St. Paul Hamline-Midway Neighborhood Historic Resources Survey
Presentation of Findings to the Community
June 18, 2018

St. Paul CPED and Heritage Preservation Commission
and
Summit Envirosolutions
Hamline-Midway Reconnaissance Survey

• 62.5% of the total cost of the Hamline-Midway Reconnaissance Survey is financed with Federal money

• A $25,000 Certified Local Government Grant (CLG) was awarded to the City of Saint Paul, Department of Planning and Economic Development to fund the Hamline-Midway Reconnaissance Survey

• 37.5% of the funding for the Hamline-Midway Reconnaissance Survey is provided through a $15,000 cash-match from the City of Saint Paul, Department of Planning and Economic Development

• The grant extends from September 1, 2017 to June 30, 2018.

• The survey is being conducted by Summit Envirosolutions, Inc.
  • The Summit team includes:
    • Marjorie Pearson, Ph.D., Senior Architectural Historian
    • Sara Nelson, Architectural Historian
    • Brian McMahon, Architect
Reconnaissance Survey Findings

- Area has approximately 3,000 properties
- Reconnaissance survey of 515 properties; 182 properties previously inventoried (12 of which have been demolished)
  - 366 single-family homes and duplexes
  - 14 multiple family (flats and apartment buildings)
  - 23 mixed commercial-residential buildings
  - Commercial properties: 51 stores and offices, 8 industrial facilities, 10 automobile sales/service
  - 5 schools, one university campus, one public library
  - 9 parks and playgrounds
  - 10 religious properties
  - 1 barn

Evaluations and Recommendations for further study are based on:
- Construction date
- Architectural style
- Association with persons of interest
- Building type
Historic Contexts that were developed for Hamline-Midway guided the survey

Contexts Developed for Hamline-Midway: Residents, Homes, Transportation, Automobile Services, Worship, Education & Culture, Parks & Recreation, Entertainment, and Industry

Recommendations for further study of properties and development of contexts are also included.
Residents in Hamline-Midway

- Earliest white settlers: Yankee-Old Stock American, Canadian and German immigrants, 1870s to 1880s
- Increase in German and Irish populations, 1880s to 1890s
- Scandinavian immigrants, 1890s to 1920s
- Russian and Polish immigrants, 1910s to 1920s
- Residents attracted by the proximity to transportation routes, and business & industry employment opportunities

Recommendations for further study: Swedish and German residents, builders, and contractors

Rose Township in 1867
(Area of future Hamline-Midway Neighborhood indicated in red)
Homes in Hamline-Midway

• The single-family and duplex buildings vary in size and height, depending in part on lot size and the needs and finances of the property owner.
• Houses range from one and one-half to two-and-one-half stories in height.
• Almost all are wood frame, with wood siding and details, and set on rough limestone foundations.
• Some houses were designed by architects, but most were the product of local contractors and carpenters.
• Houses of the last two decades of the nineteenth century and the early twentieth century fall into a group of traditional styles that can be found in Hamline-Midway and throughout St. Paul. The primary stylistic designations include: Victorian, Italianate, Second Empire, Queen Anne, Foursquare, and Colonial Revival.
• Among the characteristic features, houses may have hipped and gabled roofs, corner towers, projecting bays, open porches, decorative wood detailing, and certain types of window patterns.
Early house at 877 Fry Street, may predate the plat. Constructed of brick.

Budd House at 1765 Minnehaha Avenue, 1890
Grant House, 1464 W. Minnehaha Avenue, built 1891

Whited/Adams House, 1538 W. Englewood Avenue, built 1887
Homes of several area builders and contractors

Hasslen House
1383 W. Edmund Avenue
built 1912

Schaettgen House
754 Hamline Avenue
built 1907

Mertens House
762 Hamline Avenue
built 1923
“A group of Minnesota architects created the Architects Small House Service Bureau (ASHSB) in 1914 to provide a solution for the shortage of middle class housing in the United States. By 1919, the bureau had offices throughout the U.S. and received the endorsement of both the American Institute of Architects and the Department of Commerce. During this time, the members of the Bureau produced hundreds of plan sets and monthly bulletins to assist homeowners with their housing choices” (Tucker 2009).

“These architects were attempting to create a solution for the lack of middle class, single-family housing in the U.S. They did this through the creation of economical and well-designed stock plans of small homes of six rooms or less that could be modified for any home site as well as providing other professional services such as counseling and advice to people with moderate and limited income.” “The house plans were primarily advertised through a weekly newspaper service, but they could also be found in magazines, the ASHSB monthly bulletin The Small Home, and in plan books that were published by both the regional divisions and the U.S. Bureau” (MNHS ASHSB collection).
La-Vera Apartments, Asbury and Sherburne Avenues
Courtyard Plan (not typical for neighborhood), built 1916

Sanborn Map
1908, revised through 1925

Kimball Hotel, aka Hamline Hotel
Snelling and Charles Avenues, 1926 and 2018
Study Area: College Place West and Taylor’s Addition

College Place West was platted in 1875 and College Place Taylors Addition was platted in 1882. Contiguous areas of these 2 additions encompass 232 residential properties. Both plats extended across the varied slopes of the landscape. The building lots retained many oak trees. The houses range in date from 1886 to a handful of post-World War II suburban type houses, built on previously undeveloped lots. While varied in style and date, the houses generally have good integrity and the overall area has a cohesive quality.
Study Area: College Place West and Taylor’s Addition

Englewood Avenue  Hubbard Avenue  Hewitt Avenue
Study Area: Paust’s Rearrangement

Paust’s Rearrangement was developed in 1935 out of the original Hamline plat. Hamline University sold the land, which had not previously been built upon.

