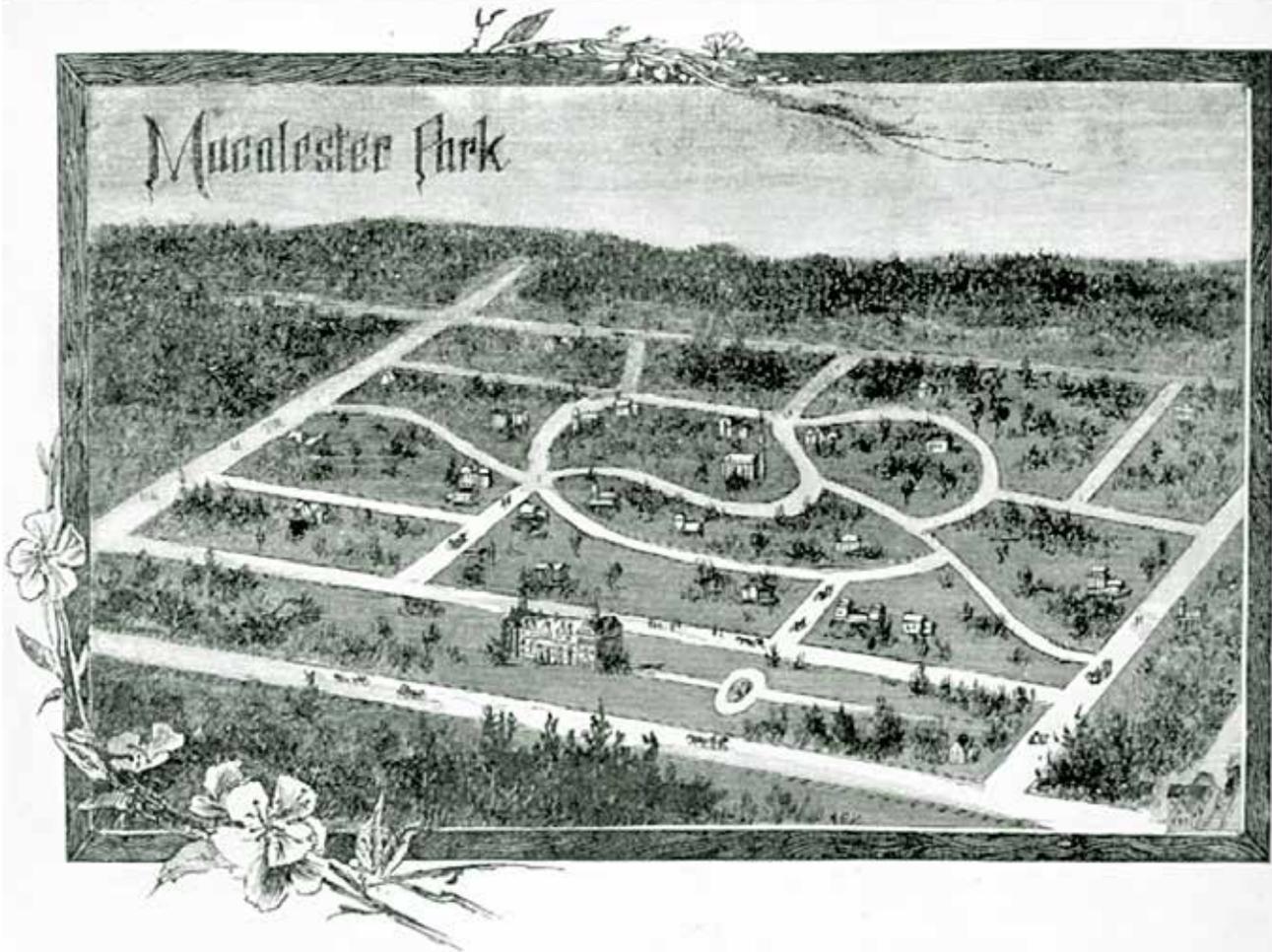


# MACALESTER PARK SURVEY REPORT

Prepared by Thomas R. Zahn & Associates LLC  
January 2017

THE NORTHWEST MAGAZINE, APRIL, 1886.

17



## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> _____	<b>3</b>
Leading To Action _____	3
Major Study Findings _____	4
<b>INTRODUCTION</b> _____	<b>4</b>
Administration _____	4
<b>METHODOLOGY</b> _____	<b>5</b>
The Field Survey _____	5
Goals, Objectives and Methodology _____	5
Physical Survey _____	6
The Research _____	7
Permit Research _____	7
Other Research _____	7
Previous Survey (1983) _____	7
Relationships to City of Saint Paul Historic Contexts _____	9

