3m7!1e1!3m5!1s6zWS1EXS5Rqqe0Xln7sM7g!2e0!5s20161001T000000!7i13312!8i6656?entry=ttu>.

⁵ "Streetview of 110 Thompson Avenue East (2007-2022)."

Inventory Number: DK-WPC-00086
Historic Name: Building

Address: 110 Thompson Avenue East

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<https://www.google.com/maps/@44.9010839,-93.0805479,3a,15y,99.63h,88.83t/data=!3m7!1e1!3m5!1s6zWS1EXS5Rqqe0XIn7sM7g!2e0!5s20161001T000000!7i13312!8i6656?entry=ttu>.

Inventory Number: DK-WPC-00086

Historic Name: Building

Address: 110 Thompson Avenue East

Photographs



DK-WPC-00086, January 31, 2024, front (west) facade, view facing northeast.



DK-WPC-00086, January 31, 2024, side (north) elevation and front (west) facade, view facing south.

Inventory Number: DK-WPC-00087

Historic Name: House

Address: 1105 Robert Street South

Description Narrative

This two-story, American Foursquare house was constructed in 1925, according to tax assessor records. It is of frame construction, clad in stucco, and has a rusticated concrete-block foundation with stucco cladding on the front (east) facade. The asphalt-shingle hip roof includes an interior brick chimney and wide eave overhangs. Windows are one-over-one, vinyl, replacement units with simple wooden surrounds. Both side (north and south) elevations include a small, one-by-one, sliding sash window. A hip-roof enclosed porch that has been incorporated into the house's massing extends along the facade and includes the primary entrance. It features an original wood door and is accessed by concrete steps with a metal railing. A secondary entrance is on the side (north) elevation. A wood privacy and chain-link fence extend along the sides (north and south) of the house. A front-gable garage with vinyl siding is to the rear of the house. Alterations include replacement cladding and windows and the enclosed front porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1925 per tax assessor records. No original building permit was identified during permit indices research, nor was an architect, builder, or owner at the time of construction determined. City directories indicate that by 1930, Charles A. Thain resided at the property.¹ Additional occupants included John J. Keinberger in 1940 and Theresa U. Keinberger in 1962.² Sources did not reveal the relationship between the Keinbergers. Thomas L. Leiner occupied the residence in 1970 and 1980.³ The property remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the residence was constructed in 1925 but did not identify the original owner, architect, builder, or first occupant. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although the house retains elements of the American Foursquare style, such as the square massing, hip roof, and wide eave overhangs, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement cladding, windows, and the enclosed front porch detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1853.

² *Saint Paul City Directories 1890-1980*, 1694; *Saint Paul City Directories 1890-1980*, 287.

³ *Saint Paul City Directories 1890-1980*, 248; *Saint Paul City Directories 1890-1980*, 264.

Inventory Number: DK-WPC-00087

Historic Name: House

Address: 1105 Robert Street South

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Inventory Number: DK-WPC-00087

Historic Name: House

Address: 1105 Robert Street South

Photographs



DK-WPC-00087, March 06, 2024, front (east) facade and side (south) elevation, view facing northwest.



DK-WPC-00087, March 06, 2024, front (east) facade, side (north) elevation, and garage in rear, view facing southwest.

Inventory Number: DK-WPC-00088

Historic Name: Dairy Queen

Address: 1110 Robert Street South

Description Narrative

This one-story vernacular restaurant building has a rectangular form and was constructed ca. 1955, based on historic aerial photographs and city directory listings.¹ It has a poured concrete foundation and brick cladding. The building has a flat roof with a ca. 1975 faux mansard parapet clad in metal shingle siding.² The parapet addition features central split gables with horizontal metal siding on the front (south) facade and side (west) elevation. The facade includes metal, fixed-glass windows and a recessed central section below the broken gable with a glass entrance door, glazed brick cladding, and a small patio. A solid wood or metal door is also located slightly east of the entrance on the facade. The side (west) elevation fronting Robert Street features metal fixed glass windows. The larger central window openings appear to have originally been entrance doors and may have served as the original primary entrance. The rear (north) elevation features a glass entrance door, metal fixed-glass windows, and a drive-through window with a small section of glazed brick cladding. The side (east) elevation includes an additional entrance with a metal door and a free-standing drive-through menu board immediately to the east. A pylon sign that reads “Dairy Queen” is located southwest of the building. Alterations include a reoriented facade, replacement windows, and replacement doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1955 based on aerial imagery review.³ No original building permit was identified during building permit indices research, nor was an architect, builder, or owner at the time of construction determined. The first city directory entry in 1958 lists Dairy Queen at this location.⁴ Dairy Queen remains the current occupant. Aerial imagery indicates that the building’s roofline was modified in the mid-to-late 1970s.⁵

The subject property is an example of a post-World War II (postwar) Dairy Queen franchise restaurant. Established in 1943, the Dairy Queen franchise grew rapidly in the postwar period and employed standardized cones, packaging, and advertising from the late 1940s onward.⁶ Through the 1950s, typical franchises employed a flat-roofed, box-like form. In the early 1960s, the company debuted its new “Country Fresh” style, using a white barn-like form with a red roof.⁷ Over the course of the 1960s, the chain grew rapidly from 3,000 franchises to over 4,000.⁸ In addition to the gambrel-roof barn type,

¹ “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

³ “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 603.

⁵ “Aerial Image, Dakota County, Minnesota,” 1979.

⁶ “The DQ Story,” *Dairy Queen*, accessed October 8, 2018, <https://www.dairyqueenfranchising.com/about/the-dq-story/>.

⁷ Dairy Queen, Inc., *The Dairy Queen Story: The Cone with the Curl On Top* (Minneapolis: Dairy Queen, Inc., 1990), 59.

⁸ Dairy Queen, Inc., *The Dairy Queen Story: The Cone with the Curl On Top*, 82.

Inventory Number: DK-WPC-00088

Historic Name: Dairy Queen

Address: 1110 Robert Street South

variants from this period include the “split-gable” roofline found on the subject property following its 1970s modification.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and historic aerial photographs indicates the building was constructed ca. 1955 as a Dairy Queen; however, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. While the property does display the typical elements of a postwar Dairy Queen franchise, such as the prominent red, split-gable, flat roof with a faux mansard parapet, these characteristics are common for this property type. It does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Furthermore, its reoriented facade, replacement windows, and replacement doors detract from its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Inventory Number: DK-WPC-00088

Historic Name: Dairy Queen

Address: 1110 Robert Street South

Photographs



DK-WPC-00088, January 31, 2024, front (south) facade and side (west) elevation, view facing northeast.



DK-WPC-00088, January 31, 2024, rear (north) facade and side (east) elevation with drive-through menu board (left) and signage (in background), view facing southwest.

Inventory Number: DK-WPC-00089

Historic Name: Speedy Market

Address: 1111-1115 Robert Street South

Description Narrative

This one-story commercial building spanning two parcels has a rectangular form and was constructed ca. 1960, based on city directory listings.¹ The building has a poured concrete foundation, a flat roof with a metal-clad parapet, and a concrete exterior and with non-historic-age brick skirting along the side (south) elevation. The roof overhang shelters the storefronts and includes individual storefront signage on the front (east) facade. Below the overhang are glass entrance doors and large, metal, fixed glass, storefront windows with low metal panels. An additional door and signage are on the side (south) elevation. A third door is on the side (north) elevation. To the east, the property includes a paved parking lot and a non-historic-age, freestanding sign on a rusticated concrete-block foundation that reads "R&B Liquors, E-Cig Center Tabacco, Little Caesars."

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1960. No original building permit was located, and no architect, builder, or owner at the time of construction was identified. Review of city directories indicates the subject property housed Speedy Market Groceries from 1962 through at least 1980.² It currently houses Little Caesars, Stevens Tabacco & Vape, and R&B Liquors.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and historic aerials indicates the building was constructed ca. 1960 and that it housed Speedy Market Groceries for approximately 20 years or more. However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 287.

² *Saint Paul City Directories 1890-1980*, 264.

Inventory Number: DK-WPC-00089

Historic Name: Speedy Market

Address: 1111-1115 Robert Street South

Photographs



DK-WPC-00089, January 31, 2024, front (east) facade and side (south) elevation, view facing northwest.



DK-WPC-00089, January 31, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: DK-WPC-00090
Historic Name: G&K Cleaners and Launderers Address: 1134 Robert Street South

Description Narrative

This one-story commercial building has a rectangular form and was constructed in 1957, according to tax assessor records. It displays elements of the International style. The building has a poured concrete foundation, painted brick cladding on the front (west) facade and unpainted brick on the side (north) elevation. It has a flat roof with flat overhanging eaves. The facade includes large, fixed glass, wood windows that wrap around a portion of the side (north) elevation. The primary entrance on the facade includes a double replacement glass door and transom. Vertical pylon signage with replacement metal cladding on the facade reads "Guiding Star Wakota." The side (south) elevation shares a wall with the adjacent building (1140 Robert Street South). Alterations include painted brick, replacement siding, replacement door, and replacement cladding on the pylon sign.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1957 per tax assessor records. No original building permit was found during permit indices research, nor was an architect, builder, or owner at the time of construction identified. According to city directory research, the property housed G&K Cleaners and Launderers from 1962 through at least 1980.¹ Since 2022, the building has housed Guiding Star Wakota, a family and pregnancy health service center.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the building was constructed in 1957 and housed a dry-cleaning business for at least two decades. However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of the International style, such as a flat roof with wide overhanging eaves and large, fixed glass windows, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replaced siding, doors, and cladding on pylon sign detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 287; *Saint Paul City Directories 1890-1980*, 248.

² "Streetview of 1134 Robert Street South (2007-2022)," *Google Maps*, accessed February 16, 2021, <https://www.google.com/maps/@45.0054508,-93.1060474,3a,75y,303.65h,89.61t/data=!3m7!1e1!3m5!1s1i0Ms3hCDk9mW-tlfaVMUA!2e0!5s20161001T000000!7i13312!8i6656?entry=ttu>.

Inventory Number: DK-WPC-00090
Historic Name: G&K Cleaners and Launderers

Address: 1134 Robert Street South

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<https://www.google.com/maps/@45.0054508,-93.1060474,3a,75y,303.65h,89.61t/data=!3m7!1e1!3m5!1s1i0Ms3hCDk9mW-tlfaVMUA!2e0!5s20161001T000000!7i13312!8i6656?entry=ttu>.

Inventory Number: DK-WPC-00090
Historic Name: G&K Cleaners and Launderers

Address: 1134 Robert Street South

Photographs



DK-WPC-00090, January 31, 2024, front (west) facade and side (north) elevation, view facing southeast.



DK-WPC-00090, January 31, 2024, front (west) facade, view facing east.

Inventory Number: DK-WPC-00091
Historic Name: Goodyear Service Auto Repair Address: 1137 Robert Street South

Description Narrative

This one-story commercial building has a T-shaped form and was constructed in 1966, according to tax assessor records and aerial imagery.¹ The building has a poured concrete foundation, red brick cladding, and a flat roof with a parapet. The front (west) facade has large, metal, fixed windows and several glass entrance doors. A recessed corner entrance is located under a non-historic-age fabric awning on the main block. The building ell includes glass entrance doors and three garage bays with metal overhead doors on both the front (west) and rear (east) elevations. Lettering above the bays reads "Hometown Tire & Service." A free-standing, metal, pole sign south of the building reads "Certified Tire Center Hometown Tire & Service." A large, paved parking lot is located at the rear of the property.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1966. No original building permit was found during permit indices research, nor was an architect, builder, or owner at the time of construction identified. According to city directories, by 1970, the building housed Goodyear Service Auto Repair, likely representing the building's first occupant.² Hometown Tire and Service is the occupied the building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, aerial imagery, and tax assessor records indicates the building was constructed in 1966 and that it housed Goodyear Service Auto Repair by 1970. However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1966,
<https://www.historicaerials.com/viewer>.

² *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 248.

Inventory Number: DK-WPC-00091
Historic Name: Goodyear Service Auto Repair

Address: 1137 Robert Street South

Photographs



DK-WPC-00091, March 5, 2024, front (west) facade and side (south) elevation, view facing northeast.



DK-WPC-00091, January 31, 2024, side (south) and rear (east) elevation, view facing northwest.

Inventory Number: DK-WPC-00091

Historic Name: Goodyear Service Auto Repair

Address: 1137 Robert Street South



DK-WPC-00091, January 31, 2024, free standing sign, view facing north.

Inventory Number: DK-WPC-00092

Historic Name: Building

Address: 1148 Robert Street South

Description Narrative

This one-story, rectangular-plan, highly altered commercial building was constructed ca. 1965, according to historic aerial imagery.¹ It is of concrete-block construction, with light-brown brick cladding on the front (west) facade and board-and-batten siding on the side (north) elevation. The building has a flat roof with a parapet and overhang addition that extends over the primary entrance at the south end of the facade. The entrance includes a replacement glass door flanked by a small, fixed window. Lettering on the parapet reads "Crown Trophy." A multi-light glass solarium addition with metal frame, fixed windows with a brick skirting and a secondary south-facing entrance is along the facade to the north of the primary entrance. A paved parking lot is located between the building and a free-standing metal sign at the northwest edge of the property that reads "Crown Trophy Corporate Awards & Engraving." Alterations to the building include replacement siding, replacement doors and window, and the solarium addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1965 and is first depicted in available 1966 aerial imagery.² No original building permit was found during permit indices research, nor was an architect, builder, or owner at the time of construction identified. Review of available city directories did not identify listings for the property. By 2007, it housed Crown Trophy Auto-Grafts Signs, and Crown Trophy continues to occupy the building.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic aerial imagery indicates the building was constructed ca. 1965, but the original owner, architect, builder, or the first occupant are not determined. Research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota."

³ "Streetview of 1148 Robert Street South (2007-2022)," *Google Maps*, accessed March 1, 2024, https://www.google.com/maps/@44.9770479,-93.1072259,3a,75y,88.94h,91.26t/data=!3m8!1e1!3m6!1sztdDjG9e6dJ8k52KOYXXeA!2e0!5s20140901T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DztdDjG9e6dJ8k52KOYXXeA%26cb_client%3Dsearch.gws-prod.gps%26w%3D86%26h%3D86%26yaw%3D80.40352%26pitch%3D0%26thumbfov%3D100!7i13312!8i6656?entry=ttu.

Inventory Number: DK-WPC-00092

Historic Name: Building

Address: 1148 Robert Street South

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Inventory Number: DK-WPC-00092

Historic Name: Building

Address: 1148 Robert Street South

Photographs



DK-WPC-00092, March 06, 2024, front (west) facade and side (north) elevation, view southeast.



DK-WPC-00092, March 06, 2024, front (west) facade and side (south) elevation, view northeast.

Inventory Number: DK-WPC-00092

Historic Name: Building

Address: 1148 Robert Street South



DK-WPC-00092, March 06, 2024, free-standing sign, view southeast.

Inventory Number: DK-WPC-00093

A. Binder & Sons Sheet

Historic Name: Metal Works

Address: 120 Butler Avenue East

Description Narrative

This three-story, rectangular-plan, commercial building was constructed in 1956 according to tax assessor records. The two-story building includes a rear, third-floor addition. The two-story portion of the building has a flat roof with a small, hip-roof awning on the front (north) facade. The third-floor addition has an asphalt-shingle, faux mansard roof. A door on the north elevation of the addition accesses a roof-top deck enclosed by a wooden railing. The building is constructed of painted concrete block with a stucco-clad facade. It has a poured concrete foundation. Windows are replacement metal units. The facade includes the primary entrance with a single door; a small, metal, hip-roof awning; and two fixed-light windows. Both side (east and west) elevations include replacement, one-over-one and sliding sash windows. The third-floor addition includes replacement casement units. A small, two-story, vinyl-sided addition with a flat roof and a secondary entrance is located at the south end of the side (east) elevation. Two additional entrances are located on the side (west) elevation. Signage on the facade above the entrance reads "Nancy Raddatz Dance Studio." Alterations include replacement windows and the additions on the third floor and side (east) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1956 per tax assessor records. No building permits were identified for the property; however, the first available city directory entry in 1958 identifies the occupant as A. Binder & Sons Sheet Metal Works.¹ The same metal works company continued to occupy the building in 1980.² A second occupant, Nancy Raddatz Dance Studio, also occupied the property by 1970.³ Today, the building remains occupied by the Nancy Raddatz Dance Studio.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that the first occupant, A. Binder & Sons Sheet Metal Works, remained in the building through 1980.⁴ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 550.

² *Saint Paul City Directories 1890-1980*, 118.

³ John R. Borchert, "St. Paul Aerial" (University of Minnesota Libraries, June 11, 1940), 118, <https://apps.lib.umn.edu/mhapo/>.

⁴ *Saint Paul City Directories 1890-1980*, 550; *Saint Paul City Directories 1890-1980*, 118.

Inventory Number: DK-WPC-00093
A. Binder & Sons Sheet
Historic Name: Metal Works Address: 120 Butler Avenue East

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: DK-WPC-00093

A. Binder & Sons Sheet

Historic Name: Metal Works

Address: 120 Butler Avenue East

Photographs



DK-WPC-00093, March 6, 2024, Front (north) facade and side (west) elevation featuring three-story, neo-mansard roofed portion, view facing southeast.



DK-WPC-00093, March 6, 2024, Front (north) facade and side (east) elevation featuring addition, view facing southwest.

Inventory Number: DK-WPC-00094

Historic Name: Johnson House

Address: 121 Butler Avenue East

Description Narrative

This one-and-one-half-story, Minimal Traditional house has a rectangular form and was constructed ca. 1950, according to tax assessor records. It is of frame construction with vinyl siding and minimal architectural detail. The foundation is not visible. The house has a side-gable roof clad in asphalt shingles, with a central, interior brick chimney and no eave overhang. Windows are one-over-one, double-hung, vinyl sash, replacement units. A vinyl picture window is on the front (south) facade. The main entrance on the facade includes a modest Classical door surround, a replacement front door, and an uncovered concrete stoop with decorative metal railings. An additional entrance with metal awning is on the side (east) elevation. A one-car garage clad in vinyl siding is immediately northeast of the house. Alterations to the house include replacement siding, windows, and front door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This property was constructed ca. 1950 per tax assessor records. No original building permit was identified during research efforts, nor was an architect, builder, or owner at the time of construction. However, city directories indicate that by 1952, Dwight L. Johnson was residing at the property, likely representing the first occupant.¹ Johnson was followed by Evelyn E. Johnson, although no information on their relationship was identified.² The Johnsons were followed by Raymond H. Hanson in 1970, who remained at the property until at least 1981.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicate the property was constructed ca. 1950 and that the earliest identified occupant was Dwight L. Johnson in 1952.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house represents a Minimal Traditional form, with minimal architectural detail and a tightly capped roof with no eave overhang, these characteristics are commonly seen in houses of this era and in adjacent houses along Butler Avenue. Furthermore, alterations including replacement siding, windows, and the front door detract from the original design. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 354.

² *Saint Paul City Directory*, 130.

³ *Saint Paul City Directories 1890-1980*, 110; *Saint Paul City Directories 1890-1980*, 118.

⁴ *Saint Paul City Directories 1890-1980*, 354.

Inventory Number: DK-WPC-00094
Historic Name: Johnson House

Address: 121 Butler Avenue East

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Saint Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1889. www.ancestry.com.

Inventory Number: DK-WPC-00094

Historic Name: Johnson House

Address: 121 Butler Avenue East

Photographs



DK-WPC-00094, January 31, 2024, front (south) facade and side (west) elevation, view facing northeast.



DK-WPC-00094, January 31, 2024, front (south) facade and side (east) elevation with garage, view facing northwest.

Inventory Number: DK-WPC-00095

Historic Name: House

Address: 123 Muriel Boulevard

Description Narrative

This one-story Minimal Traditional house has a rectangular plan and was constructed in 1951, according to tax assessor records. It is of frame construction with vinyl siding and a poured concrete foundation. The house has a side-gable, asphalt-shingle roof with no eave overhang. Windows are primarily one-over-one, vinyl, replacement units. A single, original, two-over-two, wood sash window with an exterior vinyl storm window is on the primary (south) facade west of the entrance. The primary entrance on the facade is under the roof overhang and has a concrete stoop. Uncovered entrances with concrete stoops are on both side (west and east) elevations. A one-car, side-gable garage clad in vinyl siding is east of the house. Alterations to the house include replacement windows and siding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residential building was constructed in 1951 per tax assessor records. No original building permit was identified during building permit indices research, nor was an architect, builder, or original owner at the time of construction determined. Research did not identify the first occupant; however, city directories indicate that by 1962, Frank A. Plesha was residing at the property and occupied it through at least 1980.¹ The house remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the residence was constructed in 1951 but the original occupant, architect, and/or builder, was not identified. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Minimal Traditional home, such as the tightly capped roof with no eave overhang and minimal architectural details, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement windows and siding detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 263; *Saint Paul City Directories 1890-1980*, 243.

Inventory Number: DK-WPC-00095
Historic Name: House

Address: 123 Muriel Boulevard

Photographs



DK-WPC-00095, January 8, 2024, front (south) facade and side (west) elevation, view facing northeast.



DK-WPC-00095, January 8, 2024, front (south) facade and side (east) elevation, and garage, view facing northwest.

Inventory Number: DK-WPC-00096

Historic Name: Apartment Building

Address: 124 Stanley Street

Description Narrative

This bi-level-split apartment building has a rectangular form and was constructed in 1963, according to tax assessor records. The building is of frame construction with stucco cladding. The lower level is partially below grade, and the foundation is not visible. The asphalt-shingle hip roof includes stucco-clad eaves and a central, interior, brick chimney. Windows are original, two-over-two, wood sash units, with exterior vinyl storm windows. Window openings on the lower level have brick sills. The centered main entrance at grade on the front (north) facade has a hip-roof porch with square, wood supports and a concrete stoop and steps. The entrance includes a replacement front door and wood-frame sidelights. To the east of the building is an asphalt driveway accessing a parking area at the rear of the property. Alterations to the building include replacement windows, cladding, and the entrance door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This apartment building was constructed in 1963 per tax assessor records. No original building permit was identified during building permit indices research, nor was an original owner, architect, or builder determined. City directories indicate that the building served as an unnamed apartment building in 1970 and 1980.¹ The property remains a multiple-family building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicate the property was constructed in 1963, but no original owner, occupant, architect, or builder was identified. Although the property served as an apartment building in the late twentieth century, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 262; *Saint Paul City Directories 1890-1980*, 278.

Inventory Number: DK-WPC-00096
Historic Name: Apartment Building

Address: 124 Stanley Street

Photographs



DK-WPC-00096, January 31, 2024, front (north) facade and side (west) elevation, view facing southeast.



DK-WPC-00096, January 31, 2024, front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: DK-WPC-00097

Historic Name: Pace Service Station

Address: 1247 Robert Street South

Description Narrative

This one-story gas station building has a rectangular form and was constructed ca. 1955 based on city directory research.¹ The building is of concrete-block construction with stone and Roman brick cladding and a poured concrete foundation. It has a flat roof with a replacement metal parapet and overhang. Signage on the parapet reads "Pace's Tire & Service Center Family Owned Since 1960." The facade includes large, metal, fixed windows; a recessed glass entrance door; and two garage bays with metal overhead doors. Wood restroom doors and a small, multi-light, metal window are on the side (north) elevation. Between 1980 and 1984, a large, concrete-block addition was made on the rear (west) elevation.² The rear addition includes three large garage bays with modern overhead doors. A large, non-historic-age, metal canopy covers the gas pumps east of the building. Alterations to the building include the replacement parapet, canopy, and rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1955 per city directory listings. No original building permit was found during building permit indices research, nor was an architect, builder, or initial owner identified. However, city directories first identify the property in 1958 as Robert Moreland 66 Service Station.³ In 1962 and 1970, city directories list the property as Dave Pace & Son's 66 Service Station, although current building signage indicates Pace ownership since 1960.⁴ In 1980, the property is identified as Paces' Sixty Six Service Station.⁵ The gas station became an Amoco in approximately 2023 and remains Pace's Tire & Service Center.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicates the building was constructed ca. 1955 as a service station for Robert Moreland, but it has operated as a service station under members of the Pace family since 1960. However, research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of

¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 603.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1984, <https://www.historicaerials.com/viewer>.

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 603.

⁴ *Saint Paul City Directories 1890-1980*, 287; *Saint Paul City Directories 1890-1980*, 248.

⁵ *Saint Paul City Directories 1890-1980*, 264.

⁶ "Streetview of 1247 Robert Street South (2007-2022)," *Google Maps*, accessed February 16, 2021, <https://www.google.com/maps/@44.9085106,-93.0806881,3a,29.9y,257.45h,91.16t/data=!3m7!1e1!3m5!1sFqw12dGeKrwnsZ3iJQfWkg!2e0!5s20090901T000000!7i13312!8i6656?entry=ttu>.

Inventory Number: DK-WPC-00097

Historic Name: Pace Service Station

Address: 1247 Robert Street South

this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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<https://www.google.com/maps/@44.9085106,-93.0806881,3a,29.9y,257.45h,91.16t/data=!3m7!1e1!3m5!1sFqw12dGeKrwnsZ3iJQfWkg!2e0!5s20090901T000000!7i13312!8i6656?entry=ttu>.

Inventory Number: DK-WPC-00097

Historic Name: Pace Service Station

Address: 1247 Robert Street South

Photographs



DK-WPC-00097, January 31, 2024, front (east) facade and side (north) elevation, view facing southwest.



DK-WPC-00097, January 31, 2024, free-standing canopy, view facing southwest.

Inventory Number: DK-WPC-00098

Historic Name: Building

Address: 1458 Robert Street South

Description Narrative

This highly altered, one-story restaurant building has a rectangular form and was constructed in 1972, according to tax assessor records and historic aerial imagery.¹ It has a poured concrete foundation and an original front-gable roof that has been largely obscured by modern alterations. It is clad in stucco with sections of stone veneer and a brick skirting. Windows are metal, fixed glass units with modern shed-roof awnings. The front (west) facade includes a large, non-historic-age, stone-clad wall and parapet that extends above the roofline and signage that reads “Denny’s America’s Diner.” The main entrance on the side (north) elevation features glass doors and a small, stone-clad entrance vestibule. A small, non-historic-age addition was incorporated onto the south (east) elevation sometime between 2008 and 2009.² The south elevation includes a smaller stone-clad wall with parapet and a fenced outdoor patio area. Extensive alterations include the non-historic-age, stone-clad wall on the facade; rear and south elevation additions; and replacement windows and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1972 per tax assessor records and was first identified in aerial imagery at that time.³ No original building permit was found during permit indices research, nor was an architect, builder, or owner at the time of construction identified. City directories in 1980 identify the property as Midas Mufflers.⁴ By 2007, the building operated as a Buffalo Wild Wings Grill & Bar before becoming a Denny’s America’s Diner ca. 2015.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic aerial imagery, and tax assessor records indicates the building was constructed in 1972, but sources did not identify the owner at the time of construction, the architect, or the builder. Research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as

¹ “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

² “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 2008, <https://www.historicaerials.com/viewer>; “Aerial Image, Dakota County, Minnesota,” *Historic Aerials by NETROnline*, 2009, <https://www.historicaerials.com/viewer>.

³ “Aerial Image, Dakota County, Minnesota,” 1972.

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁵ “Streetview of 1458 Robert Street South (2007-2022),” *Google Maps*, accessed February 16, 2021, <https://www.google.com/maps/@44.9020901,-93.0805772,3a,75y,81.13h,85.89t/data=!3m7!1e1!3m5!1sW3UaRZQkTJWuWNFg3K2H-gl2e0!5s20190601T000000!7i16384!8i8192?entry=ttu>.

Inventory Number: DK-WPC-00098

Historic Name: Building

Address: 1458 Robert Street South

part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Inventory Number: DK-WPC-00098

Historic Name: Building

Address: 1458 Robert Street South

Photographs



DK-WPC-00098, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.



DK-WPC-00098, January 31, 2024, side (north) and rear (east) elevation, view facing southwest.

Inventory Number: DK-WPC-00099

Historic Name: House

Address: 1842 Robert Street South

Description Narrative

This one-story Minimal Traditional house has a rectangular form and was built in 1951, according to tax assessor records. The house is of frame construction with vinyl siding and a poured concrete foundation. The cross-gable roof is clad in asphalt shingles and features a minimal eave overhang on the facade. The front (southwest) facade features a large, fixed, three-light, replacement vinyl window and one-over-one, vinyl-sash, replacement units. The primary entrance includes a small, inset front stoop with a square wood post and a replacement front door. The side (southeast) elevation has one-over-one, replacement, vinyl windows. An angled ell on the side (northwest) elevation connects to the adjacent garage. The ell is visible in 1957 aerial imagery (as an original garage with an associated driveway), and the current garage addition is visible by 1979.¹ The ell features the same replacement vinyl siding; a secondary entrance with a replacement door; and a large, two-light, fixed, vinyl window. The one-car attached garage addition on the side (northwest) elevation includes replacement vinyl siding, a replacement overhead door, and a small vinyl sash window. Alterations include additions and replacement siding, windows, and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residential building was constructed in 1951 per tax assessor records. No original building permit was found during building permit indices research, nor was an architect, builder, or owner at the time of construction identified. In 1962 and 1970, Herbert E. Schutte was residing at the property.² Eugene M. Toner was the occupant in 1980.³ The property remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicates the residence was constructed in 1951, but no information was identified about the owners at the time of construction, architect, builder or first occupants. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Minimal Traditional house such as its rectangular form, minimal architectural detail, and minimal eave overhang, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement siding, doors, and windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 288; *Saint Paul City Directories 1890-1980*, 248.

³ *Saint Paul City Directories 1890-1980*, 265.

Inventory Number: DK-WPC-00099

Historic Name: House

Address: 1842 Robert Street South

This property is recommended not eligible for the National Register.

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"Aerial Image, Dakota County, Minnesota." *Historic Aerials by NETROnline*, 1957.
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"Aerial Image, Dakota County, Minnesota." *Historic Aerials by NETROnline*, 1979.
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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: DK-WPC-00099

Historic Name: House

Address: 1842 Robert Street South

Photographs



DK-WPC-00099, January 31, 2024, front (southwest) facade and side (northwest) elevation, view facing east.



DK-WPC-00099, January 31, 2024, front (southwest) facade and side (southeast) elevation, view facing northwest.

Inventory Number: DK-WPC-00100
Historic Name: Shopping Center

Address: 2001-2079 Robert Street South

Description Narrative

This highly altered, one-story, commercial shopping center has a rectangular form and was constructed in 1972, according to tax assessor records. The building has a flat roof with parapets and a variety of cladding materials, including scored concrete and stucco and brick. Its foundation is not visible. The main block of the strip center has large three storefronts that have been heavily modified with replacement multi-light windows, glass doors, brick pilasters, and projecting parapets on the front (east) facade. Non-historic-age additions were incorporated sometime between 1984 and 1991 to the side (west) elevation and feature several smaller storefronts with individual signage, large fixed-glass windows and doors, and fabric awnings.¹ Loading docks are on the side (north) and rear (west) elevations along with entrance doors and a ramp on the north elevation. A large, paved parking lot is between the free-standing individual signage at the eastern edge of the property marking the entrance to the strip center.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1972 per tax assessor records. No original building permit was found during building permit indices research, nor was an owner at the time of construction, architect, or builder identified. City directories did not identify any occupants of the building in the late twentieth century. However, the building and parking lot are depicted in 1972 historic aerial imagery.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic aerial imagery, and tax assessor records indicates the building was constructed in 1972, but sources did not identify the owner at the time of construction, architect, builder, or original occupants. Research did not yield any evidence to indicate that the property is significant within the commercial development of West Saint Paul or Dakota County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story L-plan massing, and its multiple storefronts and businesses.³ However, it does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Furthermore, its non-historic-age additions as mentioned above detract from its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1984, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1991, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota," 1991.

³ Emily Pettis, Christina Slattery, and Mead & Hunt, Inc., *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance* (Washington D.C.: National Cooperative Highway Research Program, 2023).

Inventory Number: DK-WPC-00100
Historic Name: Shopping Center

Address: 2001-2079 Robert Street South

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Inventory Number: DK-WPC-00100
Historic Name: Shopping Center

Address: 2001-2079 Robert Street South

Photographs



DK-WPC-00100, January 31, 2024, front (east) facade, view facing northwest.



DK-WPC-00100, January 31, 2024, front (east) facade, view facing northwest.

Inventory Number: DK-WPC-00100
Historic Name: Shopping Center

Address: 2001-2079 Robert Street South



DK-WPC-00100, January 31, 2024, front (east) facade, view facing northwest.



DK-WPC-00100, January 31, 2024, front (east) facade and signage, view facing west.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street

Description Narrative

Terrace Heights Mobile Home Park is a mobile home community established ca. 1950, according to the earliest available newspaper advertisements.¹ The L-shaped park encompasses three adjacent parcels under the same ownership totaling 17.31 acres. The mobile home park includes approximately 175 individual home sites according to tax assessor records. The property is generally bound by Dermont Avenue to the north, Rice Street to the west, and County Road B2 (CR B2) to the south. On the east side, the development is generally bordered by the Roseville Area Middle School. The property boundary excludes three small separate commercial parcels at the northwest corner of the park. The residential streets within the mobile home park are aligned in a north-south/east-west grid, with the mobile homes sited both perpendicularly and diagonally on narrow lots. The community does not include a clubhouse, but a small, ca. 1980 building near the center of the complex serves as an office. It has a front-gable, metal roof; vinyl siding; two doors; a single overhead garage door; and vinyl windows. A smaller, ca. 1980, single-bay garage with a metal roof and vinyl siding is located immediately east of the office. A small, non-historic-age playground encompasses the space between the two buildings.² Additional non-historic-age resources on the property include three large, multi-bay garages and a large, two-bay metal storage building. The mobile home park is located within a suburban setting surrounded by both historic- and non-historic-age commercial and residential development.

The earliest mobile homes, dating to the 1950s and 1960s, are generally located in the southern half of the complex.³ The northern and eastern sections of the complex include primarily ca. 1970s and later models. Historic aerials indicate the property was entirely built out by 1980.⁴ Some of the mobile homes represent replacement units that are not of historic age. With the exception of one double-wide unit near the southwest corner of the community, the mobile homes are exclusively single-wide units. They include both historic- and non-historic-age cladding materials and windows. The older-model mobile homes are more angular in shape, with flat or slightly curved roofs, metal siding and skirtings, and original aluminum or replacement vinyl windows. Some of the flat or curved rooflines extend out over the gable ends to form awnings over the windows. The newer-model mobile homes have side-gable, asphalt-shingle roofs with vinyl, wood, or metal siding, and original aluminum or replacement vinyl windows. Most of the mobile homes include small stoops with metal awning roofs at the front entrances. A small number have enclosed entrance porches. A few of the units include decorative pressed metal or faux stone skirtings, metal awnings over the window openings, and, in some cases, altered window openings.

Overall planned landscaping elements are minimal, but the community includes many scattered mature trees, narrow paved sidewalks along the vehicular streets, and paved front entrance walks to each unit. A line of dense evergreen trees lines the eastern "L" portion of the property. A modern sign noting "Terrace Heights Mobile Home Park" is located near the vehicular entrance at Rice Street. A modern,

¹ "1947 Ironwood - Classified," *The Minneapolis Star*, August 31, 1950, 54.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

⁴ "Aerial Image, Ramsey County, Minnesota," 1980.

Inventory Number:	<u>RA-LCC-00083</u>	
Historic Name:	<u>Terrace Heights Mobile Home Park</u>	Address: <u>2442 Rice Street</u>

decorative retaining wall flanked by shrubs and plantings is located at the southern edge of the property along CR B2 on a separate city-owned parcel.

Significance Narrative

A detailed historic context is presented in *Phase I Survey/Phase II Evaluation of the Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. According to the City of Little Canada's 2040 Comprehensive Plan, published in 2020, residential development of the area historically included early rural homesteads, lake cabins and larger lake houses, mobile home parks, and later low-density residential neighborhoods and apartment and condominium complexes. Most of the extant single-family dwellings were constructed between 1950 and 1980 during the period of post-World War II (postwar) suburban growth. In 2020, multi-family attached housing units represented nearly half of Little Canada's housing stock, while mobile homes and manufactured houses accounted for approximately 9.5 percent.⁵ Three mobile home parks, constructed in Little Canada from the 1950s to the early 1970s, remain extant and encompass approximately 450 mobile homes.⁶ These include the subject Terrace Heights Mobile Home Park at 2442 Rice Street, a smaller unnamed mobile home park at 3020 Rice Street, and the North Star Estates Manufactured Home Community at 3001 Country Drive.

Historic aerial imagery in 1947 depicts an undeveloped site, but by 1953, the earliest phase of development at Terrace Heights Mobile Home Park is visible on the southern half of the property (see Figure 1).⁷ At that time, the development included three small east-west blocks with mobile home units sited on perpendicular lots. Most of the surrounding area, however, remained undeveloped farmland with only a small number of scattered houses. Early 1950s newspapers advertise house trailers for sale in the mobile home development, identified with the current address of 2442 Rice Street. The advertisements reference the mobile home park as "Terrace Heights Trailer Camp" (1950), "Terrace Heights Trailer Court" (1952), and "Terrace Heights Trailer Park" (1954), respectively.⁸ The mobile home park name appears to have been taken from the original "Terrace Heights" plat depicted in a 1931 Ramsey County Atlas and encompassing the western half of the current property. The adjacent parcel to the east, that now encompasses the eastern "L" of the mobile home park property, was platted at that time as "Bemis Heights" (see Figure 2).⁹

⁵ Steve Grittman and Bill Weber, "City of Little Canada - Comprehensive Plan 2040," 2020, <http://www.ci.little-canada.mn.us/DocumentCenter/View/1544/Chapter-1-Introduction-PDF?bidId=>.

⁶ "Aerial Image, Ramsey County, Minnesota," *University of Minnesota - Minnesota Historical Aerial Photographs Online*, 1953, https://geo.lib.umn.edu/ramsey_county/y1953/WO-6M-126.jpg; "Aerial Image, Ramsey County, Minnesota," 1966; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

⁷ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," 1953.

⁸ "1947 Ironwood - Classified"; "1950 House Trailer - Classified," *The Minneapolis Star*, January 9, 1952; "Trailer Home for Sale - Classified," *Star Tribune*, October 22, 1954.

⁹ "New Canada - Section 7, T29, R22," Atlas of Ramsey County, Minnesota (St. Paul Real Estate Board, 1931), <https://historicmapworks.com/Map/US/487824/New+Canada+++Section+7++T++29++R++22/Ramsey+County+1931/Minnesota/>.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



Figure 1. 1953 aerial imagery showing earliest development at southern end of Terrace Height Mobile Home Park and adjacent undeveloped farmland.¹⁰

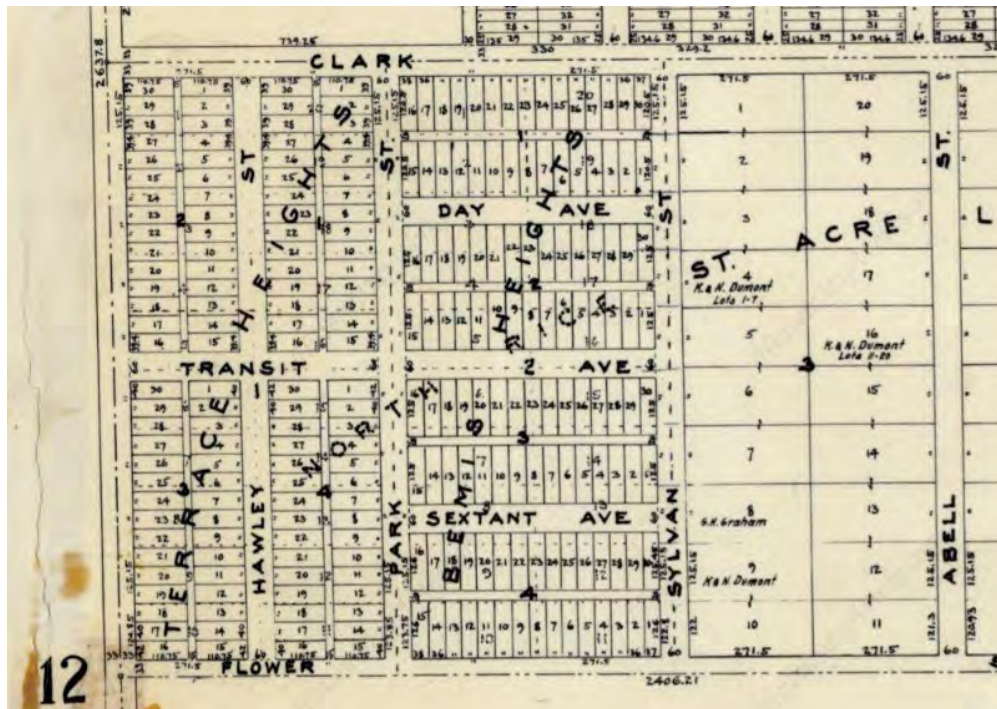


Figure 2. 1931 Ramsey County Atlas showing plats of Terrace Heights and Bemis Heights.¹¹

¹⁰ "Aerial Image, Ramsey County, Minnesota," 1953.