The development consists of 25 houses, designed in a variety of picturesque Cottage styles and built between 1935 and 1939.

Benjamin A. Paust (1880-1971) was a Minneapolis based real estate developer.
Study Area: Paust’s Rearrangement

Holton Street

Hewitt Avenue

Pascal Street
Transportation in Hamline-Midway

Transportation routes in 1886 (left) and 1894 (above).

Hamline streetcar in 1893.
Automotive Services in Hamline-Midway

**Midway Chevrolet, 1965**
(built 1929)

By 1946, there were 14 new-car dealerships along University Avenue between the Capitol and the MN Transfer. The building underwent remodeling in the 1940s to modernize its appearance.

**675 N Snelling, 1930**
(built 1920)

Several used-car dealerships and auto-service garages also sprung up along University and Snelling
Recommendation for further study

Pure Oil Gas Station, 670 Snelling Avenue
North
Built 1922 in the English Cottage Revival style
Worship in Hamline-Midway

The first Hamline Methodist Church, designed by Clarence Johnston Sr., 1900

The second Hamline Methodist Church, designed by Slifer and Abrahamson, 1930
The second home of Knox Presbyterian Church, 1914, designed by Charles Hausler.

The second home of St. Columba Catholic Church, 1950, designed by Barry Byrne.

Recommendations for further study
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St. Matthew’s Church, Van Buren and Lexington
Designed by Ingemann and Bergstedt, 1949-1951

Jehovah Lutheran Church, Snelling and Thomas
Designed by Harold Spitznagel Associates, 1963
Education and Culture in Hamline-Midway

Hamline University in 1885

Hamline University in 1920

Recommendation for further study: More in-depth study of Hamline University, in part because of its architectural heritage
Recommendation for further study: Hamline Branch Library

Sketches of Hamline Library by Ferdinand Uebel.
Recommendation: City-wide historic context for schools

Wilson Junior High School 2018 and 1926
Parks and Recreation in Hamline-Midway

St. Paul park system in 1910

Newell Park in 1915 (left) and fencers in Newell Park in 1935 (right); park pavilion visible at rear
Recommendation: City-wide historic context for parks
Recommendations for further study: Newell Park and Clayland Park

Newell Park (left), Newell Park pavilion (center), and Clayland Park
Entertainment in Hamline-Midway

Recommendation: City-wide historic context for Entertainment

Fire at Kirch & Gillis Café, 1942 (built 1922)
Renamed the Turf Club in the 1950s

Town House Restaurant, 1952
(built 1924, remodeled 1946)

In 1969 the bar was established as a gay bar; it has been recognized as the oldest LGBT bar in the city.
Midway Amusement Company, Midway Bowling Center, and Midway Gardens (built 1935)

- This large entertainment facility included a bar, billiards room, stage, and basement bowling alley.
- Ax-Man Surplus Store has been located here since at least 1972.
- Note, the original marquee fixtures remain over the main entrance.
Florian’s Pharmacy, ca 1930
now Lloyd’s Pharmacy
720 N. Snelling
(built ca 1900)

Ritschel’s Pharmacy, ca 1913 now Mirror of Korea
Restaurant 759-761 N. Snelling (built 1887)

Hove’s Market, 1957 now Dey Appliance Parts
525 N. Snelling (built 1935)
Industry in Hamline-Midway

The Midway Transfer was the genesis of industry in the Midway District
Recommendation: City-wide historic context study for industry

Recommendations for Further study: American Can Company and Brown, Blodgett and Sperry Company
What are the requirements of the CLG Grant?

Project Tasks include:

- Research: gather historical information for historic contexts (Sept – Dec 2017)
- Field Survey: record location and property information; photograph properties; assess integrity. All properties in District 11 will be viewed, but not all will be inventoried. (Oct 2017 – March 2018)
- Compare existing properties to those previously inventoried in survey area
- Prepare new and updated inventory forms for properties that meet inventory criteria. The identified properties will be derived from information in the historic contexts. The inventory form includes a brief description of the property and information about the potential for significance (Dec 2017 – March 2018)
- Prepare a survey report. (Jan – April 2018)

The survey report includes:

- Historic context narratives
- Contemporary and historic photographs
- Maps
- Description of historic property types and eligibility criteria (registration requirements); tables of inventoried properties
- Recommendations of properties of interest for potential listing and/or local designation based on intensive level survey
- Recommendation of historic district (s) for potential listing and/or local designation based on intensive level survey
What Properties Are Eligible for the National Register?

Must meet one of four criteria of significance.

- Criterion A: association with significant events or patterns in history
- Criterion B: association with significant persons in history
- Criterion C: significant architectural design or architect
- Criterion D: likely to provide important new information in history

May be an individual property (building, site, structure, object) or a historic district

Must retain historic integrity.

- Location, Design, Setting, Materials, Workmanship, Feeling and Association
The HPC considers the following criteria in determining whether an individual building or district is worthy of local historic designation:

(1) The properties’ character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States.

(2) The properties’ location is the site of a significant historic event.

(3) The properties are identifiable with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

(5) The properties are identifiable as the work of an architect, engineer, or master builder whose individual work has influenced the development of Saint Paul.

(6) The properties embody elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural or engineering innovation.

(7) The properties’ unique location or physical characteristic is established and familiar in the neighborhoods or communities of the City of Saint Paul.
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