<b>HISTORY AND CONTEXT</b>	<b>10</b>
Macalester College	10
Macalester Park	11
Rail Lines Providing Service to Macalester Park	13
<i>Short Line/Macalester Depot</i>	13
<i>Grand Avenue Streetcar Line</i>	14
Some Similar “Tangletown” Neighborhoods	14
<i>Washburn Park</i>	14
<i>Prospect Park</i>	14
<i>Saint Anthony Park</i>	15
Sense of Place: Trees, Streetscape	15
Recent History	17
<b>SURVEY RESULTS</b>	<b>19</b>
Summary of Findings	19
<i>Primary Building Styles</i>	19
<i>Periods of Construction</i>	19
<i>Cost of Construction for Homes Built During the Period of Significance</i>	20
<i>Other Relevant Data</i>	20
<i>Architects, Contractor/Builders, and Original Owners</i>	20
<i>Design Integrity</i>	22
Housing Styles	23
Summary Conclusion	23
<b>RECOMMENDATIONS</b>	<b>24</b>
District Designation	24
Conservation District	25
Heritage Trees and Landscape Preservation	25
Outreach and Education	26
<b>MAJOR SOURCES</b>	<b>27</b>
<b>APPENDICES</b>	<b>29</b>
Appendix I — Current Address Map	29
Appendix II — Consolidated Sanborn Fire Insurance Map 1927	30
Appendix III — Field Survey Sheet	31
Appendix IV — Sample Completed Field Survey Sheet	32
Appendix V — Construction Growth Periods Map	33
Appendix VI — Design Integrity Map	34
Appendix VII — Tree Canopy for Macalester Park Developed from Aerial Photography	35
Appendix VIII — Screenshot of Survey Spreadsheet (Detail)	36
Appendix IX — Sample Property Database Sheet	37
Appendix X — Brief Biographies of Architects	38
Appendix XI — Architect and Designer Homes by Style and Design Integrity	40

## EXECUTIVE SUMMARY

---

### LEADING TO ACTION

The Macalester Park neighborhood galvanized around historic preservation in late 2014 when a seminal home, 1721 Princeton, was threatened with demolition. That home, which had been part of the High Winds inventory, had been sold without triggering the buyback covenant. A developer planned to demolish (or later move) the house and split the lot for new construction. The community successfully rallied to save the home, and the High Winds Fund repurchased it, selling it to an owner-occupant in 2015.

Larger preservation efforts began immediately, and the city-wide preservation non-profit organization Historic Saint Paul, working with the neighborhood, received a Legacy Fund preservation grant in 2015 to conduct survey work. High Winds matched those funds, a Request for Proposals was issued, and the consultant was selected.

In the meantime, the neighborhood held several organizing meetings to begin preservation efforts. A spin-off group, *Save Our Saint Paul Neighborhoods*, was established, concerned with losing its historic fabric to teardowns and new construction in neighborhoods throughout the city.

In May 2015, Historic Saint Paul released a Request for Proposals (RFP) for an intensive survey of the Macalester Park / Tangletown neighborhood of Saint Paul. This project was a result of a growing realization among Macalester Park residents and other stakeholders that there was a lack of accurate and up-to-date heritage resource survey information as well as documentation of other defining aspects of the neighborhood character. It was determined that these issues needed to be addressed in order to ensure that future development corresponded with the strong sense of place that Macalester Park presents, both through its housing stock and through the sense of place demonstrated from both the relationship to the college and the park-like setting, as enhanced by the curving streets, the relationship of the lots and built environment to these streets, and the heavy tree canopy.

Thomas R. Zahn and Associates LLC was selected to complete the project and entered into a contract for the work in July 2015. Project duties included a survey of 304 properties (299 properties with structures, and 5 open parcels with no buildings) in the historic Macalester Park neighborhood. For the purposes of the survey the neighborhood was defined as the area bounded by St. Clair Avenue to the south, Fairview Avenue to the west, both sides of Lincoln Avenue to the north, the west side of Macalester Street, and both sides of Vernon Street to the east.

Elements of the survey included identifying properties within the study area for historic designation, either as individual listings, or part of a potential district. Community character, including platting, streetscapes and landscape was also considered. The ensuing report addressed these issues, the area history, and the survey findings. Through a combination of fieldwork and historical research, the consultant evaluated a total of 304 addresses and photographed and inventoried all properties. As a final product, the consultant thus prepared inventory forms for all addressed parcels and this survey report discussing goals, methodology, area history, and recommendations. Project materials will be filed with Historic Saint Paul, with the City of Saint Paul's Historic Preservation Commission offices, and with the State Historic Preservation Office of the Minnesota Historical Society.

After review of the initial survey results, in the summer of 2016 it was determined that the survey type should be changed from an intensive level to a reconnaissance level survey.

## MAJOR STUDY FINDINGS

### *Disposition*

- Of the 299 current built properties, 92% were built between 1886 and 1930, defining the Period of Significance.
- Of that 92% of properties built between 1886 and 1930 approximately 75% of the homes have *good to excellent* design integrity (as defined in the Methodology on page 6).
- The inventory includes 234 individual properties and one potential historic district that are recommended as good candidates for intensive research and survey to determine if they qualify for designation by the City as a Heritage Preservation Site or for listing in the National Register.
- The curvilinear streets of Amherst, Cambridge, Princeton, and to a lesser degree Wheeler and Goodrich, with their dense tree canopy and broken streetscape vistas create a strong park-like “sense of place.”
- Lincoln Avenue provides a solid visual and pedestrian link between the College and core of Macalester Park.
- The St. Clair and Fairview Avenue residences relate more to their arterial neighbors than to Macalester Park.

### *Designation*

- There is a significant collection of exceptional residential architecture located along Cambridge Street and Princeton Avenue that with further evaluation may qualify for a National Register district designation, under Criteria C.
- Following City of Saint Paul designation requirements Macalester Park would likely qualify for local historic district designation. A strong case could be made for all the internal streets and avenues to be included within the district boundaries.
- Macalester Park could also benefit from the use of other historic preservation tools, including the potential of designation as a conservation district, should the City of Saint Paul adopt such an ordinance.