¹¹ "New Canada - Section 7, T29, R22."

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street

A review of building permits did not identify the original builder or owner responsible for initial development of the mobile home park. However, the earliest city directory listing in 1959 identifies the property as Terrace Heights Trailer Park, under Jas. B. Veilleux.¹² It remains depicted as Terrace Heights Trailer Park in both 1973 and 1983 directories, with 200 and 270 units, respectively.¹³ Due to its proximity to a small unnamed lake on the west side of Rice Street, the mobile home park may have initially developed as a vacation or temporary trailer community rather than a permanent residential neighborhood. In 1957 aerial imagery, the mobile home park includes an additional block to the south, with mobile home units sited diagonally on the lots reflecting today's current configuration.¹⁴ Two additional blocks to the north are visible by 1966, with mobile home units sited on lots perpendicular to the streets.¹⁵ By 1972, imagery depicts the development of the entire western half of the property, with east-west blocks extending north to Dermont Avenue. No development is depicted in the "L" east of Park Street at that time.¹⁶ However, the eastern "L" of the property was fully developed by 1980, with the entire mobile home park built out to its current size. Additionally at that time, two of the previously developed southern blocks included replacement mobile homes sited diagonally (instead of perpendicularly as before) with larger distances maintained between the units. The front-gable office and single-bay garage at the center of the property are also depicted in aerial imagery at that time.¹⁷ The multi-bay garages and large metal storage building are visible after 1984.¹⁸ Aerial imagery depicts few visible changes to the mobile home park since that time, with the exceptions of additional trees on the northern half of the property. For comparison, the small, ca. 1955, unnamed mobile home park further north on Rice Street reflects the same linear street grid as Terrace Heights, with mobile homes sited perpendicular to the streets. The larger, early 1970s, North Star Estates Manufactured Homes Community on Country Drive reflects a more sophisticated site plan with two concentric square street grids, diagonal cross streets at each corner, and an apparent community center or clubhouse at the center of the property.

Initial development of the Terrace Heights Mobile Home Park in the early 1950s coincided with the incorporation of the Village of Little Canada from New Canada Township in 1953. The expansion of the mobile home park from the 1960s through 1980 mirrored concurrent suburban development of the surrounding area and the incorporation of the City of Little Canada in 1974. By 1980, the surrounding area was almost entirely built out with residential neighborhoods, commercial development along Rice Street, an adjacent school (today's Roseville Area Middle School), and two nearby highway systems (Trunk Highway 36 and Interstate Highway 35E). The three mobile home parks in Little Canada, including Terrace Heights, do not appear to have been part of a formal community development plan made by the City of Little Canada. All three communities appear to have developed as a response to the demand for

¹² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 133.

¹³ *Saint Paul City Directories 1890-1980*, 420; *Saint Paul City Directories 1890-1980*, 296.

¹⁴ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

¹⁵ "Aerial Image, Ramsey County, Minnesota," 1966.

¹⁶ "Aerial Image, Ramsey County, Minnesota," 1972.

¹⁷ "Aerial Image, Ramsey County, Minnesota," 1980.

¹⁸ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1984, <https://www.historicaerials.com/viewer>.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street

low-cost housing during the mid-to-late-twentieth-century suburban development of the area, including the adjacent communities of Roseville to the immediate west and Maplewood to the south and east.

Evaluation

The property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Terrace Heights is one of three mobile home parks established in New Canada in the mid-twentieth century, but it does not appear to have been part of any formal community development plans or trends. Rather, it appears to have been a way for small-scale private developers to provide low-cost housing in response to an increased demand. Despite Terrace Heights being the earliest of the three mobile home parks in New Canada, research does not suggest that it is significant in the overall history of residential development and growth of New Canada or the surrounding communities. The area remained largely rural through the late 1950s, followed by substantial suburban, residential development from the 1960s to the present. The residential development primarily included single-family homes (ca. 1950 to ca. 1980) and multi-family apartment complexes. The three existing mobile home parks comprise less than 10 percent of local housing stock.¹⁹ Thus, Terrace Heights Mobile Home Park lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*.

The property follows a typical layout of mid-twentieth-century mobile home parks with a north-south/east-west street grid, both angled and perpendicular lots, minimal planned landscape features, and no community center or other large-scale communal facilities. Research did not suggest that the property is notable in the development of this layout trend or in terms of overall mobile home park design. Many of the mobile homes include replacement vinyl siding, replacement vinyl windows, alteration of original window openings, and porch additions or enclosures. Several of the units are non-historic-age replacement mobile homes. As such, the individual mobile homes generally lack integrity of original materials, workmanship, or feeling. Collectively, the property no longer represents an intact or cohesive collection of mid-century mobile homes and no longer embodies the distinctive characteristics of a type, period, or method of construction. Therefore, the Terrace Heights Mobile Home Park lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

Recommendation

The property is recommended not eligible for the National Register.

¹⁹ Grittman and Weber, "City of Little Canada - Comprehensive Plan 2040."

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park Address: 2442 Rice Street

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Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street

Photographs



RA-LCC-00083, January 30, 2024, street view from Rice Street entrance showing signage and non-historic-age mobile homes, view facing southeast.



RA-LCC-00083, January 30, 2024, street view from Park Street showing historic- and non-historic-age mobile homes, view facing west.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, street view along Day Avenue showing historic- and non-historic-age mobile homes, view facing southeast.



RA-LCC-00083, January 30, 2024, view from Park Street of historic- and non-historic-age mobile homes, view facing northwest.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, view from Park Street showing representative examples of historic- and non-historic-age mobile homes with enclosed porch additions, view facing northwest.



RA-LCC-00083, January 30, 2024, representative examples of historic-age mobile homes with typical alterations including replacement windows, siding, and porch awning, view facing northeast.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, representative examples of ca. 1950s-1960s mobile homes on diagonal lots at southern end of mobile home park, view facing northeast.



RA-LCC-00083, January 30, 2024, representative example of historic-age mobile home with replacement vinyl windows, porch addition, and awning, view facing northwest.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, representative example



RA-LCC-00083, January 30, 2024, representative example of historic-age mobile home with porch enclosure/addition, view facing northeast.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, non-historic-age office, single-bay garage, and small playground near center of mobile home park, view facing southwest.



RA-LCC-00083, January 30, 2024, non-historic-age, multi-bay garages near southern end of mobile home park, view facing southwest.

Inventory Number: RA-LCC-00083
Historic Name: Terrace Heights Mobile Home Park

Address: 2442 Rice Street



RA-LCC-00083, January 30, 2024, view from Rice Street of two additional non-historic-age, multi-bay garages near southern end of mobile home park, view facing southeast.



RA-LCC-00083, January 30, 2024, view of large, non-historic-age, metal storage building at Day Avenue and Park Street, view facing southeast.

Inventory Number: RA-LCC-00084
Historic Name: Shopping Center

Address: 2900 Rice Street

Description Narrative

This one-story, irregular-plan, commercial strip center was constructed in 1975, according to city directory records.¹ It is of concrete-block construction with a highly altered facade. The foundation is not visible. The center rectangular block features brick-clad store fronts, while the two flanking (east and west) sections are clad in stucco. The building has a flat roof with wood-clad parapet and a variety of signage. Rectangular pillars project past the roofline and include vinyl siding and small, front-gable, metal roofs with faux multi-light windows. Windows on the storefronts are metal fixed-glass units. The front (south) facade is clad in stucco with aluminum siding and brick. The multiple storefronts on the front (south) facade include individual entrances and replacement metal awnings. A large, free-standing, metal sign with a concrete base is located on the far east side of the large parking lot. The sign denotes “The Marketplace Center” with individual store signage below it. Alterations include the variety of cladding materials, replacement storefront awnings, and signage at the parapets.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Building permits were not available; therefore an original owner, architect, or builder were not identified. The building is first listed in city directories in 1975 as occupied by the Market Place shopping center. According to city directories, the building has housed numerous tenants such as Radio Shack, Jorgenson Gift Shop, and Snyder Stone.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that it housed various businesses. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Little Canada or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story massing, and its multiple storefronts and businesses.³ However, it does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Further, its alterations detract from its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1975).

² *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

³ Emily Pettis, Christina Slattery, and Mead & Hunt, Inc., *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance* (Washington D.C.: National Cooperative Highway Research Program, 2023).

Inventory Number: RA-LCC-00084
Historic Name: Shopping Center Address: 2900 Rice Street

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1975.

Inventory Number: RA-LCC-00084
Historic Name: Shopping Center

Address: 2900 Rice Street

Photographs



RA-LCC-00084, January 29, 2024, front (south) elevation, view facing northeast.



RA-LCC-00084, January 29, 2024, front (south) facade and side (west) elevation, view facing northeast.

Inventory Number: RA-MWC-00357

Historic Name: Spreigls Service Station

Address: 1908 Rice Street North

Description Narrative

This one-and-one-half-story, highly altered, rectangular-plan, commercial building was constructed ca. 1957, according to city directories and available historic aerial imagery.¹ It is clad in wood siding. The foundation is not visible. Asphalt shingles cover the side-gable roof. A projecting hip roof between the first and second stories wraps around the front (west) facade and side (north) elevation. Windows are one-by-one sliding and fixed glass metal replacements. The primary entrance on the facade includes a replacement door. Large lights mounted on poles are located on the roof over the facade. South of the building is a ca. 2005, square-plan, hip-roof secondary building clad in wood siding, with a single bay overhead door on the side (north) elevation.² Alterations to the primary building include replacement windows and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. This commercial building is depicted in 1957 aerial imagery and is first listed in city directories in 1959 as occupied by Spreigls Service Station, which extended to 1916 Rice Street North.³ Between 1973 and the present, it has housed numerous tenants, including Safety Kleen Corporation and the Used Car Center.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories identified that it originally housed Spreigls Service Station. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1959); "Aerial Image, Ramsey County, Minnesota," 1957.

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-MWC-00357
Historic Name: Spreigls Service Station

Address: 1908 Rice Street North

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Inventory Number: RA-MWC-00357
Historic Name: Spreigls Service Station

Address: 1908 Rice Street North

Photographs



RA-MWC-00357, January 29, 2024, front (west) facade and side (north) elevation of the primary building (left), and front (west) facade and side (north) elevation of the non-historic-age secondary building (right), view facing southeast.



RA-MWC-00357, January 29, 2024, front (west) and side (south) elevation of the primary building (left) and front (west) facade of the non-historic-age secondary building (right) view facing northeast.

Inventory Number: RA-MWC-00358

Historic Name: Gas Station

Address: 1930 Rice Street

Description Narrative

This one-story, Oblong Box-form, gas station building was constructed in 1966, according to city directories. It is clad in original metal panels, and the foundation is not visible. The building has a flat roof with a parapet and an original flat-roof canopy with two metal supports.¹ Windows are replacement, vinyl, fixed glass units. The front (west) facade includes the primary entrance with a replacement glass door, a secondary replacement metal door, and two garage bays with replacement overhead doors. A metal door and an enclosed door opening are located on the side (south) elevation. The former island below the canopy has been converted into a stone-clad planter. A non-historic-age shed is located northeast of the building. Alterations to the building include replacement windows, replacement entrance and garage doors, and the infilled side door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The property was constructed in 1966 and is depicted in available aerial imagery at that time.² Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. However, this commercial building was first listed in city directories in 1966 as occupied by the Midwest Service Gas Station.³ According to city directories, the building continued to house the Midwest Service Station through 1973, when it was renamed Orv's Midwest Service.⁴ The building has housed multiple service stations and car repair shops since that time.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that it housed the Midwest Service Station. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Oblong-Box style architecture, such as an oblong square plan, a parapet and flat canopy, and two large service bays, these characteristics are commonly seen in gas station buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1966. p. 270).

⁴ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1973. p. 423).

Inventory Number: RA-MWC-00358

Historic Name: Gas Station

Address: 1930 Rice Street

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"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1966.
<https://www.historicaerials.com/viewer>.

Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1966.

St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1973.

Inventory Number: RA-MWC-00358
Historic Name: Gas Station

Address: 1930 Rice Street

Photographs



RA-MWC-00358, January 29, 2024, front (west) facade, side (south) elevation, and non-historic-age shed to the northeast of the building, view facing northeast.



RA-MWC-00358, January 29, 2024, side (south) elevation and rear (east) elevation, view facing northwest.

Inventory Number: RA-RVC-00016
Historic Name: Hess Hair Milk Company Address: 1911 Rice Street

The property was previously recorded in 1981. It has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-RVC-00016 inventory form and has been updated according to current standards.¹

Description Narrative

This rectangular-plan, commercial building represents a series of mid-twentieth-century additions that were added to an original wood-frame house formerly on the site.² The central, two-story section of the current building is a ca. 1940 addition to the original house. The one-story front (east) section is a ca. 1955 addition, and the one-story central section on the side (south) elevation is a ca. 1965 addition.³ After 1984, the original house was demolished and replaced by a ca. 1990, two-story addition on the rear (east) elevation of the 1940s addition.⁴ A final addition at the southeast corner of the building was incorporated by 2003.⁵ The building complex is of concrete-block construction with tan brick cladding on the former front (east) facade of the ca. 1955 and ca. 2003 additions. The foundation is not visible. The building has a flat roof with a parapet. Windows are a combination of replacement single and paired, vinyl, fixed units and glass block. The primary entrance is currently located on the side (north) elevation under a metal awning and features a replacement glass door. The side (north) elevation also includes three additional metal entrance doors and two garage bays with replacement overhead doors. The original primary entrance on the front (east) facade of the ca. 1955 addition features a replacement glass door, replacement windows, and angled wing walls. Alterations include replacement windows and doors, reorientation of the primary entrance, and the multiple additions.

Since the 1981 survey, the rear (west), two-story addition and one-story southeast addition were made to the building. Window openings on the side (north) elevation of the two-story 1940s addition have also been enlarged and the window units replaced. Additionally, painted signage bearing the former company name, slogans such as “No More Gray or Faded” and “They Love It,” and a painted mermaid have been removed from the side (north) elevation of the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. According to the 1981 survey form, this commercial building complex was a series of additions added to the former residence of Frank X. Hess that housed the Hess Hair Milk Laboratories.⁶ Building permit records for this property were unavailable; therefore, the architect and builder are unknown. Sources provide conflicting information regarding the origins of the Hess Hair Milk Company. The 1981 survey form notes that Hess started his company in the basement of

¹ S. Granger, “Minnesota Individual Property Inventory Form, RA-RVC-00016,” March 15, 1981, 00016, Minnesota State Historic Preservation Office.

² Granger, “Minnesota Individual Property Inventory Form, RA-RVC-00016.”

³ Granger, “Minnesota Individual Property Inventory Form, RA-RVC-00016”; “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

⁴ “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials by NETROnline*, 1991, <https://www.historicaerials.com/viewer>.

⁵ “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

⁶ Granger, “Minnesota Individual Property Inventory Form, RA-RVC-00016.”

Inventory Number: RA-RVC-00016
Historic Name: Hess Hair Milk Company Address: 1911 Rice Street

his home at this site in 1920, and that the property is first identified in a 1925 city directory.⁷ However, a Heritage Trail Tour Map created by the Roseville Historical Society indicates that Hess began the company in Cleveland, Ohio, in 1906 before relocating to the former house at this site in 1921.⁸ A telephone interview conducted with Roger Hess, Jr. in April 2024 confirmed that Hess, Sr. initially developed his company in Cleveland before relocating here in the early 1920s.⁹ Hess reportedly operated one of the first manufacturing companies in the suburb of Roseville and was the only company in the vicinity at that time producing hair color for gray hair.¹⁰ The Hess family also owned multiple barber shops throughout the area. Although the Hess Hair Milk formula was still being made twice a year at this location in 1981, it is no longer in production today.¹¹ The building was sold in 2022, and the former Hess Hair Milk Company is now a beauty supply wholesaler that continues to rent out space in the building.¹²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of building permit indices did not identify the architect and/or builder, but city directory listings in 1973 and 1983 identify the property as Hess Hair Milk Laboratories.¹³ Although the Hess Hair Milk Laboratories reportedly represented one of the first industries established in Roseville in the early twentieth century, the building is no longer utilized for manufacturing purposes, and due to the number of alterations and additions, it no longer conveys its association with the former Hess Hair Milk Company. Further research did not yield additional evidence to indicate that the extant property is significant within the commercial or industrial development of Roseville, Saint Paul, or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Although Roger Hess was reportedly the first in the vicinity to produce a gray hair color formula (Hess Hair Milk), due to the demolition of his associated house and the many additions and alterations to this building from 1940 through ca. 2003, the property no longer conveys its significance in association with founder Roger Hess or the former Hess Hair Milk Laboratory. Research did not uncover additional information about the Hess family and thus did not reveal potential significance for the property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

⁷ Granger, "Minnesota Individual Property Inventory Form, RA-RVC-00016."

⁸ Roseville Community Development Department, "Heritage Trail Tour Map" (City of Roseville, June 2002), https://mnrhs.tripod.com/city_heritage_trail_2002_map_index.pdf.

⁹ Roger Hess Jr., phone interview with Mead & Hunt, Inc., April 25, 2024.

¹⁰ Roseville Community Development Department, "Heritage Trail Tour Map."

¹¹ Granger, "Minnesota Individual Property Inventory Form, RA-RVC-00016."

¹² Hess Jr., phone interview with Mead & Hunt, Inc.

¹³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 423; *Saint Paul City Directories 1890-1980*, 297.

Inventory Number: RA-RVC-00016
Historic Name: Hess Hair Milk Company Address: 1911 Rice Street

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<https://www.historicaerials.com/viewer>.

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<https://www.historicaerials.com/viewer>.

Granger, S. "Minnesota Individual Property Inventory Form, RA-RVC-00016," March 15, 1981.
Minnesota State Historic Preservation Office.

Hess Jr., Roger. phone interview with Mead & Hunt, Inc., April 25, 2024.

Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Roseville Community Development Department. "Heritage Trail Tour Map." City of Roseville, June 2002. https://mnrhs.tripod.com/city_heritage_trail_2002_map_index.pdf.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-RVC-00016
Historic Name: Hess Hair Milk Company

Address: 1911 Rice Street

Photographs



RA-RVC-00016, January 29, 2024, front (north) facade and side (west) elevation, view facing southeast.



RA-RVC-00016, January 29, 2024, front (north) facade and side (west) elevation, view facing southeast.

Inventory Number: RA-RVC-00055
Historic Name: House

Address: 158 County Road B West

Description Narrative

This one-and-one-half-story, rectangular-plan, Minimal Traditional house was constructed in 1946, according to tax assessor records and available aerial imagery.¹ It is of frame construction and is clad in original wood siding with board-and-batten siding in the front gable end. It has a concrete-block foundation. Asphalt shingles cover the cross-gable roof, and an exterior brick chimney is located at the side (west) elevation. Windows are original, six-over-six, wood sash, with a single fixed wood window at the front gable end and replacement vinyl basement windows on the front (north) facade. The entrance on the facade includes a small concrete stoop and replacement door and is accessed via concrete steps with a decorative metal railing. A single-bay, detached garage with wood siding is located to the southeast. Alterations to the house include a replacement front door and replacement basement windows on the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was constructed in 1946, according to tax assessor data, and is depicted in 1947 aerial imagery. Building permits were not available for this property; therefore, an original owner, architect, or builder were not identified. The property does not appear in city directories until 1956, with Charles W. Snyder listed at the address at that time.² Charles lived with his wife, Vivian, and worked as a fireman on the Northern Pacific Railroad. He still occupied the home in 1983.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the original occupant or owner. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family Minimal Traditional home, such as the side-gable and wing roof, and minimal detailing, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

² R. L. Polk & Co., Publishers, *St. Paul City Directory* (St. Paul, Minnesota, 1956, p. 91).

³ R.L. Polk & Co., *St. Paul City Directory* (St. Paul, Minnesota, 1983, p. 95).

Inventory Number: RA-RVC-00055
Historic Name: House Address: 158 County Road B West

Bibliography

"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1947.
<https://www.historicaerials.com/viewer>.

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R.L. Polk & Co. *St. Paul City Directory*. Saint Paul, Minn.: R.L. Polk & Co., 1956.

———. *St. Paul City Directory*. Saint Paul, Minn.: R.L. Polk & Co., 1983.

Inventory Number: RA-RVC-00055
Historic Name: House

Address: 158 County Road B West

Photographs



RA-RVC-00055, January 29, 2024, front (north) façade, side (east) elevation, and detached garage, view facing southwest.



RA-RVC-00055, January 29, 2024, front (north) façade and side (west) elevation, view facing southeast.

Inventory Number: RA-RVC-00056
Historic Name: Andert House

Address: 162 County Road B2 West

Description Narrative

This one-story, rectangular-plan, Ranch house was constructed in 1956 according to city directories.¹ It is clad in red brick on the front (north) facade and stucco on the side (east and west) elevations. It is of frame construction and the foundation is not visible but includes a basement. The asphalt-shingle hip roof includes a large interior brick chimney. Windows are primarily original two-over-two wood sash units with exterior vinyl storm windows and large, original, fixed glass units on the facade. On the side (east) elevation is an original casement window. The basement window openings feature replacement glass blocks. The front entrance on the facade includes a small concrete stoop and an exterior vinyl storm door. It is accessed via concrete steps with a decorative metal railing. A shed-roof carport addition with metal supports is located on the rear (south) elevation. Southeast of the house is a two-bay detached garage with stucco cladding. Dense trees at the front the property somewhat obstructed the view of the house. Alterations include replacement cladding on the side elevations and the rear carport addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1956 according to city directory research. Building permits were not available for the property; therefore, an original owner, architect, or builder were not identified. According to the 1956 city directory, John F. and Reta B. Andert were the first owners. John worked as a contractor. He still occupied the home in 1983.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. City directories identified the original owners and longtime occupants as John and Reta Andert. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family Ranch-style house, such as the low-pitch roof, brick chimney, and the picture window, these characteristics are commonly seen in houses of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as replacement cladding and windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ R. L. Polk & Co., Publishers, *St. Paul City Directory* (St. Paul, Minnesota, 1956, p. 94).

² R. L. Polk & Co., Publishers, *St. Paul City Directory* (St. Paul, Minnesota, 1956, p. 94); R.L. Polk & Co., *St. Paul City Directory* (St. Paul, Minnesota, 1983, p. 98).

Inventory Number: RA-RVC-00056
Historic Name: Andert House Address: 162 County Road B2 West

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R.L. Polk & Co. *St. Paul City Directory*. Saint Paul, Minn.: R.L. Polk & Co., 1956.

———. *St. Paul City Directory*. Saint Paul, Minn.: R.L. Polk & Co., 1983.

Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Inventory Number: RA-RVC-00056
Historic Name: Andert House

Address: 162 County Road B2 West

Photographs



RA-RVC-00056, January 29, 2024, front (north) facade and side (east) elevation, view facing southwest.



RA-RVC-00056, January 29, 2024, front (north) facade and side (east) elevation of home, view facing southwest.

Inventory Number: RA-RVC-00057
Historic Name: Shopping Center

Address: 1685-1731 Rice Street

Description Narrative

This highly altered, one-story, rectangular-plan, commercial strip center was constructed in 1965, according to tax assessor records. It is clad in brick, with stucco cladding on the side (north) elevation and on the storefront pediments. The foundation is not visible. The building has a flat roof with a parapet. Windows are replacement, metal, fixed-glass units. The heavily modified front (east) facade and storefronts include glass entrance doors, non-historic-age metal awnings, modern flat or segmental-arch pediments, a stucco belt course, and replacement signage. The side (north) elevation has enclosed window openings with fabric awnings and a recessed entrance under a small, flat-roof portico supported by stone-clad supports. East of the building is a non-historic-age, freestanding, metal sign and a large, paved parking lot. Alterations to the building include replacement windows and doors, new and enclosed window openings, and extensive materials changes to the facade and storefronts.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1965, per tax assessor records, and is depicted in aerial imagery in 1966.¹ Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. The property was not identified in city directories until 1973, when The Setzer Pharmacy occupied the building.² Setzer Pharmacy continues to occupy a portion of the building today.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicated that it housed the Setzer Pharmacy. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story massing, and its multiple storefronts and businesses.³ However, it does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Furthermore, the extent of alterations has obscured its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Roseville, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1973. p. 423).

³ Emily Pettis, Christina Slattery, and Mead & Hunt, Inc., *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance* (Washington D.C.: National Cooperative Highway Research Program, 2023).

Inventory Number: RA-RVC-00057
Historic Name: Shopping Center Address: 1685-1731 Rice Street

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Pettis, Emily, Christina Slattery, and Mead & Hunt, Inc. *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance*. Washington D.C.: National Cooperative Highway Research Program, 2023.

St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1973.

Inventory Number: RA-RVC-00057
Historic Name: Shopping Center

Address: 1685-1731 Rice Street

Photographs



RA-RVC-00057, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-RVC-00057, January 29, 2024, front (east) facade and side (north) elevation, view facing northwest.

Inventory Number: RA-RVC-00058
Historic Name: Commercial Building

Address: 1895 Rice Street North

Description Narrative

This one-story, rectangular-plan, commercial building was constructed ca. 1965, according to tax assessor records. The main block of the building is of concrete-block construction with board-and-batten siding at the gable end. The foundation is not visible. It has a low-pitch gambrel roof clad in asphalt shingles. Windows are fixed glass replacement units. The front (east) facade includes a metal replacement door with sidelights at the primary entrance and small, concrete-block pilasters. A secondary glass door is on the side (north) elevation. Square concrete-block projections also span both side (north and south) elevations. A two-story addition was incorporated on the rear (west) elevation ca. 2005.¹ The addition includes a pyramidal roof, board-and-batten siding, and a single garage bay with an overhead door. A non-historic-age, freestanding sign is located at the east edge of the property, and a non-historic-age small, detached gable outbuilding is to the west. Alterations to the building include replacement windows and doors and the non-historic-age rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1966, according to tax assessor information, and the building is depicted in 1966 aerial imagery.² Building permits were not available; therefore, an original owner, architect, or builder were not identified. City directories identify the building as vacant in 1973, but by 1983 it housed Renstrom Dental Studio.³ Numerous tenants have occupied the property for short periods since that time.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not indicate an original owner or occupant. Research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 423, 2003.5, Ramsey County Historical Society; "City of Saint Paul Building Permits, 1883-1975," 197.

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-RVC-00058
Historic Name: Commercial Building Address: 1895 Rice Street North

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<https://www.historicaerials.com/viewer>.

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<https://www.historicaerials.com/viewer>.

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St. Paul City Directory. Saint Paul Public Library. Saint Paul, Minn.: R. L. Polk & Co., 1890.

Inventory Number: RA-RVC-00058
Historic Name: Commercial Building

Address: 1895 Rice Street North

Photographs



RA-RVC-00058, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-RVC-00058, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-RVC-00059
Historic Name: Tom's Shell Service Station

Address: 1935 Rice Street

Description Narrative

This one-story, rectangular-plan, Ranch-style gas station building was constructed in 1959, according to city directories. It is clad in wood board-and-batten siding with small sections of tan brick cladding on the front (east) façade and on the side (north) elevation. The foundation is not visible. The building has a low-pitch, front-gable roof with a small, projecting front gable at the entrance and a large, masonry chimney feature. Windows are wood, fixed-glass units with fixed transoms. The facade includes the primary entrance door and three garage bays with replacement glass and metal overhead doors. A ca. 1965 metal-clad addition is located on the rear (west) elevation.¹ Northeast of the building is a modern metal carport in the parking lot, and modern gas pumps have been added to the southeast of the building. Alterations include replacement overhead doors and the rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. This commercial building was first listed in city directories in 1959 as Tom's Shell Service Station.² According to city directories, the station switched from Shell to Mobil in 1983.³ Tom's Mobil Service still occupies the building today and appears to be run by Joe Duellman.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that the building originally housed Tom's Shell Service Station. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of the Ranch-style applied to commercial architecture, such as the low-pitch, front-gable roof with overhanging eaves and the masonry chimney and facade elements, the building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1959. p. 134).

³ R.L. Polk & Co., *St. Paul City Directory* (Saint. Paul, Minnesota, 1983. p. 423).

Inventory Number: RA-RVC-00059
Historic Name: Tom's Shell Service Station Address: 1935 Rice Street

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"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1966.
<https://www.historicaerials.com/viewer>.

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1959.

Inventory Number: RA-RVC-00059
Historic Name: Tom's Shell Service Station

Address: 1935 Rice Street

Photographs



RA-RVC-00059, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-RVC-00059, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-RVC-00059
Historic Name: Tom's Shell Service Station

Address: 1935 Rice Street



RA-RVC-00059, January 29, 2024, front (east) facade, side (south) elevation and gas pumps, view facing northwest.

Inventory Number: RA-RVC-00060
Historic Name: Commercial Building

Address: 1943 Rice Street

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1957, according to tax assessor records. Historic-age additions to the front (east) facade and rear (west) elevation have completely obscured the original portion of the building. The main block of the building is of concrete-block construction with a flat roof and parapet. The current facade addition includes wood board-and-batten siding, a faux mansard parapet clad in wood shingles, a glass entrance door, and a secondary entrance with a replacement door. A large metal sign is mounted on top of the parapet. Windows are replacement, vinyl, fixed glass and sliding sash units. Two garage additions on the rear (west) elevation are clad in metal siding and include two garage bays with replacement metal overhead doors. One garage addition features an asymmetrical side-gable roof, while the other has a flat roof. Alterations include replacement windows, replacement doors, a ca. 1990 front addition, and the two ca. 1965 rear garage additions.¹

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1957 and is first depicted in aerial imagery at that time.² Building permits were not available; therefore, an original owner, architect, or builder were not identified. No tenants were listed in city directories until 1973, when Mike's Minni Market, a fruit dealer, operated in the building.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the original owner but indicate that it housed Mike's Minni Market, among other tenants. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, the extent of additions and alterations has compromised its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1991, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1973. p. 423).

Inventory Number: RA-RVC-00060
Historic Name: Commercial Building Address: 1943 Rice Street

Bibliography

"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1957.
<https://www.historicaerials.com/viewer>.

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1973.

Inventory Number: RA-RVC-00060
Historic Name: Commercial Building

Address: 1943 Rice Street

Photographs



RA-RVC-00060, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-RVC-00060, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-RVC-00061
Historic Name: Watson House

Address: 2147 Rice Street

Description Narrative

This one-and-one-half-story, L-plan, Raised Ranch house with a basement-level garage was constructed in 1956, according to tax assessor records. It is of concrete-block construction with vertical wood siding at the gable ends. The foundation is not visible. The asphalt-shingle, cross-gable roof features a large stucco clad chimney on the eastern slope. Windows are one-over-one, replacement, vinyl units. The entrance on the front (east) facade includes a shed-roof stoop accessed via concrete steps with a wood railing. A secondary entrance with a small stoop and decorative metal railing is located on the side (north) elevation. A metal entrance door and replacement single garage bay are located on the side (south) elevation. Northwest of the house is a non-historic-age shed. Alterations include replacement windows, a replacement overhead garage door, and an infilled basement window on the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1956, according to tax assessor records, and is depicted in 1957 aerial imagery.¹ Building permits were not available; therefore, an original owner, architect, or builder were not identified. There are no city directory listings for this address until 1959, when Clare D. and Hazel N. Watson owned the house. Clare operated the Watson Sign Company out of the home.² He still occupied the home in 1973.³ The property appears to have stayed in the Watson family through 1983, when Mark Watson, an Apiarist, lived there.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories found that the first occupants were Clare and Hazel Watson and that the property remained within the Watson family through at least the early 1980s. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family Raised Ranch home, such as the low-pitch roof, brick chimney, and minimal detailing, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as replacement windows and doors detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1959. p. 134).

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1973. p. 424).

⁴ R.L. Polk & Co., *St. Paul City Directory* (St. Paul, Minnesota, 1983. p. 297).

Inventory Number: RA-RVC-00061
Historic Name: Watson House Address: 2147 Rice Street

Bibliography

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R.L. Polk & Co. *St. Paul City Directory*. Saint Paul, Minn.: R.L. Polk & Co., 1983.

St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1959.

St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1973.

Inventory Number: RA-RVC-00061
Historic Name: Watson House

Address: 2147 Rice Street

Photographs



RA-RVC-00061, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-RVC-00061, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-RVC-00062
Historic Name: Associated Medical Dental Clinic

Address: 2381 Rice Street

Description Narrative

This one-story, rectangular-plan, Colonial Revival-style commercial building was constructed in 1983, according to city directories.¹ It is clad in brick, with wood siding at the gable ends. The building has a side-gable, asphalt-shingle roof with a dentil cornice and cupola at the ridge. Windows are vinyl, one-over-one and sliding sash, replacement units. The primary entrance is located at the western end of the front (south) facade under a front gable-roof portico with square fluted supports. The side (east) elevation includes two entrance doors, with a small octagonal window and signage at the gable end. Six small, sliding sash windows span the rear (north) elevation. A small section of a vinyl fencing is located adjacent to the northeast corner of the building. Alterations include replacement windows, a replacement door and sidelights at the primary entrance, and “Dentist Physician” signage on the side (east) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1983 to house the Associated Medical Dental Clinic, according to city directories.² Building permits were not available for the property; therefore, an original owner, architect, or builder were not identified. The building appears to have continued to house multiple dentist offices until 2023.³ It is currently vacant.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that it originally housed Associated Medical Dental Clinic. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Colonial Revival commercial architecture, such as evenly spaced fenestration with shutters, an accentuated front entrance with a crown supported by columns, and a side-gable roof with dentils, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ R.L. Polk & Co., *St. Paul City Directory* (Saint Paul, Minn.: R.L. Polk & Co., 1983).

² R.L. Polk & Co., *St. Paul City Directory*.

³ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-RVC-00062

Historic Name: Associated Medical Dental Clinic

Address: 2381 Rice Street

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St. Paul City Directory. Saint Paul Public Library. Saint Paul, Minn.: R. L. Polk & Co., 1890.

Inventory Number: RA-RVC-00062
Historic Name: Associated Medical Dental Clinic

Address: 2381 Rice Street

Photographs



RA-RVC-00062, January 29, 2024, side (east) elevation, rear (north) elevation, and small fence adjacent to the northeast corner of the building, view facing southwest.



RA-RVC-00062, January 29, 2024, front (south) facade and side (east) elevation, view facing northwest.

Inventory Number: RA-RVC-00064
Historic Name: Commercial Building

Address: 2815 Rice Street

Description Narrative

This one-story, rectangular-plan, current gas station building was constructed ca. 1975, according to historic aerials.¹ It is clad in painted brick. The foundation is not visible. The building has a low-pitch, front-gable roof with a wide, non-historic-age, metal parapet and overhang. Windows are metal, replacement, fixed glass units. The primary entrance with a glass double door is located on the front (west) facade. On the side (north) elevation, two original restroom doors have been enclosed with brick. Modern gas pumps and a large, non-historic-age, metal canopy are located east of the building. Alterations include replacement windows, the replacement parapet, enclosed restroom doors, and the non-historic-age canopy.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1975 and is depicted in available aerial imagery in 1980.² Building permits were not available for the property; therefore, an original owner, architect, or builder were not identified. Western Stores is the first occupant listed in directories in 1983.³ The building was converted into a service station at an unknown date and now displays features typical of that use.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that it housed various businesses, including Western Stores. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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<https://www.historicaerials.com/viewer>.

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1982.

¹ "Aerial Image. Roseville, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1982. p. 299).

Inventory Number: RA-RVC-00064
Historic Name: Commercial Building

Address: 2815 Rice Street

Photographs



RA-RVC-00064, January 30, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-RVC-00064, January 30, 2024, front (west) facade, side (north) elevation, and diesel pump, view facing southeast.

Inventory Number:	<u>RA-RVC-00065</u>	
	<u>Rosedale Estates</u>	
Historic Name:	<u>Apartments</u>	Address: <u>2835 Rice Street</u>

Description Narrative

The Rosedale Estates Apartments, located at 2835-2855 Rice St. in Roseville includes of two identical apartment buildings arranged around a central parking garage structure. The two buildings are mirror images of one other, each with a central U-shape opening to the north or south with smaller wings extending to the east and west. A central garage structure (attached at the basement level) connects the two, forming an overall cross-shaped footprint. A concrete-paved courtyard forms the roof of the flat-roofed parking garage and includes a pool, grilling area, wooden gazebo structure, and picnic tables. Parking lots and paved walkways immediately surround the building on three sides (north, east, and south) and open lawns with clusters of mature trees to the north and west provide communal greenspace. Raised berms along the north and west edges of the parcel screen complex from view of the surrounding single-family subdivision. A manmade pond is located to the southwest and a pair of identical buildings (2735 and 2755 Rice St.) are arranged similarly on an adjacent parcel to the south. The two parcels are managed jointly as the Rosedale Estates Apparments.

Each of the buildings is a three-story apartment building with a flat roof and attached basement-level parking garage. The parking garage, lobby, leasing office, and communal areas are all located in the basement level, which is partially exposed ay the front (east) façade to allow access to the basement from ground-level. The parking garage is set at the center of the building and is constructed of concrete block with a textured concrete block parapet wall enclosing the courtyard above. Two evenly spaced metal overhead panel garage doors give access to the garage on the front (east) façade. A small leasing office is located in the basement level of building 2835 and is accessible via a glass door with metal frame and narrow sidelight. Two fixed metal windows are arranged to the right of the door and a cloth awning shelters the entry.

The main entrance, located on the main (east) façade of each building at basement level, is comprised of a single metal-frame glass door with a large sidelight and is sheltered by projecting brick walls. To the side of the main entry, a small section of the building with an angled roof extends above the third floor, providing roof access. A concrete block foundation is visible on the façade and at various points around the building where the terrain drops below the first-floor level. The walls are primarily clad in a dark-brown brick with accents of vertically banded beige stucco surrounding the windows. Evenly spaced, metal sliding windows are used throughout the building and metal-frame sliding doors give access to small balconies with wood frames and simple twisted metal railings. Individual window unit-style air conditioners protrude through the wall at regular intervals. While the buildings are all flat-roofed, a small, faux-mansard awning is set at roof-level along most of the walls. Cutouts at the exterior corners of the central U-shaped portion of each building break up the massing and are largely unadorned, with a single band of small windows tucked into corners.

Significance Narrative

A detailed historic context is presented in *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*.

Inventory Number: RA-RVC-00065
Rosedale Estates
Historic Name: Apartments Address: 2835 Rice Street

For much of its early history, the Roseville area was comprised of low-density agricultural properties. As the Twin Cities continued to grow in the early twentieth century, development began to spread into the Roseville area, resulting in increasing residential and commercial development throughout the 1930s and 1940s. When Roseville was incorporated as a village in 1948, residential development was still largely focused on single-family homes. During the early postwar period, metro-area municipalities commonly zoned suburban developments to prevent the construction of multi-family dwellings. By the 1960s, however, increasing housing demand and growing interest in low-cost alternatives to single-family homes resulted in a loosening of zoning restrictions which allowed the construction of new multi-family developments, although usually at the periphery of communities, along highways and heavily trafficked streets or near commercial strips.¹ In Roseville, the majority of multi-family housing units were constructed in the 1960s and 1970s, with only a few small apartment buildings constructed during the late 1950s.²

Apartment buildings constructed throughout the Twin Cities region during this period commonly employed very similar design features. These buildings were usually two to three stories tall, constructed of concrete block, and clad in brick veneer.³ Many had flat roofs and a wider footprint than prewar apartment buildings, and some display a raised basement level with a split-foyer stairwell providing access to the lowest level of apartments slightly below grade. Wider examples typically included a central hallway that ran the width of the building, providing access to apartments with similar floorplans. The Contemporary style was commonly applied to postwar apartment buildings throughout the greater Metro area. These typically feature simple, geometric massing; flat or low-pitched roofs; expanses of glass in the form of picture windows, large transoms above the primary entrances, and patio doors; unadorned wall surfaces; and minimal decorative details.

Both attached and detached garage buildings were common features in larger complexes. Some also incorporated pedestrian circulation networks into the design in the form of paved walkways between the buildings, parking lots and garages, and any associated landscape features, such as gardens. By the early 1970s, additional amenities, such as swimming pools, leasing offices, communal recreation spaces, and a variety of sports facilities were common features in the largest developments. Classified ad pages of local newspapers from the period bear out the variety of features which had become common selling points used by developers to draw in new tenants.

The Rosedale Estates Apartment complex was developed in the late 1960s and early 1970s, with the southernmost buildings, located at 2735 and 2755 Rice Street, completed first in 1969 and opened in early 1970. The northern buildings, located at 2835 and 2855 Rice Street, were completed in 1971 and opened for new leases in early 1972. From the time it opened, the complex was advertised as luxury apartments, with early ads claiming, “Even in 1995, people will call Rosedale Estates ‘luxurious,’ ‘beautiful,’ ‘wonderful to live in,’” and boasting a host of luxury features, including luxury features, including shag carpets, fireplaces, sunken living rooms, and individual balconies, heated parking garage,

¹ Judith A. Martin and David A. Lanegran, *Where We Live: The Residential Districts of Minneapolis and Saint Paul* (Minneapolis: University of Minnesota Press, 1983), 128.

² Maxfield Research, Inc., “Comprehensive Multifamily Housing Needs Analysis for Roseville, Minnesota” (Roseville Housing and Redevelopment Authority, April 2013), 51–19.

³ National Register of Historic Places, Multiple Property Documentation Form, “Apartment Buildings of Ohio Urban Centers, 1870-1970,” E-7. Although this source focuses on apartment buildings in Ohio rather than Minnesota, it provides a good general framework for early apartment construction in the Midwest.

Inventory Number: RA-RVC-00065
 Historic Name: Rosedale Estates Apartments Address: 2835 Rice Street

and elevators.⁴ Geared towards single adults interested in a community atmosphere, early ads for the complex proudly announced that neither pets nor children were permitted and gave extensive lists of community facilities, including putting greens, pools, basketball and volleyball courts, and a sauna.⁵



Figure X. Advertisements for Rosedale Estates Apartments published in local newspapers from 1970-1972.⁶

Development of the Rosedale Estates Apartments mirrored similar developments across the Twin Cities region throughout the 1960s and 1970s. The construction of the Rosedale Estates Apartments and other similar complexes throughout Roseville and the surrounding municipalities responded to a growing need for affordable housing within the limited space available in an area that was being rapidly built out during the postwar period. By the time the complex was completed 1972, the region was flooded with new apartment complexes. Dozens of other complexes were operating in Roseville, many of comparable size and offering comparable amenities to Rosedale Estates.⁷

Evaluation

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of Sanborn fire insurance maps, city directories, historic newspapers, and building permit indices indicate that the buildings were completed between 1969 and 1971 and, having more than 300 units, have been occupied by thousands of individuals since they were first opened for leasing in 1970. However, research did not yield any evidence to indicate that the property possesses significance as it

⁴ "Roseville's Finest Luxury Apts," *The Minneapolis Star*, March 12, 1970.

⁵ "Swimming Pool at Rosedale Estates," *The Minneapolis Star*, August 20, 1970; "Sunken Living Room and Huge Pool at Rosedale Estates," *Star Tribune*, June 6, 1971.

⁶ "Rosedale Estates," *Star Tribune*, August 2, 1972; "Roseville's Finest Luxury Apartments," *Star Tribune*, March 21, 1970.

⁷ Maxfield Research, Inc., "Comprehensive Multifamily Housing Needs Analysis for Roseville, Minnesota," 51-59; "Apartment Listings," *Minneapolis Tribune*, January 2, 1972, sec. Want Ads, Newspapers.com.

Inventory Number: RA-RVC-00065
Rosedale Estates
Historic Name: Apartments Address: 2835 Rice Street

relates to residential development in Roseville or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although the buildings retain elements of a Contemporary style apartment building, such as flat roofs, expanses of unadorned brick walls, large glass patio doors, and minimal ornamentation, these characteristics are commonly seen in apartments constructed during this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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"Roseville's Finest Luxury Apartments." *Star Tribune*. March 21, 1970.

"Roseville's Finest Luxury Apts." *The Minneapolis Star*. March 12, 1970.

"Sunken Living Room and Huge Pool at Rosedale Estates." *Star Tribune*. June 6, 1971.

"Swimming Pool at Rosedale Estates." *The Minneapolis Star*. August 20, 1970.

Inventory Number: RA-RVC-00065

Rosedale Estates

Historic Name: Apartments

Address: 2835 Rice Street

Photographs



RA-RVC-00065, January 30, 2024, front (east) façade and side (south) elevation, view facing northwest.



RA-RVC-00065, January 30, 2024, side (east) elevation and side (south) elevations, view facing north.

Inventory Number: RA-RVC-00065

Rosedale Estates

Historic Name: Apartments

Address: 2835 Rice Street



RA-RVC-00065, January 30, 2024, building 2855 front (east) façade and side (north) elevation, view facing southwest.



RA-RVC-00065, January 30, 2024, courtyard, showing pool (center), gazebo (right), and part of building 2835's north and east elevations.

Inventory Number: RA-RVC-00065

Rosedale Estates

Historic Name: Apartments

Address: 2835 Rice Street



RA-RVC-00065, January 30, 2024, Rosedale Estates grounds, showing parking lot (left) and raised berms (right, center).

Inventory Number:	RA-SPC-00556	
	Department of Public Safety and	
Historic Name:	Bureau of Health	Address: 555 Cedar Street

The property was previously recorded in 1981. The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-00556 inventory form and has been updated according to current standards.¹

Description Narrative

This two-story, irregular-plan, public health center building was constructed in 1957, according to the 1981 survey form and a plaque located in the foyer. It reflects modest International style influences. It has a flat roof with a metal parapet and a poured concrete foundation. The building is clad in light-colored replacement stone panels on the front (northeast) facade and side (northwest) elevation, with buff brick cladding on the side and rear (southeast and southwest) elevations. Windows are a combination of small, metal, fixed glass and one-by-one, horizontal sash units. Large, multi-paned, two-story, fixed windows on the facade and side (northwest) elevation flank the corner entrance. A glass entrance vestibule with red brick skirting is at the eastern corner of the facade under a slanted metal roof. It is accessed by concrete steps and a concrete Americans with Disabilities Act (ADA) ramp with metal railings. On the facade above the entrance is a metal plaque denoting "Health Center 555 Cedar" and a metal caduceus symbol. Additional entrances are on the side (southeast) and rear (southwest) elevations, and the southwest entrance has a flat-roof awning. A paved parking lot is at the rear of the property. Alterations since the 1981 survey include the apparent replacement stone cladding and mostly replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. An original building permit was not identified, but according to the 1981 survey form and a plaque located in the foyer, this building was constructed in 1957 for the Department of Public Safety and Bureau of Health. It was designed by Alfred H. Schroeder, who was an architect for the City of Saint Paul.² City directories identify the building by the same name in 1960 and 1970, and as the City Community Service Department Division of Public Health in 1980.³ The building continues to house the St. Paul-Ramsey County Public Health Center, as well as the County Marriage License and Sexual Offense Services centers.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and an interior building plaque indicate the building was designed by architect Alfred H. Shroeder in 1957 as the Department of Public Safety and Bureau of Health.⁵ Although it remains in operation as a public health center, research did not yield any evidence to indicate that the property is significant within the commercial or institutional development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal

¹ Leila McGrath, "Minnesota Individual Property Inventory Form, RA-SPC-00556," April 9, 1981, Minnesota State Historic Preservation Office.

² McGrath, "Minnesota Individual Property Inventory Form, RA-SPC-00556."

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 54; *Saint Paul City Directories 1890-1980*, 83.

⁴ *Saint Paul City Directories 1890-1980*.

⁵ McGrath, "Minnesota Individual Property Inventory Form, RA-SPC-00556."

Inventory Number: RA-SPC-00556

Historic Name: Department of Public Safety and
Bureau of Health

Address: 555 Cedar Street

potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of International style influences, such as the flat roof and the glass corner entrance vestibule, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, method of construction. Alfred H. Schroeder designed this building; however, research did not indicate the Schroeder was a master architect or that the property possesses high artistic value. Furthermore, alterations to the building in the form of replacement windows and apparent replacement stone cladding detract from its original design; therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Inventory Number: RA-SPC-00556

Historic Name: Department of Public Safety and
Bureau of Health

Address: 555 Cedar Street

Photographs



RA-SPC-00556, February 01, 2024, front (northeast) facade and side (northwest) elevation, view facing south.



RA-SPC-00556, February 01, 2024, side (southeast) elevation, view facing northwest.

Inventory Number: RA-SPC-00556

Historic Name: Department of Public Safety and
Bureau of Health

Address: 555 Cedar Street



RA-SPC-00556, February 01, 2024, rear (southwest) elevation, view facing north.

Inventory Number: RA-SPC-00785
Historic Name: Frautschi Boots and Shoes Address: 168-174 Cesar Chavez Street

The property was previously recorded in 1980 (with an original address of 168 Concord Street East). The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1980 RA-SPC-00785 inventory form and has been updated according to current standards.¹

Description Narrative

This two-story, triangular-shaped, Italianate-influenced commercial building was constructed in 1885, according to building permit records.² It is located on a triangular lot at the five-point intersection of Cesar Chavez Street, State Street, and George Street East. It has a canted southeast corner and a flat roof with a parapet and a metal cornice. Second-story windows are narrow with segmental arched openings and brick window hoods with keystones. A triangulated brick course and decorative string courses encircle the building on the second story. The side (south) facade features an oriel window.

Alterations to the building since the 1980 evaluation include the recent replacement of windows on the front (northeast) facade with metal, fixed, storefront units on the first story and vinyl, one-over-one, sash units on the second story. The facade of the first story has also been re-clad in narrow, brick veneer.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1885 for Frautschi Boots and Shoes. John J. Frautschi lived in the upstairs residential area. The building was designed by architects Millard and Ulrici and constructed by contractors Danner and Falster.³ Frautschi and his store occupied the building until ca. 1960, when city directories list Henly's Department Store Inc.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was designed by Danner and Falster in 1885 and that it housed Frautschi Boots and Shoes, with the owner John J. Frautschi residing upstairs. Although Frautschi's shoe store remained in operation in the building through the 1950s, research did not yield any evidence to indicate that the property is significant within the commercial or residential development of greater Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Italianate commercial architecture, such as tall, narrow, segmental arched window openings with decorative hoods on the second story and an oriel window on the side (south) elevation, these characteristics are commonly seen in commercial buildings of this era. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, extensive alterations to the storefront and replacement windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ M. McGrath, "Minnesota Individual Property Inventory Form, RA-SPC-00785," July 1980, Minnesota State Historic Preservation Office. The name Frautschi appears to have been misspelled on the 1980 inventory form as "Frantschi."

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-00785
Historic Name: Frautschi Boots and Shoes Address: 168-174 Cesar Chavez Street

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

“City of Saint Paul Building Permits, 1883-1975,” n.d. 2003.5. Ramsey County Historical Society.

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Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-00785
Historic Name: Frautschi Boots and Shoes

Address: 168-174 Cesar Chavez Street

Photographs



RA-SPC-00785, January 31, 2024, front (northeast) facade, view facing west.



RA-SPC-00785, January 31, 2024, canted corner and side (southwest) elevation featuring oriel window and patio, view facing northwest.

Inventory Number: RA-SPC-03082

Historic Name: F. Heimes & Sons Grocery

Address: 961 Rice Street

This property was previously recorded in 1981. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03082 form and has been updated according to current standards.¹ The property was also surveyed in April 2024 by the Minnesota Department of Transportation Cultural Resources Unit and given a duplicate inventory number of RA-SPC-11875. At that time, it was considered eligible for the purposes of Section 106 (ERP #2024-1006), but for that project only. As a result, the property was reevaluated for the current project.

Description Narrative

This two-story, rectangular-plan, commercial building was constructed in 1890, according to building permit records.² It has a flat roof with a parapet and two interior brick chimneys. The foundation is not visible. The brick exterior walls, including a corbeled brick cornice, have been covered with stucco. Only a portion of the side (north) elevation is exposed brick devoid of stucco cladding. There is a recessed entrance offset at the south end of the front (east) facade with a small brick stoop. The adjacent storefront includes metal, fixed windows, replacement brick cladding below the windows, and a wood-shingle awning that extends around the corner of the facade to the side (south) elevation. Two recessed, secondary entrances are located on the side (south) elevation. Windows on the upper level are generally replacement, metal, one-over-one sash units. The side (north) elevation has no window openings. A large sign affixed to the building at the southern end of the facade bears the name of the business, "Ma Ma's Pizza." The building appears to have been constructed in stages.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial and residential building was constructed in 1890 to house the F. Heimes & Sons grocery store.³ While the 1981 inventory form listed E.B. Bugholtz as the architect and Garth & Bartels as builder/contractor, a review of available building permits did not identify an architect or builder. City directories indicate Frank, Frank G., Joseph, and William Heims [*sic*] all lived in the residential space upstairs.⁴ By 1900, the grocery store was no longer operating out of the building, and numerous tenants and individuals occupied the property for short periods of time through at least 1960.⁵ Mama's Pizza restaurant has occupied a portion of the building since 1970.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect and/or builder and indicated that it housed the F. Heimes & Sons grocery and housed Frank, Frank G., Joseph, and William Heimes in 1890. However, research did not yield any evidence to indicate that the property is significant within the commercial or residential development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for

¹ Steve Babbit, "Minnesota Individual Property Inventory Form, RA-SPC-03082," August 1981, Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890 p. 653).

⁵ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 215.

⁶ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-03082
Historic Name: F. Heimes & Sons Grocery Address: 961 Rice Street

this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

St. Paul City Directory. *Saint Paul Public Library*. Saint Paul, Minn.: R. L. Polk & Co., 1890.

Inventory Number: RA-SPC-03082

Historic Name: F. Heimes & Sons Grocery

Address: 961 Rice Street

Photographs



RA-SPC-03082, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-03082, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-03083

Historic Name: House

Address: 973 Rice Street

The property was previously recorded in 1981. The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03083 inventory form and has been updated according to current standards.¹

Description Narrative

This two-story, irregular-plan, vernacular house was constructed ca. 1885, according to city directories.² It has a front-gable roof covered in asphalt shingles. A stucco-clad, interior chimney is at the roof ridge. The walls are clad in stucco and the foundation is not visible. The primary entrance is offset at the south end of the front (east) facade and accessed by a concrete stoop with a wooden railing. The entrance is covered by a small metal awning. Windows are tall and narrow, accentuating the buildings height. They are generally one-over-one sash, vinyl, replacement units. Some window openings have been partially infilled and altered in size, and the side (north) elevation is devoid of windows. A small, hip-roof addition is located at the southwest corner of the side (south) elevation. The house is built very close to the sidewalk with a minimal setback.

Alterations to this building since the 1981 evaluation include the replacement of all windows with vinyl, one-over-one, sash units; alteration of some of the window openings; and incorporation of stone cladding on the lower portion of the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed ca. 1885 per city directory research. Building permits were not available for the property; therefore, an original owner, architect, or builder were not identified. According to the 1885 city directory, Andrew Weidl, a laborer, was the first occupant.³ He was followed by numerous individuals who occupied the property for short periods of time through 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the architect or builder and indicated that the first occupant was Andrew Weidl. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ J. Champion, "Minnesota Individual Property Inventory Form, RA-SPC-03083," August 1981, Minnesota State Historic Preservation Office.

² *St. Paul City Directory* (R.L. Polk & Co., 1885, p. 850).

³ *St. Paul City Directory*, 1885, p. 850.

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-03083
Historic Name: House Address: 973 Rice Street

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-03083
Historic Name: House

Address: 973 Rice Street

Photographs



RA-SPC-03083, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-03083, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-03084

Historic Name: House

Address: 977 Rice Street

This property was previously recorded in 1981. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03084 inventory form and updated to current standards.¹

Description Narrative

This irregular-plan, cross-gable, vernacular house was constructed in 1884, according to building permit records.² The roof is clad in asphalt shingles and has two interior brick chimneys. The house is of frame construction with walls clad in asbestos shingle siding. The visible foundation is clad in concrete parging. The primary entrance with an original wood door is located on the front (east) facade beside paired, original, three-over-one, wood sash windows. Both the door and front window openings have pedimented surrounds. The front entrance is accessed by a small, uncovered concrete stoop with a metal railing. A small, fixed-light, wood window is located within the front (east) gable end. Windows on the side (north and south) elevations and the cross-gable rear (west) section of the house are a combination of original, three-light, wood sash and one-over-one-light, vinyl, replacement units. The rear (west) elevation includes a large, ca. 1980, concrete-block addition with a flat roof. The yard to the south of the house is enclosed with a chain-link fence.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1884 for Aug. Thon, building permits did not identify the architect or builder.³ According to the 1885 city directory, plasterers August and William Thon were the first occupants. They were followed by numerous individuals who occupied the property for short periods through at least 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit did not identify the architect or builder and indicated that the first occupants were August and William Thon. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Steve Babbit, "Minnesota Individual Property Inventory Form, RA-SPC-03084," August 1981, Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); R.L. Polk & Co., *St. Paul City Directory* (Saint Paul, Minn.: R.L. Polk & Co., 1885).

Inventory Number: RA-SPC-03084
Historic Name: House Address: 977 Rice Street

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-03084
Historic Name: House

Address: 977 Rice Street

Photographs



RA-SPC-03084, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-03084, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-03086
Historic Name: Weinhandl House

Address: 985 Rice Street

The property was previously recorded in 1981. The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03086 inventory form and updated to current standards.¹

Description Narrative

This one-and-one-half-story, rectangular-plan, Colonial Revival-style house was constructed in 1912, according to building permit records.² It has a cross-gable roof clad in asphalt shingles, with flared eave returns and an interior brick chimney. The house is of frame construction with vinyl siding and a rusticated concrete-block foundation. A full-length, hip-roof front porch spans the front (east) facade and includes four columns on rusticated concrete-block piers and a turned balustrade. The primary entrance on the facade includes an exterior storm door. Windows are one-over-one, replacement, vinyl units with original wood surrounds. Additional windows include a large, vinyl, replacement, fixed window and transom on the facade; a hip-roof bay window with replacement vinyl units on the side (south) elevation; and a small, original, semicircular, wood sash window at the front (east) gable end.

Alterations to the building since the 1981 evaluation include replacement vinyl windows, replacement of an original leaded-glass transom on the facade, and replacement of the original wood cladding with vinyl siding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1912 by the owner, Andrew Weinhandl.³ Weinhandl was a painter and laborer for G.N shops.⁴ He occupied the home through 1950 and his wife, Elizabeth, lived in the home through 1960.⁵ She was followed by a number of individuals who occupied the property for short periods through at least 1980.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1912 by the owner, Andrew Weinhandl.⁷ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family, Colonial Revival-style house, such as the flared eave returns, columns, piers, and turned balustrade, these characteristics are commonly seen in homes of this era. Furthermore, alterations such as replacement siding and windows detracts from the original design. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a

¹ Steve Babbit, "Minnesota Individual Property Inventory Form, RA-SPC-03084," August 1981, Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1703.

⁵ *Saint Paul City Directories 1890-1980*, 1048; *Saint Paul City Directories 1890-1980*, 215.

⁶ *Saint Paul City Directories 1890-1980*, 377.

⁷ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-03086
Historic Name: Weinhandl House Address: 985 Rice Street

master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

Babbitt, Steve. "Minnesota Individual Property Inventory Form, RA-SPC-03084," August 1981. Minnesota State Historic Preservation Office.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-03086
Historic Name: Weinhandl House

Address: 985 Rice Street

Photographs



RA-SPC-03086, January 30, 2024, front (east) facade, view facing west.



RA-SPC-03086, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-03088
Historic Name: Jacob Welch Dry Goods Store

Address: 1061 Rice Street

The property was previously recorded in 1981. It has changed in appearance since the inventory form was prepared. The following content is taken from the 1981 RA-SPC-03088 inventory form and has been updated according to current standards.¹ The property was also surveyed in April 2024 by the Minnesota Department of Transportation Cultural Resources Unit and given a duplicate inventory number of RA-SPC-11877 and was considered eligible for the purposes of Section 106 (ERP #2024-1006), but for that project only.² As a result, the property was reevaluated for the current project.

Description Narrative

This two-story, rectangular-plan, commercial and residential building was constructed in 1895, according to building permit records.³ It is clad in stucco with a replacement wood-clad storefront on the front (east) facade. The foundation is not visible. The building has an asphalt-shingle hip roof with a small, centered gable on the facade, an interior brick chimney, and a gable dormer on the rear (west) elevation. Windows are primarily one-over-one, replacement, vinyl sash, with wood fixed windows on the first-floor storefront facade. The primary entrance on the storefront includes a replacement door and a large fabric awning. The side (south) elevation includes two additional entrances with replacement doors and small fabric and metal awnings. The rear (west) elevation includes a ca. 1920, two-story addition with the same stucco cladding and a second-story door. A second rear addition includes a ca. 1945, one-story, attached garage of rusticated concrete-block construction with a flat roof and parapet.⁴ One garage bay features a replacement overhead door, and the other bay has been enclosed with brick and a large, fixed window.

Alterations to the building since the 1981 survey include replacement cladding and windows, alterations to the store front, replacement doors, and non-historic-age awnings.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial and residential building was constructed in 1895 to house a dry goods store operated by Jacob Welch.⁵ In addition to the dry goods store, city directories in 1900 also identify Jacob Welch; Louisa Welch, a clerk at the store; and Joseph J. Fleischaker, a tinner residing at the property.⁶ In 1910, the dry goods store remained in operation, with Frank and Anna Welch residing upstairs.⁷ From 1920 through at least 1950, the property operated as the Dunston Funeral Home, followed by additional occupants who occupied the building for short periods of time. The building currently houses the Xiong Chiropractic PA.⁸

¹ Bruce Rainier, "Minnesota Individual Property Inventory Form, RA-SPC-03088," 1981, Minnesota State Historic Preservation Office.

² The Minnesota State Historic Preservation Office was notified of the duplicate inventory numbers.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁴ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

⁵ "City of Saint Paul Building Permits, 1883-1975."

⁶ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1554.

⁷ *Saint Paul City Directories 1890-1980*, 1948.

⁸ *Saint Paul City Directories 1890-1980*, 1048.

Inventory Number: RA-SPC-03088
Historic Name: Jacob Welch Dry Goods Store

Address: 1061 Rice Street

Although the property was previously considered eligible for the purposes of Section 106 for a recent MnDOT project only, the property was reevaluated under National Register of Historic Places (National Register) *Criteria A, B, and C* for the current project. Review of city directories and building permit indices did not identify the architect and/or builder but indicate the building was constructed in 1895 as a dry goods store for Jacob Welch. Although it remained a dry goods store and then a funeral home for many years, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-03088
Historic Name: Jacob Welch Dry Goods Store

Address: 1061 Rice Street

Photographs



RA-SPC-03088, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-03088, January 29, 2024, side (south) elevation and rear (west) elevation, view facing northeast.

Inventory Number: RA-SPC-03172
Historic Name: Commercial Building Address: 472-476 Robert Street North

This property was previously recorded in 1981 and reevaluated in 2018. The property has changed slightly in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03172 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, square-plan commercial building constructed in 1916, according to building permits records. It is of brick construction with a flat roof and parapet. The foundation is not visible. The front (west) facade is clad in variegated face brick set with projecting, brick stringcourses between the upper and lower floors and below the parapet, and patterned brickwork above the upper floor windows. The side (south) elevation is clad in painted brick with a large, ca. 2024 painted mural. The lower level of the facade includes a single, inset storefront with a replacement glass door flanked by two replacement fixed-glass display windows. The remaining bays on the lower-level facade include replacement fixed glass windows with infilled transoms that replaced an earlier second storefront documented in the 1981 survey. The upper-level facade has four, slightly inset window bays with tripartite, metal-frame, replacement windows.

Alterations to the building since the 2018 survey include the incorporation of the painted mural on the side (south) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was built by general contractor Henry C. Struchen in 1916 for agent Newton R. Frost. Frost was president of a real estate company that specialized in developing, selling, and leasing commercial real estate. Early tenants were The Market Grocery, owned by John Rosenfield and Heine Krinsky; Western Hat and Frame Co., owned by Harry Orinstein; and Samuel J. Rale's Rale Electrical Supply Co.. A 1921 building permit identifies the building owner as Elvgren Paint Supply Co. Inc., a wholesaler and retailer of paints, varnishes, and painting supplies. Subsequent building and electrical permits issued between 1934 and 1941 identify the building owner as Davis and Lagerman, a real estate, management and investment company.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was built by Henry C. Struchen in 1916 and that it housed various businesses, including the Market Grocery, Western Hat and Frame Co., and Rale Electrical Supply Co. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03172" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03172."

Inventory Number: RA-SPC-03172
Historic Name: Commercial Building Address: 472-476 Robert Street North

features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-03172." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-03172
Historic Name: Commercial Building

Address: 472-476 Robert Street North

Photographs



RA-SPC-03172, February 1, 2024, front (west) facade, view facing east.



RA-SPC-03172, February 1, 2024, front (west) facade and side (south) elevation with ca. 2024 mural, view facing northeast.

Inventory Number: RA-SPC-03173
Historic Name: Hotel/Stores Address: 480-484 Robert Street North

This property previously recorded in 1981 and reevaluated in 2018. The property has not changed in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03173 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a three-story, rectangular-plan, commercial building constructed in 1915, according to building permit records.² It is of brick construction with a flat roof and parapet. The foundation is not visible. The building reflects modest Classical Revival-style influences through its simple, rectangular massing, symmetrical window placement, and decorative dentil cornice. The front (west) facade and side (north) elevation are clad in red brick, and the side (south) elevation is clad in common brick. A stringcourse is beneath the second-story windows with a single row of soldier bricks topped by a projecting row of rowlock bricks. Geometric brickwork with colored tiles separates the second and third stories and the third story from the cornice. The facade consists of two storefronts. The south storefront has a recessed entry with a replacement glass door. The adjacent bays are partially infilled with vertical wood siding and include replacement fixed-glass windows and small, hexagonal windows in the upper portion of the bays. The north storefront has an angled entry at the northwest corner flanked by storefront windows. Windows on the second and third floors of the facade include both single and paired, one-over-one, wood sash units. The side (north) elevation includes display windows and a secondary storefront with a recessed entry and infilled storefront windows on the lower level. The second and third stories of the side (north) elevation are similar to the facade. A fabric awning spans the storefronts on the facade and the secondary storefront on the side (north) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. General contractor Nels P. Fransen & Co. began construction of this three-story commercial building in 1915 for Henry D. Defield, the president of Defield Realty Co. Defield Realty Co. was a real estate agency and land developer with offices located at 6 4th Street West in Saint Paul.³ The 1981 inventory form identified the architect as Alden & Harris, but this could not be confirmed through building permit review. The original building permit did indicate, however, construction of the building as both a store and hotel.⁴ By 1916, tenants included shoemaker Jacob Friedman and tailor Joseph Herscovitch at 480 South Robert Street, and saloon owner Clemens Debald at 484 South Robert Street. In 1918, 480 South Robert Street was occupied by shoemaker Henry Broner and tailor Simon Plepler, 482 South Robert Street by long-time tenant Orloff Leather Company, and 484 South Robert Street by saloon owner David Fink. Subsequent building permits show that ownership changed over the following decades. Barbers Alf C. Moen and Clarence Wolf owned the building in 1922 and Defield had regained ownership by 1926. By the mid-1930s, the building was owned by David D. Fink, who operated a saloon and restaurant at 484 South Robert Street. By the 1940s, barber Alf C. Moen continued as a tenant at 480 South Robert Street and Frank J. Einck occupied 484 South Robert

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03173" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03173."

⁴ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-03173
Historic Name: Hotel/Stores Address: 480-484 Robert Street North

Street, where he ran a billiards hall.⁵ He was followed by a number of tenants who occupied the property for short periods.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the property was built by Nels P. Fransen & Co. in 1916 and that it housed various businesses and residential tenants, including Jacob Friedman, a shoemaker, and Joseph Herscovitch, a tailor. However, research did not yield any evidence to indicate that the property is significant within the commercial or residential development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Classical Revival-style influences, including its rectangular massing, symmetrical window placement, and decorative dentil cornice, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations to the storefronts detract from the original design.. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03173."

⁶ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-03173

Historic Name: Hotel/Stores

Address: 480-484 Robert Street North

Photographs



RA-SPC-03173, February 1, 2024, front (west) facade, view facing north.



RA-SPC-03173, February 1, 2024, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: RA-SPC-03185
Historic Name: Commercial Building Address: 429 Robert Street South

The property was previously recorded in 1981 and reevaluated in 2018. The property has changed in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03185 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, rectangular-plan, commercial building with a flat roof and parapet that was constructed in 1889, according to building permit records.² It is of brick construction and the foundation is not visible. The front (east) facade is clad on the first floor in a cream-colored brick with boarded storefront windows. A single entrance with a replacement door and a glass block-infilled transom is located at the north end of the facade. The upper floor is clad in red brick with pilasters at the corners, a corbeled brick cornice, several courses of bricks set in a dog tooth pattern, and a concrete cap. Window openings on the upper floor have brick flat arches and a continuous brick sill, and are one-over-one, vinyl, replacement units. The side (north) elevation's lower level is clad in stucco, and the upper story features the same red brick cladding and corbeled cornice as the facade. The side (south) elevation is clad in common brick.

Alterations since 2018 include the removal of a former canopy on the facade, the boarded storefront, and the incorporation of replacement vinyl windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This building was constructed in 1889 for Morgan S. Gray as a store and dwelling by contractor G.M. Gray. Morgan Gray operated a saloon in the building under the name M.S. Gray and Sons and resided at 90 East Isabel, a house directly west of this property. Early boarders include Joseph Gallagher, a railroad worker for the Chicago St. Paul and Kansas City Railroad; and Henry Wittich, a harness maker for St. Paul Harness Co.³ An 1892 city directory identifies Emil Kiefer as a saloon owner and resident, and an 1895 directory lists Hermann Hoffmann as a saloon keeper. Narcisse St. Pierre operated a grocery store here in 1899 and by 1910, Pacifico Ungaretti ran a grocery under the name of P. Ungaretti and Co.⁴ The property operated as a tavern under various names through at least 1980.⁵ It appears vacant as of 2024 field survey.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was designed by G.M. Gray in 1889 and that it first housed the M.S. Gray and Sons saloon in addition to several residential tenants. However, research did not yield any evidence to indicate that the property is significant within the residential or commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03185" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03185."

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03185."

⁵ *Saint Paul City Directories 1890-1980*, 371.

Inventory Number: RA-SPC-03185
Historic Name: Commercial Building Address: 429 Robert Street South

under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Inventory Number: RA-SPC-03185
Historic Name: Commercial Building

Address: 429 Robert Street South

Photographs



RA-SPC-03185, January 31, 2024, front (east) facade, view facing west.



RA-SPC-03185, January 31, 2024, front (west) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-03186
Historic Name: Schulz Building Address: 450 Robert Street South

The property was previously recorded in 1981 and reevaluated in 2018. The property has changed slightly in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03186 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, rectangular-plan, commercial building with Italianate influences constructed in 1887, according to building permit records.² It has a flat roof and corbeled brick parapet. The foundation is not visible. The walls are clad in painted brick. The lower level of the front (west) facade elevation and the canted corner have cream-colored brick piers and transoms infilled with glass block. The entrance is located on the canted corner and includes a replacement metal door flanked by fixed, replacement, storefront windows on the facade and a single storefront window on the side (south) elevation. The upper level has tall, narrow window openings with round arches and a continuous stone sill on the facade and side (south) elevation. A pair of window openings on the facade have a single segmental arch with brick keystone. The windows are one-over-one, vinyl, replacement units. Former window openings on the side (south) elevation have been enclosed with brick. There are no windows on the side (north) elevation. Decorative brickwork remains on the upper level, including projecting pilasters, corbels, and an elaborate cornice with a checkerboard motif. A metal and neon sign attached to the facade reads, "West Side Hair Care."

Alterations to the building since the 2018 evaluation include the replacement of the upper-level windows with smaller vinyl sash units and the incorporation of a new fixed-glass window on the canted southwest corner.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Known as the Schulz Building, this commercial and residential building was built in 1887 for William P. Schultz, a cutter for furrier Streissguth and Drake. Schultz's residence address was 448 South Robert Street (a house on the same parcel with the commercial building, per Sanborn maps). The building was constructed by Steiner at a cost of \$5,000. Building occupants in 1888 include residents William Button, who was a carpenter for the Chicago, Saint Paul & Kansas City Railroad and real estate agent Thomas F. Martin. Flour and feed dealer Wolf and Lehman also had its office at the subject property. In 1892, William S. Runyon ran a wholesale and retail hardware business in the building and John S. Hecker, a cutter for McKibbin and Co., resided here. In 1895 John Marti ran a drug store and resided here.³ City directories indicate that the property housed a confectioner in the early twentieth century and later a grocery market through at least 1970.⁴

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03186" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03186."

⁴ *Saint Paul City Directories 1890-1980, 1973; Saint Paul City Directories 1890-1980, 382.*

Inventory Number: RA-SPC-03186
Historic Name: Schulz Building Address: 450 Robert Street South

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of Sanborn fire insurance maps, city directories, and building permit indices indicates the building was designed by Steiner in 1887 and that it housed a number of commercial and residential occupants.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Italianate commercial architecture, such as tall, narrow, arched windows, decorative brickwork, and a checkerboard cornice on the upper level, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations to the storefront and replacement windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03186."

Inventory Number: RA-SPC-03186
Historic Name: Schulz Building

Address: 450 Robert Street South

Photographs



RA-SPC-03186, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-03186, January 31, 2024, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: RA-SPC-03187
Historic Name: Commercial Building Address: 458 Robert Street South

The property was previously recorded in 1981 and reevaluated in 2018. The property has changed in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03187 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, rectangular-plan, commercial building constructed in 1908, according to building permit records.² The building is of brick construction with a flat roof and parapet and two storefronts on the front (west) facade facing Robert Street South. The foundation is not visible. The walls are generally clad in painted brick. The lower level of the facade is clad in brown brick with a tile band running above the storefront windows. The entrance to the north storefront is set obliquely under a cut-away corner and is flanked by storefront windows with aluminum frames. The entrance to the south storefront is recessed and flanked by the same aluminum-frame storefront windows. Both storefronts are sheltered by non-historic-age fabric awnings. Window openings on the upper level have segmental arch openings with brick keystones and stone sills and one-over-one, replacement, metal windows. The upper-level facade has a single, central window with a round arch and a cast stone keystone. A decorative belt course with brick dentils runs above the second-story windows. The side (north) elevation includes an additional single entrance door with a small fabric awning and a large painted mural. A parking lot is at the rear of the building.

Alterations to the building since the 2018 evaluation include replacement of the upper-level windows with metal, replacement units and incorporation of a new mural on the side (north) elevation that replaced an earlier painted mural.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial and residential building with two storefronts was built in 1908 by contractor Daniel Fahl for Wolff & Lehmann, which dealt in wood, coal, flour, feed, grain, and hay. The company owners were Theodore Wolff, who lived at 60 East George Street, and Charles Lehmann, who lived at 220 East Prescott Street. The building was occupied in 1909 by physician Jeremiah P. O'Connor (who also lived in the building), druggist Edward E. Keiper, and dentist F. L. Ryan. In 1910, druggist Henry J. Milne replaced Edward Keiper while Jeremiah O'Connor continued to practice medicine at 458 ½ South Robert Street. Railroad conductor Martin Thornton also rented at the building. From 1920 to the mid-1930s, druggist Henry B. Anderson ran a retail drug store here, and dentist Wilton B. Stone had offices in the building. In 1941, Carl M. Bisciglia operated a retail drug store in the building.³ The property continued to operate as a drug store/pharmacy and physician office through at least 1970.⁴

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08952" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03187" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

⁴ *Saint Paul City Directories 1890-1980*, 382.

Inventory Number: RA-SPC-03187
Historic Name: Commercial Building Address: 458 Robert Street South

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of, city directories and building permit indices indicates the building was designed by Daniel Fahl in 1908 for Wolff & Lehmann and that it originally housed a physician, dentist, and druggist businesses, as well as other residential tenants.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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———. "Minnesota Individual Property Inventory Form, RA-SPC-08952." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03187"; *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-03187
Historic Name: Commercial Building

Address: 458 Robert Street South

Photographs



RA-SPC-03187, January 31, 2024, Front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-03187, January 31, 2024, front (west) facade, view facing northeast.

Inventory Number: RA-SPC-03188
Historic Name: Commercial Building Address: 464-466 Robert Street South

The property was previously recorded in 1981 and reevaluated in 2018. The property has changed in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03188 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, square-plan, commercial building constructed in 1893, according to building permit records.² It is of brick construction with a flat roof, corbeled brick parapet, and a decorative cornice. The foundation is not visible. The brick walls are painted, and the side (south) elevation is clad in stucco with a large painted mural. The front (west) facade has two storefronts with recessed entries flanked by wood-frame storefront windows. Transoms above the storefront windows have been enclosed and include modern signage. A central entrance between the storefronts, with a replacement metal door and transom, provides access to the upper level. The upper-level facade has two central window openings with brick segmental arches and brick sills. The remaining windows have flat-arch brick hoods and sills. Windows are one-over-one, replacement, vinyl units. The side (south) elevation includes a small wood-frame window with a metal awning on the upper level. A parking lot is at the rear of the building.

Alterations to the building since the 2018 evaluation include the replacement of original wood sash windows on the upper-level facade with one-over-one, replacement, vinyl units.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial and residential building with a double storefront was built in 1893 for Justus Heimbach. In 1894, one storefront was occupied by confectioner Yost Heindesch, who also resided in the building, and the other by barber Henry H. Gross, who lived at 181 East Wyoming Street. Renters included compositor Mary Savage, engineer Albert Johnson, and Ethel L. Dodge, a compositor for the St. Paul Printing Co. By 1910, the Singer Sewing Machine Co. had a retail sales and service business here that was managed by Fred H. Barrow.³ The building housed a variety of residential and commercial occupants from 1920 through at least 1980.⁴ At the time of survey it appeared to house a money store and a grocery market.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was built for Justus Heimbach in 1894 and that it initially housed a confectioner and barber, as well as several residential occupants.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial or residential development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03188" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03188."

⁴ *Saint Paul City Directories 1890-1980*.

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03188."

Inventory Number: RA-SPC-03188
Historic Name: Commercial Building Address: 464-466 Robert Street South

property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Inventory Number: RA-SPC-03188
Historic Name: Commercial Building

Address: 464-466 Robert Street South

Photographs



RA-SPC-03188, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-03188, January 31, 2024, front (west) facade, view facing east.