## INTRODUCTION

---

### ADMINISTRATION

This project, commissioned by Historic Saint Paul was initiated by a contract between Historic Saint Paul and Thomas R. Zahn & Associates LLC. Historic Saint Paul’s Executive Director Carol Carey served as Project Director, assisted by Amy Spong and Christine Boulware representing the City of Saint Paul’s Heritage Preservation Commission, Don Arnosti representing the Macalester Park Neighborhood, and Tom Welna, Director of the Macalester College High Winds Fund. Funding for the project was provided through a Minnesota Historical & Cultural Heritage Grant administered through the State Historic Preservation Office (SHPO) of the Minnesota Historical Society.

Thomas R. Zahn & Associates LLC (TRZ&A) is a Saint Paul-based historical consulting firm specializing in cultural resource surveys, historical context studies, national and local register nominations, preservation planning, design guidelines, interpretive plans, public art projects and reuse studies. Thomas Zahn, the principal of the firm, acted as Principal Investigator for the project. The TRZ&A team also included Survey and Report Associate Bethany Gladhill, and Survey Assistant Peg Reilly. Additional clerical help was secured for the transfer of data from the field survey forms onto the Macalester Park Survey spreadsheet.

## METHODOLOGY

---

### THE FIELD SURVEY

#### *Goals, Objectives and Methodology*

The objective of a historic resources survey is to identify and document historic resources within the City of Saint Paul. The specific goal in the current Saint Paul Preservation Plan is as follows:

*“The City should identify, through new survey efforts, a full spectrum of properties that have yielded, or may be likely to yield, information important in prehistory or history; are associated with significant events or with an important pattern of cultural, political, economic or social history; are associated with the lives of significant persons or groups; embody the distinctive characteristics of an architectural or engineering type or style, or method of construction; exemplify the work of a master builder, engineer, designer, artist, craftsman, or architect; exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail; or contain or are associated with distinctive elements of city identity.”*

The Secretary of the Interior’s Standards and Guidelines’ Preservation Terminology, defines a “reconnaissance survey as “an examination of all or part of an area accomplished in sufficient detail to make generalizations about the types and distributions of historic properties that may be present.” For the Macalester Park survey the consultants determined that this survey would be guided by the City of Saint Paul’s context *Residential Real Estate Development: 1880-1950* which focuses upon the community’s platting and development. Other contextual considerations included *Transportation Corridors: 1857-1950* and *Neighborhood Commercial Centers*.

After being chosen through the RFP process, the consultants prepared a district-wide address map (See Appendix I). To supplement the current parcel and address map, a consolidated Sanborn Insurance map was pieced together of the entire district showing lot and structure footprints as they appeared in 1927 after the peak of development in the first quarter of the 20<sup>th</sup> century (See Appendix II). The large-scale maps were then printed and mounted on boards for display at meetings.

The consultants then met with Carol Carey and Don Arnosti from the Steering Committee to set out the timeline and process; the Steering Committee also included Tom Welna from High Winds Foundation, who did not attend that meeting but attended others. The first community meeting for the project, advertised through local flyers, email blasts, posters, and social media, was held at Carnegie Hall on the Macalester College campus on August 25, 2015. Twenty-five to thirty people were in attendance. At that meeting a “home history” questionnaire was distributed to the participants who were also urged to distribute the flyer to other interested property owners. In addition, the consultants met multiple times with the Land Use committee of the Macalester-Groveland Community Council, with city council members Chris Tolbert and Russ Stark and their staffs, and with City of Saint Paul Historic Preservation staff Amy Spong and Christine Boulware. They also continued social media and outreach efforts, along with the Steering Committee.

The consultants also worked with neighbors interested in securing more information on ownership as compared to rental properties. That led to local initiatives in reviewing and recording data from the Ramsey County taxation records. Another group was interested in securing more definitive information on the placement of

boulevard trees and determining the circumference of the park's mature trees. The consultants provided that group with a field measuring tape and maps for recording tree locations and relationships.

### *Physical Survey*

In August 2015, the consultants began the physical survey of the 304 parcels with addresses and legal descriptions listed on a city-generated spreadsheet for the neighborhood. The survey area had already been defined in the RFP, and was slightly smaller than the original Macalester Park subdivision. Grand and Summit Avenues were removed from the scope of work prior to the commencement of the field survey.

The consultants went out in teams of two, walking the streets and recording the architectural data about each property on a field survey form (See Appendix III). The consultants felt it was crucial to have two surveyors in order to come to a consensus on subjective elements such as architectural and site integrity. Each house was recorded on a sheet and a property photo taken.

In the late summer into the winter of 2015 the properties within the Macalester Park survey area were photographed in high-resolution. Each property's main view was photographed in high-resolution TIFF format (at approximately 4500 pixels by 3500 Pixels, 300 dpi) with a Nikon D5100. All photographs provide a view of the subject property's main elevation or the open parcels from the public right-of-way. In some cases multiple photographs were taken to provide a good, descriptive angle of the property. For recording purposes each TIFF image was named with the property's address and the original date constructed for the "built" parcels. The photograph titles are listed in the Photograph Index column of the survey spreadsheet.

In addition, JPG photographs (at approximately 1800 by 1300 pixels) were generated from the TIFF images for transfer into the survey database and printing for the City of Saint Paul's Heritage Preservation Commission files.