Inventory Number: RA-SPC-03189
Historic Name: Security State Bank Address: 478 Robert Street South

This property was previously recorded in 1981 and reevaluated in 2018. It has not changed in appearance since the most recent inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03189 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-story, Classical Revival-style commercial building constructed in 1926 according to the date stone. The massing is irregular as the building curves on its west and south elevations to face the oblique intersection of Robert Street South and Cesar Chavez Street. The building has a flat roof and parapet with a stone coping and a cast concrete, stepped cap with a shield motif and date of 1926. The foundation is not visible. The walls are clad in cream-colored brick. Brick pilasters with cast concrete capitals and bases divide the eight bays. Windows are large, replacement, multi-light, fixed units set into rounded-arch openings with cast concrete keystones and sills and non-historic-age fabric awnings. The arches over the windows are infilled with wooden sunbursts. The entry bay is centrally located on the front (southwest) facade and flanked by angled window bays with decorative concrete surrounds. The front entrance includes a replacement metal and glass door slightly inset and surrounded by a stylized, pediment frontispiece with four-leaf clover motifs. The side (south) elevation is clad in stucco with a large painted mural. The side (north) elevation is also stucco clad with a stone skirting; small, fixed-glass, replacement windows; and a secondary entrance with a replacement metal and glass door. A parking lot is located at the rear (east) and north sides of the building. Alterations include replacement windows, front entrance door, and window awnings.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This building was constructed in 1926 by contractor Ganley Bros. for the Security State Bank. Security State Bank was located here until 1945. In 1944, the St. Paul Association of Insurance Women also had an office here. The Minnesota State Bank of St. Paul occupied the building between 1946 and 1971, when it moved to a new building at 176 South Robert Street. The Ramsey County Food Center occupied the building from 1976 through 1980. It was followed by a number of tenants who occupied the property for short periods.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was built in 1926 and housed the Security State Bank through 1945.³ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Classical Revival-style commercial architecture, such as the stone detailing, concrete capitals, brick pilasters, and arched windows with decorative hoods, these characteristics are commonly

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03189" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03189."

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03189."

Inventory Number: RA-SPC-03189
Historic Name: Security State Bank Address: 478 Robert Street South

seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, replacement windows and doors detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-03189." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-03189
Historic Name: Security State Bank

Address: 478 Robert Street South

Photographs



RA-SPC-03189, January 31, 2024, front (southeast) facade, view facing northwest.



RA-SPC-03189, January 31, 2024, front (southeast) facade featuring parapet detail, view facing northwest.

Inventory Number: RA-SPC-03524
Historic Name: Commercial Building Address: 551 State Street

The property was previously recorded in 1981. The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03524 inventory form and has been updated according to current standards.¹

Description Narrative

This two-story, irregular-plan, commercial building was constructed ca. 1890, according to city directories.² It has a canted northeast corner on a triangular lot at the five-point intersection of State Street, George Street East, and Cesar Chavez Street. The building has a flat roof with a parapet and painted, pressed-metal cornice. The lower level of the building is clad in stucco, and the upper level has asbestos-shingle siding. The front (north) facade includes fixed, metal, replacement windows wrapping the corner store front and two replacement glass doors with metal-framed transoms. Windows on the upper level are one-over-one, replacement, vinyl units with original transoms and pedimented wood surrounds. The upper-level window at the canted corner is large with leaded-glass transom. The side (west) elevation includes a small, ca. 1950, two-story addition, with vertical wood and stucco cladding and vinyl replacement windows. A paved parking lot is located immediately west of the building.

Alterations to the building since the 1981 evaluation include the replacement stucco cladding on the lower level and the replacement of original wood-sash windows on the upper level with vinyl units.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. No available building permit was identified for the property. City directories first list the property in 1891 as both a residential and commercial building. John H. Schmidt, a bookkeeper with Abbot Brothers, is the first depicted occupant, but no commercial tenant is identified at that time, though the lower level continues in commercial use to the present day.³ Schmidt is followed by numerous tenants who occupied the building for short periods of time through 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify an architect and/or builder and indicated that it housed John H. Schmidt, a bookkeeper by 1891. However, research did not yield any evidence to indicate that the property is significant within the residential or commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Charlene Roise and Jenna Rempfert, "Minnesota Individual Property Inventory Form, RA-SPC-08103," November 2020, Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1219.

³ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1891). page 1219.

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-03524
Historic Name: Commercial Building Address: 551 State Street

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St. Paul City Directory. *Saint Paul Public Library*. Saint Paul, Minn.: R. L. Polk & Co., 1891.

Inventory Number: RA-SPC-03524
Historic Name: Commercial Building

Address: 551 State Street

Photographs



RA-SPC-03524, January 31, 2024, front (north) facade and side (east) elevation featuring canted corner, view facing southwest.



RA-SPC-03524, January 31, 2024, side (east) elevation and rear addition, view facing northwest.

Inventory Number: RA-SPC-03525
Historic Name: Rowhouse Address: 557-567 State Street

The property was previously recorded in 1981. The property has changed in appearance since the previous inventory form was prepared. The following content is taken from the 1981 RA-SPC-03525 inventory form and has been updated according to current standards.¹

Description Narrative

This two-story, rectangular-plan, rowhouse apartment building was constructed in 1890, according to building permit records.² It is of brick construction with a flat roof and parapet and a stone foundation and raised basement. The front (east) facade includes three open entrance porches with flat roofs, square wood supports, and large concrete-block stairs with decorative metal railings. The three paired entrances feature wood-panel replacement doors and enclosed transoms. Windows are one-over-one, replacement vinyl units and fixed vinyl units at the basement level. Window openings on the primary level of the facade include rusticated stone lintels and a rusticated stringcourse. Window openings on the upper-level facade are brick segmental arches with rusticated keystones and rusticated stone flat arches. A second rusticated stone stringcourse is below the upper-level windows. The side (south) elevation includes segmental-arch window openings with replacement vinyl windows. The north (side) elevation is clad in stucco.

Alterations since the 1981 survey include the replacement of original wood-frame tripartite windows and transoms on the primary level and one-over-one wood sash windows on the upper level with vinyl units. Additional alterations include the removal of the earlier porch steps and wood railings and incorporation of the existing concrete-block entrance stairs.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This rowhouse was constructed in 1890 by the owner, P. Rothhausen, according to building permits.³ The first available city directory listing for the property in 1904 identifies Charles J. MacNamara, a clerk; Ethel I. MacNamara, a stenographer; and physicians John MacNamara and Charles R. Brockway as residents. They were followed by numerous individuals who occupied the property for short periods of time through at least 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the rowhouse was constructed by the owner, P. Rothhausen, in 1890. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high

¹ G. Whitney, "Minnesota Individual Property Inventory Form, RA-SPC-03525," July 1981, Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-03525
Historic Name: Rowhouse Address: 557-567 State Street

artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Whitney, G. "Minnesota Individual Property Inventory Form, RA-SPC-03525," July 1981. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-03525
Historic Name: Rowhouse

Address: 557-567 State Street

Photographs



RA-SPC-03525, January 31, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-03525, January 31, 2024, front (east) facade and side (north) elevation, featuring acute northeast corner of the building, view facing southwest.

Inventory Number: RA-SPC-03525
Historic Name: Rowhouse

Address: 557-567 State Street



RA-SPC-03525, January 31, 2024, side (south) elevation featuring garage to the west of the building, view facing northwest.

Inventory Number: RA-SPC-05754
Historic Name: Commercial Building Address: 736 Robert Street South

The property was previously recorded twice but assigned different inventory numbers: RA-SPC-05754 in 2011 and RA-SPC-09008 in 2018.¹ The property has changed in appearance since the previous inventory forms were prepared. The following content is taken from the previous inventory forms and has been updated according to current standards.²

Description Narrative

This property is a two-story, commercial building with a flat roof constructed in 1931, according to building permit records.³ The building consists of a square, two-story section at the northwest with a single-story, concrete-block ca. 1980 addition on the rear (east) elevation, and a single-story, brick wing running the length of the side (south) elevation. The two-story section and the south wing are clad in stucco, and the wing has a low parapet on its front (west) elevation. The two-story section has large, storefront windows flanking a recessed door on its front (west) facade and two storefront windows and a secondary door on its side (north) elevation. A modern, vinyl canopy is above the storefront windows on the facade and side (north) elevation. The second story has paired, double-hung, replacement, vinyl window units with one-over-one sashes and modern, vinyl canopies on the facade, and single window units with vinyl, one-over-one sashes on the side (north and south) elevations. The north elevation features painted non-historic-age murals. A large billboard is set diagonally facing northwest on the building's roof. A two-car garage with a gable roof is located to the rear.

Since 2018, all windows have been replaced, the stucco cladding has been painted, and the existing mural painted on the north elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residential and commercial building was constructed and owned by plumber Norman C. Loos in 1931. Loos lived here with his wife Lillian and daughter Edith. The commercial space housed the Certified Ice & Fuel Co. City directories indicated that, starting in 1940, the lower level housed a grocery and meats store while multiple owners lived above.⁴

In 1963, Lester and Mary Morgan, a Lebanese family, bought the property and by 1970, it was called Morgan's Grocery and Lebanese Specialties and the Morgans moved into the apartments above the store. Soon after, the Morgans added a warehouse to the rear of the building in order to provide Mexican grocery items to the community.⁵ By 1980, the store had changed its name to Morgan's Grocery and Mexican and Lebanese Foods.⁶ In 1980, the Morgans donated the north side of the building for local artist John Acosta, Carlos Menchaca, and Frank Sanchez to create the beloved mural called "Aztec City" depicting an Aztec warrior extending their hands a Spanish Conquistador.⁷ In 1994, Roger

¹ The Minnesota State Historic Preservation Office has been informed of the duplication.

² Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09008" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09008."

⁵ "Minnesota Individual Property Inventory Form, RA-SPC-05754."

⁶ *Saint Paul City Directories 1890-1980*.

⁷ "Minnesota Individual Property Inventory Form, RA-SPC-05754."

Inventory Number: RA-SPC-05754
Historic Name: Commercial Building Address: 736 Robert Street South

Morgan took over the family businesses until his death in 2004, at which point the property was put up for sale.⁸ The mural was painted over sometime between 2009 and 2013.⁹ The property now houses multiple businesses.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by Norman Loos in 1931 and that it initially housed Norman Loos, a plumber, in addition to the Certified Ice & Fuel Co. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09008." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

⁸ "Minnesota Individual Property Inventory Form, RA-SPC-05754."

⁹ "Streetview of 736 Robert Street South (2007-2023)," *Google Maps*, 736, accessed May 20, 2024, https://www.google.com/maps/@44.9240021,-93.0806104,3a,75y,142.52h,91.87t/data=!3m8!1e1!3m6!1sLihZ2R_5NPivgY_C-Slt_g!2e0!5s20230301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DLihZ2R_5NPivgY_C-Slt_g%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D62.62622%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

Inventory Number: RA-SPC-05754
Historic Name: Commercial Building Address: 736 Robert Street South

"Streetview of 736 Robert Street South (2007-2023)." *Google Maps*. Accessed May 20, 2024.

https://www.google.com/maps/@44.9240021,-93.0806104,3a,75y,142.52h,91.87t/data=!3m8!1e1!3m6!1sLihZ2R_5NPivgY_C-Slt_g!2e0!5s20230301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DLihZ2R_5NPivgY_C-Slt_g%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D62.62622%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

Inventory Number: RA-SPC-05754
Historic Name: Commercial Building

Address: 736 Robert Street South

Photographs



RA-SPC-05754, January 31, 2024, front (west) facade and side (north) elevation, and garage, view facing southeast.



RA-SPC-05754, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-08952
Historic Name: Goodyear Filling and Service Station Address: 109 9th Street East

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-08952 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story commercial building constructed in 1969, according to building permit records.² It has a flat roof, and the foundation is not visible. The building has a two-story main block on the west side and a one-story wing on the east side. On the main block of the building, the lower level of the front (south) facade is clad in brown brick, and the upper level is clad with stucco panels. The side (west and east) and rear (north) elevations of the main block are clad in stucco. Windows are multi-light, aluminum, replacement units. At the southeast corner of the facade is a two-story entrance bay with a flat canopy, glass double doors, and full-height, replacement aluminum windows. The one-story wing is clad in brown brick. The wing has the same multi-light, replacement, aluminum windows on the facade and rear (north) elevation, and no windows on the side (east) elevation. A ca. 2000 addition is located on the front (south) facade and is now used as the main entrance for the building.³ A playground enclosed with a brick wall is located immediately north of the wing. The building is surrounded by parking lots.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This building was constructed in 1969 by contractor Kraus-Anderson as a service station and auto garage for property owners Jack M. and Lilian D. Geller.⁴ City directories list the occupant as Goodyear Service Center in 1970 and 1980.⁵ The current occupant since 2001, Union Gospel Mission, is a religious organization founded in 1902 that provides shelter, food, and healthcare for poor and vulnerable children and adults.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was built in 1969 as a filling and service station.⁷ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08952" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

⁴ "City of Saint Paul Building Permits, 1883-1975."

⁵ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 855; *Saint Paul City Directories 1890-1980*, 22; *Saint Paul City Directories 1890-1980*, 19.

⁶ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*; Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08952."

⁷ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-08952
Historic Name: Goodyear Filling and Service Station Address: 109 9th Street East

method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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<https://www.historicaerials.com/viewer>.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08952." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08952
Historic Name: Goodyear Filling and Service Station

Address: 109 9th Street East

Photographs



RA-SPC-08952, February 1, 2024, side (northeast) elevation, view facing west.



RA-SPC-08952, February 1, 2024, front (south) facade addition, view facing northwest.

Inventory Number: RA-SPC-08953
Historic Name: House Address: 107 Annapolis Street East

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-08953 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-a-half story, rectangular-plan, vernacular house constructed in 1912, according to building permit records.² It has a front-gable roof clad in asphalt shingles, with gable returns and a front-gable dormer on the side (east) elevation. The house is of frame construction with asbestos-shingle cladding and a rusticated, concrete-block foundation. Windows are one-over-one, replacement, vinyl units. The front (south) facade has a large, fixed window flanked by one-over-one, vinyl, replacement windows. The front entrance includes a replacement front door and small uncovered concrete stoop. A former porch appears to have been removed and the facade patched with a narrow section of vertical wood siding between the upper and lower levels.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1912 by contractor Anton Stenlund for the Lapham Renting Agency for an estimated cost of \$1,400. Lapham Renting Agency was located in the now-demolished Bremer Arcade Building and owned and managed by Frank W. Lapham of Saint Paul. Early residents included boarders Edward Dressling, a clerk for the Northern Pacific Railway; molder Joseph Dressling; and Arthur S. Dick. The City of Saint Paul issued a building permit to owner C. Ketcham in 1921 and a permit for electrical work to owner Louis Ettory in November 1936.³ The building housed numerous residential occupants throughout the mid-to-late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1912 and that early occupants included Edward and Joseph Dressling.⁵ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08953" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08953."

⁴ *Saint Paul City Directories 1890-1980*.

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08953."

Inventory Number: RA-SPC-08953
Historic Name: House Address: 107 Annapolis Street East

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08953." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08953
Historic Name: House

Address: 107 Annapolis Street East

Photographs



RA-SPC-08953, January 29, 2024, front (south) facade and side (east) elevation, view facing northwest.



RA-SPC-08953, January 29, 2024, front (south) facade and side (west) elevation, view facing northeast.

Inventory Number: RA-SPC-08959
Historic Name: Hanft House Address: 114 Isabel Street East

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08959 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story, rectangular-plan, vernacular house constructed in 1884, according to building permit records.² It has a front-gable, asphalt-shingle roof and the foundation is clad in a cementitious coating. The house is of frame construction with vinyl siding. Windows are one-over-one, replacement, vinyl units. Two small, multi-light, wood windows remain in the front gable end but have been painted. The primary entrance on the front (north) facade has a replacement door; an original, two-light, wood transom; and a small gabled roof with wood knee braces. The side (west) elevation includes a two-story, gable-roof ell and a bay window with a small gable-roof balcony on the upper level. Alterations include replacement siding and windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1884 for Charles J. Hanft for an estimated cost of \$700.³ A review of available building permits did not identify the architect or builder.⁴ Hanft was a city policeman and lived here with his wife Ida until 1915. The 1916 city directory identifies Treffley St. Aubin Sr., a manager for a Merry-Go-Round, as a resident with his wife Agnes, son Treffley Jr. and daughters Harriet, Lorene, and Edith. St. Aubin lived here through the early 1930s and applied for permits for building additions in 1920 and 1924.⁵ Several other individuals occupied the property for short period during the mid-to-late twentieth century.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not indicate an architect or builder but identified the original owner and occupant as Charles J. Hanft, a city policeman, and his wife Ida.⁷ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08959" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08959."

⁴ "City of Saint Paul Building Permits, 1883-1975."

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08959."

⁶ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁷ *Saint Paul City Directories 1890-1980*, 406; "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-08959
Historic Name: Hanft House Address: 114 Isabel Street East

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08959." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08959
Historic Name: Hanft House

Address: 114 Isabel Street East

Photographs



RA-SPC-08959, January 31, 2024, front (north) facade and side (west) elevation, view facing south.



RA-SPC-08959, January 31, 2024, front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-08961
Historic Name: Commercial Building Address: 520 Robert Street North

This property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08961 inventory form and updated according to current standards.¹

Description Narrative

This property is a one-story commercial building constructed in 1955, according to tax assessor records. It has a flat roof with a low parapet on all sides. The building has linear, rectangular massing and is six bays in width. The foundation is not visible. The front (southwest) facade is clad in light-brown brick with a row of marble panels set below the storefront window openings. The side (southeast) elevation is clad in light-brown brick set in American bond, and the side (northwest) elevation is concrete block. Window openings on the facade are generally infilled with vertical wood siding and small, replacement, sliding-sash windows. The side (southeast) elevation contains a row of square windows with metal sashes. Windows on the northwest elevation mirrors the southeast elevation but the window openings have been infilled with vertical wood siding. A bay on the northwest corner of the facade is clad in stucco with a projecting parapet. A parking lot is to the north of the building. Alterations include material and window changes on the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was built in 1955, per tax assessor records. Building permits were not available; therefore, an original owner, architect, or builder were not identified. By at least 1960, the building housed the National Cash Register Co., which sold and serviced cash registers, accounting machines, and adding machines.² In 1971 and 1980, the building was occupied by Alano, a non-profit service organization devoted to recovery from substance abuse.³ Alano remains the current occupant.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect and/or builder but indicated that it housed the National Cash Register Co.⁴ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08961" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08961."

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 381; *Saint Paul City Directories 1890-1980*, 370.

⁴ *Saint Paul City Directories 1890-1980*, 218.

Inventory Number: RA-SPC-08961
Historic Name: Commercial Building Address: 520 Robert Street North

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08961." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08961
Historic Name: Commercial Building

Address: 520 Robert Street North

Photographs



RA-SPC-08961, February 01, 2024, front (southwest) and side (northwest) elevation, view facing east.



RA-SPC-08961, February 01, 2024, front (southwest) and side (southeast) elevation, view facing north.

Inventory Number: RA-SPC-08962
Historic Name: Commercial Building Address: 530 Robert Street North

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08962 inventory form and updated according to current standards.¹

Description Narrative

This property is a one-story, commercial building constructed in 1955.² It features rectangular massing and a flat roof with a metal-capped parapet. The building is six bays in width and faces Robert Street North between 11th Street East and 10th Street East. The foundation is not visible. The building has a western section with a parapet and an eastern section with no parapet. The front (west) facade is clad with concrete panels and a concrete water table. The facade has five storefront windows with fixed, aluminum sashes that are separated by pilasters clad with vinyl siding. An entry bay clad in vinyl siding with a recessed entry is located at the northwest corner of the facade. The north elevation has a concrete-block wall, and the south elevation is clad with vinyl siding. Alterations include replacement vinyl siding and windows on the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This office and warehouse building was designed by the architectural firm Thorshov and Cerny and built in 1955 by the property owner and developer Henry Shandling and Sons, Corp. A branch office for Addressograph - Multigraph Corp. occupied this building between 1956 and 1967.³ Building permit records include a permit issued in 1971 to Reiling Construction for the office of T.C. Field & Company.⁴ After that time, the building housed office space for the Ned Bailie Real Estate and Fuel Co., Kupper Inc., Life Associated, Inc., and T. C. Field and Co. insurance agencies.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed in 1955 by the property owner Henry Shandling and Sons, Corp. and that it housed various businesses, including the Multigraph Corp., Ned Bailie Real Estate and Fuel Co., and others.⁶ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08962" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08962."

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08962."

⁴ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08962"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁶ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08962."

Inventory Number: RA-SPC-08962
Historic Name: Commercial Building Address: 530 Robert Street North

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08962." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08962
Historic Name: Commercial Building

Address: 530 Robert Street North

Photographs



RA-SPC-08962, February 01, 2024, front (southwest) facade and side (northwest) elevation, view facing east.



RA-SPC-08962, February 01, 2024, front (southwest) facade and side (southeast) elevation, view facing north.

Inventory Number: RA-SPC-08963
Historic Name: Service Station Address: 542 Robert Street North

The property was previous recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08963 form and updated according to current standards.¹

Description Narrative

This property is a single-story service station with a flat roof constructed in 1964 according to building permit records.² The building has a flat roof and a mansard-style parapet with vinyl shingles. Slightly projecting, low-pitch gables span the front (southwest) facade and side (northeast) elevations. The building has simple, rectangular massing and is six bays in width. The foundation is not visible, and the walls are clad in painted brick set in running bond. The front facade has a primary entrance on its north end with double doors and a transom. A single, storefront window with metal sashes is located to the west of the entrance and on the side (northwest) elevation. Four overhead garage doors are to the east of the main entrance. A rectangular metal canopy with metal supports covers the gas pumps located southwest of the building. Free-standing metal signs and a paved parking lot are to the north and west of the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This filling station was built in 1964 for the Standard Oil Company by contractor and developer Kraus-Anderson.³ An additional building permit issued in 1981 to rebuild fueling islands identifies the owner as Amoco Co., the new name for Standard Oil Co. after its reorganization in 1981.⁴ Saint Paul city directories identify the business as Mike's Downtown Standard Oil Co. from 1965 into the mid-1990s.⁵ It is currently a BP station.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by Kraus-Anderson in 1964 for the Standard Oil Company/Amoco Company.⁶ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08963" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08963."

⁵ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08963."

⁶ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-08963
Historic Name: Service Station Address: 542 Robert Street North

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08963." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08963
Historic Name: Service Station

Address: 542 Robert Street North

Photographs



RA-SPC-08963, February 01, 2024, front (southwest) elevation and metal canopy, view facing north.



RA-SPC-08963, February 01, 2024, front (southwest) elevation and side (northwest), view facing east.

Inventory Number: RA-SPC-08966
Historic Name: Commercial Building Address: 220 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08966 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story, Brutalist-style office building constructed in 1973.² It has a flat roof, concrete-panel cladding, and the foundation is not visible. Both upper and lower levels have paired, sliding-sash metal window units with tinted glass. The windows are flanked by dark-brown, concrete panels set within horizontal, recessed bands along the front (west) facade and side (north and south) elevations. There is a large, two-story, projecting bay on the facade with rounded corners and a parapet wall. The bay has a recessed entry with a metal and glass double door flanked by large sidelights and three, paired window units on the second story. Parking lots surround the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This building was constructed in 1973 for property owner M and K Properties. Building permit data was not available for the original construction, but subsequent permits for the property were issued to M and K Properties (identified as the contractors) in 1982 for a \$200,000 addition, and refrigeration and plaster work completed by subcontractors. City directories do not include a listing for this address prior to 2005, when it was occupied by Financial Enterprises of Minnesota, Jacobsen and Johnson, Minnesota Underwriters and general contractor Thomas J. Obert³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Building permit indices indicate the building was constructed in 1973 for M and K Properties but do not identify the architect or original occupant.⁴ Research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Brutalist-style commercial architecture, such as the flat roof, concrete-panel cladding, and tinted windows flanked by bands of horizontal concrete panels, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08966" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08966."

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08966."

⁴ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

Inventory Number: RA-SPC-08966
Historic Name: Commercial Building Address: 220 Robert Street South

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08966." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08966
Historic Name: Commercial Building

Address: 220 Robert Street South

Photographs



RA-SPC-08966, February 1, 2024, front (west) facade featuring entry addition, view facing east.



RA-SPC-08966, February 1, 2024, Side (north) elevation, view facing south.

Inventory Number:	<u>RA-SPC-08968</u>	
Historic Name:	<u>House</u>	Address: <u>420 Robert Street South</u>

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08968 form and has been updated according to current standards.¹

Description Narrative

This property is a commercial and residential building constructed in two phases. The original, one-story, rectangular, wood-frame section facing South Robert Street was constructed in 1886 as a store, according to building permit records.² The rear (east) two-story section is a 1920s residential addition based on available Sanborn maps.³ The one-story, commercial block features a front-gable, asphalt-shingle roof and a ca. 1920 rounded parapet addition on the front (west) facade, with smaller parapet walls that wrap around both corners. The two-story residential addition features a side-gable, asphalt-shingle roof. Both sections of the building are clad in a stucco, with an ashlar stone skirting along the one-story front portion. Windows include a variety of replacement, vinyl, one-over-one, fixed, and one-by-one sliding units, with decorative metal security bars over the lower-level windows. The central recessed entrance on the facade of the one-story commercial section includes a replacement door, a small concrete stoop, and a metal awning. An entrance on the front (west) facade of the two-story block includes an original door flanked by small sash windows with an overhead metal awning. A parking lot is located immediately south of the building, and a chain-link fence surrounds the north side of the property. Alterations include replacement windows and stucco cladding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The original building permit for 420 and 422 ½ South Robert Street was issued in 1886 for a store built by property owner Herman Wittmaack.⁴ The building housed a grocery store in 1887 owned by Peter and Henry Minea and a confectionary in 1888 run by Lacie M. Hanson.⁵ City directories also identify a series of boarders through 1918, including Albert Anderson, who was a fireman for the Chicago Great Western railroad; printer Peter Mitros; and Frank M. Cook, a yardmaster for the Great Northern railroad. A building permit and permit for an addition were issued in 1921 and 1922 (which resulted in the current configuration with the two-story residential addition) to owners George and Henry Mattiani.⁶ George Mattiani was a partner in Mattiani and Monti, a confectionary located at 90 South Robert Street, with Eugene Monti. His son Albert was a clerk at Mattiani and Monti. George and Albert lived in the building between 1922 and 1928.⁷ Additional individuals and businesses occupied the building in the mid-to-late twentieth century.⁸

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08968" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "Sanborn Fire Insurance Map, Saint Paul" (Saint Paul, Minnesota: Sanborn Map & Publishing Company, 1925), Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA, https://www.loc.gov/item/sanborn04379_023/.

⁴ "City of Saint Paul Building Permits, 1883-1975."

⁵ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08968."

⁶ "City of Saint Paul Building Permits, 1883-1975."

⁷ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08968."

⁸ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-08968
Historic Name: House Address: 420 Robert Street South

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of Sanborn fire insurance maps, city directories, historic newspapers, and building permit indices indicates the one-story portion of the building was constructed in 1886 as a store while the two-story rear addition was added in the early 1920s. However, research did not yield any evidence to indicate that the property is significant within the residential or commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08968." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08968
Historic Name: House

Address: 420 Robert Street South

Photographs



RA-SPC-08968, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-08968, January 31, 2024, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: RA-SPC-08969
Historic Name: Commercial Building Address: 433 Robert Street South

The property was previously recorded in 2018. It has changed slightly in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08969 inventory form and has been updated according to current standards.¹

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1894, according to tax assessor records. It has a low-pitch gable roof clad in asphalt shingles, with a false front and parapet with tile coping on the (east) facade. The foundation is not visible. The building is of rusticated concrete-block construction, with painted brick cladding on the facade. A full-width awning with faux terra cotta tiles spans the facade. The storefront includes a central, recessed, arched entrance bay with a replacement door. The original storefront window openings have been largely infilled and clad in stucco. Smaller, replacement, fixed-glass windows flank the entrance, but the southernmost window has been covered in plywood. The side (north) elevation's concrete block has been painted, and the window openings infilled with glass block. The side (south) elevation shares a wall with an adjacent storefront (RA-SPC-08970) that was added ca. 1955, according to available historic aerial imagery.² A ca. 1955 rear addition is located at the southwest corner of the main building block.³ It is of concrete-block construction with a large garage bay and metal overhead door on the front (east) facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The building was constructed in 1894, per tax assessor records. No building permits were identified for the main building or addition. The main building first appears in city directories as 433 Robert Street South in 1910 as Schley Manufacturing Co. owned by Albert C. Schley. By 1915, the property was occupied by Minnesota Can Co., a printing company owned by Samuel Sigal and David Morris that produced labels. Automobile Vehicle Tag Co. manufactured license plates here in 1920, and Charles Litschke operated an automobile garage here from 1921 through the 1940s.⁴ From 1960 through at least 1980, the building housed a liquor store.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that the building initially housed Schley Manufacturing Co. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08969" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Ramsey County, Minnesota."

⁴ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08969."

⁵ *Saint Paul City Directories 1890-1980*, 371.

Inventory Number: RA-SPC-08969
Historic Name: Commercial Building Address: 433 Robert Street South

significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1957.

<https://www.historicaerials.com/viewer>.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08969." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

———. "Minnesota Individual Property Inventory Form, RA-SPC-08970," April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08969
Historic Name: Commercial Building

Address: 433 Robert Street South

Photographs



RA-SPC-08969, January 31, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-08969, January 31, 2024, front (east) facade, view facing west.

Inventory Number: RA-SPC-08970
Historic Name: Restaurant Address: 435 Robert Street South

The property was previously recorded in 2018. It has changed slightly in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08970 inventory form and has been updated according to current standards.¹

Description Narrative

The building is a small, one-story, single-bay former restaurant building with a flat roof and a false front and parapet and was constructed ca. 1955, according to historic aerial imagery.² The side (north) elevation shares a wall with an adjacent building (RA-SPC-08969). The false front has a decorative cornice with courses of alternating recessed and projecting soldier bricks. The building is of concrete-block construction with brick cladding on the front (east) facade. It has a recessed primary entrance with a replacement front door. The facade includes three fixed wood sash windows and glass blocks below the window frames. The side (south) elevation includes three square window openings infilled with glass blocks.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The building was constructed ca. 1955 according to historic aerial imagery.³ No building permit was identified, but per the 2018 survey form and city directory listings, it was initially occupied by Russell's Grill in the mid-1950s. Over the following 30 years, the building was occupied by several other restaurants, including Howie's Grill (1958-1964), Mabel's Grill (1965-1968), Pat's Café (1969-1970), and Sandy's Cafe (1973-1984).⁴ It appeared vacant at the time of survey in 2024.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that the building originally housed a restaurant. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08970," April 2018, Minnesota State Historic Preservation Office.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Ramsey County, Minnesota."

⁴ *Saint Paul City Directories 1890-1980*; Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08970."

Inventory Number: RA-SPC-08970
Historic Name: Restaurant Address: 435 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08969." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

———. "Minnesota Individual Property Inventory Form, RA-SPC-08970," April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08970
Historic Name: Restaurant

Address: 435 Robert Street South

Photographs



RA-SPC-08970, January 31, 2024, front (east) facade, view facing west.



RA-SPC-08970, January 31, 2024, front (east) and RA-SPC-08969 to the right, view facing southwest.

Inventory Number: RA-SPC-08971
Historic Name: Tom's Barber Shop Address: 448 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08971 form and updated according to current standards.¹

Description Narrative

This property is a small, one-story, commercial building constructed in 1956, according to tax assessor records. It has a front-gable, asphalt-shingle roof and is of concrete block construction with brick cladding on the front (west) facade. The foundation is not visible. The facade has two metal, replacement, storefront windows; a replacement metal and glass door; and a retractable fabric awning. The side (north) elevation is clad in stucco and has three small, metal windows below the eave. The side (south) elevation is devoid of fenestration. A metal barber's pole is mounted at the south end of the facade. A parking lot is located to the north and east of the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The only building permit identified for this property was for an 1884 house no longer on site. However, tax assessor records, city directories, and historic aerial imagery indicate that the current building was constructed in 1956.² Thomas J. Monsour, Jr. ran a barbershop here between 1956 and 1969, and he was joined in 1966 by barber Ronald Batter.³ City directories identify it as Tom's Barbershop in 1960 and Mike's Barbershop in 1980.⁴ Today, the property remains in use as Tom's Barber Shop.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, aerial imagery, and building permit indices did not identify the architect and/or builder but listed the original occupant as Tom's Barber Shop. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08971" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08971."

⁴ *Saint Paul City Directories 1890-1980*, 218; *Saint Paul City Directories 1890-1980*, 371.

Inventory Number: RA-SPC-08971
Historic Name: Tom's Barber Shop Address: 448 Robert Street South

Bibliography

"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1957.
<https://www.historicaerials.com/viewer>.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08971." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08971
Historic Name: Tom's Barber Shop

Address: 448 Robert Street South

Photographs



RA-SPC-08971, January 31, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-08971, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-08972
Historic Name: White Eagle Oil Address: 459 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08972 form and has been updated according to current standards.¹

Description Narrative

This property is a one-story, former gas station building constructed in 1930, according to building permit records.² It has a flat roof and parapet and a poured concrete foundation. The eastern main block of the building is clad in metal panels. Based on a review of historic aerial imagery, the western portion of the building is a ca. 1960 addition of concrete-block construction.³ The rear (north) elevation of the building is clad in stucco. The former storefront at the southeast corner has been partially enclosed with wood siding and replacement fixed windows with metal frames. Two additional window openings on the side (east) elevation have been enclosed. The front (south) facade includes a single entrance with a replacement glass and metal door, and three garage bays with metal overhead doors. A parking lot is located to the south of the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. General contractor Edward J. Dunnigan constructed this commercial building in 1930 for the White Eagle Oil and Refining Company. White Eagle owned oil wells in Wyoming and Kansas as well as a chain of filling stations across the Midwest. This station was managed by Iver Halverson and operated as a White Eagle filling station through 1935. In 1941, the property was operated as John E. Spott filling station owned by Texas Oil Company and managed by Myron T. Buckner. By 1958, Robert Friedman owned the building and operated Friedman's Service Auto Repair in the building.⁴ Several additional businesses occupied the building for short periods of time in the mid-to-late twentieth century.⁵ It currently functions as a service center.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was built in 1930 and that it originally housed White Eagle Oil and Refining Company. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08972" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Nationwide Environmental Title Research, LLC (NETR). 1957 aerial imagery.
<https://www.historicaerials.com/viewer>.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08972."

⁵ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-08972
Historic Name: White Eagle Oil Address: 459 Robert Street South

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08972." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08972
Historic Name: White Eagle Oil

Address: 459 Robert Street South

Photographs



RA-SPC-08972, January 31, 2024, front (south) facade and side (east) elevation, view facing northwest.



RA-SPC-08972, January 31, 2024, side (east) elevation and rear (north) elevation, view facing southwest.

Inventory Number: RA-SPC-08996
Historic Name: House Address: 688 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-08996 form and has been updated according to current standards.¹

Description Narrative

This property is a one-story, rectangular-plan Bungalow house constructed in 1931, according to building permit records.² It has an asphalt-shingle hip roof with no eave overhang and a small gable-roof wall dormer on both the front (west) facade and side (north) elevations. The house is of frame construction and clad in stucco. The foundation is not visible. Windows are a combination of original wood units with Prairie-style glazing and replacement, one-over-one, vinyl units. Window openings on the facade have segmental-arch surrounds. The entrance on the facade includes a small gabled projection, a single replacement door with an exterior security door, a small metal awning, and concrete steps. A front-gable garage with replacement vertical wood siding is located at the rear of the house. A chain-link fence encloses the front yard. Alterations include replacement windows and front door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1931 for laborer Thomas F. Hurley. City directories identify Ellen E. Byrnes, widow of William Byrnes, as a resident between 1932 and 1942. She was followed by numerous individuals who occupied the property for short periods of time in the mid-to-late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect or builder but indicated that the first occupant was Thomas F. Hurley. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Bungalow, such as tightly clipped eaves, square massing, and lack of detailing, these characteristics are commonly seen in homes of this era. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08996" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08996."

Inventory Number: RA-SPC-08996
Historic Name: House Address: 688 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08996." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08996
Historic Name: House

Address: 688 Robert Street South

Photographs



RA-SPC-08996, January 29, 2024, front (west) facade, view facing east.



RA-SPC-08996, January 29, 2024, front (west) facade and side (south) elevation featuring garage, view facing northwest.

Inventory Number: RA-SPC-08997
Historic Name: House Address: 694 Robert Street South

This property was previously surveyed in 2018. It has changed slightly in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-08997 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, front-gable, vernacular house constructed in 1912, according to building permit records.² It is of frame construction, with an asphalt-shingle roof, replacement vinyl siding, and a stucco or concrete-clad foundation. Gable wall dormers extend from both side (north and south) elevations. A hip-roof bay window is located on the side (south) elevation. Windows are one-over-one, replacement, vinyl units. A full-width, enclosed porch on the front (west) facade has a hip roof, brick piers, and a brick skirting. The primary entrance on the enclosed porch includes small concrete steps and a wooden railing. A two-car garage with a gabled roof is located to the rear of the house.

Alterations since the 2018 survey include the removal of original wood sash windows and the incorporation of vinyl replacement units.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1912 by Frank Helget. The first occupants were Neil Hurley, a molder at American Hoist and Derrick Co., and Alice Hurley, a copyholder at West Publishing Co. By 1922, Frank Helget was listed as a resident and later built an addition in 1924. He was followed by numerous individuals who occupied the property for short periods from the early to late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by Frank Helget and the first occupants were Neil and Alice Hurley.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08997" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08997," April 2018.

⁴ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08997" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08997
Historic Name: House Address: 694 Robert Street South

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———. "Minnesota Individual Property Inventory Form, RA-SPC-08997." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08997
Historic Name: House

Address: 694 Robert Street South

Photographs



RA-SPC-08997, January 29, 2024, front (west) facade, side (north) elevation, and garage, view facing southeast.



RA-SPC-08997, January 29, 2024, front (west) facade and side (south), view facing northeast.

Inventory Number: RA-SPC-08998
Historic Name: Charles O. Bastien House Address: 698 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-08998 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, vernacular house constructed in 1917, according to building permit records.² It has an irregular, asphalt-shingle, hip roof with knee brackets and both an interior and exterior brick chimney. The house is of frame construction with red brick cladding on the lower level and asbestos-shingle siding on the upper level. The foundation is stone. Windows are primarily one-over-one and fixed, vinyl, replacement units, with three original, six-over-one-light, wood sash windows on the lower level of the front (west) facade. Window openings on the lower level have concrete sills. A full-width porch on the facade has a brick knee wall and a large, shed roof with square brick supports on stone piers. The front yard is enclosed with a chain-link fence. Alterations include replacement siding on the upper level and primarily replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1917 by owner and contractor John Fischer. Fischer was a partner in the stone and masonry contracting company Fischer and Brandle, which was located at 667 Robert Street South, and he lived nearby at 673 Robert Street South. The earliest occupant in 1918 was Charles O. Bastien, a bookkeeper for Barry Cattle Company.³ City directories list Charles O. Bastien as the occupant through at least 1960.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1917 by owner John Fischer and occupied from 1918 through at least 1960 by Charles O. Bastien. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08998" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08998."

⁴ *Saint Paul City Directories 1890-1980*, 218.

Inventory Number: RA-SPC-08998
Historic Name: Charles O. Bastien House Address: 698 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08998." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08998
Historic Name: Charles O. Bastien House

Address: 698 Robert Street South

Photographs



RA-SPC-08998, January 29, 2024, front (west) facade elevation and side (south) elevation, view facing northeast.



RA-SPC-08998, January 29, 2024, front (west) facade and side (north), view facing southeast.

Inventory Number: RA-SPC-08999
Historic Name: William F. Peters House Address: 699 Robert Street South

This property was previously recorded in 2018. It has changed slightly in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-08999 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, Tudor Revival-style house constructed in 1927, according to building permit records.² It has a cross-gable, asphalt-shingle roof with a prominent front gable and an exterior brick chimney on the side (south) elevation. The foundation is clad in ashlar stone. The house is of variegated red brick, with stucco cladding and faux half-timbering at the gable ends. The front (east) facade has a central entrance with a small, projecting, front-gable entry bay and a round, closed arch over the door. The entrance is accessed by a small concrete stoop and steps with a metal railing. Alterations on the facade include a large, arched window opening with a replacement, fixed-glass unit and a shed-roof projection with brick cladding and original wood sash windows that appears to be an enclosed former porch. Windows on the house are primarily original, Prairie-style, double-hung, wood sash units with exterior storm windows. An additional large, replacement, fixed-glass window is on the side (north) elevation. A large, two-story, two-car garage is at the rear of the house. It features a clipped gable roof, brick cladding on the lower-level facade, and wood siding on the upper level. A band of four-light wood windows spans the front (east) facade and north (side) elevation at the upper level. A brick and stone retaining wall is located at the front of the property and along the paved driveway on the north side of the house.

Alterations since the 2018 survey include the replacement of an original Spanish tile roof with asphalt shingles, and the removal of former metal awnings over window openings on the facade and side (south) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built by carpenter Bruno J. Raak in 1927 for property owner Fred Richmann. The house was occupied briefly by Fred B. Richmann, a secretary for Home Made Sausage Co, in 1928. After 1929, the house was owned and occupied by William F. Peters and his wife Marie. Peters was the son of Gustave F. Peters, the founder of Peters Meat Products, a meat products manufacturer and retailer in Saint Paul. At the time of his death in 1957, William Peters was the chairman of the board of Peters Meats Co. and vice president of the Minnesota State Bank of Saint Paul.³ City directories indicate Herman H. Wolters occupied the house in 1950 and 1960, followed by other occupants in the late twentieth century.⁴ This house is associated with the residence

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08999" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08999."

⁴ *Saint Paul City Directories 1890-1980*, 1052; *Saint Paul City Directories 1890-1980*, 218.

Inventory Number: RA-SPC-08999
Historic Name: William F. Peters House Address: 699 Robert Street South

immediately to the south at 705 Robert Street South (RA-SPC-09000), the home of William's father Gustave F. Peters for many years.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was built by Bruno J. Raak in 1927 and that the first occupant was Fred B. Richmann. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of the Tudor Revival style, such as the faux half timbering, prominent front gable, arched entrance, and large exterior chimney, these characteristics are commonly seen in homes of this era. The dwelling does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the large, replacement, fixed windows on the facade and side (north) elevation and the enclosed porch detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified. *

This property is recommended not eligible for the National Register.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-08999." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-08999
Historic Name: William F. Peters House

Address: 699 Robert Street South

Photographs



RA-SPC-08999, January 29, 2024, Front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-08999, January 29, 2024, front (east) facade, side (north) elevation, and garage, view facing southwest.

Inventory Number: RA-SPC-09000
Historic Name: Ruhnau-Peters House Address: 705 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09000 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, rectangular-plan, Craftsman-style Bungalow constructed in 1922, according to building permit records.² It has a cross-gable roof clad in asphalt shingles, with an interior brick chimney and wood knee braces. The foundation is not visible. The walls are red brick, with wood-shingle siding and faux, vertical half timbering at the gable ends. The entrance on the front (east) facade includes a small, uncovered stoop with concrete steps. Decorative corbelled brick planters are beneath the window openings on the facade. Windows are original, three-over-one, double-hung, wood sash units. A shed-roof dormer is on the front roof slope. A small projecting bay at the northern edge of the facade includes multi-light wood windows and exterior storm windows and may represent an enclosed former porch. A front-gable, single-car garage with brick cladding is located at the rear of the house. A low brick retaining wall with brick corner piers extends along the front (east) and side (south) edges of the property.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1922 by contractor Bruno J. Raak for property owner Fred B. Ruhnau, a sausage maker for Home Made Sausage Company. Ruhnau resided here between 1923 and 1928.³ In 1928, Gustave F. Peters purchased this home and the former Home Made Sausage Company, founding Peter's Home Made Sausage Company (later Peters Meat Products). Peters resided here with his wife Cora until his death in 1942.⁴ Numerous individuals later occupied the property for short periods of time in the mid-to-late twentieth century.⁵ The adjacent house immediately to the north at 699 Robert Street South (RA-SPC-08999) was occupied by his son, William F. Peters and his wife Marie through at least 1957. William served as chairman of the board of Peters Meat Company at the time of his death in 1957.⁶

Peters Meat Products was headquartered at 344 South Robert Street (RA-SPC-03183 – Peters Meat Market), outside of the current project APE. The facility currently houses Captain Ken's Foods and has been extensively altered. According to RA-SPC-03183 inventory form, Gustave Peters acquired both 344 and 348 Robert Street South in 1928, the same year he founded his sausage company. He expanded the facilities over the next few decades and operated additional businesses, Northern Fish Products Company and Northwest Casing and Supply Company, at that location. By the early 1940s, Peters Meat

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09000" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09000."

⁴ "Mrs. Cora P. Peters," *Star Tribune*, June 6, 1959; Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09000."

⁵ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09000."

⁶ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-08999" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09000
Historic Name: Ruhnau-Peters House Address: 705 Robert Street South

Market was reportedly one of the largest independent meat products manufacturers in the Northwest. The production facility was acquired by Captain Ken's (producers of frozen foods) in 1982.⁷

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic newspapers, and building permit indices indicates the house was built by Bruno J. Raak in 1922 and that the first occupant was Fred B. Ruhnau. It was also the residence of Peters Meat Products founder Gustave F. Peters for many years. Despite its association with area businessman Gustave Peters and his successful regional business of Peters Meat Products, research did not yield any evidence to indicate that this property possesses significance as it relates to residential, commercial, or industrial development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Similarly, research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains many of the elements of a single-family Craftsman-style house, such as the cross-gable roof and wood knee braces, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the enclosed porch on the facade detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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⁷ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-03183" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09000
Historic Name: Ruhnau-Peters House

Address: 705 Robert Street South

Photographs



RA-SPC-09000, January 29, 2024, front (north) facade and side (east) elevation, view facing southwest.



RA-SPC-09000, January 29, 2024, front (north) facade and side (west) elevation, view facing southeast.

Inventory Number: RA-SPC-09000
Historic Name: Ruhnau-Peters House

Address: 705 Robert Street South



RA-SPC-09000, January 29, 2024, side (east) elevation, front (north) facade, and garage at left, view facing southwest.

Inventory Number: RA-SPC-09001
Historic Name: Mechanical Hand Inc. Address: 706 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09001 inventory form and has been updated according to current standards.¹

Description Narrative

This one-story, rectangular-plan commercial building was constructed in 1967, according to building permit records.² It has a flat roof and a full-width, hipped canopy with square wood supports on the front (west) facade. The building is of concrete-block construction, with textured stucco cladding and a brick-clad skirting on the facade. The foundation is not visible. The primary entrance is centered on the facade and includes a single replacement door. Windows on the facade are fixed-light replacement units, and the northernmost window opening has been partially enclosed with vertical wood siding. Windows on the side (north and south) elevations are one-over-one, replacement, vinyl units. A secondary entrance is also located on the side (south) elevation. A small, paved parking lot is located at the front (west) edge of the property.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Construction began on this commercial building in 1967 by William Kopp Construction for owner Don B. Becher. William Kopp Construction was a general contracting business owned and operated by Charles E. and Eugene Kopp. Building owner Don Becher operated Mechanical Hand Inc., a company that manufactured prosthetic hands, in the building through the mid-1980s.³ The building was in use as an autism therapy center at the time of 2024 field survey.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed in 1967 and that it housed Mechanical Hand Inc. through the 1980s. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09001" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09001."

Inventory Number: RA-SPC-09001
Historic Name: Mechanical Hand Inc. Address: 706 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09001." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09001
Historic Name: Mechanical Hand Inc.

Address: 706 Robert Street South

Photographs



RA-SPC-09001, January 29, 2024, front (west) facade, view facing southeast.



RA-SPC-09001, January 29, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09002
Historic Name: Commercial Building Address: 708 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09002 inventory form and has been updated according to current standards.¹ The 2018 inventory form listed an address of 708-710 Robert Street South, though the building appeared to only have one address at the time of 2024 field survey.

Description Narrative

This irregular-plan, corner, commercial building was constructed in 1932, according to building permit records.² It is on a steeply sloping lot with a single-story facade fronting west toward Robert Street South and a lower level on the rear (east) elevation fronting State Street. The building has a flat roof with a parapet and metal coping. It is clad in stucco, and the foundation is not visible. The northwest and southwest corners of the building are canted, with the primary storefront entrance inset at the northwest corner. It includes a metal-frame door and metal storefront windows. Additional fixed windows and a secondary entrance are along the facade and sheltered by non-historic-age, curved metal awnings. The north (side) and rear (east) elevations include fixed replacement windows in vertical window openings with original brick surrounds along the upper level of the building. Small stucco-clad pilasters with tile caps are located between the upper-level window openings on both elevations. The rear (east) elevation includes a corner entrance with a single door, and a double-door entrance and transom that have been enclosed. The side (south) elevation includes a single door and a garage bay with a replacement overhead door. A series of large painted murals extend across both side and rear elevations. Two large billboards are affixed to the roof. A small, paved parking lot is south of the building.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was built with two storefronts in 1932 by contractors Edwards and Anderson for building owner R. Wahl. Early tenants included Henry O. Mayer, who ran South Robert Drug at 708 South Robert Street, and physicians Sydney F. Rogers and Arthur W. Ude, who shared space at 710 South Robert Street. The pharmacist Henry Mayer was identified as the building owner in an electrical permit issued in 1932. Henry F. Wahl was the building owner between 1932 and 1938. Weldon Pharmacy was the building owner and occupant in 1939 and was followed by a number of individuals who occupied the property for short periods.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was designed by Edwards and Anderson in 1932 and that it housed various businesses, including South Robert Drug, physicians' offices, and a pharmacist. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09002" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09002."

Inventory Number: RA-SPC-09002
Historic Name: Commercial Building Address: 708 Robert Street South

property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09002." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09002
Historic Name: Commercial Building

Address: 708 Robert Street South

Photographs



RA-SPC-09002, January 29, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09002, January 29, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09003
Historic Name: Rosenberg House Address: 711 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09003 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a single-story, rectangular-plan Bungalow constructed in 1915, according to building permit records.² It has an asphalt-shingle hip roof with flared eaves, modest brackets, and an interior brick chimney. The house is of frame construction with narrow wood siding. The foundation is stucco or concrete clad. Windows are primarily one-over-one, wood sash units with exterior storm windows and original, wood pedimented surrounds. Both the front (east) and rear (west) roof slopes include a small hip-roof dormer with original wood sash windows. The front (south) facade has an enclosed, inset, front porch with multi-light, fixed, wood windows. The entrance at the enclosed porch has a metal storm door and a small set of concrete steps with a wooden railing. A front-gable, single-car garage clad in wood siding is located to the rear of the house.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was constructed in 1915 for John Soyka. A contractor was listed on the building permit but was illegible. Soyka was a polisher at Drake Marble & Tile Co. and lived here with his wife Francis and children Albin and Angeline. Other early residents include boarders John Albert Soyka, John Soyka's brother, and Tykla Bronie, who were both polishers at Drake Marble and Tile Co. By 1918, the house was owned by Otto H. Rosenberg, who was a foreman for meatpacker Swift and Co., and lived here with his wife Esther into the 1980s.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify an architect or builder and indicated that the first occupants were the John Soyka family. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains the original massing and form of a Bungalow, this form is commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, the enclosed porch detracts from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09003" (Streamline Associates, April 1, 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09003."

Inventory Number: RA-SPC-09003
Historic Name: Rosenberg House Address: 711 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09003." Streamline Associates, April 1, 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09003
Historic Name: Rosenberg House

Address: 711 Robert Street South

Photographs



RA-SPC-09003, January 29, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09003, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number:	<u>RA-SPC-09004</u>	
Historic Name:	<u>Stehr House</u>	Address: <u>715 Robert Street South</u>

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09004 inventory form according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, wood-frame, vernacular house constructed in 1906, per building permit records.² It has a front-gable roof with asphalt shingles and gable returns. The foundation is limestone, and the walls are clad in vinyl siding with vinyl fascia and soffits. Windows are generally double-hung, three-over-one, wood sashes with metal storm windows. Shed-roof wall dormers are on the side (north and south) elevations. On the front (east) elevation, a full-width porch with a hip roof set on square porch posts covers a large, fixed window with a transom and a small, decorative, oval window. The side (south) elevation includes a large, fixed window with a transom and a door with a metal canopy. Alterations include replacement siding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1906 by C. Fisher for August Stehr, a furrier for Lanpher, Skinner & Co. A review of available building permits did not identify the architect. Stehr lived at the house with his wife Gertrude and children Marie, Leonard, Marilla, and Paul. Stehr had an addition built by T. Wehnle at a cost of \$600 in 1922. Gertrude assumed sole ownership after August's death in 1930 and was followed by numerous individuals who occupied the property for short periods from the mid- to late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by C. Fisher in 1906 and that the first occupants were August Stehr and his family.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09004" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09004."

⁴ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09004."

Inventory Number: RA-SPC-09004
Historic Name: Stehr House Address: 715 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09004." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09004
Historic Name: Stehr House

Address: 715 Robert Street South

Photographs



RA-SPC-09004, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09004, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number:	<u>RA-SPC-09005</u>	
Historic Name:	<u>Gerlitz House</u>	Address: <u>721 Robert Street South</u>

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09005 inventory form and updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, cross-gable, vernacular house constructed in 1908 according to building permit records.² It has a limestone foundation covered with a cementitious coating. The asphalt-shingle roof includes an interior brick chimney. The house is of frame construction with vinyl siding and vinyl fascia and soffit. Windows are replacement, one-over-one, vinyl sash throughout. A gable-roof ell projects from the side (north) elevation. A full-width, enclosed porch with a hip roof and a small wood entrance stoop spans the front (east) elevation. A double-car garage with a gable roof is located to the rear of the house. Alterations include replacement siding and windows and the enclosed porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1908 by the property owner Carl Gerlitz, a cabinet maker for Joseph Dingle Boatworks. Gerlitz lived here until 1918, when Harry J. Flynn, a foreman and steamfitter at Swift and Co., assumed ownership. Flynn lived here with his wife Mary and children Irene, Joseph, Leo, George and Katherine through 1933. They were followed by numerous individuals who occupied the property for short periods during the mid-to-late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by property owner and cabinet maker Carl Gerlitz in 1908.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09005" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09005."

⁴ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-09005
Historic Name: Gerlitz House Address: 721 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09005." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09005
Historic Name: Gerlitz House

Address: 721 Robert Street South

Photographs



RA-SPC-09005, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09005, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-09006
Historic Name: Spiestersbach House Address: 725 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09006 form and updated according to current standards.¹

Description Narrative

This property is a two-and-one-half story, wood-frame, vernacular house constructed in 1893 according to building permit records.² It has a front-gable roof covered with asphalt shingles. Two modern skylight windows are located on the roof's southern slope. The building has a limestone foundation covered with a cementitious coating. The walls are clad with vinyl siding with vinyl soffits and fascia. Windows are replacement, one-over-one vinyl sashes throughout. A full-width, reconstructed porch spans the front (east) facade and includes a corrugated-metal shed roof and square porch posts. A shed-roof dormer is located on the side (south) elevation. A one-and-one-half-story, gable-roof addition on the rear (west) elevation includes a second story, wood deck, and stairway. A double-car, gable-roof garage with vinyl siding is located to the rear of the house. Alterations include replacement siding and windows, the porch reconstruction, and the rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was constructed in 1893 for Melchior H. Spiestersbach, a steamfitter for Anchor Shoe Company. Review of city directories and building permit indices did not identify the architect or builder. Spiestersbach remained the property owner and resident until his death in 1941. Other residents included family members Elizabeth, his wife, and children David, Jost, Dorothea, Elizabeth, Eva and William.³ Numerous other residents occupied the building from ca. 1950 through the late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect or builder but indicated that the first occupants and owner were Melchior Spiestersbach, a steamfitter for Anchor Shoe Company, and his wife Elizabeth.⁵ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09006" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09006."

⁴ *Saint Paul City Directories 1890-1980*.

⁵ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-09006
Historic Name: Spiestersbach House Address: 725 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09006." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09006
Historic Name: Spiestersbach House

Address: 725 Robert Street South

Photographs



RA-SPC-09006, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-09006, side (south) elevation and rear (west) addition, view facing northeast.

Inventory Number: RA-SPC-09007
Historic Name: House Address: 735 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09007 inventory form and updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, wood-frame, Cape Cod-style house with a side-gable roof was constructed in 1941 according to building permit records.² The foundation is concrete block. The walls are clad in vinyl siding with vinyl fascia and soffits. The roof is covered with asphalt shingles, with a large, central, brick chimney at the roof ridge. The rear (west) elevation includes a full-width, shed-roof dormer and a projecting, shed-roof entry bay. The first-floor windows are eight-over-eight wood sash on the front (east) facade and six-over-six wood sash on the side (north and south) and rear (west) elevations and in the gables. A multi-light, wood-frame window is also located on the side (south) elevation. All the windows have modern, exterior storm windows. A rear porch addition was built ca. 1945.³ A three-car, gable-roof garage with vinyl siding is located to the rear of the house. Alterations include replacement siding and a replacement front door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1941 for Elizabeth M. Spriestersbach by contractor J. Sauer at an estimated cost of \$4,000. A review of available building permits did not identify the architect but listed J. Sauer as the builder. Elizabeth was the widow of Melchior Spriestersbach, who died in 1941.⁴ Spriestersbach was followed by a number of individuals who occupied the property for short periods in the mid and late twentieth century.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by J. Sauer in 1941 and that the first occupant was Elizabeth Spriestersbach. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family, Cape Cod-style home, such as the steeply pitched side-gable roof and symmetrical facade with large multi-light windows and a central door, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as replacement siding and the replacement front door detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09007" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09007."

⁵ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09007
Historic Name: House Address: 735 Robert Street South

was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09007." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09007
Historic Name: House

Address: 735 Robert Street South

Photographs



RA-SPC-09007, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09007, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-09009
Historic Name: House Address: 742 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09008 form and updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, vernacular house constructed in 1890 according to building permit records.² It has a pyramidal roof covered in asphalt shingles and an interior brick chimney. The foundation is limestone. The walls are clad with asbestos-shingle siding with vinyl fascia and soffits. Windows are a variety of casement, sliding, and one-over-one, replacement vinyl units. A two-story, gable bay with eave returns projects from the front (west) facade. A small, shed-roof entry bay on the facade has been enclosed. A two-story, gable addition extends from the rear (east) elevation, and a shed-roof bay projects from the side (north) elevation. A single-car, gable-roof garage is located to the rear of the house. Alterations include replacement siding and windows and the enclosed front entry bay.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1890 by contractors John Fischer and Adam Eller for Albert M. Lawton of Lawton Brothers Co., a Saint Paul real estate, insurance, and loan company. Lawton Brothers also built neighboring houses at 744 and 750 South Robert Street (RA-SPC-09010 and -09012). Martin Hunt, a travel agent for Conhaim Brothers, was the first occupant. Other early residents include William Larson, a batteryman for the Western Union Telegraph Co, and plasterer William Whipple.³ City directories indicate that several other residents occupied the building in the mid-to-late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was designed by the Lawton Brothers Co. in 1890 and that the first occupant was Martin Hunt. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09010" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society. While the 2018 inventory form listed 1889 as the property's build date, the original building permit for the property lists 1890.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09010."

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09009
Historic Name: House Address: 742 Robert Street South

this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

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———. "Minnesota Individual Property Inventory Form, RA-SPC-09010." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09009
Historic Name: House

Address: 742 Robert Street South

Photographs



RA-SPC-09009, January 31, 2024, front (west) facade and side (north) elevation, view facing east.



RA-SPC-09009, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09010
Historic Name: House Address: 744 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09008 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, vernacular house was constructed in 1889 according to building permit records.² It has a gable-on-hip roof covered with asphalt shingles, with an interior brick chimney. The house includes gable wall dormers on the front (west) facade and side (south) elevation, a gable-roof addition on the rear (east) elevation, and a projecting shed-roof rear addition at the southeast corner. The foundation is covered with a cementitious coating. The walls are clad in vinyl siding with vinyl fascia and soffits. Windows are replacement, vinyl, one-over-one sash units. Windows on the facade include faux shutters. An original, multi-light, wood window remains in the front gable end. The facade features a small, gable, entry stoop with a replacement front door and supports, and a large, replacement, vinyl picture window. Alterations include replacement siding and windows, and replacement supports and door at the main entry.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1889 by carpenter Diedrich Grawert, who worked for the Lawton Brothers Co., a Saint Paul real estate, insurance, and loan company. Lawton Brothers also built neighboring houses at 742 South Robert Street (RA-SPC-09009) and 750 South Robert Street (RA-SPC-09012). Plasterer William Whipple was the first occupant. Other early residents include plasterers Frank, John, and George Galloway and William Larson, a batteryman for the Western Union Telegraph Co. George Loomis, a laborer for Drake Marble and Tile Co., was the building owner between 1921 and 1938.³ Numerous other residents occupied the building in the mid- to late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by Lawton Brothers Co. in 1889 and that the first occupant was William Whipple. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09010" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09010."

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09010
Historic Name: House Address: 744 Robert Street South

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09010." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09010
Historic Name: House

Address: 744 Robert Street South

Photographs



RA-SPC-09010, January 31, 2024, front (west) facade and side (north) elevation, view facing east.



RA-SPC-09010, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09011
Historic Name: Gas Station Address: 745 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09011 form and updated according to current standards.¹

Description Narrative

This property is a single-story commercial building constructed in 1960, according to tax assessor records. It has a flat roof and a concrete-slab foundation. The building includes two sections. The eastern section, facing South Robert Street, is rectangular in shape. The walls are medium brown brick set in a running bond. The northern third of the front (east) facade is recessed with metal, storefront windows, and a metal door. A projecting, standing seam metal canopy on the eastern section of the building extends across the facade and wraps around the side (north) elevation. The western (rear) section of the building is square in shape, with concrete panels and a flat roof. Three overhead garage doors are on the western section's side (north) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This former filling station was built in 1960 for Lee's DX Service Gas Station. Lee's DX occupied the building through 1968, when it changed to Troge's DX Station. During the 1970s, a series of service stations occupied the building, including Jack and Lou's Freeway Service in 1972, Brada Q Petroleum in 1976, Rand S Gas Station in 1977, and Dela Rosa Full Service in 1979. The building was vacant between 1985 and 1987, when it served as an auto sales and leasing dealership by Ray Joseph Leasing and Sales.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the architect and/or builder but listed it as originally housing Lee's DX Service Gas Station. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09011" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09011."

Inventory Number: RA-SPC-09011
Historic Name: Gas Station Address: 745 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09011." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09011
Historic Name: Gas Station

Address: 745 Robert Street South

Photographs



RA-SPC-09011, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-09011, February 02, 2024, front (east) facade, view facing northwest.

Inventory Number: RA-SPC-09012
Historic Name: House Address: 750 Robert Street South

The property was previously recorded in 2018. The property has changed slightly in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09012 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, vernacular house constructed in 1889, according to building permit records.² It has a front-facing, T-plan configuration and a cross-gable roof covered in asphalt shingles. The foundation has a cementitious coating, and the walls are clad with in stucco. The house includes an enclosed front porch in the southwest ell and an enclosed upper-level porch or addition above the porch with a shed roof and stucco and vinyl siding. A gable-roof addition is located on the rear (east) elevation. The windows are primarily replacement, one-over one, vinyl sash units. The lower-level window openings on the front (west) facade and side (north) elevation have been partially enclosed with metal cladding and feature sliding sash replacement units. A single-car garage with a gable roof is located to the rear of the house. Since 2018, metal awnings have been removed from the upper-level windows on the facade and the stucco cladding has been repainted.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1889 for Albert M. Lawton of Lawton Brothers Co., a Saint Paul real estate, insurance and loan company. Lawton Brothers also built neighboring houses at 742 and 744 Robert Street South (RA-SPC-09009 and -09010). In 1890 James E. Wescott, a clerk for the McKibbin and Co., was a resident, and by 1893, he was the building owner. Other early residents include stereotyper William A. Bienhoff and Hans A Iverson, a salesman for Friend, Crosby and Co. In 1922, bricklayer Harry Polos was the property owner.³ Other residents occupied the building from the mid-to-late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed and owned by Albert M. Lawton of Laton Brothers Co. in 1889. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09012" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09012."

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09012
Historic Name: House Address: 750 Robert Street South

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09012." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09012
Historic Name: House

Address: 750 Robert Street South

Photographs



RA-SPC-09012, January 31, 2024, front (west) facade and side (north) elevation, view facing east.



RA-SPC-09012, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09013
Historic Name: House Address: 752 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09013 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, American Foursquare house constructed in 1915, according to building permit records.² It has a pyramidal roof covered with asphalt shingles and a central brick chimney at the roof ridge. The foundation is rusticated concrete block. The lower-level walls are clad in textured stucco, and the upper-level walls are clad in vinyl siding with vinyl fascia and soffits. The windows are replacement, one-over-one, vinyl sash units throughout. A full-width porch on the front (west) facade is enclosed with screens and a stucco-clad knee wall. The porch has a hip roof supported by tapered, square columns set on concrete-block piers. A hip-roof dormer with paired windows and vinyl siding is on the front (west) elevation, and a bay window with a hip roof is on the side (south) elevation. Alterations include replacement siding and windows and the enclosed front porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1915 by carpenter Henry Otto for Charles Blume, a laborer for the Soo Line railroad. By the early 1920s, Arthur Bienhoff, a yardman for J. R. King Co., was the building owner and resident. Other early residents include John Ott, a salesclerk, and William Bienhoff, an elevator operator for Amour and Co. Arthur Bienhoff owned the property through 1935.³ Members of the Bienhoff family remained in the house through at least 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by Henry Otto in 1915 and that the first occupant was Charles Blume. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although the house retains elements of a single-family American Foursquare home, such as a pyramidal roof, two stories, and square porch supports, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement siding, replacement windows, an enclosed front porch detract from the original design. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09013" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09013."

⁴ *Saint Paul City Directories 1890-1980*, 371.

Inventory Number: RA-SPC-09013
Historic Name: House Address: 752 Robert Street South

The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09013." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09013
Historic Name: House

Address: 752 Robert Street South

Photographs



RA-SPC-09013, January 31, 2024, front (west) facade and side (north) elevation, view facing east.



RA-SPC-09013, January 31, 2024, front (west) facade, side (south) elevation, and shed, view facing northeast.

Inventory Number: RA-SPC-09014
Historic Name: Duplex Address: 753-755 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09014 form and updated according to current standards.¹

Description Narrative

This property is a single-story Ranch duplex and was constructed in 1958, according to tax assessor records. It has a raised basement and a low-pitch gable roof. The basement walls are clad in stucco and the upper-level walls are clad in vinyl siding with vinyl soffits and fascia. The windows are replacement, vinyl, sliding sash units throughout. There are two, upper-level entrances to the units on both side (north and south) elevations. Each entrance has wood stairs and small landings. The roof has wide overhangs on the side elevations and is covered with asphalt shingles. Alterations include replacement siding and windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1958, per tax assessor records. No building permit was identified for the property; however, city directories list Joseph Robideaux as the initial occupant in 1958. Erma F. Eccles, widow of William H. Eccles, lived here between 1959 and 1965. Floyd D. Smith was a resident between 1966 and 1968, and Thomas J. Seidel lived here between 1969 and 1993. The building was later converted into a duplex.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicated that the first occupant was Joseph Robideaux. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this property retains elements of the Ranch style such as the raised basement and low-pitch gable roof, these characteristics are commonly seen in homes of this era. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09014" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09014."

Inventory Number: RA-SPC-09014
Historic Name: Duplex Address: 753-755 Robert Street South

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Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09014." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09014
Historic Name: Duplex

Address: 753-755 Robert Street South

Photographs



RA-SPC-09014, February 02, 2024, front (north) facade and side (east) elevation, view facing southwest.



RA-SPC-09014, February 02, 2024, rear (south) and side (east) elevation, view facing northwest.

Inventory Number: RA-SPC-09015
Historic Name: Bowley House Address: 756 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09015 form and updated according to current standards.¹

Description Narrative

This property is a one-and-a-half-story, wood-frame, vernacular house constructed in 1912, according to building permit records.² It has a front-gable roof covered with asphalt shingles and an interior brick chimney at the roof ridge. The foundation has a cementitious coating. The walls are clad in vinyl siding with vinyl fascia and soffits. Windows are a combination of replacement, vinyl, one-over-one and fixed sash units. A large, shed-roof dormer and a bay window with a hip roof are located on the side (south) elevation, and a gabled wall dormer is on the side (north) elevation. A full-width, hip-roof, enclosed porch extends across the front (west) facade. The porch's knee wall is clad with an ashlar stone veneer, and its windows are double-hung with three-over-one, wood sashes. A two-car garage with a gable roof is located to the rear of the house. Alterations include replacement siding, primarily replacement windows, and the enclosed porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1912 for Charles Bowley, a laborer for the Soo Line Railway, by carpenter Robert Kuntze. The city issued property owner Margaret Bowlye, Charles Bowley's widow, a building permit in 1922 for an addition. Margaret lived in the house through 1926. She was followed by the Louis, Peter, and Frances Kisch who occupied the home through 1980.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by Robert Kuntze in 1912 and that the first occupants were Charle Bowley and his wife. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09015" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09015."

Inventory Number: RA-SPC-09015
Historic Name: Bowley House Address: 756 Robert Street South

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09015." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09015
Historic Name: Bowley House

Address: 756 Robert Street South

Photographs



RA-SPC-09015, January 31, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09015, January 31, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09016
Historic Name: Flynn House Address: 760 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09016 inventory form and updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, wood-frame Bungalow constructed in 1924, according to building permit records.² It has a clipped, side-gable roof covered with asphalt shingles and an interior brick chimney. The foundation is rusticated concrete block. The walls are clad in vinyl siding with vinyl fascia and soffits. Windows are double-hung, three-over-one, wood sash units with exterior storm windows. A full-width, enclosed porch on the front (west) facade has a clipped gable roof and replacement vinyl windows. A shed-roof bay window projects from the side (north) elevation. A canopy supported by knee braces is over a secondary entrance on the side (north) elevation. A two-car garage with a gable roof is located to the rear of the house. Alterations include replacement siding and the enclosed porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1924 for janitor John E. Flynn by general contractor Joseph Clements of J.R. Clements Building Co. Flynn lived here with his wife Johanna into the 1940s. They were followed by several individuals who occupied the property for short periods of time from the mid- to late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by J.R. Clements Building Co. in 1924 and that the first occupants were John E. Flynn and his wife Johanna. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Bungalow, such as its one-and-one-half story and clipped side-gable roof, these characteristics are commonly seen in homes of this era. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Additionally, alterations such as its replacement siding and enclosed porch detract from its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09016" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09016."

Inventory Number: RA-SPC-09016
Historic Name: Flynn House Address: 760 Robert Street South

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09016." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09016
Historic Name: Flynn House

Address: 760 Robert Street South

Photographs



RA-SPC-09016, February 02, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09016, February 02, 2024, front (west) facade, side (south) elevation, and garage, view facing northeast.

Inventory Number: RA-SOC-09017
Historic Name: House

Address: 761 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09017 form and updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, vernacular house constructed in 1904, according to building permit records.² It has a front-gable roof covered with asphalt shingles and rusticated concrete-block foundation. The house is clad in asbestos shingle siding. A projecting gable ell is located on the side (north) elevation. A gabled wall dormer and a single-story bay window is on the side (south) elevation. A one-and-one-half-story, gable-roof addition is located on the rear (west) elevation with a small, enclosed porch and gabled stoop on the side (south) elevation. The window openings retain their pediment-style surrounds but have replacement, one-over-one, vinyl sash units with exterior storm windows. On the front (east) facade, a full-width enclosed porch has double-hung windows with three-over-one, wood sashes. The hip-roof porch enclosure includes a low-pitch front gable over the entrance. Alterations include replacement siding, primarily replacement windows, and the enclosed porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1904 for plasterer William G. Whipple by general contractor William Bickell of Bickell and Chapple Co. Early residents include boarders Hugo C. Renk, an electrotpe operator for H. L. Collins Co., and Frank E. Gerrish, a form maker for H. L. Collins Co. By 1915 the home was owned by Harold J. Gerrish, a foreman at H. L. Collins, who lived here with his wife Marie and children Andrew, Frances, Hyacinth, and Chester.³ Two additional families occupied the house in the mid-to-late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by William Bickell in 1904 and that the first occupant was William G. Whipple, a plasterer. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09017" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society. The previous 2018 inventory form lists this house as a Folk Victorian house; however, although the house may have had Folk Victorian elements on it at one time, they have all since been removed and it no longer reads as a Folk Victorian house.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09017."

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SOC-09017
Historic Name: House Address: 761 Robert Street South

part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09017." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SOC-09017
Historic Name: House

Address: 761 Robert Street South

Photographs



RA-SPC-09017, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-09017, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-09018
Historic Name: Apartment Building Address: 762 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09018 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story apartment building constructed in 1958, according to tax assessor records. It has a hip roof and a raised basement. The roof has projecting closed eaves and is covered with asphalt shingles. The lower-level walls are clad in brick set in a running bond, and the upper-level walls are clad in stucco. The central entrance on the front (west) facade facing Robert Street South consists of a single door flanked by sidelights filled with glass blocks. Windows on the upper level include a combination of single and paired, one-over-one, replacement, vinyl sash units with exterior storm windows. The lower level has single and paired, one-over-one, replacement units and storm windows, with small replacement awning windows on the side (north) elevation. Alterations include a variety of replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This apartment building was built in 1958 per tax assessor records. Building permits were not identified for this property. However, city directories indicate that early residents included bookkeeper Gordon R. Hoffman and his wife Donna, civil engineer William L. Goetz, Tonee H. Gebauer, and salesman Irving Oreck.² Numerous other residents occupied the apartment building in the late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the architect or builder but indicated that the first occupants were Gordon R. and Donna Hoffman, William L. Goetz, Tonee H. Gebauer, and Irving Oreck. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09018" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09018."

³ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09018
Historic Name: Apartment Building Address: 762 Robert Street South

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Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09018." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09018
Historic Name: Apartment Building

Address: 762 Robert Street South

Photographs



RA-SPC-09018, February 02, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09018, February 02, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09019
Historic Name: Duplex Address: 764-766 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09019 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story duplex apartment constructed in 1951, according to tax assessor records. It has a hip roof covered with asphalt shingles, with vinyl fascia and soffits and an interior brick chimney. The foundation has a cementitious coating, and the walls are clad in stucco. A projecting entry bay centered on the front (west) facade has a flat roof, brick cladding set in a running bond, and a single door. The facade includes a large, replacement, fixed window. The remaining windows are single, one-over-one sash, replacement, vinyl units. A central door is located on the side (north) elevation, and another door is located above it on the upper level with a small wooden balcony. A two-car garage with a hip roof is located at the rear of the house. Alterations include replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This duplex was built in 1951 per tax assessor records. No building permit was identified for the building. However, city directories identify early residents Louise L. Benson at 764 and Elsie S. Dordell residing at 766 in 1955. In 1964, Marie Alt moved into 766 and a year later in 1965, James Casey was living there. In 1968, Louise Benson continued to reside in 764, and Rose K. Miller had moved into 766.² Additional residents occupied the building in the late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the architect or builder but indicated that early occupants were Louise L. Benson and Elsie S. Dordell. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09019" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09019."

³ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-09019
Historic Name: Duplex Address: 764-766 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09019." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09019
Historic Name: Duplex

Address: 764-766 Robert Street South

Photographs



RA-SPC-09019, February 02, 2024, front (west) and side (north) elevation, view facing southeast.



RA-SPC-09019, February 02, 2024, front (west) and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09020
Historic Name: House Address: 767 Robert Street South

The property was previously recorded in 2018. The property has changed slightly in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09020 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, wood-frame house constructed in 1904, according to building permit records.² It has a mansard-like roof of asphalt shingles with flared eaves. The foundation is not visible, and the walls are clad with stucco. Windows are generally one-over-one, wood sash units with metal storm windows. The house has gabled dormers on the front (east) facade and side (south and north) elevations. The dormer on the facade has a large, eight-over-eight-light, replacement vinyl window. The north and south elevation dormers have replacement, vinyl, casement windows. A full-width, enclosed porch on the facade has stucco cladding covering the knee wall and stylized painted stucco resembling fieldstone at the wall's base. A two-car garage with a gable roof and vinyl siding is located to the rear of the house. Since 2018, the north and south elevation dormer windows have been replaced.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1904 by the property owner Emil Gieske who was a postal clerk, but available building permits did not identify the architect or builder. Gieske lived here with his wife Louisa and children Clarence, Millard and Louisa. Other early residents included policeman Peter J. Horn, Charles Ward, a foreman for J. H. Allen and Co., and George W. Neeson, a salesman for C. C. Emerson and Co.³ Members of the Klotz family resided in the house from ca. 1950 through at least 1970.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect or builder, but indicated that the first occupants were Emil Gieske and his family. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09020" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09020."

⁴ *Saint Paul City Directories 1890-1980*, 382.

Inventory Number: RA-SPC-09020
Historic Name: House Address: 767 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09020." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09020
Historic Name: House

Address: 767 Robert Street South

Photographs



RA-SPC-09020, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09020, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-09021
Historic Name: Multi-Residential Address: 778-780 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09021 form and updated according to current standards.¹

Description Narrative

This property is a two-story, side-gable, duplex apartment building constructed in 1950, per tax assessor records. The foundation has a cementitious coating and the walls are clad with stucco. The roof is covered with asphalt shingles, with an interior brick chimney. A central, projecting entry bay on the front (west) facade has a flat roof and an ashlar stone door surround. A large, replacement fixed window is located on the lower level of the facade. The remaining windows are one-over-one, replacement, vinyl units. A door is located on the lower level of the side (north) elevation, and a door is directly above it on the upper level with a wood balcony. A two-car garage with a hip roof is located to the rear of the house. Alterations include replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. According to the tax assessor, this duplex was built in 1950. No building permit for the property was identified. City directories indicate Edward J. Hansen lived at 778 with his wife Karen until his death in 1958. His wife Karen continued to live here until 1961. Daniel C. Stewart, general manager of the Al Mergens Manufacturing Co., resided at 780 with his wife Grace until 1955. Meat cutter Walter J. Sandstrom lived in 780 between 1956 and 1963, and Alfred T. Anderson lived there in 1964 and 1965.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify the architect or builder but indicated that the first occupants were Edward and Karne Hanson and Daniel and Grace Stewart. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09021" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09021"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-09021
Historic Name: Multi-Residential Address: 778-780 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09021." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09021
Historic Name: Multi-Residential

Address: 778-780 Robert Street South

Photographs



RA-SPC-09021, February 2, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09021, February 2, 2024, front (west) facade and side (south) elevation with the garage (back right), view facing northeast.