For the field survey integrity of design was scored on a 5-point scale:

- Excellent* – for properties that retain their architectural footprint, profiles, detailing and landscape features as originally designed and built.
- Very Good* – for properties that primarily retain their architectural and landscape features as originally designed and built.
- Good* – for properties that retain most architectural and landscape features with some complimentary later modifications.
- Fair* – for properties that that have some modifications in footprint, profiles, detailing and/or landscape that detract from the original design intent as originally built .
- Poor* – for properties that have lost most of their architectural features through uncomplimentary later modifications.

For the purposes of this study, integrity was defined with the National Park Service definition of "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's...historic period" (NRB Bulletin 16A Part 2). Integrity is informed by a property's location, design, setting, materials, workmanship, feeling, and/or association, and is generally considered a permanent condition. While a loss of integrity may be reversible, it can be difficult to regain.

Relatively few homes were designated either *Excellent* (31 properties total — 10% of the properties) or *Poor* (19 - 6%). Most of the homes fell into the *Good* (113 – 33%) and *Very Good* (99 – 32%) category.

Following the physical survey, the lead surveyor compared the survey photos to the survey sheet to ensure completeness. The principal consultant then completed high-resolution archival photographs of each property (in comparison to the survey photo snapshots). This data was then entered into the database program.

## **THE RESEARCH**

### ***Permit Research***

The principal consultant and the lead researcher arranged work sessions at the Ramsey County Historical Society, which made available the entire building permit collection as well as other research materials.

Over the course of several sessions, the research team photographed each building permit for the area, as well as any related documentation (an average of 2-4 photos per property). The principal consultant then edited each document for clarity, and the research team entered the building permit data into the spreadsheet coordinated with the project-designed Macalester Park Survey Database. (See Appendices VIII & IX)

### ***Other Research***

The consultants also accessed City of Saint Paul historic preservation office files, the Ramsey County Historical Society collection, and the Minnesota Historical Society collection. They also considered historic maps of the area, especially plat maps and Sanborn Insurance maps. Interviews were held with area stakeholders, including Professor David Lanegran, Tom Welna of the High Winds Foundation, Chad Giblin with the University of Minnesota tree program, and various other community and city representatives. Some volunteers provided information on their homes, but this proved somewhat anecdotal and difficult to verify. A number of primary and secondary sources regarding Saint Paul, Macalester College, and the neighborhood were also consulted, as listed in the Major Source listing.

### ***Previous Survey (1983)***

The last area survey effort that included Macalester Park was the Historic Sites Survey conducted in conjunction with Ramsey County in 1983 by Susan Granger and Patricia Murphy. For a number of years this survey has stood as the definitive survey for the city, identifying structures and districts most likely to be eligible for the National Register of Historic Places and/or other designation. In that study, the consultants noted that “the majority of the houses in Tangletown date from the early twentieth century” and that this period was also representative of extensive residential neighborhood development throughout the immediate area. The consultants noted that this development moved from east to west, concentrated in the area between Summit and Fairmount, Hamline to Cretin Avenues, with a number of houses in the Colonial Revival, Tudor, and bungalow style. This corresponds with the data from this survey.

Upon the City’s request the following is a listing of the Macalester Park houses with 1983 Historic Sites Survey completed forms:

<b>STREET</b>	<b>NO.</b>	<b>HISTORIC NAME</b>	<b>STYLE</b>	<b>1983 DESIGNATION FINDING</b>
Amherst	127	William Mannheimer House	Colonial Revival	No National Register, Local or Historic District potential.
	135	David N. Kingery House	Craftsman	No National Register, Local or Historic District potential.
	145	John Everall House	Tudor Revival Classical Details	No National Register, Local or Historic District potential.
	211		Craftsman Bungalow	No National Register, Local or Historic District potential.
	238-240		Prairie Style	No National Register, Local or Historic District potential.
Cambridge	123	Frank Harlowe House	Victorian	National Register & Local Designation Potential  <i>(Since that time the original carriage house was demolished and recently replaced with a large compatibly-design garage.)</i>
	135	Tom Gaskell House	Shingle Style	No National Register, Local or Historic District potential.
	161	David W. McCourt House	Shingle Style	National Register & Local Designation Potential
Goodrich	1740		Colonial Revival	No National Register, Local or Historic District potential.
	1815	Abraham W. Millunchick House	Prairie Style	No National Register, Local or Historic District potential.
Lincoln	1736		Colonial Revival	No National Register, Local or Historic District potential.
	1737		Victorian	No National Register, Local or Historic District potential.
Princeton	1700	Helmer E. Engstrom	Tudor Revival	No National Register, Local or Historic District potential.
	1714	Joseph E. Johnson House	Colonial Revival	No National Register, Local or Historic District potential.
	1770	Abraham Mogelson House	Spanish Mission Revival	No National Register, Local or Historic District potential.
Vernon	180-182	Jacob N. Dodge Duplex	Colonial Revival	No National Register, Local or Historic District potential.
	196	<i>Demolished, newer structure built on the original foundation</i>		

### *Relationship to City of Saint Paul Historic Contexts*

The consultants have also evaluated the survey area with respect to the established contexts written for the City of Saint Paul. These contexts are:

- *Pioneer Houses: 1854-1880*
- *Transportation Corridors: 1857-1950*
- *Residential Real Estate Development: 1880-1950*
- *Churches, Synagogues, and Religious Buildings: 1849-1950*
- *Neighborhood Commercial Centers: 1874-1960*
- *Downtown Saint Paul: 1849-1975*
- *Neighborhoods at the Edge of the Walking City*

Not all of the contexts apply to the Macalester Park area; for example, no Pioneer Houses exist in the study area. However, Macalester Park relates to:

- *Residential Real Estate Development* in the community's platting and development.
- The *Transportation Corridors* context with the importance of the Short Line and the Grand Avenue streetcar line to its development,
- *Neighborhood Commercial Centers* for the corner at St. Clair and Fairview.