Inventory Number: RA-SPC-09022
Historic Name: House Address: 781 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared, but a former garage is no longer extant. The following content is taken from the 2018 RA-SPC-09022 inventory form and updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame, vernacular house constructed in 1905, according to building permit records.² The house features a square massing and a cross-gable, asphalt-shingle roof with an interior brick chimney. The foundation is stone, and the walls are clad with wood siding. Windows are one-over-one, wood sash units with exterior metal storm windows and pedimented window surrounds. The front and side gables have pent roofs and wooden brackets, and the front gable includes a replacement sliding-sash window. An enclosed porch with unpainted wood siding is on the front (east) facade with a central door. The porch enclosure extends around to the side (south) elevation and includes a secondary side door. A hip-roof addition is also located on the side (south) elevation. Alterations include the enclosed porch and replacement gable window. Since 2018, a former two-car garage with a gable roof at the rear of the house has been demolished.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1905 for Paul H. Jaeger, a clerk for the Wisconsin Grain & Stock Co, by general contractor Daniel Fahl. Early residents include William Brache, a furrier for Gordon and Ferguson; Rudolph Ruhnau, a painter for F. R. Mann and Son; and Donald Gribble, a clerk for Swift and Co.³ Members of the Emma Polymeros family resided in the house from ca. 1930 through at least 1960.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by Daniel Fahl in 1905 and that the first occupant was Paul H. Jaeger. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09022" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09022."

⁴ *Saint Paul City Directories 1890-1980*, 1853; *Saint Paul City Directories 1890-1980*, 219.

Inventory Number: RA-SPC-09022
Historic Name: House Address: 781 Robert Street South

Bibliography

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09022." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09022
Historic Name: House

Address: 781 Robert Street South

Photographs



RA-SPC-09022, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09022, February 02, 2024, front (east) facade and side (north) elevation, view facing west.

Inventory Number: RA-SPC-09023
Historic Name: House Address: 782 Robert Street South

The property was previously recorded in 2018. The property has changed extensively in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09023 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story, wood-frame house with a hip roof and was constructed in 1889 according to building permit records.² The foundation is not visible, and the roof is covered with asphalt shingles. The walls are clad in vinyl siding on the side (north) elevation, and the front (west) facade and side (south) elevation are clad in replacement stone veneer. Windows are replacement, one-over-one and multi-light, vinyl sash units with metal storm windows. The house includes a small front gable on the facade, a gable wing with a two-story bay window on the side (south) elevation, and a one-story addition on the rear (east) elevation. Since 2018, extensive alterations include the stone veneer on the facade and side (south) elevation, removal of original transoms over the lower-level front windows and entrance, replacement multi-light windows and a replacement front door on the facade, and the removal of original Eastlake-style spindle work at the gable ends.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1889 for George Beu Ike, a blacksmith for Scribner-Libbey and Co. A review of available building permits did not identify the architect or builder. In 1890, Charles R. Hubbard, a telephone operator for the Western Union Telephone Company, was a resident with his wife Martha and children Charles and Rose. Other early residents include Charles T. Hubbard, a stonecutter at Lauer Brothers; and Fred G. Hubbard, brother of property owner Charles R. Hubbard. This property remained in the Hubbard family through 1929.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1889 and that the first occupant was George Beau Ike. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09023" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office. Although the previous 2018 inventory form lists 1884 as the property's construction date, the property's original building permit indicated the house was constructed in 1889.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09023," 09.

Inventory Number: RA-SPC-09023
Historic Name: House Address: 782 Robert Street South

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

Due to the lack of significance, this property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09023." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09023
Historic Name: House

Address: 782 Robert Street South

Photographs



RA-SPC-09023, February 02, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09023, February 02, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09024
Historic Name: Commercial Building Address: 786 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09024 inventory form and updated according to current standards.¹

Description Narrative

This property is a single-story commercial building constructed in 1947, according to building permit records.² The building includes a large, ca. 2000, rear addition.³ The original western half of the building facing South Robert Street is rectangular with simple massing. It has a flat roof with a parapet and tile coping and walls clad in stucco. Fifteen-light, steel-frame windows are along the side (north) elevation, and the window openings on the front (west) facade and side (south) elevation are partially infilled and have vinyl casement units. The facade includes a single door and an overhead garage door. The east (rear) addition to the building is a rectangular service garage with concrete-block walls. It includes a steel door and three overhead garage doors on the side (south) elevation. Alterations include some replacement windows, modification of window openings on the facade, and the large non-historic-age rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1947 by Joseef Jasper to house the Murray & Trembley Inc. garage.⁴ According to city directories, it has housed several auto body and garage businesses from the mid-to-late twentieth century.⁵ It remains in use as an auto body center today.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by Joseef Jasper in 1947 and that it housed an auto garage. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09024" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society. Although the 2018 inventory form lists 1948 as the property's construction date, the original building permit indicates the house was constructed in 1947.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

⁴ "City of Saint Paul Building Permits, 1883-1975."

⁵ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09024," 09.

Inventory Number: RA-SPC-09024
Historic Name: Commercial Building Address: 786 Robert Street South

Bibliography

"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 2003.
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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09024." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09024
Historic Name: Commercial Building

Address: 786 Robert Street South

Photographs



RA-SPEC-09024, February 02, 2024, front (west) facade, side (north) elevation, and rear (east) addition, view facing southeast.



RA-SPEC-09024, February 02, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-09025
Historic Name: House Address: 787 Robert Street South

The property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is taken from the 2018 RA-SPC-09025 form and updated according to current standards.¹

Description Narrative

This property is a one-and-one-half story, wood-frame, vernacular house constructed in 1906, according to building permit records.² It has a side-gable, asphalt-shingle roof. The foundation is covered with a cementitious veneer. The walls are clad in vinyl siding with vinyl fascia and soffits. Windows are replacement, vinyl, one-over-one sash units with some metal storm windows. A large front-gable wall dormer with paired windows and an enclosed, full-width porch with a hip roof are on the front (east) facade. An enclosed, full-width porch is also located on the rear (west) elevation. A two-car garage with a hip roof and vinyl siding is located to the rear of the house. Alterations include replacement siding and windows and the enclosed front and rear porches.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1906 by B. Kellerman, according to building permits.³ The 1906 city directory lists Paul H. Jaeger, a clerk, as the first owner. In 1910, Fred B. Rau, another clerk, owned the home. Rau occupied the residence until 1940 and was followed by Mrs. Florence M. and several individuals who occupied the property for short periods from the mid- to late twentieth century.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by B. Kellerman in 1906 and that the first occupant was Paul H. Jaeger. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09025" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09025," 0925.

Inventory Number: RA-SPC-09025
Historic Name: House Address: 787 Robert Street South

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09025." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09025
Historic Name: House

Address: 787 Robert Street South

Photographs



RA-SPC-09025, February 02, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-09025, February 02, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-09037

Historic Name: West Side Chiropractic Clinic

Address: 854 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09037 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a two-story commercial and residential building with simple, square massing constructed in 1955, according to tax assessor records. It has a flat roof with a parapet. The lower-level walls are constructed of cream-colored brick, and the upper-level walls are clad in stucco. The foundation is not visible. A full-width, flat awning extends across the front (west) facade over a single entrance door and two small, fixed, replacement, vinyl windows. Upper-level windows on the facade are original, two-over-two, sash units with roll-up metal awnings. The side (north) elevation includes an irregular fenestration pattern, with glass-block infilled openings and a small, fixed, vinyl unit on the lower level, and both paired and single, two-over-two, sash units on the upper floor.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The building was constructed in 1955 according to tax assessor records. No available building permit was identified for the property. City directories indicate that Elmer H. Zoff operated the West Side Chiropractic Clinic from the building, and he lived there on the second floor with his wife Dorothy from 1960 until his death in 2012.² The building appears to currently be in residential use.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not identify the architect, builder, or original owner, but indicated that early occupants were Elmer and Dorothy Zoff, who operated the West Side Chiropractic Clinic out of the building. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09037" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office. While the previous inventory form identified this building as an apartment building, research did not reveal that the property ever housed multiple families.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09037."

Inventory Number: RA-SPC-09037
Historic Name: West Side Chiropractic Clinic

Address: 854 Robert Street South

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09037." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09037
Historic Name: West Side Chiropractic Clinic

Address: 854 Robert Street South

Photographs



RA-SPC-09037, January 29, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-09037, January 29, 2024, front (west) facade, view facing east.

Inventory Number: RA-SPC-09038
Historic Name: House Address: 866 Robert Street South

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-03038 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, front-gable, vernacular house constructed in 1912, according to building permit records.² The roof is covered with asphalt shingles, and the foundation is rusticated concrete block. The house is of frame construction and clad in vinyl siding. Windows are one-over-one, replacement, vinyl units, with a vinyl sliding-sash unit at the gable end. A small, enclosed porch with a hip roof is on the front (west) facade. It is accessed by a small concrete stoop and stairs with a metal railing. A ca. 1970, side-gable addition projects from the side (south) elevation.³ A small addition on the rear (east) elevation connects to a large, ca. 1980, one-and-one-half-story garage.⁴ A concrete-block retaining wall is at the front (west) side of the property, and a chain-link fence encloses the front yard.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1912 by contractor Anton Stenlund for owner Lapham Renting Agency. The Lapham Renting Agency was a real estate investing and management company managed by Frank W. Lapham and located in the Germania Life Insurance building in downtown Saint Paul. Benjamin J. Roberts, a window trimmer at Schuneman and Evans Co., was the first resident. Other early residents include Lottie Geysenheimer and widow Mary Cole. In 1922, the building was owned by Rose Moeschter, and in 1928, the owner was Christian H. Kroll, a machine operator in Saint Paul. Kroll was followed by Leslie and Lorraine Goeman, who occupied the home through 1980.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was built in 1912 and that the first occupant was Benjamin J. Roberts. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09038" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Nationwide Environmental Title Research, LLC (NETR). Aerial Imagery. 1966, 1972.
<https://www.historicaerials.com/viewer>.

⁴ NETR. 1984.

⁵ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09038."

Inventory Number: RA-SPC-09038
Historic Name: House Address: 866 Robert Street South

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09038." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09038
Historic Name: House

Address: 866 Robert Street South

Photographs



RA-SPC-09038, January 29, 2024, front (west) facade, view facing east.



RA-SPC-09038, January 29, 2024, front (west) facade and side (north) elevation featuring breezeway and garage, view facing southeast.

Inventory Number: RA-SPC-09039

Historic Name: House

Address: 726 State Street

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09039 inventory form and has been updated according to current standards.¹

Description Narrative

This one-and-one-half-story, rectangular-plan, Minimal Traditional house was constructed in 1947, according to building permit records.² It has a cross-gable, asphalt-shingle roof, with minimal eave overhangs and an exterior brick chimney on the side (south) elevation. It is of frame construction with textured stucco cladding and vertical wood siding in the front gable end. The foundation is not visible. The primary entrance on the front (west) facade includes a replacement door and storm door, and a small, uncovered, wood stoop with a decorative metal railing. Windows are original, two-over-two sash with exterior storm windows. The facade includes a large, metal-frame, fixed window flanked by smaller, fixed, metal casements. Original basement windows are covered by metal security bars. A front-gable, single-car garage is at the rear of the property northeast of the house. Historic aerial imagery indicates that a small, ca. 1970 addition on the rear (east) elevation connected the house to the garage.³

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1947 for Eugene R. Neubauer by contractor Fridholm Construction. Neubauer was a salesman for Sanitary Farms Dairies and lived here through 1955 with his wife La Rayne. They were followed by David H. Finneman, who occupied the home through 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1947 and that the first occupants were Eugene and La Rayne Neubauer.⁵ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although it retains elements of a Minimal Traditional house, such as the compact form, minimal eave overhang, and one-and-a-half-stories, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09040" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ Nationwide Environmental Title Research, LLC (NETR). Aerial imagery. 1966, 1972.
<https://www.historicaerials.com/viewer>.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09040."

⁵ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09039" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09039
Historic Name: House Address: 726 State Street

this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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———. "Minnesota Individual Property Inventory Form, RA-SPC-09040." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09039
Historic Name: House

Address: 726 State Street

Photographs



RA-SPC-09039, January 29, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-09039, January 29, 2024, side (north) elevation featuring garage, view facing southeast.

Inventory Number: RA-SPC-09040
Historic Name: House Address: 732 State Street

This property was previously recorded in 2018. It has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09040 inventory form and has been updated according to current standards.¹

Description Narrative

This one-story, square-plan, Minimal Traditional house was built in 1947, according to building permit records.² It has an asphalt-shingle hip roof with wide, overhanging eaves and an interior brick chimney. The house is of frame construction with vinyl siding and a concrete-block foundation. A small, central, hip-roof extension on the front (west) facade includes the primary entrance with a single replacement door and storm door. It is accessed by a small concrete stoop with decorative metal railing and support. Windows are one-over-one, replacement, vinyl units, with small sliding-sash vinyl units on the side (north) elevation. Two large, fixed-glass, vinyl windows wrap the southwest corner of the facade. A two-car, hip-roof garage is at the rear of the property to the southeast of the house. The rear yard is enclosed with a wood privacy fence.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built by contractor Fridholm Construction in 1947 for Myron Ashley, an electrician for Armour's meat packing, and his wife Lillian. Richard Sell, a salesman for Sanitary Farms Dairy, lived here in 1955 with his wife Marjorie. They were followed by a number of individuals who occupied the property for short periods through the twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was built in 1947 and that the first occupants were Myron and Lillian Ashley.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although it retains elements of a Minimal Traditional house, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations including replacement siding and windows detract from its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09040" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09040."

⁴ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09040."

Inventory Number: RA-SPC-09040
Historic Name: House Address: 732 State Street

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Schmidt, Andrew. "Minnesota Individual Property Inventory Form, RA-SPC-09040." Streamline Associates, April 2018. Minnesota State Historic Preservation Office.

Inventory Number: RA-SPC-09040
Historic Name: House

Address: 732 State Street

Photographs



RA-SPC-09040, January 29, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-09040, January 29, 2024, side (north) elevation and front (west) facade, view facing southeast.

Inventory Number: RA-SPC-09042
Historic Name: Gutknecht House Address: 102 Wyoming Street East

This property was previously recorded in 2018. The property has not changed in appearance since the previous inventory form was prepared. The following content is pulled from the 2018 RA-SPC-09042 inventory form and has been updated according to current standards.¹

Description Narrative

This property is a one-and-one-half-story, cross-gable, vernacular house constructed in 1922, according to building permit records.² The roof has a minimal eave overhang and is clad in asphalt shingles. The foundation is not visible. The walls are clad in textured stucco with variegated brick cladding along the lower level. Windows on the facade are original, three-over-one, wood sash units with exterior storm windows. The side (east and west) elevations include one-over-one, replacement, vinyl windows. All window openings include original pedimented surrounds. Paired windows in the gable end on the side (west) elevation are infilled with glass block. A full-width, front-gable, enclosed porch on the facade includes a three-light Craftsman-style door and a metal awning. It is accessed by concrete steps with brick side walls and a decorative metal railing. The rear (south) elevation includes a small gable ell projection. A wooden staircase on the side (west) elevation leads to a secondary entrance at the upper level.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was built in 1922 by Bernard Gutknecht, the building owner, for an estimated cost of \$6,000. Gutknecht was a truck driver and lived here with his wife Pauline and children Edna, Bernice, Raymond, and Clarence until 1935. They were followed by numerous people who occupied the property for short periods of time throughout the mid-to-late twentieth century.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1922.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ Andrew Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09042" (Streamline Associates, April 2018), Minnesota State Historic Preservation Office.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.); Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09042."

⁴ Schmidt, "Minnesota Individual Property Inventory Form, RA-SPC-09042."

Inventory Number: RA-SPC-09042
Historic Name: Gutknecht House Address: 102 Wyoming Street East

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Inventory Number: RA-SPC-09042
Historic Name: Gutknecht House

Address: 102 Wyoming Street East

Photographs



RA-SPC-09042, January 29, 2024, front (north) facade and side (west) elevation, view facing southeast.



RA-SPC-09042, January 29, 2024, front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-11568

Historic Name: Shopping Center

1220 Rice Street
Address: 121 Maryland Avenue

This property was previously recorded in 2023, at which time only the portion of the building on the parcel at 1220 Rice Street was documented. This inventory form includes the entire building complex, which was connected with a ca. 1990 addition (see below) and now spans two parcels at 1220 Rice Street and 121 Maryland Avenue. The following content is taken from the 2023 RA-SPC-11568 inventory form and has been updated according to current standards.¹

Description Narrative

This highly altered, one-story, rectangular-plan, commercial shopping center was originally constructed as two separate buildings. The western portion was constructed in 1956, according to tax assessor records, as a standalone commercial building. The eastern portion was constructed ca. 1960, per aerial imagery, as a separate commercial building.² The two buildings were joined into a single, large, strip shopping center by a ca. 1990 addition.³ The earlier western portion has brick cladding and features multiple patterns of brick on the front (south) facade. It has a flat metal roof with a brick chimney located in the southwest corner. The front (south) facade has a metal-frame glass door and metal-frame plate glass windows. A non-historic-age, hip-roof, metal-clad awning extends the length of this portion and meets with the addition. A light-up sign in the shape of a tin cup with the restaurant name “Tin Cup’s” with “Liquors” and “Food” is held up by three metal poles in a brick and concrete capped base. The side (west) elevation has four square windows and a single-entry steel door under a metal portico. The foundation is not visible.

The ca. 1960 eastern portion of the complex is of concrete-block construction and clad in tan rusticated concrete block and brick. It has a flat roof, the same non-historic-age metal awning, and two large gabled entrance porticos. Windows are replacement, metal, fixed glass units. The modified front (south) facade and storefronts include replacement glass entrance doors and replacement signage on the awning. Alterations include replacement windows and doors, the large metal awning, and the non-historic-age addition connecting the two buildings. A large parking lot is located immediately to the south.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Building permits were not identified for the property; therefore, an original owner, architect, or builder were not identified. The western portion was constructed in 1956, and city directories list the first occupant as the Schultz Shell Service Station.⁴ In 1980, it was converted to a tavern for the Tin Cups Place Inc.⁵ This business remains in the building today. The eastern portion

¹ Renee Barnes, “Minnesota Individual Property Inventory Form, RA-SPC-11568” (Bolton & Menk, Inc., October 27, 2023), Minnesota Historic Preservation Office.

² “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials* by NETROnline, 1966, <https://www.historicaerials.com/viewer>.

³ “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials* by NETROnline, 1991, <https://www.historicaerials.com/viewer>.

⁴ R. L. Polk & Co., Publishers, *St. Paul City Directory* (St. Paul, Minnesota, 1956. p. 215).

⁵ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1980. p. 367).

Inventory Number: RA-SPC-11568

Historic Name: Shopping Center Address: 1220 Rice Street
122 Maryland Avenue

was constructed ca. 1960, with the Steiner Bakery listed as the occupant in 1970.⁶ Between 1970 and the present, it has housed several commercial businesses.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and historic aerial imagery indicates the property was constructed as two separate buildings in 1956 and ca. 1960 and joined into a single strip shopping center by a ca. 1990 addition.⁷ The two separate buildings originally housed a service station and bakery. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story massing that evolved as two separate buildings, and its multiple storefronts and businesses. However, it does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1980.

⁶ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1970).

⁷ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," 1966; "Aerial Image, Ramsey County, Minnesota," 1991.

Inventory Number: RA-SPC-11568

Historic Name: Shopping Center

1220 Rice Street

Address: 122 Maryland Avenue

Photographs



RA-SPC-11568, January 29, 2024, front (south) facade and side (west) elevation of the western portion, view facing north.



RA-SPC-11568, January 30, 2024, front (south) facade of the eastern portion, view facing northeast.

Inventory Number: RA-SPC-11568

Historic Name: Shopping Center

1220 Rice Street

Address: 122 Maryland Avenue



RA-SPC-11568, January 30, 2024, front (south) facade of the eastern portion, view facing northwest.

Inventory Number: RA-SPC-11891

Historic Name: Staple House

Address: 137 Page Street East

Description Narrative

This two-story, rectangular-plan, American Foursquare house was constructed in 1886.¹ It has a hip roof clad in asphalt shingles with wide, overhanging eaves and a central, interior brick chimney. The house is of frame construction with stucco cladding and a red brick skirting and foundation. A full-length enclosed porch extends across the front (south) facade. The primary entrance with a replacement door is offset at the east end of the enclosed porch and accessed by a concrete stoop. Windows are generally replacement, vinyl, one-over-one sash units. A small, original, multi-light wood window remains on the side (east) elevation. A secondary entrance is also located on the east elevation at ground level. A one-story, stucco-clad addition is on the rear (north) elevation. A ca. 1975 two-car, detached garage is at the rear of the property northeast of the house.² Alterations to the building include replacement windows, the enclosure of the porch, and the rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1886 as a dwelling for W. Staple. A review of available building permits did not identify the architect or builder.³ According to the first city directory listing in 1890, Wolfgang Stebel [*sic*] was the first occupant and identified as a laborer.⁴ This appears to represent the same W. Staple identified in the 1886 building permit, with a spelling variation of the last name. Through 1910, city directories identify numerous additional occupants in addition to Wolfgang, with his last name alternatively spelled Stoeberl and Stubarl.⁵ In 1920 and 1930, city directories identify the occupant as Frank J. Staples, possibly a relative of the original occupant W. Staple (William Stebel).⁶ After 1930, a number of individuals occupied the property for various periods of time.⁷

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1886 for W. Staple, a laborer who was alternatively identified as Wolfgang Stebel, Stoeberl, and Stubarl. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a single-family American Foursquare home, such as the hip roof, large front porch, and offset entrance on the facade, this style and characteristics are commonly seen in homes of this era. The house does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the enclosed porch and replacement windows detract

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1278.

⁵ *Saint Paul City Directories 1890-1980*, 1445; *Saint Paul City Directories 1890-1980*, 1814.

⁶ *Saint Paul City Directories 1890-1980*, 1359; *Saint Paul City Directories 1890-1980*, 1817.

⁷ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11891
Historic Name: Staple House Address: 137 Page Street East

from the original design, materials, and feeling. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Inventory Number: RA-SPC-11891
Historic Name: Staple House

Address: 137 Page Street East

Photographs



RA-SPC-11891, January 31, 2024, Front (south) facade, view facing north.



RA-SPC-11891, January 31, 2024, Front (south) facade and side (east) elevation with detached non-historic-age garage, view facing northwest.

Inventory Number: RA-SPC-11892
Historic Name: Shopping Center

Address: 1641-1675 Rice Street

Description Narrative

This highly altered, one-story, rectangular-plan, commercial strip center was constructed in two parts in 1951 and 1961, according to tax assessor records. The building spans two adjacent parcels. It is clad in stucco and has a poured concrete foundation. The building has a flat roof with a replacement metal parapet and an overhang sheltering the storefronts. Windows are a combination of original and replacement, metal, fixed-glass units. Primary recessed entrances with glass doors and mounted signs for individual businesses are located on the front (east) facade. Multiple storefronts and original window openings have been enclosed. The projecting faux mansard parapet is supported by concrete pillars and features a large, front-gable pediment at the center of the facade and a small, front gable on the side (north) elevation. A ca. 1965 addition is located on the side (south) elevation.¹ A large, paved parking lot is east of the building. Alterations to the building include replacement cladding and windows, the replacement faux mansard parapet, material changes to the facade, enclosed windows and storefronts, and the side (south) elevation addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in two phases, with the southern half completed in 1951, and the northern half added from 1961 to ca. 1965, per tax assessor records. The southern half of the building is visible in aerial imagery by 1957, and the northern half by 1966.² Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. This building was formerly listed under the address 144 Larpenteur Avenue West.³ The property is first identified at this address in city directories in 1970, when it was occupied by Karl's Barbershop.⁴ Between 1970 and the present, it has housed numerous tenants, including multiple barber shops and a thrift store.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not identify an original owner or occupant but indicated that it housed Karl's Barbershop by 1970. Research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property displays some of the character-defining features of mid-twentieth-century strip mall shopping centers, including its location along a major transportation corridor, its orientation toward a large parking lot, its one-story massing, and its multiple storefronts and

¹ "Aerial Image, Roseville, Ramsey County, Minnesota," *Historic Aerials* by NETROnline, 1966, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials* by NETROnline, 1957, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials* by NETROnline, 1966, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁴ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1970).

⁵ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11892
Historic Name: Shopping Center Address: 1641-1675 Rice Street

businesses.⁶ However, it does not represent distinctive characteristics of a period or method of construction; the work of a master; or possess high artistic value. Furthermore, the extent of alterations has obscured its original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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⁶ Emily Pettis, Christina Slattery, and Mead & Hunt, Inc., *Postwar Commercial Properties and Section 106: A Methodology for Evaluating Historic Significance* (Washington D.C.: National Cooperative Highway Research Program, 2023).

Inventory Number: RA-SPC-11892
Historic Name: Shopping Center

Address: 1641-1675 Rice Street

Photographs



RA-SPC-11892, January 29, 2024, front (east) facade, view facing southwest.



RA-SPC-11892, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-11893
Historic Name: American Red Cross Address: 100 Robert Street South

Description Narrative

This two-story, rectangular plan, contemporary, commercial building was constructed in 1975.¹ It currently serves as an American Red Cross blood donation center. It has a flat roof with concrete coping, brick veneer cladding, and a poured concrete foundation. Windows are original, fixed metal units, with ribbon windows on the second floor and large grouped and single fixed windows on the lower floor. The primary entrance is located at the north end of the front (northwest) facade within a small, one-story projection. It includes glass double-doors flanked by full-height, fixed glass windows. A one-story loading dock projects from the side (northeast) elevation of the building, with four large bays and metal overhead doors. A metal railing encircles the roof of the loading dock projection. A small, open, wood-frame projection with a hip roof and wooden supports abuts the loading dock on its north side. Large, paved parking lots are located on both the east and south sides of the building. Signage that reads "American Red Cross" is located above the primary entrance and on the side (southwest) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1975 to house the American Red Cross.² A review of available building permits did not identify the architect or builder. City directories do not include a listing in 1980, but the building remains in operation today as the American Red Cross offices and blood donation center.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

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¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11893
Historic Name: American Red Cross

Address: 100 Robert Street South

Photographs



RA-SPC-11893, February 1, 2024, front (northwest) facade with primary entrance, view facing southeast.



RA-SPC-11893, February 1, 2024, side (southwest) and rear (southeast) elevations with secondary entrance, view facing northeast.

Inventory Number: RA-SPC-11894
Historic Name: Post Office

Address: 1067 Rice Street

Description Narrative

This one-story, rectangular-plan, commercial building was constructed ca. 1965, according to historic aerial imagery.¹ It is of concrete-block construction with brick cladding on the front (east) facade and a flat roof with a parapet. The foundation is not visible. The building appears to have been constructed in phases, with the southern half incorporated ca. 1980.² This is discernable in the different color brick on the facade. Windows are large, metal, fixed glass units with replacement tinted glass spanning the facade. The primary entrance on the facade is within a recessed entryway with a replacement glass door. The side (north and south) and rear (west) elevations are devoid of window openings. The rear elevation includes a loading dock and a two-story, concrete-block addition that appears to have been added with the ca. 1980 southern portion. A large flagpole is on the facade over the entrance. Alterations to the building include a replacement front door, the rear addition, and a large sign that reads "Impact Printing" mounted on the storefront.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1965 according to a review of historic aerial imagery.³ Building permit records for this property were unavailable; therefore, the architect, builder, and original owner are unknown. City directory and newspaper archive research yielded no listings or information for the property. However, the building's appearance and flagpole over the entrance suggest it may have originally served as a post office.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic newspapers, and building permit indices did not identify the architect and/or builder and included no listings or information about the property. Research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, 1966," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

Inventory Number: RA-SPC-11894
Historic Name: Post Office Address: 1067 Rice Street

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Inventory Number: RA-SPC-11894
Historic Name: Post Office

Address: 1067 Rice Street

Photographs



RA-SPC-11894, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-11894, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-11895
Historic Name: House Address: 109 Annapolis Street East

Description Narrative

This one-and-one-half-story, front-gable, vernacular house has a rectangular form and was constructed in 1913 according to building permit records.¹ The house is of frame construction, clad in asbestos siding, and has a rusticated concrete-block foundation. The front-gable roof is clad in asphalt shingles with a central, interior brick chimney at the roof ridge. A shed-roof dormer is on the side (east) elevation. Windows include three-over-one, original, wood units with vinyl storm windows and one-over-one, replacement, vinyl units on the front (south) facade and side (east) elevation. Sliding, replacement vinyl windows are on the side (west) elevation and in the shed-roof dormer. An enclosed front porch extends along the facade, with a central primary entrance accessed by concrete steps. A concrete-block retaining wall extends along the front (south) and side (west) of the property. Alterations include replacement windows, replacement siding, and the porch enclosure.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This property was constructed in 1913 for Laphams Renting Agency by contractor A. Stenlund, according to the original building permit; no architect was identified.² According to the 1913 city directory, banker John W. Edwards was the first to occupy the residence.³ Following Edwards, a number of individuals occupied the property for short periods of time. By 1940, Jay P. Flack was residing at the property, staying for at least 20 years.⁴ The house continues to serve as a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1913 for Laphams Renting Agency by contractor A. Stenlund and that the first occupant was banker John W. Edwards. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11895
Historic Name: House Address: 109 Annapolis Street East

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Inventory Number: RA-SPC-11895
Historic Name: House

Address: 109 Annapolis Street East

Photographs



RA-SPC-11895, January 31, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11895, January 31, 2024, front (south) facade and side (east) elevation, view facing northwest.

Inventory Number: RA-SPC-11896
Historic Name: House Address: 111 Congress Street East

Description Narrative

This one-story, rectangular-plan, vernacular house was constructed in 1973.¹ It has a low-pitch hip roof clad in asphalt shingles with wide, overhanging eaves. The foundation is of stucco-clad poured concrete. The house is of frame construction with vinyl siding. Windows are generally replacement, vinyl, one-by-one sliding units. One, three-light, vinyl window is located on the front (south) facade. The primary entrance is centered on the facade and accessed by a concrete stoop with vinyl railings. A secondary entrance with a concrete stoop and similar vinyl railing is located on the side (west) elevation. The side (east) elevation includes a large, wood deck addition. A detached, front-gable garage is located at the rear of the property to the northwest of the house. The property is enclosed by chain-link fencing. Alterations include replacement windows and siding, and the side (east) deck addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1973. Available building permits identify Zubert, Inc. as contractor for the construction.² According to city directories, Dale R. Stephenson was the occupant in 1980.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. City directory and building permit research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 106.

Inventory Number: RA-SPC-11896
Historic Name: House

Address: 111 Congress Street East

Photographs



RA-SPC-11896, March 5, 2024, Front (south) facade and side (west) elevation featuring detached garage, view facing northeast.



RA-SPC-11896, March 5, 2024, Front (south) facade and side (east) elevation, view facing northwest.

Inventory Number: RA-SPC-11897

Historic Name: House

Address: 113 Annapolis Street East

Description Narrative

This highly altered, one-and-one-half-story, vernacular house was constructed in 1911 according to building permit records.¹ The main block of the house is of frame construction with replacement stucco cladding and a cross-gable roof with asphalt shingles. The foundation is not visible. Windows on the main block include single-hung, multi-light, vinyl, replacement units. The facade includes an enclosed, hip-roof porch that was incorporated into the massing of the house. A small addition was made on the rear (north) elevation of the house prior to 1957.²

The original L-shaped form of the house was extensively altered by the incorporation of a large former storefront addition on the front (south) facade and side (west) elevation prior to 1939.³ The former storefront includes a flat roof with a parapet, an interior brick chimney, and the same replacement stucco cladding. The west (side) elevation of the addition includes a brick skirting. The facade of the addition includes sliding-sash vinyl replacement windows, vinyl siding, and a stone skirting.

A non-historic-age shed and large garage outbuilding are located at the rear of the house. A non-historic-age, concrete-block retaining wall and privacy fence at the front of the property obstruct full view of the house. Extensive alterations to the house include an incorporated former storefront addition, replacement windows, a variety of replacement siding materials, and the enclosed porch. The former storefront addition itself has also been extensively altered with an enclosed entrance on the facade, replaced siding, and replaced windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1911 according to the original building permit. Asad Trade was the owner of the property at the time of construction, but the permit did not identify an architect or builder.⁴ The 1913 city directory lists Trade as the occupant and identifies him as a laborer.⁵ Trade was followed by Geneiveve and Michael Jerry, both clerks at different companies.⁶ From 1930 until at least 1980, the Hammond family occupied the property. Thomas Hammond first resided at the property, followed by Anna Hammond and then David M. Hammond.⁷ City directories did not reveal further information about the Hammond family. Review of city directories, building permit indices, and Sanborn fire insurance maps revealed that the storefront addition was present by 1939, but did not identify any associated businesses.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, building permit indices, historic newspapers, and Sanborn fire

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ "Saint Paul, Minnesota, 1904 - Revised 1939," 1:600 (Hennepin County Library Digital Sanborn Maps, 1867-1970: Sanborn Map Company, 1939).

⁴ "Saint Paul Building Permit Collection" (City of Saint Paul, 1975 1883), Ramsey County Historical Society, Saint Paul, Minn.

⁵ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1776.

⁶ *Saint Paul City Directories 1890-1980*.

⁷ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11897
Historic Name: House Address: 113 Annapolis Street East

insurance maps indicates the residence was constructed in 1911 and that the first occupant was Assad Trade, but sources did not reveal any information about the former storefront addition. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential or commercial development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. This property displays an early-twentieth century storefront addition present by 1939. However, the former storefront has been incorporated into the massing of the house, and both the storefront and house have been highly altered with replacement siding, windows, and porch and entrance enclosures. The extent of alterations detracts from the property's original design. The property does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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"Saint Paul, Minnesota, 1904 - Revised 1939." 1:600. Hennepin County Library Digital Sanborn Maps, 1867-1970: Sanborn Map Company, 1939.

Inventory Number: RA-SPC-11897
Historic Name: House

Address: 113 Annapolis Street East

Photographs



RA-SPC-11897, January 31, 2024, front (south) facade, side (east) elevation, garage, retaining wall, and privacy fence, view facing northwest.



RA-SPC-11897, January 31, 2024, front (south) facade of the former storefront addition and side (west) elevation, view facing northeast.

Inventory Number: RA-SPC-11898

Historic Name: House

Address: 1179 Rice Street

Description Narrative

This one-and-one-half-story, rectangular-plan, vernacular house was constructed in 1910, according to building permit records.¹ It is clad in asbestos siding and has a stone foundation. The cross-gable roof is clad in asphalt shingles and includes a central brick chimney at the ridgeline. Windows are one-over-one, replacement vinyl units. A bay window with fixed, replacement vinyl units is located on the side (south) elevation. An enclosed hip-roof porch spans the front (east) facade and includes an offset entrance accessed via concrete steps with low brick walls. The rear (west) elevation includes a ca. 1945, two-story, rear addition with the same asbestos siding, vinyl windows, and a concrete-block foundation.² The addition includes metal awnings over the windows and a rear entrance accessed via concrete steps with a decorative metal railing. To the rear (west) of the home is an original, hip-roof single-car garage clad in vinyl siding. Alterations to the house include replacement siding and windows, the enclosed porch, and a historic age rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. A review of available building permits identified W. Zebiskkie as the builder.³ This residence was constructed in 1910 for M. Dorfner. However, the first occupants listed in the 1910 city directory were Walter C. Meyer, a clerk at the Hass Drug Company; Emil Haase, who also worked at the drug company; and Frannie Dell, a housekeeper.⁴ Between 1920 and 1960, numerous individuals occupied the property for short periods of time. Orville J. Flefarek lived at the subject property from 1960 through 1980.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by W. Zebiskkie in 1910 and that the first occupants were Walter C. Meyer and Emil Haase, workers at Hasss Drug Company, and Frannie Dell.⁶ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1910, p. 748).

⁵ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

⁶ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1169, 748, and 530.

Inventory Number: RA-SPC-11898
Historic Name: House Address: 1179 Rice Street

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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St. Paul City Directory. *Saint Paul Public Library*. Saint Paul, Minn.: R. L. Polk & Co., 1890.

St. Paul City Directory. *Saint Paul Public Library*. Saint Paul, Minn.: R. L. Polk & Co., 1910.

Inventory Number: RA-SPC-11898
Historic Name: House

Address: 1179 Rice Street

Photographs



RA-SPC-11898, January 29, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-11898, January 29, 2024, rear (west) elevation and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-11898
Historic Name: House

Address: 1179 Rice Street



RA-SPC-11898, January 29, 2024, detached garage to the rear (west) of the home, view facing southwest.

Inventory Number: RA-SPC-11899

Historic Name: Chateau West Apartments

Address: 119 Arlington Avenue West

Description Narrative

This complex of two identical, three-story, rectangular-plan, apartment buildings were constructed in 1969, according to building permit records.¹ The buildings are clad in tan brick with small, vertical sections of board-and-batten wood siding between windows on the first and second floors and on the flat-roof projections on the third-floor front (south) facade. The first floors are partially below grade. The buildings have poured concrete foundations and faux mansard roofs clad in vinyl shingle siding. Windows are original, metal, sliding sash and fixed glass units. The primary entrances on the facade include glass doors and concrete stoops below small mansard canopies. The entrances are accessed via concrete steps with decorative metal railings. Two detached multi-car garages clad in wood siding with faux mansard awnings are located to the north. Alterations to the buildings include the replacement siding on the faux mansard roofs.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The two apartment buildings were constructed in 1969 for W.M. Nail, with Milsnd [sic]/Miland Construction as contractors.² According to city directory records, Chateau West Apartments owned the building from 1970 through 1980.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories identified Chateau West Apartments as the first owners. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1970); *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1980).

Inventory Number: RA-SPC-11899
Historic Name: Chateau West Apartments Address: 119 Arlington Avenue West

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1980.

Inventory Number: RA-SPC-11899
Historic Name: Chateau West Apartments

Address: 119 Arlington Avenue West

Photographs



RA-SPC-11899, January 29, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11899, January 29, 2024, front (south) facade and wide (east) elevation, view facing northwest.

Inventory Number: RA-SPC-11900
Historic Name: Heider House Address: 1192 Albemarle Street

Description Narrative

This one-and-one-half-story, cross-gable, vernacular house has a rectangular plan and was constructed in 1907, according to tax assessor records. It is clad in vinyl siding and has a stucco-clad foundation. Asphalt shingles cover the cross-gable roof, with eave returns at the gable ends and a stucco-clad brick chimney at the ridge line. Windows are one-over-one, replacement, vinyl units. A small, front-gable entrance on the front (west) facade includes a replacement front door and a small wood deck addition. Two bay windows with replacement vinyl units span the facade. Alterations to the house includes replacement siding and windows and the replacement front door and entrance deck along with replacing a shingled hood above the front entrance with a front gable roof. The house also includes ca. 1980 attached garage to the rear (east) elevation and a ca. 2010 shed-roof addition on the side (south) elevation at the southwest corner of the facade.¹

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1907 for T.A. Heider. A review of available building permits did not identify the architect, but C. Christensen was responsible for the construction.² According to the first city directory listing for the property in 1908, occupants included John B. Heider (helper at the Tri-State Telephone Company), Matthew J. Heider (cutter), Thomas A. Heider (laborer), and Thomas A. Heider, Jr. (electrician).³ Members of the Heider family occupied the residence through at least 1970.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by C. Christensen in 1907 for T.A. (Thomas) Heider and that the first occupants were members of the Heider family. Although the Heiders remained in the house for several decades, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2010, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 791–92.

⁴ *Saint Paul City Directories 1890-1980*, 27.

Inventory Number: RA-SPC-11900
Historic Name: Heider House Address: 1192 Albemarle Street

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11900
Historic Name: Heider House

Address: 1192 Albemarle Street

Photographs



RA-SPC-11900, January 29, 2024, front (west) facade and side (south) elevation, view facing northeast.