Of these three contexts, the context of real estate development is the most strongly related to the Macalester Park study area. As written by the consultant firm Landscape Research, LLC for the City of Saint Paul in 2001, this context clearly defines the patterns of residential land development in Saint Paul. These patterns began with the early developers who focused on downtown Saint Paul and its immediate environs from 1849-1870; they then consider "new additions" allowed after the Civil War and until about 1925 (with the majority between 1880-1910, such as Macalester Park); the context finally addresses "new subdivisions" (from circa 1925 to 1950). Older areas — those developed before 1925 — were often revived as part of national expansion and federal subsidies following World War II. In particular, this context focuses on the major growth of the city beginning in the 1880s and extending through the first quarter of the 20<sup>th</sup> century, a development period that almost exactly matches Macalester Park's Period of Significance (1886-1930). The context takes into account a number of factors that affected Macalester Park, including urban transit, parks and parkways, the role of the press and the real estate industry, deed restrictions and zoning (with the first zoning ordinance created in 1922), and especially the role of real estate developers as *de facto* early city planners. The context includes a thorough consideration of the Macalester Park neighborhood, and in its recommendations specifically calls for a study of the area's "planning ideas of their original plat, the strength of original marketing efforts and resulting architecture and community character."

The Consultants realized during the survey work that understanding Macalester Park would be strongly enhanced by a more thorough study of Macalester College's history; this would appear to be the case in other areas, such as the neighborhood surrounding Hamline University. Thus, they recommend further study and evaluation of that aspect, as well as the creation of a new context for Saint Paul, relating to Colleges and Universities.

## HISTORY AND CONTEXT

---

### MACALESTER COLLEGE

Because of the strong relationship of the neighborhood to the college, one needs to consider the history of the institution along with the development of the neighborhood.

Macalester College, originally called Baldwin College, was founded in 1874 by the Reverend Doctor Edward Duffield Neill, who had moved to Minnesota Territory as a missionary in 1849. Having served as a chaplain in the Civil War, and as Minnesota's first superintendent of public education and the first chancellor at the University of Minnesota, Neill believed that in order to train future leaders, Minnesota needed a private college equal to the standards of the east coast schools.

The original vision for the college was utopian: that a first rate college should be located in a rural area, in natural settings, removed from the problems of city life. Though now located well within Saint Paul boundaries, the institution was originally not easily accessible from Saint Paul or Minneapolis. At the time the land was designated it was an oak savannah, part of Ramsey County but not Saint Paul. Contemporary mapping showed the college midway between Minneapolis and Saint Paul. However, in the mid and late 1880s Saint Paul had completed two annexations, extending all the way to the Mississippi River.

The name of the school was changed to Macalester College to honor Charles Macalester, a well-known Philadelphia philanthropist, who made a major gift to the college founders in the early 1880s. Macalester College moved to its present site in 1884 and the first class on the Saint Paul campus was held in 1885 with the school consisting of 5 professors, 6 freshman, and 52 prep students. Old Main was completed in 1887, the same year that St. Paul began acquiring land adjacent to the Mississippi River.

Under President Charles Turck in the 1940s and 1950s, Macalester College had a strong focus on internationalism, with the added component of public service. In the 1960s, under president Harvey Rice, the college expanded considerably, with capital funding from DeWitt and Lila Wallace, founders of the *Readers Digest*. Wallace, a 1911 graduate of the school, was closely involved with the designation of these funds, which were transformational for the college.

The college remains a liberal arts school and espouses five main values: involvement of students with faculty in the pursuit of learning; creation of a diverse campus community; incorporation of an international perspective in the curriculum and campus life; involvement of the College in the life of the metropolitan area; and service as a way of life.



*This photograph was taken in 1890 from Summit Avenue looking southwest toward Macalester College's "Old Main" building to the left. The Macalester Park neighborhood would be developed a few years later on the acreage beyond and to the west of the college.*

## **MACALESTER PARK**

The history of the Macalester-Groveland area began when the land was sold to a few settlers in 1854, who established farms and orchards. In 1858, when Minnesota became a state, the area was named Reserve Township.

In 1881, Macalester trustees formed an investment syndicate and purchased Thomas Holyoke's farm, one hundred and sixty acres in size bounded by Summit Avenue to the north; Snelling Avenue to the east; St. Clair Avenue to the south and Fairview Avenue to the west at the cost of \$150 per acre. No resources from the original farm remain. Forty of those acres were donated to the school with the remaining sections platted as the Macalester Park Addition in 1883. Profits from the lot sales were directed towards the school's endowment.