RA-SPC-11900, January 29, 2024, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: RA-SPC-11901
Historic Name: Selbitschker House Address: 1194 Albemarle Street

Description Narrative

This two-and-one-half-story, rectangular-plan, vernacular house was constructed in 1909, according to building permit records. It is clad in vinyl siding and has a stone foundation. The asphalt-shingle hip roof includes projecting front (west) and side (north) gables and a central brick chimney at the ridgeline. Windows are replacement, one-over-one, vinyl units, with a fixed-light replacement bay window on the front (west) facade. The primary entrance on the facade includes a replacement front door and an uncovered wood stoop. The side (north) and rear (east) elevations were largely not visible due to a wood privacy fence. Alterations include replacement siding and windows and the addition of the bay window and front entrance stoop.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1909. A review of available building permits identified William Selbitschker as the builder and first owner.¹ According to the 1911 city directory, William was a carpenter and lived with John Schreopfer, who was a helper at the Schmidt Brewing Company.² By 1920, Fred and John Eiden, a messenger for the Northern Pacific Railway and a clerk, respectively, lived at the address.³ Multiple members of the Eiden family occupied the address until ca. 1940. Starting in 1960, John Evangelist lived in the home through 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed by William Selbitschker in 1909 and that the first occupants were him and John Schreopfer. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1911. p. 1692, 1967, 1718).

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1920. p. 458).

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11901
Historic Name: Selbitschker House Address: 1194 Albemarle Street

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1920.

Inventory Number: RA-SPC-11901
Historic Name: Selbitschker House

Address: 1194 Albemarle Street

Photographs



RA-SPC-11901, January 30, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-11901, January 30, 2024, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: RA-SPC-11901
Historic Name: Selbitschker House

Address: 1194 Albemarle Street



RA-SPC-11901, January 30, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-11902

Historic Name: House

Address: 120 Wyoming Street East

Description Narrative

This two-story, rectangular-plan, American Foursquare house was constructed in 1907 according to the original building permit.¹ It is situated on a hill, above the main street level. It is of rusticated concrete-block construction with a concrete-block foundation. Its hip roof is clad in asphalt shingles with minimal eave overhang. Windows are a mix of one-over-one, replacement, vinyl units and glass-block infill. A bay window is on the side (east) elevation. An enclosed, shed-roof porch spans the width of the front (north) facade and is accessed by a large concrete staircase that leads from the street. The main entrance has been reoriented to the side (west) facade, has replacement doors, and is accessed by a concrete stoop. The rear (south) elevation features a ca. 1980 two-story addition with a shed roof and vinyl siding.² A large retaining wall is along the front of the property. Large trees and the steep elevation obscure full view of the property. A gable garage with vinyl siding is to the southeast of the property. Alterations to the house include a reoriented front entrance, an enclosed porch, a large rear addition, and replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1907 for Delvin Germania, but building permits did not identify the architect or builder.³ Germania was followed by numerous individuals who resided at the property for short periods of time. By 1940, however, the Anderson and Seiger families began residing at the property and occupied the residence until the late twentieth century. City directories list Erdi L. Anderson as residing at the property from 1940 until at least 1960.⁴ City directories also list Ida A. Seiger as residing at the property starting in 1940, followed by Albin B. Seiger in 1950 and Harvey W. Seiger in 1960.⁵ From 1970 until at least 1980, both Richard Anderson and Harvey W. Seiger are listed in city directories at the property.⁶ The property continues to serve as a residential dwelling.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1907 for Delvin Germania but sources did not identify an architect or builder. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of the American Foursquare style, such as the rectangular plan, hip roof, and two-story plan, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the reoriented front entrance, an

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁵ *Saint Paul City Directories 1890-1980*.

⁶ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11902
Historic Name: House Address: 120 Wyoming Street East

enclosed porch, a large rear addition, and replacement windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11902
Historic Name: House

Address: 120 Wyoming Street East

Photographs



RA-SPC-11902, January 29, 2024, front (north) facade and side (east) elevation, view facing southwest.



RA-SPC-11902, January 29, 2024, side (west) elevation, view facing southeast.

Inventory Number: RA-SPC-11903
Historic Name: Service Station Address: 1201 Rice Street

Description Narrative

This one-story, L-shaped, service station building was constructed in 1957, according to tax assessor records. It is of concrete-block construction, with stone cladding on the side (south) elevation and a poured concrete foundation. The building has a flat roof with a parapet and a faux mansard overhang clad in metal. Windows are original, large, metal, fixed-glass units with smaller, metal, fixed-glass windows between the garage bays. The primary entrance is located on the front (east) facade. Three garage bays with metal overhead doors are located on the facade along with metal signage. The northern-most bay is a ca. 1980 addition.¹ Additional signage and an enclosed restroom door are located on the side (south) elevation. Alterations include replacement overhead doors and the addition of a third garage bay.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This service station building was constructed in 1957, per tax assessor records, and it is first depicted in available 1957 aerial imagery.² An undated building permit indicates it was constructed to house the Mixon Tire Sales Company, but the architect or builder was not identified.³ City directories list the occupant as North End Gas Station in 1970 and 1980.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of tax assessor records, city directories, and building permit indices indicates construction of the building in 1957 for the Mixon Tire Sales Company. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11903
Historic Name: Service Station Address: 1201 Rice Street

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<https://www.historicaerials.com/viewer>.

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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St. Paul City Directory. *Saint Paul Public Library*. Saint Paul, Minn.: R. L. Polk & Co., 1890.

Inventory Number: RA-SPC-11903
Historic Name: Service Station

Address: 1201 Rice Street

Photographs



RA-SPC-11903, January 30, 2024, front (east) facade, view facing southwest.



RA-SPC-11903, January 30, 2024, side (south) elevation and rear (west) elevation, view facing northeast.

Inventory Number: RA-SPC-11904

Historic Name: Duplex

Address: 120-124 Page Street East

Description Narrative

This one-and-one-half-story, irregular-plan, multiple-family dwelling was constructed in 1975.¹ It was initially constructed as two separate, single-family, Bi-level Split houses. Based on a review of historic aerial imagery, the individual houses were connected and converted into a duplex ca. 1979.² Both former houses have concrete-block foundations and walls clad in brick veneer along the front (north) facade. The houses feature low-pitched, asphalt-shingle hip roofs and replacement vinyl siding. Windows are primarily replacement, vinyl, sliding units. A central, recessed, flat-roof addition with vinyl siding connects the two houses. The addition includes two separate primary entrances with replacement front doors and a concrete stoop. A secondary entrance and small concrete stoop are located on the side (east) elevation. Alterations to the property include the change in use from single- to multi-family housing, alterations to the roofline and primary entrance, and replacement windows and siding.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1975 for owner M.H. Anderson.³ A review of available building permits did not identify the architect or builder. According to city directories, David V. Sass was the occupant in 1980 and identified as a dentist.⁴ Today, the property is a multi-family dwelling with two units.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic aerials, and building permit indices indicates the residence was constructed in 1975.⁵ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 337.

⁵ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11904
Historic Name: Duplex Address: 120-124 Page Street East

Bibliography

"Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1979.
<https://www.historicaerials.com/viewer>.

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11904
Historic Name: Duplex

Address: 120-124 Page Street East

Photographs



RA-SPC-11904, January 31, 2024, front (north) facade, view facing southeast.



RA-SPC-11904, January 31, 2024, Front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-11904
Historic Name: Duplex

Address: 120-124 Page Street East



RA-SPC-11904, January 31, 2024, Front (north) facade and detail of connector addition with primary entrances, view facing south.

Inventory Number: RA-SPC-11905

Historic Name: House

Address: 121 Belvidere Street East

Description Narrative

This one-and-one-half story, front-gable, vernacular house has a rectangular form and was constructed in 1906, according to building permit records.¹ It is of frame construction, is clad in vinyl siding, and has a stucco or concrete-clad foundation. The front-gable, asphalt-shingle roof includes a central, interior brick chimney. Windows are one-over-one, replacement, vinyl units with two fixed widows on the side (west) elevation and rear (north) elevation. A single window on the west elevation features a wooden awning. An enclosed front porch with vinyl storm windows and vertical wood siding spans the front (south) facade. The offset primary entrance on the facade is accessed by a small concrete stoop and steps. A small, ca. 1980 addition is on the rear (north) elevation.² Alterations include replacement windows, replacement siding, the rear addition, and the enclosed front porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1906 for Anna Hofacker according to the original building permit, but no architect or builder was identified.³ Anna Hofacker, Walter Rasmussen, and Anna M., Mary, William, and August J. Sommer were the first residents of the house.⁴ Anna worked as an operator at Lanpher, Skinner and Co., while August worked as an apprentice at Am. H. and D. Co. Mary was a student, and William worked as a draftsman at A.C. Stickney.⁵ No occupational information was listed for Walter Rasmussen or Anna Hofacker. Hofacker and the Sommer family occupied the residence until at least 1910, followed by numerous individuals who occupied the property for short periods.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1906 for Anna Hofacker but did not identify an architect or builder. The first occupants of the house were Hofacker, Walter Rasmussen, and Anna M., Mary, William, and August J. Sommer; however, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image. Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁵ *Saint Paul City Directories 1890-1980*.

⁶ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11905
Historic Name: House Address: 121 Belvidere Street East

Bibliography

"Aerial Image. Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1980.
<https://www.historicaerials.com/viewer>.

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11905
Historic Name: House

Address: 121 Belvidere Street East

Photographs



RA-SPC-11905, January 31, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11905, January 31, 2024, front (south) facade and side (east) elevation, view facing northwest.

Inventory Number:	<u>RA-SPC-11906</u>	
Historic Name:	<u>House</u>	Address: <u>121 Curtice Street East</u>

Description Narrative

This one-and-one-half-story, cross-gable, vernacular house has a rectangular plan and was constructed in 1908, according to building permit records.¹ It is of frame construction and is clad in stucco. The cross-gable, asphalt-shingle roof includes eave returns at the gable ends and a central, interior brick chimney at the roof ridge. The foundation is not visible. Windows are one-over-one, single-hung, replacement vinyl units. A bay window is on the side (east) elevation. The full-width front porch has been enclosed and includes tan brick cladding below the windows and a replacement front door accessed via a small concrete stoop. The rear (north) elevation features a large deck addition. A one-car garage with replacement vinyl siding is located northeast of the house. A concrete-block retaining wall extends along the front and east side of the property. Alterations include replacement windows, replacement stucco cladding, the front porch enclosure, the replacement entrance door, and the rear deck addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1908 for Carrie Whipple, according to the original city building permit, but no architect or builder was identified.² The first identified city directory listing in 1930 identifies Louis J. Carle as the occupant, followed by members of the Carle family through at least 1960.³ In 1970 and 1980, Gerald F. Nowak is the depicted occupant.⁴ It continues to function as single-family dwelling.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed for Carrie Whipple in 1908, but sources did not identify an architect or builder. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1643; *Saint Paul City Directories 1890-1980*, 1487; *Saint Paul City Directories 1890-1980*, 910; *Saint Paul City Directories 1890-1980*, 72.

⁴ *Saint Paul City Directories 1890-1980*, 123; *Saint Paul City Directories 1890-1980*, 116.

Inventory Number: RA-SPC-11906
Historic Name: House Address: 121 Curtice Street East

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11906
Historic Name: House

Address: 121 Curtice Street East

Photographs



RA-SPC-11906, January 31, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11906, January 31, 2024, front (south) facade, side (east) elevation, and garage, view facing northwest.

Inventory Number: RA-SPC-11908
Historic Name: House Address: 122 Curtice Street East

Description Narrative

This highly altered, one-story Bungalow that no longer represents its original form was constructed in 1923, according to tax assessor records. The house is of frame construction with replacement stucco cladding. It has an asphalt-shingle hip roof with wide overhanging eaves, an interior brick chimney, and a hip-roof dormer on the side (west) elevation. Its foundation is not visible. Windows are primarily three-over-one, wood sash units with exterior storm windows. An enclosed front porch that has been incorporated into the house's massing is on the front (north) facade. The main entrance has been relocated east of the porch enclosure and includes a three-light, Craftsman-style front door. It is accessed by a small stoop with concrete steps and a low, mid-century brick wall. Sometime before 1972, a hip-roof addition was incorporated on the side (east) elevation with one-over-one sash windows, exterior storm windows, and the same replacement stucco cladding.¹ A one-car garage clad in vinyl siding is at the rear of the house. The house is situated on a steeply sloping lot and is accessed by concrete stairs that lead from the sidewalk. Chain-link fencing encloses the front and sides of the property. Vegetation obstructs full view of the house. Alterations include the replacement stucco cladding, side addition, enclosed front porch, and reoriented front entrance.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Per the original building permit, this residence was constructed in 1923 for property owner Christ Kvam, who also served as the contractor.² Various residents occupied the property for short periods of time through the 1940s.³ By 1950, however, Earl C. Alfveby resided at the property and remained there through at least 1970.⁴ The property remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1923 by and for Christ Kvam. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. This former Bungalow no longer represents its original form due to extensive alterations, including replacement stucco cladding, the side addition, the enclosed front porch, and the reoriented front entrance. It no longer displays character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1487.

⁴ *Saint Paul City Directories 1890-1980*, 910; *Saint Paul City Directories 1890-1980*, 72; *Saint Paul City Directories 1890-1980*, 123.

Inventory Number: RA-SPC-11908
Historic Name: House Address: 122 Curtice Street East

Bibliography

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<https://www.historicaerials.com/viewer>.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11908
Historic Name: House

Address: 122 Curtice Street East

Photographs



RA-SPC-11908, January 31, 2024, front (north) facade and side (east) elevation, view facing southwest.



RA-SPC-11908, January 31, 2024, front (north) facade, view facing southeast.

Inventory Number: RA-SPC-11908
Historic Name: House

Address: 122 Curtice Street East



RA-SPC-11908, January 31, 2024, side (west) elevation, view facing northeast.



RA-SPC-11908, January 31, 2024, garage, view facing east.

Inventory Number: RA-SPC-11909

Historic Name: House

Address: 1221 Rice Street

Description Narrative

This one-and-one-half-story, rectangular-plan, vernacular house was constructed in 1910, according to building permit records.¹ It is clad in asbestos siding, with a stucco-clad foundation. Asphalt shingles cover the front gable roof, and a central brick chimney is at the ridgeline. Windows are original, one-over-one, wood sash units with exterior storm windows on the first floor and a fixed-glass wood unit at the gable end. A hip-roof porch spans the front (east) facade, with square wood supports, a wood-clad railing, concrete steps, and a replacement front door. Alterations include replacement siding, the replacement front door, an infilled window on the side (north) elevation, and the altered porch railing.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1910 for Charles T. Cardigan. A review of available building permits did not identify the architect but indicated that J.L. Johnson was responsible for the construction.² A 1911 city directory lists Samuel Wilson, a porter, and Mary Green, a widow, as the first occupants.³ From 1920 through 1950, Dwight T. Reed, a foreman for the Department of Public Works, occupied the home. In 1940, Mrs. Cora L. Holt was listed with him and continued to live at the address until 1960. She was followed by numerous individuals who occupied the property for short periods.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was built by J.L. Johnson in 1910 and that the first occupant was Samuel Wilson. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1911).

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11909
Historic Name: House Address: 1221 Rice Street

Bibliography

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1911.

Inventory Number: RA-SPC-11909
Historic Name: House

Address: 1221 Rice Street

Photographs



RA-SPC-11909, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-11909, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-11910

Historic Name: House

Address: 125 Como Avenue

Description Narrative

This one-and-one-half-story, cross-gabled, vernacular house has a rectangular plan and was constructed in ca. 1885 according to city directory listings.¹ It is of frame construction, is clad in metal siding, and has a stone foundation. The roof is clad in asphalt shingles, with projecting front and side gables, eave returns, and an interior brick chimney. An enclosed hip-roof porch with the primary entrance spans the front (south) facade. The entrance is accessed by concrete steps with stone cheek walls and a metal railing. Windows include a combination of original wood sash units with exterior storm windows and some replacement vinyl sash units. A bay window on the side (west) elevation includes an original two-light transom and a replacement vinyl sash window. A two-story addition is on the rear (north) elevation added ca. 1940 with a secondary entrance accessed by a wooden staircase.² Alterations include replacement siding and windows, the rear addition, and the enclosed porch.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. No original building permit was identified during permit indices research, nor was an architect, builder, or owner at the time of construction determined. The earliest city directory listing for this property is in 1889, thus a ca. 1885 construction date has been assigned.³ According to city directories, bakers Bernad and Joseph Nilles, H.G. Fogg, and their helper A. Engle were the first occupants of the property.⁴ By 1900, Micheal L. Hahn was residing at the property and remained there until at least 1930.⁵ Hahn worked as a butcher first, then a ticket seller, and lastly as a jailer at the county jail.⁶ Various people resided at the house after Hahn, but by 1970 it was vacant.⁷ In 1980, city directories list Phillip McKinney and Kurt P. McKinney as residing at the property.⁸ The property remains in residential use.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and tax assessor records indicate the property was constructed ca. 1885, but no original owner, architect, or builder were identified. The first occupants were bakers Bernad Nilles, Joseph Nilles, and H.G. Fogg, and their helper A. Engle; however, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 980.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

³ *Saint Paul City Directories 1890-1980*, 980.

⁴ *Saint Paul City Directories 1890-1980*. *Saint Paul City Directories 1890-1980*, 1889, 1633.

⁵ *Saint Paul City Directories 1890-1980*.

⁶ *Saint Paul City Directories 1890-1980*.

⁷ *Saint Paul City Directories 1890-1980*, 91.

⁸ *Saint Paul City Directories 1890-1980*, 101.

Inventory Number: RA-SPC-11910
Historic Name: House Address: 125 Como Avenue

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Mead & Hunt, Inc. *Phase I Survey/Phase II Evaluation of the METRO G Line Bus Rapid Transit Corridor, Ramsey and Dakota Counties, Minnesota*. Prepared for Metro Transit, a division of Metropolitan Council, 2024.

Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11910
Historic Name: House

Address: 125 Como Avenue

Photographs



RA-SPC-11910, January 30, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11910, January 30, 2024, front (south) facade and side (east) elevation, view facing northwest.

Inventory Number: RA-SPC-11911

Historic Name: House

Address: 126 Sidney Street East

Description Narrative

This one-story, L-plan, Ranch-style house was constructed in 1951 according to tax assessor records. It has a poured concrete foundation, an asphalt-shingle hip roof, and vinyl siding. The original front projecting ell, visible in 1957 aerial imagery, includes a single-bay garage with a replacement garage door.¹ Windows are replacement, vinyl, one-over-one sash and sliding units. The primary entrance is located immediately west of the garage projection on the front (north) facade of the main block and is accessed by a small concrete stoop. A secondary entrance is located on a small facade projection east of the garage, with access provided by a concrete stoop with an iron railing. Alterations include replacement windows and replacement doors at both entrances.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1951 per tax assessor records. No building permits were identified for the property. City directories between 1960 and 1980 identify LeRoy W. Angstman as the occupant.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957,
<https://www.historicaerials.com/viewer>.

² *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 242; *Saint Paul City Directories 1890-1980*, 420; *Saint Paul City Directories 1890-1980*, 408.

Inventory Number: RA-SPC-11911
Historic Name: House

Address: 126 Sidney Street East

Photographs



RA-SPC-11911, January 31, 2024, front (north) facade featuring garage extension, view facing southeast.



RA-SPC-11911, January 31, 2024, Side (east) elevation and front (north) facade featuring secondary entrance, view facing southwest.

Inventory Number: RA-SPC-11912

Historic Name: House

Address: 128 Page Street East

Description Narrative

This one-and-one-half-story, rectangular-plan, Bi-Level Split house was constructed in 1975.¹ It has an asphalt-shingle hip roof and a concrete-block foundation. The house is clad in brick on the lower level of the front (north) facade and vinyl siding on the upper level. The primary entrance is offset at the west edge of the facade and includes a replacement door and sidelight and a small concrete stoop. Windows are replacement, vinyl, one-by-one sliding units, with a three-light fixed window on the lower story of the facade. A single window opening on the side (east) elevation has been enclosed with glass blocks. A secondary entrance and small deck are located on the side (west) elevation and accessed by wood stairs. The backyard is enclosed by a wooden fence. Alterations include replacement siding and windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1975 for owner M.H. Anderson.² A review of available building permits did not identify the architect or builder. According to city directory research, Lyle Nelson occupied the property in 1980.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a mid-to-late twentieth century, single-family, Bi-Level Split house, such as the lower level partially below grade and the primary entrance at grade between the two levels, these characteristics and housing type are common to this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as the replacement siding and windows detract from the original materials and feeling. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 337.

Inventory Number: RA-SPC-11912
Historic Name: House

Address: 128 Page Street East

Photographs



RA-SPC-11912, January 31, 2024, front (north) facade and side (west) elevation, view facing southeast.



RA-SPC-11912, January 31, 2024, Front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-11913
 Historic Name: Commercial Building Address: 140 Cesar Chavez Street

Description Narrative

This two-and-one-half-story, front-gable, heavily altered commercial and residential building was constructed in 1910 according to tax assessor records. It is of frame construction, is clad in vertical wood and vinyl siding, and has a stucco-clad foundation. The asphalt-shingle roof includes an interior brick chimney and a closed gable on the front (northeast) facade. Windows are one-over-one, replacement, vinyl sash with exterior storm units. A large, fixed window with decorative security bars is located on the facade to the west of the recessed corner entrance. A painted sign reading “Don Panchos Bakery Panaderia Pasteleria” is on the side (southeast) elevation. A two-story addition on the rear (southwest) elevation was incorporated ca. 1975.¹ The addition is of concrete-block construction with stucco cladding on the first floor and vertical wood siding on the second floor. A ca. 1985, one-story, side-gable addition was made to the side (northwest) elevation, resulting in the building’s current L-plan configuration.² The side addition includes a secondary entrance, a partially enclosed window with decorative metal security bars that reads “Don Panchos Bakery,” and an adjacent metal equipment structure. A privacy fence lines the property on the southeast side, and a paved parking lot is immediately northwest of the building. Alterations include large rear and side additions and replacement siding, windows, and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This building was constructed in 1910 to house a store for Miss B. Neals, or possibly Nielsen, with M. Fenstad serving as the contractor.³ City directories in 1910 list Eiler Nielsen, blacksmith, as the residential occupant on the second floor.⁴ By 1920, Abraham Levin had a tailoring business on the first floor, and Allison C. Dunn, an engineer, was residing at the property. Levin's tailoring businesses operated out of the subject building until at least 1940.⁵ Levin and Dunn were followed by numerous individuals and businesses that occupied the property for short periods of time throughout the late-twentieth century.⁶ By 2007, the current occupant, Don Panchos Bakery Panaderia Pasteleria, was operating out of the building.⁷

¹ “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials* by NETROnline, 1972, <https://www.historicaerials.com/viewer>; “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials* by NETROnline, 1979, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials* by NETROnline, 1984, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials* by NETROnline, 1991, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁴ “City of Saint Paul Building Permits, 1883-1975.” *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

⁵ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 871.

⁶ *Saint Paul City Directories 1890-1980.*

⁷ “Streetview of 140 Cesar Chavez Street (2007-2023),” *Google Maps*, accessed April 25, 2024,
https://www.google.com/maps/@44.9305066,-
93.0791769,3a,75y,261.18h,90t/data=!3m8!1e1!3m6!1s0eJHixWW9sAZigRBB8ZGXA!2e0!5s20230301T000000!6sh
tps:%2F%2Fstreetviewpixels-
pa.googleapis.com/%2Fv1!2Fthumbnail!3Fpanoid%3D0eJHixWW9sAZigRBB8ZGXA%26cb_client%3Dmaps_sv.tacti
le.gps%26w%3D203%26h%3D100%26yaw%3D257.63232%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?en
try=ttu.

Inventory Number: RA-SPC-11913
Historic Name: Commercial Building Address: 140 Cesar Chavez Street

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, building permit indices, and tax assessor records indicates the building was constructed in 1910 by M. Fenstad as a store for Miss B. Neals (or Nielsen), and Elier Nielsen who worked as a blacksmith.⁸ The property housed several occupants and businesses for short periods of time throughout the twentieth century. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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- "Aerial Image, Ramsey County, Minnesota." *Historic Aerials by NETROnline*, 1979.
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https://www.google.com/maps/@44.9305066,-93.0791769,3a,75y,261.18h,90t/data=!3m8!1e1!3m6!1s0eJHixWW9sAZigRBB8ZGXA!2e0!5s20230301T000000!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3D0eJHixWW9sAZigRBB8ZGXA%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D257.63232%26pitch%3D0%26t_humbfov%3D100!7i16384!8i8192?entry=ttu.

⁸ "City of Saint Paul Building Permits, 1883-1975." *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11913
Historic Name: Commercial Building

Address: 140 Cesar Chavez Street

Photographs



RA-SPC-11913, March 06, 2024, front (northeast) facade and side (southeast) elevation, view facing west.



RA-SPC-11913, March 06, 2024, Side (northwest) elevation, view facing southeast.

Inventory Number: RA-SPC-11914
Historic Name: Commercial Building

Address: 1419 Rice Street

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1981, according to building permit records.¹ It is of concrete-block construction with a flat roof and a vinyl-clad parapet. A ca. 1985 rear (west) addition is clad in brick with the same flat roof and parapet.² The foundation is not visible. Windows are original, metal, fixed glass units. The primary entrance is located on the front (east) facade and includes a glass door. On the side (south) elevation of the rear addition is a single garage bay with a metal overhead door. Alterations includes enclosed doors on the facade and side (south) elevation, the non-historic-age vinyl parapet, and the rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1981 to house the Taradan Incorporated office building. The architect was not listed, and the Bernhart Company was responsible for the construction.³ There were no listings for this building in city directories; therefore, information regarding additional tenants is unknown.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by the Bernhart Company in 1981 and that it housed Taradan Incorporated. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1984,
<https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11914
Historic Name: Commercial Building

Address: 1419 Rice Street

Photographs



RA-SPC-11914, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-11914, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-11915
Historic Name: Restaurant

Address: 1420 Rice Street

Description Narrative

This one-story, rectangular-plan, restaurant building was constructed in 1969, according to tax assessor records. It is clad in brick with sections of board-and-batten siding on the front (west) facade. The foundation is not visible. The building has a flat roof with an asphalt-shingle, faux mansard parapet and mansard projections on the facade. Windows are original, wood, fixed glass units. The primary entrance is located on the side (north) elevation with a glass door. To the west of the building is a metal pole sign with a brick base. Alterations include infilled windows on the facade and on the side (north) elevation around the entrance.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1969, per tax assessor records, and is first depicted in available aerial imagery in 1972.¹ Building permits were not available for the property; therefore, an original owner, architect, or builder were not identified. The building is first listed in city directories in 1970 as occupied by the Mister Steak Restaurant.² In 1980, the building was sold to the Arlington Inn Restaurant.³ The building housed numerous other occupants through the late twentieth century and continues to serve its original purpose as a restaurant building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of tax assessor records and city directories indicate that it was built in 1969 and originally housed the Mister Steak Restaurant. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1970).

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1980. p. 367).

Inventory Number: RA-SPC-11915
Historic Name: Restaurant

Address: 1420 Rice Street

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1980.

Inventory Number: RA-SPC-11915
Historic Name: Restaurant

Address: 1420 Rice Street

Photographs



RA-SPC-11915, January 29, 2024, front (west) facade, side (south) elevation, and sign to the west of the building, view facing northeast.



RA-SPC-11915, January 29, 2024, front (west) facade, side (north) elevation, and sign to the west of the building, view facing southeast.

Inventory Number: RA-SPC-11916

Historic Name: Murphy Oil Service Station

Address: 1431 Rice Street

Description Narrative

This one-story, rectangular-plan, Ranch-style gas station building was constructed in 1965, according to building permit records.¹ It is clad in brick, with vinyl siding on the original storefront at the northeast corner of the building. The foundation is not visible. The building has an asymmetrical, low-pitch, front-gable roof. Windows are vinyl, fixed-glass replacements. The primary entrance on the front (east) facade includes a replacement glass door. Two garage bays with replacement metal overhead doors and three-light clerestory windows span the southern half of the facade. Secondary entrances are located on both side (north and south) elevations. A ca. 1970 two-story addition on the rear (west) elevation is of concrete block construction with a large, single garage bay and metal overhead door on the side (north) elevation.² Alterations include replacement windows and siding and a replacement entrance and overhead doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1965 to house the Murphy Oil Corporation Service Station. A review of available building permits did not identify the architect, but the Underwood Verges & A. Company was responsible for the construction.³ City directories indicate that beginning in 1970, Murphy Oil Corporation was followed by numerous individuals who operated the gas station for short periods.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicate the building was constructed by Underwood Verges & A. for Murphy Oil Corporation. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of the Ranch style applied to commercial architecture, including the low-pitch, asymmetrical roof with overhanging eaves, masonry accent cladding, and clerestory windows, the building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations to the cladding and replacement windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11916
Historic Name: Murphy Oil Service Station Address: 1431 Rice Street

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<https://www.historicaerials.com/viewer>.

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St. Paul City Directory. Saint Paul Public Library. Saint Paul, Minn.: R. L. Polk & Co., 1890.

Inventory Number: RA-SPC-11916

Historic Name: Murphy Oil Service Station

Address: 1431 Rice Street

Photographs



RA-SPC-11916, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-11916, January 30, 2024, front (east) facade, side (north) elevation, and rear (west) addition, view facing southwest.

Inventory Number: RA-SPC-11917

Historic Name: Gas Station

Address: 1440 Rice Street

Description Narrative

This one-story, rectangular-plan, gas station building was constructed ca. 1955 according to historic aerials.¹ It is clad in tan brick with small sections of vinyl siding and painted brick around the entrance at the northwest corner of the building. The foundation is not visible. The building has a flat roof with a metal parapet and overhang. Windows are original metal fixed-glass units. The primary entrance on the front (west) facade includes a glass door. A large, rectangular, non-historic-age canopy with square metal supports covers pump islands. Alterations include the addition of the metal parapet and vinyl siding around the entrance, an internally lit sign on the facade, replacement canopy, and a ca. 2005 island over the gas pumps.²

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed ca. 1955. Building permits were not available; therefore, an original owner, architect, or builder were not identified. City directories in 1960 identify the occupant as Rice Oil Company Gas Station.³ Between 1960 and the present, the service station has housed several gas station tenants.⁴

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories indicate that it housed multiple service station tenants, beginning with the Rice Oil Company Gas Station. However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2003, <https://www.historicaerials.com/viewer>.

³ *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1960. p. 216).

⁴ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11917
Historic Name: Gas Station Address: 1440 Rice Street

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1960.

Inventory Number: RA-SPC-11917
Historic Name: Gas Station

Address: 1440 Rice Street

Photographs



RA-SPC-11917, January 29, 2024, front (west) facade, side (north) elevation, and gas pump canopy, view facing southeast.



RA-SPC-11917, January 29, 2024, front (west) facade, side (south) elevation, and gas pump canopy, view facing southeast.

Inventory Number: RA-SPC-11918

Historic Name: House

Address: 147 George Street East

Description Narrative

This one-and-one-half-story, rectangular-plan, cross-gable Bungalow was constructed in 1914, according to the original building permit.¹ It is clad in painted brick with vinyl siding in the gable ends. It has a rusticated concrete-block foundation. The asphalt-shingle roof includes an interior brick chimney. Windows are a combination of one-over-one and sliding sash, replacement, vinyl units. A projecting window on the side (east) elevation has a small, bracketed shed roof. An enclosed, front-gable porch extends along the front (south) facade, with the primary entrance accessed by concrete steps and a metal railing. The rear (north) elevation features a ca. 1970 one-story addition and a large, shed-roof, second-story addition incorporated sometime before 2004 and clad in vinyl siding.² A low, concrete-block retaining wall runs along the front and east side of the house. A stucco-clad, front-gable garage is to the west of the house. Alterations include replacement siding, windows, and doors; an enclosed porch; and the rear additions.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This house was constructed in 1914 for R. Frautschi by J.P. Pederson.³ However, the first city directory listing for the address in 1917 identifies F.E. Morris Schmidt, a superintendent at Northern Cooperage Co., residing at the property.⁴ Schmidt was followed by Henry J. Milne and R.J. Mesing, who lived on the property by 1920.⁵ In 1930, Rollin A. Page was residing at the property, where he remained through at least 1960.⁶ Harold J. Langer was the listed occupant in 1970.⁷ The property remains a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1914 by J.P. Pederson for owner R. Frautschi, but subsequent occupants resided there by 1917.⁸ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of a Bungalow home, such its rectangular-plan and one-and-one-half story, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such replacement siding, windows, doors, an enclosed porch, and the rear additions detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2004, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1439.

⁵ *Saint Paul City Directories 1890-1980*, 997.

⁶ *Saint Paul City Directories 1890-1980*, 1696; *Saint Paul City Directories 1890-1980*, 104.

⁷ *Saint Paul City Directories 1890-1980*, 177.

⁸ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 1439.

Inventory Number: RA-SPC-11918
Historic Name: House Address: 147 George Street East

Criterion D as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Inventory Number: RA-SPC-11918
Historic Name: House

Address: 147 George Street East

Photographs



RA-SPC-11918, March 6, 2024, front (south) facade and side (west) elevation, view facing northeast.



RA-SPC-11918, March 6, 2024, front (south) facade, side (east) elevation, and garage, view facing northwest.

Inventory Number: RA-SPC-11920
Historic Name: Frank's Auto Service Address: 150 Cesar Chavez Street

Description Narrative

This one-story, rectangular-plan, commercial building with Brutalist influences was constructed in 1975 according to tax assessor records. It currently houses two separate businesses. It has a poured concrete foundation and a flat roof with a parapet. The roofline features a fluted concrete cornice. The building is of painted concrete-block construction with a fluted concrete decorative motif on the facade. The central primary entrances are adjacent to each other with single glass doors flanked by replacement, metal, fixed glass storefront windows and large transoms. Both side (northwest and southeast) elevations feature two small, glass-block-infilled window openings. A small concrete-block addition on the side (southeast) elevation features the same fluted concrete cornice and a vinyl one-over-one sash window. Non-historic-age signage on the facade denotes the two businesses: "Money Gram" and "Cricket" wireless. Alterations include replacement windows, the small side addition, and non-historic-age signage.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. According to historic aerial imagery, the building is not visible on site in 1972 but is depicted by 1979.¹ Review of available building permits identified an undated permit to Frank Gaston for a garage, and a subsequent permit in 1975 for repairs by the contractor Nasseff.² The 1980 city directory identifies the building as Frank's Auto Service.³ Today, the building houses two businesses: Crickett Wireless and MoneyGram.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, aerial imagery, and building permit indices indicates the building was constructed in 1975 and that it housed an auto garage for Frank Gaston.⁴ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Brutalist commercial architecture, such as the flat roof and fluted concrete cornice and decorative motif on the facade, these characteristics are commonly seen in commercial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations to the storefront windows and the side addition detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

² "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 105.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 105.

Inventory Number: RA-SPC-11920
Historic Name: Frank's Auto Service Address: 150 Cesar Chavez Street

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11920
Historic Name: Frank's Auto Service

Address: 150 Cesar Chavez Street

Photographs



RA-SPC-11920, January 31, 2024, front (northeast) facade, view facing south.



RA-SPC-11920, January 31, 2024, side (southeast) elevation and front (northeast) facade featuring side addition, view facing west.

Inventory Number: RA-SPC-11921
Historic Name: Rueben Frautschi House Address: 151 George Street East

Description Narrative

This one-and-one-half-story, rectangular-plan house with Tudor Revival and Craftsman-style influences was constructed in 1914.¹ It has a rusticated concrete-block foundation and a steeply pitched, asymmetrical, side-gable roof clad in asphalt shingles, with a central, interior, brick chimney. The walls are brick on the first level and clad in stucco on the upper half-story. Brick soldier courses span the facade above the foundation and below the cornice. The primary entrance is centered on the front (south) facade within a small front-gable projection. The entrance includes an original door, an exterior security storm door, original leaded-glass side windows, and a small concrete stoop with decorative metal railings. Primary windows on the first-floor facade are original wood sash units with leaded glass in the top sash and exterior metal storm windows. Windows on the first-floor side (west) elevation are original, wood, one-over-one sash units with exterior metal storm windows. All windows on the first floor have brick sills. The upper half-story of the house features a large, shed-roof dormer on the facade, with three narrow, metal, six-over-one-light, vinyl windows. The gable ends include replacement, vinyl, one-over-one-light windows, with vinyl awnings on the side (west) elevation. The side (east) elevation features a former uncovered porch incorporated into the massing of the house, with an original brick half-wall, vinyl siding, and one-over-one vinyl windows. The upper half-story of the rear (north) elevation includes a two-story wood balcony addition. A hip-roof garage with wood siding is located at the rear of the property to the northwest. The front yard is enclosed with a chain-link fence and to the west of the house is an asphalt driveway. Alterations to the house include replacement windows and the incorporation of the former porch into the interior massing.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1914 for property owner R. Frautschi. A review of available building permits identified the contractor as J.C. Pederson.² The first city directory listing in 1915 identifies the original occupant as Reuben A. Frautschi of John J. Frautschi and Sons.³ John J. Frautschi was the original owner of the adjacent 1880s commercial building at 174 Cesar Chavez Street (formerly 168 Concord Street) that housed John J. Frautschi and Sons shoe store for several decades (previously recorded as RA-SPC-00785).⁴ Reuben Frautschi occupied the subject residence through at least 1950, followed by two additional owners through 1980.⁵

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1915 by contractor J.C. Pederson, and the first occupant was Reuben A. Frautschi of John J. Frautschi and Sons.⁶ Despite the original owner's family association with the former John J. Frautschi and Sons shoe store that occupied the adjacent commercial building, research did not yield any evidence to

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 625.

⁴ M. McGrath, "Minnesota Individual Property Inventory Form, RA-SPC-00785," July 1980, Minnesota State Historic Preservation Office.

⁵ *Saint Paul City Directories 1890-1980*, 942; *Saint Paul City Directories 1890-1980*, 168.

⁶ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 625.

Inventory Number: RA-SPC-11921
Historic Name: Rueben Frautschi House Address: 151 George Street East

indicate that the property possesses significance as it relates to residential or commercial development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this house retains elements of the Tudor Revival and Craftsman styles, such as the steeply pitched roof, the stucco and brick cladding, the small gabled front entrance, the shed-roof dormer, and the wide eave overhangs, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as replacement windows, the side porch enclosure, and the rear deck addition detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

M. McGrath. "Minnesota Individual Property Inventory Form, RA-SPC-00785," July 1980. Minnesota State Historic Preservation Office.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11921
Historic Name: Rueben Frautschi House

Address: 151 George Street East

Photographs



RA-SPC-11921, January 31, 2024, front (south) facade, view facing north.



RA-SPC-11921, January 31, 2024, Side (west) elevation and front (south) facade, view facing northeast.

Inventory Number: RA-SPC-11921
Historic Name: Rueben Frautschi House

Address: 151 George Street East



RA-SPC-11921, January 31, 2024, Side (east) elevation and front (south) facade featuring porch that has been incorporated into the massing, view facing northwest.



RA-SPC-11921, January 31, 2024, Rear (northeast) elevation of detached garage, view facing southwest.

Inventory Number: RA-SPC-11922
Historic Name: House Address: 152 George Street East

Description Narrative

This one-story, rectangular-plan, house was constructed in 1976.¹ It has a clipped, side-gable roof clad in asphalt shingles and a concrete-block foundation. The house is of frame construction with vinyl siding and modest, decorative wood framing around the windows. The primary entrance is centered on the front (north) facade and includes a replacement door and a small concrete stoop. Windows are replacement, vinyl, one-by-one sliding units. The building has a secondary entrance on its side (east) elevation with a concrete stoop and a decorative metal railing. A clipped, side-gable garage clad in vinyl siding is located at the rear of the property on the east side of the house and is accessed by an asphalt driveway. The house is situated on a rise with a rusticated concrete block retaining wall. Alterations include replacement siding and windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1976 for owner and contractor Zachman Homes.² According to the 1980 city directory, the house was occupied by John J. Garcia.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1976 and was occupied in 1980 by John J. Garcia.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 168.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 168.

Inventory Number: RA-SPC-11922
Historic Name: House

Address: 152 George Street East

Photographs



RA-SPC-11922, January 31, 2024, front (north) facade, view facing south.



RA-SPC-11922, January 31, 2024, Garage and side (east) elevation of house, view facing southwest.