There was a two-pronged development strategy for the college and the adjacent residential development. The first was specific to the school, which included an open competition for plans for the new college building. There were many submissions, including one from Cass Gilbert, but the commission went to the Minneapolis firm Hodgson and Son and was "designed in the modern Elizabethan (style) and consists of a blending of the picturesque with the semi-classical..." The second strategy, then, was in relationship to the establishment of the Macalester Park neighborhood, for which the majority of the land rights were, as noted above, held by a group of Macalester trustees. Said trustees directed the college to retain the civil engineering firm of Elmer and Newell to plan the residential area. The development was registered with Ramsey County in October 1883, given that the land was not yet part of the city of Saint Paul. "The plat reflects the popular interest of the period in emphasizing

an organic connection between middle-class homes and the landscape within suburban environments.” (p61 “*Nature and Revelation*”)

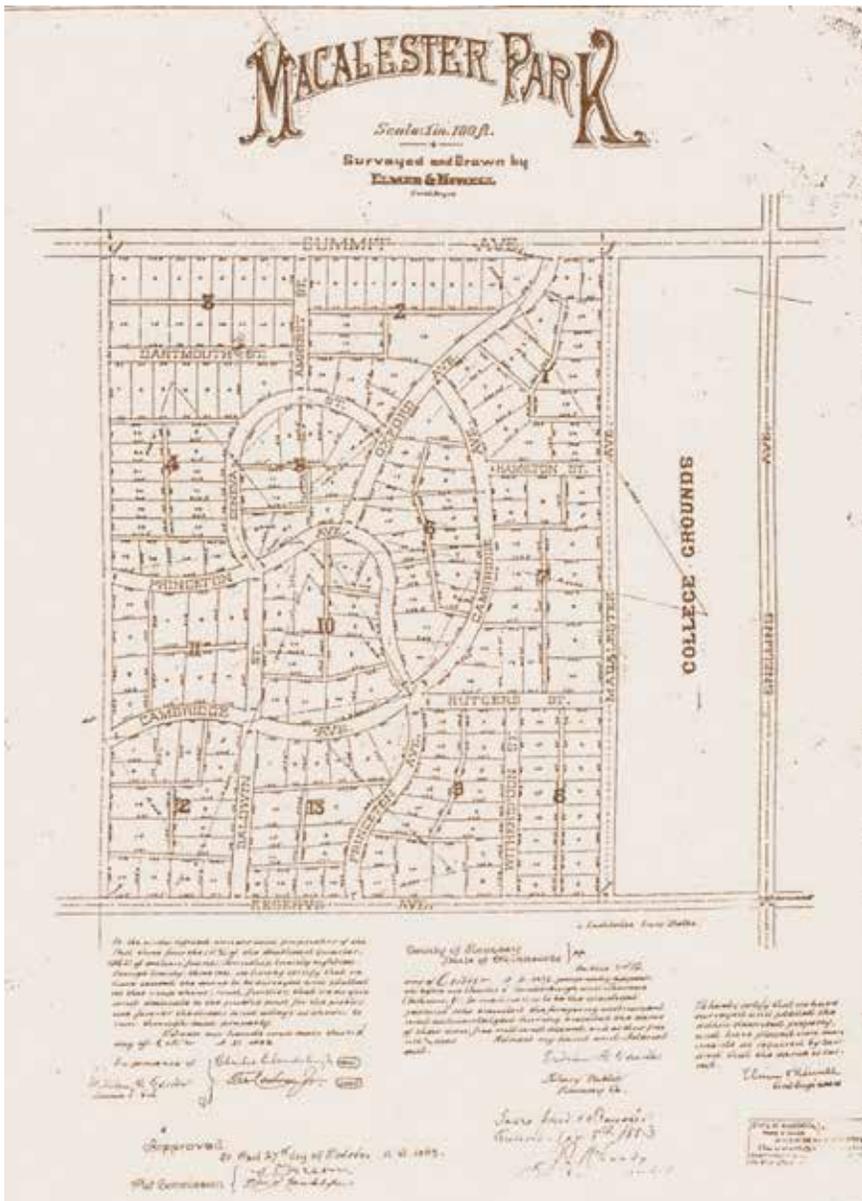
A common grid plan formed the boundary of the plat, but the grid was broken up by serpentine streets named after colleges and locations related to the trustees’ Presbyterian heritage. “Some three hundred lots of varying sizes appear on the plat. Though they are not large they are sufficient to provide both front and back yards...” (ibid)

The developers consciously platted non-linear streets and varied lot sizes to look more like an Eastern suburb or an English town. The idea of creating more park-like developments, with curved streets and a picturesque style, was becoming popular at that time, and was evident in other fashionable neighborhoods of the time (see later “Tangletown” discussion). These areas were especially distinctive when contrasted with Saint Paul’s starker grid system of streets and plats. Area historian, former Macalester College geography professor and former High Winds director David Lanegran speculated that the streets were named Cambridge, Princeton, Dartmouth, Amherst, Oxford, and Rutgers for two reasons — both to honor the East Coast schools the Macalester trustees were familiar with, and in hopes of tying the neighborhood to the college by setting an intellectual tone that might attract wealthy and college-educated homebuyers.

Information from the 1983 Historic Sites Survey, combined with the building permit review, indicates that the neighborhood was originally inhabited by middle to upper-middle income owners. These included educators associated with Macalester College, health professionals, business managers, company owners, and local building trade professionals.

When platted in 1883 Macalester College was just a building in a field and the surrounding “neighborhood” a collection of curved streets named after established colleges. It was slow to develop, but by 1886, Northwest Magazine reported glowingly about its progress:

*“With the opening of the short lines and the multiplications of trains between the cities, a new and delightful locality for homes has been opened up...Of these residence parks none promise more beauty and attractiveness, and of none can a more rapid growth be noted than Macalester Park. About four years ago one hundred and sixty acres were secured, and of these forty acres were set aside to be used for the site of a Presbyterian college, one wing of which has been built. The college was opened for students last fall and at about the same time a new depot called ‘Macalester’ was built on the line of the C.M & St. P.R.R. The one hundred and twenty acres not devoted to college uses are held by a syndicate, who platted it in landscape style, suiting the streets and avenues to the topography of the ground and leaving the natural beauty of the locality undisturbed. A rapid sale of these lots then commenced, and prices doubled in a short time, and indications point to a still further and more rapid advance. Arrangements have been made for the erection of many fine residences, and before another year, with those completed and a large addition to the college built, as is contemplated, Macalester Park will take front rank among the many beautiful suburbs of Saint Paul.” (Northwest Magazine, April 1886)*



The original plat map for Macalester Park as drawn in 1883 by Elmer and Newell.

## RAIL LINES PROVIDING SERVICE TO MACALESTER PARK

### Short Line/Macalester Depot

The Short Line rail service began in 1879, and was further developed in 1885. Owned and operated by the Chicago, Milwaukee, St. Paul and Pacific Railroad (Milwaukee Road), the route was called the Short Line because it only ran from Saint Paul to Minneapolis. The rail line ran along West Seventh Street to Grace Street, then west along Grace to Lexington Parkway. It then traveled below grade (now Ayd Mill Road) to turn northwest, extending to Snelling Avenue and paralleling the old Saint Anthony Road. While initially the nearest stop to Macalester Park was at Snelling and St. Anthony, a slightly closer Macalester depot was built by 1885 on Marshall Avenue, half a mile almost directly north of the college. Though this is not necessarily close by modern standards, it was considered a reasonable distance at the time (“a few minutes walk” according to the October 18, 1885, *Saint Paul Globe*), especially for an area that based part of its charm on its “rural” character, again as indicated by *Northwest Magazine*:

*“On holidays and Sundays, and the long summer evenings, the cars are crowded with lovers of nature, eager to escape for a little while from the brick walls and paved streets to breathe the pure air of the country and to wander under green boughs along wooded paths. It is a very orderly crowd, for there are no amusements — no games and no saloons — at the end of the route to attract the rough elements of the city’s population.”* (Northwest Magazine, April 1890.)

### **Grand Avenue Streetcar**

Saint Paul’s first street railway was built in 1872 by the firm of Burbank, Thompson, Drake, Wilder, and Merriam. It consisted of two miles of track and 6 horse-pulled cars, all in the downtown/Lowertown area. It was named the St. Paul City Railway Company in 1878. Minneapolis streetcar operator Thomas Lowry began investing in the railway in 1884 and owned it in full by 1886, thus securing a full monopoly in both cities. Originally Thomas Cochran Jr. attempted to get Minneapolis streetcar owner Thomas Lowry to extend horse-drawn lines, but that was determined to be too expensive. In 1887 he built the first electric cable car line, but it only ran on Grand Avenue to St. Albans Street.

Archbishop John Ireland and Thomas Cochran contracted an extension of the Grand Avenue line in 1889, as well as its electrification. While the line had ended at Victoria Street, it would now run west to Cretin Avenue. The developers agreed to pay a bonus of \$250,000 if completed within 6 months; Macalester College contributed \$6,500 and right-of-way through its land (along Grand Avenue) and the expansion was finished on time.

By 1909 streetcar tracks were laid along Snelling Avenue resulting in a residential building boom. Within 20 years the neighborhood was largely established. With the eventual slow conversion to a bus system beginning in 1924 (Twin City Motor Bus Company), the streetcar service was completely replaced by 1953.

## **SOME SIMILAR “TANGLETOWN” NEIGHBORHOODS**

The Macalester Park neighborhood certainly gained much of its distinctive sense of place from the serpentine streets, especially as they were enclosed within a square outline more similar to Saint Paul’s standard grid system. However, before the turn of the century other areas of the Twin Cities were also being developed in similar “tangletown” styles. This development approach is fully discussed in the St. Paul Historic Context titled: *Residential Real Estate Development: 1880-1950*, a context that makes the argument that these unusual plats deserve special consideration. Minneapolis and Saint Paul examples of this late nineteenth-century real estate dealers’ and developers’ speculation during a similar time period include:

### **Washburn Park**

Established by Cadwallader Washburn in 1886, Washburn Park was a site for his charitable orphanage. Horace Cleveland, a landscape architect from Chicago who had planned several northeastern suburbs and the Minneapolis’ parkway system, was commissioned to plat the area with his trademark oversized lots and curved streets.

### **Prospect Park**

Platted by real estate tycoon Louis Menage beginning in 1874, Prospect Park was accepted by the Minneapolis City Council in 1884 with the first two plots. Construction spanned into the nineteen-teens due to the difficulty of building on some of the hilly lots.

### *Saint Anthony Park*

Laid out as an independent railroad suburb in 1883 by Horace Cleveland, Saint Anthony Park followed the “garden suburb” planning model. The railroad line finally extended to Saint Anthony Park in 1885, dividing it into two sections. Saint Paul annexed the Park in 1887. The Saint Paul campus of the University of Minnesota was established at the same time on the old Bass farm (purchased in 1881); many early St. Anthony Park residents were University of Minnesota staff and students. Until 1900, the area was developed by the Saint Anthony Park Company real estate speculators.