Inventory Number: RA-SPC-11923

Historic Name: House

Address: 156 Front Avenue

Description Narrative

This one-and-one-half-story, rectangular-plan, vernacular house was built in 1884.¹ It has a front-gable roof clad in asphalt shingles. The house is of frame construction with vinyl siding. The foundation is not visible. A full-length, hip-roof, enclosed porch is located on the front (north) facade, with replacement vinyl windows and a reoriented entrance on the side (west) elevation of the porch enclosure. A one-story, hip-roof addition is located on the rear (south) elevation. A secondary entrance is located on the side (west) elevation of the rear addition. Windows are vinyl replacements with one-over-one sash units at the front (north) gable end. The side (east and west) elevations include altered window openings with vinyl fixed units and one-by-one sliding units. The property includes a front-yard chain-link fence and a wooden privacy fence along the side (east) elevation. Alterations include replacement siding and windows, the enclosed front porch, and the rear addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1884 by property owner and contractor Louis Osburg.² According to the 1889 city directory, Patrick Keating and John Widing were the first occupants. John was identified as a mason.³ By 1890, Patrick Keating was the sole occupant and worked as a laborer for the Saint Paul City Railway Company.⁴ Patrick's widow and other Keating family members, as well as additional occupants, remained at the property through 1910.⁵ City directories indicate Nicholas Scaramuzzo occupied the building from 1930 through 1960.⁶ Clyde J. Strait occupied the building in 1970 and 1980.⁷

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the residence was constructed in 1884 by contractor Louis Osburg.⁸ The first occupants were laborers Patrick Keating and John Widing, and members of the Keating family continued to occupy the building through 1910.⁹ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1362.

⁴ *Saint Paul City Directories 1890-1980*, 755.

⁵ *Saint Paul City Directories 1890-1980*, 1504; *Saint Paul City Directories 1890-1980*, 1042.

⁶ *Saint Paul City Directories 1890-1980*, 1691; *Saint Paul City Directories 1890-1980*, 1532.

⁷ *Saint Paul City Directories 1890-1980*, 170; *Saint Paul City Directories 1890-1980*, 161.

⁸ "City of Saint Paul Building Permits, 1883-1975."

⁹ *Saint Paul City Directories 1890-1980*, 1362; *Saint Paul City Directories 1890-1980*, 1042.

Inventory Number: RA-SPC-11923
Historic Name: House Address: 156 Front Avenue

was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11923
Historic Name: House

Address: 156 Front Avenue

Photographs



RA-SPC-11923, January 30, 2024, Front (north) facade and side (west) elevation, view facing southeast.



RA-SPC-11923, January 30, 2024, Front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-11924

Historic Name: House

Address: 164 Arlington Avenue West

Description Narrative

This one-story, rectangular-plan, vernacular house was constructed in 1925, according to tax assessor records. It has stucco cladding and a rusticated concrete-block foundation. Asphalt shingles cover the cross-gable roof. Windows are one-over-one, replacement, vinyl units. Many of the window openings have been altered in size. The primary entrance on the front (north) facade includes a small concrete stoop with a bracketed front-gable roof. The entrance is accessed by concrete steps with a decorative metal railing and a low brick wall. A secondary entrance is located on the side (west) elevation and features a similar front-gable stoop with brackets and wood posts and two sets of concrete steps with decorative metal railings. A small, shed-roof addition is located on the rear (south) elevation. A large, concrete-block, double-bay, detached garage is located south of the house. Alterations to the house include replacement siding and windows, the resizing of several window openings, and the small rear (south) addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1925, per tax assessor records. It is first depicted in available aerial imagery in 1947.¹ Building permits for the property were not available; therefore, an original owner, architect, or builder were not identified. No city directory listings were identified for this address until 1950, when the house was owned by Ralph E. Queens., who was a merchant, and his wife, Doris P. Queen.² According to city directories, several individuals occupied the property for short periods following the Queens.³

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories did not indicate the first occupant. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

² *St. Paul City Directory* (Saint Paul, Minn.: R. L. Polk & Co., 1950, p. 863).

³ *St. Paul City Directory, Saint Paul Public Library* (Saint Paul, Minn.: R. L. Polk & Co., 1890), 1890–1980.

Inventory Number: RA-SPC-11924
Historic Name: House Address: 164 Arlington Avenue West

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St. Paul City Directory. Saint Paul, Minn.: R. L. Polk & Co., 1950.

Inventory Number: RA-SPC-11924
Historic Name: House

Address: 164 Arlington Avenue West

Photographs



RA-SPC-11924, January 29, 2024, front (north) façade and side (west) elevation, view facing southeast.



RA-SPC-11924, January 29, 2024, front (north) façade, side (east) elevation, and detached garage to the rear (south), view facing southwest.

Inventory Number: RA-SPC-11925
Historic Name: Apartment Complex Address: 175 Charles Avenue

Description Narrative

This apartment complex is composed of three large, three-story buildings constructed in 1980 according to tax assessor records and historic aerial imagery.¹ The easternmost building is L-shaped, the central building has a rectangular plan, and the westernmost building has an irregular footprint of two interconnected I-shaped plans. The buildings have flat roofs with metal-capped parapets, blond brick cladding, and poured concrete foundations. The primary entrance is located within a one-story hyphen connecting the L-shaped and rectangular-plan buildings at the south side of the complex. It features a single glass door and large fixed windows. Additional entrances to each building along the side elevations include single doors with concrete stoops and square, vinyl-clad, flat roofs. The third floor of each building features rectangular projecting window bays clad in vinyl siding. Windows are replacement, metal, one-by-one, sliding and three-light fixed units. A ca. 1980, detached garage building is located on the north edge of the property.² The garage building features six bays, a flat roof with a metal cornice, and vinyl siding. The buildings are surrounded by paved parking lots to the north, west, and east. The property includes greenspace between the buildings, a paved sidewalk grid, and a ca. 2005 playground.³ Alterations include replacement windows and vinyl siding on the third-floor projections and entrance stoop roofs.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This apartment was constructed in 1980.⁴ No building permit was identified for this property. However, the apartment complex is similar in design and appearance to the adjacent Como Place Apartments located immediately north at 195 Edmund Street. A building permit for the adjacent apartment complex was issued in 1977 to Rice Manor Partnership, with Bar Ett [sic] as the contractor for construction.⁵ A review of historic aerial imagery indicates the subject apartment complex under construction in 1980, and the adjacent Como Place Apartment complex already completed at that time.⁶ According to the first city directory listing in 1980, the subject property was identified as an apartment.⁷ Today, the complex is identified as Rivertown Commons Apartments.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic aerials, and building permit indices indicates the apartment complex was constructed in 1980, and that it may have been under the same ownership as today's adjacent Como Place Apartments constructed in 1977.⁸ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Ramsey County, Minnesota," 1980.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 2008, <https://www.historicaerials.com/viewer>.

⁴ "Aerial Image, Ramsey County, Minnesota," 1980.

⁵ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

⁶ "Aerial Image, Ramsey County, Minnesota," 1980.

⁷ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 85.

⁸ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11925
Historic Name: Apartment Complex Address: 175 Charles Avenue

potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11925
Historic Name: Apartment Complex

Address: 175 Charles Avenue

Photographs



RA-SPC-11925, February 1, 2024, Side (south) elevation of easternmost building, view facing northwest.



RA-SPC-11925, February 1, 2024, Front (east) facade of easternmost building featuring building entrance and detached garage building, view facing northwest.

Inventory Number: RA-SPC-11925
Historic Name: Apartment Complex

Address: 175 Charles Avenue



RA-SPC-11925, February 1, 2024, Front (south) facade featuring primary entrance, view facing northwest.



RA-SPC-11925, February 1, 2024, Front (north) facade of garage building, view facing southwest.

Inventory Number: RA-SPC-11926
Historic Name: Concord Drug Company Address: 176 Cesar Chavez Street

Description Narrative

This two-story, rectangular-plan, commercial building was constructed in 1927.¹ It has a flat roof with a parapet and a checkerboard-bond brick cornice. The walls are brick with soldier brick stringcourses above and below the window openings. The foundation of the building is not visible. The storefront on the (north) facade includes a recessed corner entrance with a replacement glass door and replacement, metal, fixed windows. Upper-level windows on the facade and side (west) elevation are paired, metal, one-over-one sash, replacement units. The side (west) elevation includes linear, fixed, replacement windows on the lower level and a secondary entrance with a small awning. Another building is located immediately adjacent to the side (east) elevation. Signage noting "Boost Mobile" is located above the storefront windows on both the facade and on the side (west) elevation. Alterations include storefront changes, replacement windows and doors, and the non-historic-age signage.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1927 as a store and offices for H.K. Liebermann. Contractors Kopp and Jungjahuser were responsible for the construction.² According to city directories, the Concord Drug Company occupied the building in 1930.³ Concord Drug Company remained in the building through 1980, as well as several physicians and dentists.⁴ Today, the building houses Boost Mobile on the lower floor and possible residential units on the upper floor.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by contractors Kopp and Jungjahuser in 1927 and housed the Concord Drug Company.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1636.

⁴ *Saint Paul City Directories 1890-1980*, 105.

⁵ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 1636.

Inventory Number: RA-SPC-11926
Historic Name: Concord Drug Company Address: 176 Cesar Chavez Street

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Inventory Number: RA-SPC-11926
Historic Name: Concord Drug Company

Address: 176 Cesar Chavez Street

Photographs



RA-SPC-11926, January 31, 2024, front (north) facade, view facing south.



RA-SPC-11926, January 31, 2024, side (west) elevation and front (north) facade, view facing southeast.

Inventory Number:	RA-SPC-11927	
Historic Name:	Goldberg Bros. Grocery and Meats	Address: 178 Cesar Chavez Street

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1927.¹ The building is of brick construction, with a flat roof and parapet and an interior brick chimney. The foundation is of poured concrete. The front (north) facade has a metal false front with signage reading, "Super Mercado." Replacement metal, fixed-glass windows extend the entire length of the facade. The primary entrance includes a set of glass double-doors at the north end of the side (east) elevation. A vinyl awning with signage over the storefront extends around the corner from the facade and shelters the primary entrance. A large, ca. 1945, concrete-block addition is located on the rear (south) elevation of the building.² The side (east) elevation of the main building includes a large painted mural featuring Cesar Chavez and other elements of Latino culture and history. Another mural with similar design elements is located on the side (west) elevation of the rear addition. Alterations to the building include replacement windows and doors, replacement or addition of the awning, and the addition of the murals.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1927 to house a store for property owner H.K. Liebermann. Contractors Kopp and Jungjahuser constructed the building.³ A review of available city directories indicates the subject building replaced an earlier 1890s building previously at this location.⁴ In 1930, city directories identify the occupant as William G. Goldberg.⁵ By 1940, the building houses Goldberg Bros. Grocery and Meats.⁶ Between 1950 and 1980, the building continued to house a grocery store under a variety of owners.⁷ Today, the building operates as Super Mercado La Gaudalupana.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by contractors Kopp and Jungjahuser in 1927 and housed a grocery store for William G. Goldberg.⁸ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>.

³ "City of Saint Paul Building Permits, 1883-1975."

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1283.

⁵ *Saint Paul City Directories 1890-1980*, 1636.

⁶ *Saint Paul City Directories 1890-1980*, 1480.

⁷ *Saint Paul City Directories 1890-1980*.

⁸ *Saint Paul City Directories 1890-1980*, 1636.

Inventory Number: RA-SPC-11927
Historic Name: Goldberg Bros. Grocery and Meats Address: 178 Cesar Chavez Street

this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11927
Historic Name: Goldberg Bros. Grocery and Meats Address: 178 Cesar Chavez Street

Photographs



RA-SPC-11927, January 31, 2024, front (north) facade, view facing south.



RA-SPC-11927, January 31, 2024, side (east) elevation and front (north) facade, view facing southwest.

Inventory Number: RA-SPC-11928
Historic Name: Industrial building Address: 181 Florida Street East

Description Narrative

This one-story, square-plan, industrial warehouse building with Brutalist influences was built in 1978 according to tax assessor records. It is of scored concrete-block construction, with a poured concrete foundation, a flat roof, and a scored concrete cornice and pilasters. The primary entrances are on the front (south) facade and include a pedestrian door at the west end and another door near the center. Both entrances are accessed via small sets of metal stairs with metal tube railings. A vinyl canopy shelters the central entrance. The facade includes two large garage bays with overhead doors east of the central entrance and an enclosed garage bay at the west end. Fixed ribbon windows span the facade beneath the fluted cornice. Below them are two narrow, metal, fixed windows. The side (west) elevation of the building features one metal, fixed window and two stepped projections with loading dock entrances and overhead doors. Signage on the facade denotes the aerospace company "Calspan Test Solutions." On the east side of the property is a non-operational remnant railroad spur of the Chicago and Northwestern (C&NW) Railway that is outside of the current project APE. The spur serviced former industrial buildings in the vicinity that are no longer extant. Much of the spur has been covered by pavement on Florida Street and overgrown with turf at the east side of the subject property. Alterations include the replacement entrance awning and enclosed garage bay on the facade.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This industrial building was constructed in 1978 per tax assessor records. No building permit was identified for this property. The property is first recorded in city directories in 1978 but does not include a subsequent listing in 1980.¹ Aerial imagery does not depict the building on site in 1972, but it is visible in 1979.² Today, the building houses Calspan Test Solutions.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review aerial imagery indicates the building on site by 1979.³ No building permit was located for this building, but the address is first listed in city directories in 1978.⁴ Research did not yield any evidence to indicate that the property is significant within the industrial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this building retains elements of Brutalist-style industrial architecture, with the scored concrete cornice and pilasters, these characteristics are commonly seen in industrial buildings of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations to the storefront and replacement windows detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property

¹ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.).

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1972, <https://www.historicaerials.com/viewer>; "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1979, <https://www.historicaerials.com/viewer>.

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11928
Historic Name: Industrial building Address: 181 Florida Street East

was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11928
Historic Name: Industrial building

Address: 181 Florida Street East

Photographs



RA-SPC-11928, February 1, 2024, front (south) facade, view facing north.



RA-SPC-11928, February 1, 2024, side (west) elevation featuring loading docks, view facing northeast.

Inventory Number: RA-SPC-11929

Historic Name: Como Place Apartments

Address: 195 Edmund Avenue

Description Narrative

The Como Place Apartments complex is composed of four large, three-story buildings constructed in 1977 according to tax assessor records. The I-shaped buildings connect end-to-end in an L-shape plan, with a central, one-story administration office between the building masses that serves as the primary entrance. The buildings have flat roofs with parapets and poured concrete foundations. The buildings are clad in variegated brick, with the central bays clad in vinyl siding. Windows are generally one-by-one, sliding, metal, replacement units. Three-light fixed units are located within the vinyl-sided bays. The administrative office primary entrance projects from the front (south) facade and is topped by a cornice of vertical wood siding. Five detached, original garage buildings clad in wood siding are located along the northern perimeter of the property. Greenspace surrounds the building. The parcel includes an L-shaped parking lot at the southwest corner, a basketball court enclosed in chain-link fencing, and a linear parking lot extending between the garage buildings at the northeastern edge of the property. Alterations include replacement windows and replacement siding on the central bays.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This complex was constructed in 1977 for Rice Manor Partnership. The contractor for construction was Bar Ett.¹ It is first identified in the 1977 city directory as apartments.² The apartment complex is similar in design and appearance to the adjacent Rivertown Commons Apartments located immediately south at 175 Charles Avenue. A review of historic aerial imagery indicates the subject apartment complex completed in 1980, with the adjacent Riverside Commons Apartment under construction at that time.³ Today, the subject complex is identified as Como Place Apartments.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of Review of city directories, aerial imagery, and building permit indices indicates the apartment complex was constructed by contractor Bar Ett in 1977 for Rice Manor Partnership.⁴ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.).

³ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>.

⁴ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11929
Historic Name: Como Place Apartments Address: 195 Edmund Avenue

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11929
Historic Name: Como Place Apartments

Address: 195 Edmund Avenue

Photographs



RA-SPC-11929, February 1, 2024, Side (east) elevation of northernmost building mass, featuring one-story portion with administration offices, view facing southwest.



RA-SPC-11929, February 1, 2024, Side (east) elevation of westernmost building mass with basketball court at right, view facing west.

Inventory Number: RA-SPC-11929
Historic Name: Como Place Apartments

Address: 195 Edmund Avenue



RA-SPC-11929, February 1, 2024, Rear (north) elevation of central administrative office and primary entrance between the building masses, view facing south.



RA-SPC-11929, February 1, 2024, Detached garage buildings, view facing east.

Inventory Number: RA-SPC-11931

Historic Name: Condominiums Complex

403-421 Robert Street South;
Address: 400-418 Livingston Street South

Description Narrative

This condominiums complex is composed of four residential condominium buildings and three garage buildings. The complex was constructed in 1982 according to tax assessor records. The property is L-shaped, with residential buildings located at each corner of the complex and garages sited near the center. Each building includes five two-story townhouse units with generally rectangular-plan massing and staggered rooflines between units. The buildings have side-gable, asphalt-shingle roofs and are clad in vinyl siding with poured concrete foundations. Walls between the individual units extend slightly from the facade below the rooflines. Primary entrances on the facades are accessed by small shed-roof concrete stoops with simple wooden posts. Windows are one-by-one sliding, replacement, vinyl units. Each townhouse unit includes a single window on the upper and lower level of the facade and rear elevation. The three garages have side-gable, asphalt-shingle roofs; vinyl siding; and overhead doors. Alterations include replacement siding and windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residential complex was constructed in 1982 per tax assessor records. No available building permits or city directory listings were identified for the property. However, historic aerial imagery depicts an undeveloped site in 1980, and the complex entirely built out in 1984.¹ Today, the property is identified as West Bridge Townhomes condominiums.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic aerials and tax assessor records indicates the complex was constructed in 1982. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1980, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1984, <https://www.historicaerials.com/viewer>.

Inventory Number: RA-SPC-11931

Historic Name: Condominiums Complex

403-421 Robert Street South;
Address: 400-418 Livingston Street South

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Inventory Number: RA-SPC-11931

Historic Name: Condominiums Complex

Address: 403-421 Robert Street South;
400-418 Livingston Street South

Photographs



RA-SPC-11931, January 31, 2024, front (north) facade of 410-418, view facing southeast.



RA-SPC-11931, January 31, 2024, Garages and front (west) facade of 403-411, view facing east.

Inventory Number:	<u>RA-SPC-11932</u>	
Historic Name:	<u>Michael's Pizza</u>	Address: <u>441 Robert Street South</u>

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1976.¹ It currently houses two separate restaurants. It has a poured concrete foundation and a flat roof with a metal, faux-shingle, pent awning. The building is of concrete-block construction, with the southern half clad in stone veneer on the front (east) facade and stucco on the side (south) elevation. The concrete block on the northern half of the facade and the side (north) elevation has been painted. The facade includes two replacement glass entrance doors. Windows are one-by-one, metal sliding units, evenly spaced on the facade and on the building's side (north) elevation. Lettering on the awning denotes the two restaurants: "Michael's Pizza" and "St. Paul Flatbread Co." A metal pole with a neon sign that reads "Michael's Pizza" is located at the southeast corner of the building. Alterations include replacement cladding on the southern half of the building and replacement windows and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1976 for owner Donald Coury to house a restaurant.² A review of available building permits did not identify the architect or builder. According to city directories, Michael's Pizza occupied the building in 1980.³ Today, the building continues to house Michael's Pizza and a second restaurant, the St. Paul Flatbread Company, according to tax assessor records.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed in 1976 and housed a restaurant, Michael's Pizza, by 1980.⁴ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 371.

⁴ "City of Saint Paul Building Permits, 1883-1975"; *Saint Paul City Directories 1890-1980*, 371.

Inventory Number: RA-SPC-11932
Historic Name: Michael's Pizza Address: 441 Robert Street South

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11932
Historic Name: Michael's Pizza

Address: 441 Robert Street South

Photographs



RA-SPC-11932, January 31, 2024, front (east) facade, view facing west.



RA-SPC-11932, January 31, 2024, side (north) elevation and front (east) facade featuring Michael's Pizza Sign, view facing southwest.

Inventory Number: RA-SPC-11933
Historic Name: Commercial Building Address: 601 Rice Street

Description Narrative

This one-story, rectangular plan, commercial building was constructed in 1923, according to tax assessor records. It is of brick construction with stucco cladding on the side (north and south) elevations. A concrete-block false front with diamond-patterned courses covers the primary (east) facade and extends above the low-pitch, front-gable roof. The building has a poured concrete foundation. The facade includes one-by-one, sliding, replacement, vinyl windows; a replacement glass entrance door; and a central garage bay with a metal overhead door. A sign above the garage bay reads "Rice Auto Repair." Glass-block infilled windows are on the side (north and south) elevations. The rear (west) elevation features a central garage bay and a stepped parapet with tile coping. A large billboard is mounted on the side (south) elevation. A paved, fenced parking lot is at the rear of the property. Alterations include a false front on the facade, replacement windows and doors, and incorporation of the large billboard on the side (south) elevation.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1923 to house the S.K. Fitch Parking Garage. John Peterson was the contractor responsible for the construction.¹ According to city directories, between 1930 and 1980, it has housed a number of tenants, including a tire repair shop, a planting service, and several auto repair shops.² It currently houses an auto repair shop.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed by John Peterson in 1923 and that it housed first housed the S.K. Fitch Parking Garage, followed by various auto-related businesses.³ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1843; *Saint Paul City Directories 1890-1980*, 366.

³ "City of Saint Paul Building Permits, 1883-1975."

Inventory Number: RA-SPC-11933
Historic Name: Commercial Building Address: 601 Rice Street

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"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11933
Historic Name: Commercial Building

Address: 601 Rice Street

Photographs



RA-SPC-11933, January 30, 2024, front (east) facade and side (south) elevation, view facing northwest.



RA-SPC-11933, January 30, 2024, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: RA-SPC-11934

Historic Name: House

Address: 606 Rice Street

Description Narrative

This highly altered, one-story, former house converted to commercial use was constructed ca. 1940, according to tax assessor records and city directory listings.¹ It is of frame construction, is clad in vinyl siding, and its foundation is not visible. The building has a clipped-gable, asphalt-shingle roof with an interior brick chimney. The front (west) facade features a false front of brick construction clad in vinyl siding, with tile coping, a large fixed window, a recessed primary entrance, and a replacement front door. The visible brick skirting on the facade may represent infilled remnants of original front porch piers. Signage above the entrance reads “Chiro-Rehab Clinic, P.C.L.” on the facade. Both the side (north and south) elevations are devoid of windows. The building includes a gable-roof addition on the rear (east) elevation, with a secondary entrance on the side (south) elevation. Alterations include conversion from residential to commercial use, replacement siding, and the false front addition with the replacement window and door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. No original building permits were found, and no architect or builder was identified. However, review of Sanborn maps, city directories, and historic aerials indicate the building was constructed as a house ca. 1940.² Sanborn maps in 1925 depict an empty lot, but by 1951, a one-story frame store is identified.³ City directories in 1940 list Henry Johnson and Veronica Johnson as the first occupants of the house.⁴ By 1950, the house had been converted into Martin E. Oakland’s grocery store.⁵ It went on to house several commercial occupants through 1980.⁶ Chiro-Rehab Clinic, P.C.L. is the current tenant of the building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of Sanborn fire insurance maps, historical aerials, and city directories indicate the building was constructed ca. 1940, but no architect or builder was identified. The first tenants of the house were Henry Johnson and Veronica Johnson before it was converted into a business. Research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, the extent of alterations has obscured its original design. Therefore, the

¹ *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.), 1686.

² “Aerial Image, Ramsey County, Minnesota,” *Historic Aerials by NETROnline*, 1947, <https://www.historicaerials.com/viewer>; “Sanborn Fire Insurance Map, Saint Paul” (Saint Paul, Minnesota: Sanborn Map & Publishing Company, 1925), Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA, https://www.loc.gov/item/sanborn04379_023/; “Sanborn Fire Insurance Map, Saint Paul” (Saint Paul, Minnesota: Sanborn Map & Publishing Company, 1951), Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA, https://www.loc.gov/item/sanborn04379_023/.

³ “Sanborn Fire Insurance Map, Saint Paul,” 1925; “Sanborn Fire Insurance Map, Saint Paul,” 1951.

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1686.

⁵ *Saint Paul City Directories 1890-1980*, 1048.

⁶ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11934
Historic Name: House Address: 606 Rice Street

property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

Bibliography

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https://www.loc.gov/item/sanborn04379_023/.

Inventory Number: RA-SPC-11934

Historic Name: House

Address: 606 Rice Street

Photographs



RA-SPC-11934, January 30, 2024, front (west) facade and side (north) elevation, view facing southeast.



RA-SPC-11934, January 30, 2024, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-11935
Historic Name: Apartment Building

Address: 675 State Street

Description Narrative

This rectangular-plan, Bi-level Split apartment building was constructed in 1961 according to tax assessor records. The lower level of the building is partially below grade. The building has a flat roof with overhanging eaves and a small, interior, brick chimney. The foundation is not visible. The building is clad in brick from the ground to the upper-level windows and stucco cladding to the roofline. The primary entrance is located on the front (south) facade, with a metal and glass door, fixed sidelights, and an uncovered concrete stoop. Windows include single or triple, one-over-one sash, replacement, vinyl units, and fixed vinyl units at the corners of the side (east) elevation. The rear (north) elevation is clad entirely in stucco. Alterations include replacement windows.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This apartment building was constructed in 1961 per tax assessor records. No original building permit was identified for the property. However, a review of aerial imagery revealed an undeveloped parcel in 1957 and the extant building on site in 1966.¹ According to the 1970 city directory, the property was identified as an unnamed apartment with seven occupants.²

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories, historic aerial imagery, and tax assessor records indicates the apartment building was constructed in 1961 and that it housed seven occupants in 1970.³ However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>; "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1966, <https://www.historicaerials.com/viewer>.

² *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 431.

³ *Saint Paul City Directories 1890-1980*, 431.

Inventory Number: RA-SPC-11935
Historic Name: Apartment Building Address: 675 State Street

Bibliography

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<https://www.historicaerials.com/viewer>.

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Inventory Number: RA-SPC-11935
Historic Name: Apartment Building

Address: 675 State Street

Photographs



RA-SPC-11935, January 31, 2024, front (south) facade, view facing north.



RA-SPC-11935, January 31, 2024, front (south) facade and side (east) elevation, view facing northwest.

Inventory Number: RA-SPC-11936
Historic Name: Gray House

Address: 90 Isabel Street East

Description Narrative

This one-and-one-half-story, rectangular-plan, vernacular house was constructed in 1889.¹ It is of frame construction, is clad in stucco, and has a concrete water table at the foundation line. The front-gable roof is clad in asphalt shingles, with vinyl soffits and a small, interior, concrete-block chimney at the roof ridge. The primary entrance, with a replacement front door, is offset at the east edge of the front (north) facade and accessed by a front-gable stoop. The stoop includes a triangular motif at the gable end, square wooden supports, and turned, wooden railings. Windows on the facade include replacement, vinyl, multi-light and fixed units, with leaded transoms on the first story and pedimented window surrounds on both levels. Windows on the side elevations are replacement sliding and fixed units. A small, historic-age, hip-roof addition with a secondary entrance is located on the side (east) elevation. Alterations include replacement windows, siding material, and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This residence was constructed in 1889. A review of available building permits did not identify the architect or builder.² According to the 1890 city directory, Morgan S. Gray and William Gray were the first owners. Morgan was a laborer and William was a pressman.³ Morgan Gray occupied the residence through 1900 and was followed by two different individuals through 1920.⁴ In 1930, Frank DeNardo occupied the property.⁵ Members of the DeNardo family continued occupancy of the property in 1980.⁶

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975."

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980*, 587.

⁴ *Saint Paul City Directories 1890-1980*, 622; *Saint Paul City Directories 1890-1980*, 688; *Saint Paul City Directories 1890-1980*, 386.

⁵ *Saint Paul City Directories 1890-1980*, 1737.

⁶ *Saint Paul City Directories 1890-1980*, 224.

Inventory Number: RA-SPC-11936
Historic Name: Gray House Address: 90 Isabel Street East

Bibliography

"City of Saint Paul Building Permits, 1883-1975," n.d. 2003.5. Ramsey County Historical Society.

Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

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Inventory Number: RA-SPC-11936
Historic Name: Gray House

Address: 90 Isabel Street East

Photographs



RA-SPC-11936, January 31, 2024, front (north) facade and side (west) elevation, view facing southeast.



RA-SPC-11936, January 31, 2024, front (north) facade and side (east) elevation, view facing southwest.

Inventory Number: RA-SPC-11937
Historic Name: Auto Service Center Address: 93 Annapolis Street East

Description Narrative

This one-story, rectangular-plan, auto service building was constructed in 1928.¹ It has a front-gable roof clad in asphalt shingles. A brick false front and parapet with terra cotta tile coping extends above the roofline of the front (south) facade. The building is of concrete-block construction with blonde brick cladding on the facade and side (east) elevation. It appears to have a poured concrete foundation. The side (west) elevation includes a small, shed-roof, concrete-block addition. A large, metal exhaust pipe protrudes from the rear western roof slope. From east to west, the asymmetrical facade features a single entrance with a metal and glass door; a large, fixed-light, wood frame window; and a single garage bay with a replacement metal overhead door. One narrow fixed window is located on the side (east) elevation. A mounted sign at the east end of the facade reads, "TNT Paint & Collision," and additional signage on the parapet denotes "TNT Auto Body." The parcel includes a paved parking lot enclosed with a wooden privacy fence at the west side of the building. Alterations include replacement windows and doors and the brick-clad false front.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1928 to house a shop for C.E. Kelly. Louis Schmid was the contractor responsible for the construction.² According to city directories, by 1930, Ernest W. Westlund Auto Painter operated out of the building.³ Between 1940 and 1980, the building operated as an auto repair garage under various occupants.⁴ Today, the building operates as TNT Auto Body Paint and Collision.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society.

² "City of Saint Paul Building Permits, 1883-1975."

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 1572.

⁴ *Saint Paul City Directories 1890-1980*.

Inventory Number: RA-SPC-11937
Historic Name: Auto Service Center Address: 93 Annapolis Street East

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11937
Historic Name: Auto Service Center

Address: 93 Annapolis Street East

Photographs



RA-SPC-11937, January 29, 2024, Front (south) facade and side (east) elevation, view facing northwest.



RA-SPC-11937, January 29, 2024, Side (south) elevation, view facing northeast.

Inventory Number: RA-SPC-11938

Historic Name: Grocery Store

Address: 957 Rice Street

Description Narrative

This one-story, rectangular-plan, commercial building was constructed in 1972.¹ It currently houses a convenience store and a small wireless communications store. The building is of concrete-block construction with a poured concrete foundation. It has a flat roof with a metal parapet and overhang on the front (east) facade. The building is clad in variegated brick on the facade and side (north) elevation. The primary storefront of the convenience store includes glass double-doors centered on the facade flanked by bays of fixed metal windows with interior metal security bars. The second, small storefront of the wireless communications business is located immediately south on the facade and includes a replacement glass door and sidelights. The small storefront replaced an earlier service bay with a metal double door ca. 2020.² Signage on the building denotes “Snap Market” and “CMTC Wireless.” A parking lot is located on the east side of the building. Alterations include replacement windows and doors, and the alteration of the former double-door bay on the facade to a secondary storefront.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1972 as a grocery store or convenience for Southland Corporation. McGough was the contractor for the construction.³ According to city directories, the building housed a Seven Eleven food store in 1980.⁴ Today, it operates as two businesses: Snap Market convenience store and a separate wireless communications store.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices indicates the building was constructed in 1972 as a convenience store or small grocery for Southland Corporation.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ “City of Saint Paul Building Permits, 1883-1975,” n.d., 2003.5, Ramsey County Historical Society.

² “Streetview of 957 Rice Street North (2007-2019),” *Google Maps*, accessed April 18, 2024, https://www.google.com/maps/@44.9700123,-93.1060042,3a,75y,273.8h,90.58t/data=!3m7!1e1!3m5!1sd4mrG3o-G4f7Hqh9Drw2ng!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3Dd4mrG3o-G4f7Hqh9Drw2ng%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D322.88678%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

³ “City of Saint Paul Building Permits, 1883-1975.”

⁴ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 366.

⁵ “City of Saint Paul Building Permits, 1883-1975.”

Inventory Number: RA-SPC-11938
Historic Name: Grocery Store Address: 957 Rice Street

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"Streetview of 975 Rice Street North (2007-2019)." *Google Maps*. Accessed April 18, 2024.

https://www.google.com/maps/@44.9700123,-93.1060042,3a,75y,273.8h,90.58t/data=!3m7!1e1!3m5!1sd4mrG3o-G4f7Hqh9Drw2ng!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3Dd4mrG3o-G4f7Hqh9Drw2ng%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D322.88678%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?entry=ttu.

Inventory Number: RA-SPC-11938
Historic Name: Grocery Store

Address: 957 Rice Street

Photographs



RA-SPC-11938, January 30, 2024, Front (east) facade, view facing west.



RA-SPC-11938, January 30, 2024, Front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: RA-SPC-11939

Historic Name: House

Address: 96 Wyoming Street East

Description Narrative

This one-and-one-half-story, Cape Cod-style house has a rectangular form and was constructed in 1941, according to building permit records. It displays elements of the Colonial Revival style with a symmetrical facade and a modest door surround. The house is of frame construction with vinyl siding. Its foundation is not visible. The side-gable roof is clad in asphalt shingles and includes two gable dormers on the front (north) facade, a shed-roof dormer on the rear (south) elevation, and an exterior brick chimney on the side (east) elevation. Windows are over-over-one and sliding-sash, replacement, vinyl units. The central, front-gable entrance includes a replacement door and fluted pilasters. It is accessed by a concrete stoop and steps with a metal railing. Additions include a ca. 1965 porch enclosure on the rear (south) elevation and with a covered rear porch. A privacy fence obstructs full view of the rear of the property. A two-car garage with aluminum siding and a replacement overhead door is southeast of the house. Alterations to the house include replacement siding, replacement windows, a rear addition, and a replacement front door.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. The residence was constructed in 1941 for H. Fachurick by Del Construction; however, the original building permit does not identify an architect.¹ By 1950, Mra Contance Faehnrich was residing at the property followed by a number of individuals who occupied the property for short periods of time.² The house continues to function as a single-family residence.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories building permit indices indicates the residence was constructed by Del Construction in 1941 for H. Fachurick. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development in Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. Although this Cape Cod-style house retains elements of the Colonial Revival style with a symmetrical facade and a modest door surround, these characteristics are commonly seen in homes of this era. The building does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Furthermore, alterations such as replacement siding, replacement windows, a rear addition, and a replacement front door detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

¹ "City of Saint Paul Building Permits, 1883-1975," n.d., 2003.5, Ramsey County Historical Society. The spelling of H. Fachurick and of the construction company could be misspelled.

² *Saint Paul City Directories 1890-1980* (Saint Paul, Minn.: R.L. Polk & Co., n.d.).

Inventory Number: RA-SPC-11939
Historic Name: House Address: 96 Wyoming Street East

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Saint Paul City Directories 1890-1980. Saint Paul, Minn.: R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11939
Historic Name: House

Address: 96 Wyoming Street East

Photographs



RA-SPC-11939, front (north) facade side (east) and rear (south) elevations, view facing southwest.



RA-SPC-11939, side (west) elevation and garage, view facing southeast.

Inventory Number: RA-SPC-11940
George Anderson Radio
Historic Name: and TV Repair Address: 969 Rice Street

Description Narrative

The highly altered, one-story, rectangular-plan, commercial building currently houses a restaurant. The northern half of the building was constructed in 1955, according to tax assessor records. The southern half of the building represents a ca. 2020 addition, based on a review of historic aerial imagery.¹ The building has a flat roof with metal coping and an overhang on the front (east) facade. Metal pipe railing atop the roof surrounds HVAC equipment. The foundation is poured concrete. The original northern half of the building is of concrete-block construction and clad in painted brick on the facade. It features a former entrance enclosed with brick and a former window opening enclosed with signage reading "Nanny's Jamaican Kitchen." The southern addition is clad in non-historic-age wood siding and faux stone cladding on both the facade and side (south) elevation. The primary entrance is located on the southern addition, offset at the south end of the facade, and accessed by a concrete stoop with an iron railing. The entrance features a glass door and sidelight. Two, side-by-side, metal, fixed windows are located north of the entrance on the southern addition's facade. Alterations include the southern addition, new cladding materials, and the enclosed and replaced windows and doors.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. Although no original building permit information was identified for this property, this commercial building was constructed in 1955 according to tax assessor records. Available aerial imagery depicts the original (northern) portion of the building on site in 1957.² According to city directories, the building housed George Anderson Radio and TV Repair in 1960.³ George Anderson continued to occupy the building in 1980.⁴ Today, the property houses a restaurant named Nanny's Jamaican Kitchen.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of historic aerial imagery and city directories indicates the building was constructed in 1955, and it was occupied by George Anderson Radio and TV Repair in 1960.⁵ However, research did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The

¹ "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 2021, <https://www.historicaerials.com/viewer>.

² "Aerial Image, Dakota County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>.

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 215.

⁴ "City of Saint Paul Building Permits, 1883-1975," n.d., 366, 2003.5, Ramsey County Historical Society.

⁵ "Aerial Image, Ramsey County, Minnesota," *Historic Aerials by NETROnline*, 1957, <https://www.historicaerials.com/viewer>; *Saint Paul City Directories 1890-1980*, 215.

Inventory Number: RA-SPC-11940
Historic Name: George Anderson Radio and TV Repair Address: 969 Rice Street

property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property is recommended not eligible for the National Register.

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Saint Paul City Directories 1890-1980. R.L. Polk & Co., n.d.

Inventory Number: RA-SPC-11940

Historic Name: George Anderson Radio
and TV Repair

Address: 969 Rice Street

Photographs



RA-SPC-11940, January 30, 2024, Front (east) facade and side (north) elevation, view facing southwest.



RA-SPC-11940, January 30, 2024, Front (east) facade and side (south) elevation, view facing northwest.

Inventory Number:	<u>RA-SPC-11941</u>	
Historic Name:	<u>Grocery Store</u>	Address: <u>97 Annapolis Street East</u>

Description Narrative

This one-story, rectangular-plan commercial building was constructed in 1975.¹ It is occupied by a convenience store. The building is of concrete-block construction with a poured concrete foundation. It has a flat roof with a metal parapet and an overhang on the front (south) facade. The building is clad in variegated brick on the facade and side (east and west) elevations. The primary storefront entrance with glass double-doors is centered on the facade and flanked by bays of fixed metal windows with interior metal security bars. A secondary entrance on the side (east) elevation includes a metal door and a concrete stoop with a retaining wall and metal railing. A small, wood shed with a single door abuts the southwest corner of the facade. Signage extending across the facade overhang reads “Super USA” and advertises the store’s products and services. Alterations include replacement windows and doors, and the small shed addition.

Significance Narrative

A detailed historic context is presented in *Phase I Architecture/History Survey and Phase II Evaluation for the G Line Bus Rapid Transit Project*. This commercial building was constructed in 1975 by King Construction for Southland Corporation to house a grocery store.² According to city directories, the property operated as a grocery store in 1980.³ Today, the building operates as a Super USA convenient.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. Review of city directories and building permit indices did not yield any evidence to indicate that the property is significant within the commercial development of Saint Paul or Ramsey County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

The property is recommended not eligible for the National Register.

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¹ “City of Saint Paul Building Permits, 1883-1975,” n.d., 2003.5, Ramsey County Historical Society.

² “City of Saint Paul Building Permits, 1883-1975.”

³ *Saint Paul City Directories 1890-1980* (R.L. Polk & Co., n.d.), 28.

Inventory Number: RA-SPC-11941

Historic Name: Grocery Store

Address: 97 Annapolis Street East

Photographs



RA-SPC-11941, January 29, 2024, Front (south) facade, view facing north.



RA-SPC-11941, January 29, 2024, Front (south) facade and side (east) elevation, view facing northeast.