The early development of Saint Anthony Park was engineered by Horace Cleveland and re-designed by the firm of Hawley and Newell in 1885 to accommodate smaller, middle-size homes.

There were several other Saint Paul and Minneapolis neighborhoods that were initially envisioned as curving, park-like subdivisions, especially in the Como area (as annexed by the City of Saint Paul in the 1880s). Other Saint Paul examples of curvilinear streets could be found in the development of Union Park along University Avenue west of Fairview Avenue North, in Desnoyer Park (also platted by Hawley & Newell) to the northeast of East River Road, and in Phalen Park to the southwest of Lake Phalen.

Indeed, in the City Beautiful movement of the 1880s-90s, the goal was to make American cities both beautiful and grand, with plentiful parkland, to promote the ideas of moral and civic virtue among the city’s residents. However, most of these areas have succumbed to Saint Paul’s efficient street-grid system, making Macalester Park all the more distinctive.

### **SENSE OF PLACE: TREES, STREETScape**

One of the most striking features of Macalester Park is the streetscape; the serpentine streets, encased within the more rigid grid system, gives the area a very distinctive character. The original plat map has streets that were even more curved (several with different names), but in the current incarnation, Amherst, Cambridge, and Princeton in particular continue to promote the rural village sense Elmer and Newell originally envisioned.

In particular, the flowing streets within the larger grid of this neighborhood, as well as its ongoing association with the adjoining college, has given this community a very identifiable sense of place. This sense of place is enhanced by the varied but well-kept housing stock, and also by its infrastructure.

A main element that continues to give this area its distinctive, park-like sense is the number of trees in the area, both on the boulevards and on private property. This tree canopy is demonstrated in Appendix VII — Tree Canopy for Macalester Park that was created from aerial photos of the area.



*161 Cambridge and surrounding park-like environment.*

Experts at the University of Minnesota’s Department of Forest Resources, and the City of Saint Paul Forestry Unit, have a number of theories about why the tree coverage in Macalester Park is heavy. The first relates back to the original platting of the subdivision, in which the division layout was one of generally deep lots that backed up to each other, allowing for root growth uninterrupted by streets and infrastructure. There has been relatively little construction in the area since the mid-1900s, so trees have been able to grow unfettered.

In the late 1970s to early 1980s, when Dutch elm disease was at its peak, Macalester Park was one of many hard-hit Saint Paul neighborhoods. The City’s resources were stretched thin for boulevard replanting, so the High Winds Fund stepped in with additional funds to re-plant the boulevard with more robust trees.

The possibility that some of the survivor American elms may be disease-resistant, plus the role that the trees play in adding to the cultural history of the area, is of interest to the University of Minnesota. An attempt was made in 2015 to clone the elm at 1731 Princeton (at the border of the 1721 lot) with no success, but the University of Minnesota would like to repeat the effort. Surveying and cloning elms from the Macalester Park neighborhood is one small part of a statewide effort funded, in part, by the Environment and Natural Resources Trust Fund.



*Looking southeasterly down Amherst Street.*

During the physical survey, the consultants noted several instances in which the private sidewalks, fencing, walls, and gardens greatly enhanced the home — and a few cases where these features had the opposite effect. In many house styles gardens are seen as an important contributory factor to the style of the home. While gardens are reversible and not monitored by the Heritage Preservation Commission (HPC) even in designated historic districts, hardscaping can be a different matter.

There is a strong sense by neighborhood residents that other features, such as curbs (or lack thereof) and sidewalks, lend a unique feel in this area. The consultants found this harder to identify. For example, several streets do not have curbs, but this does not seem to be a commentary on the original semi-rural nature of the community, but rather a case of concrete curbs that have not been replaced (perhaps when the original stone curbs were removed). Unlike parts of Ramsey Hill and Crocus Hill, no original paver streets/alleys remain. A remnant related to horse-and-carriage days is seen in the large stepping block marked “Sommers” in front of 161 Cambridge.

The same holds true for sidewalks. The consultants found nothing notable about the public sidewalks, which appear fairly typical for Saint Paul, though some private sidewalks maintained charming brick or stone elements.

What does provide the main sense of place is the relationship of the street (especially Princeton, Amherst, and Cambridge with their curved layout) to the lots. This was inherent to the original plat and is still very evident. The mixed pattern of driveways and alleys further enhances this public/private relationship to the streetscape.

## **RECENT HISTORY**

Macalester Park had a long period of development to 1930, with a few homes built into the 1950s. The Period of Significance for the neighborhood is determined to be from 1886-1930, with anything built after that time considered *Non-contributing*.

However, the recent history of the area is extremely significant to the neighborhood’s development, because it demonstrates both the threat to the neighborhood made by potential college expansion in the 1960s and 1970s, as well as an explanation as to why so many area homes retain strong integrity.

Macalester alumnus DeWitt Wallace and his wife Lila began making donations to the college in the 1930s, and by the 1950s those donations had become a large and crucial element of college funding. Although they often made substantial fiscal year-end donations in order to balance budget shortfalls, the Wallaces’ main interest was in funding capital expansion and new programs. This money did not come without strings, however, and Wallace and his legal team became very involved in college operations.

Concerned that the neighborhood around the college might decline, as he had seen happen with Columbia University in New York, in 1956 Wallace created the High Winds Fund (named after his own home), a separate organization from the college that was dedicated to the surrounding community. The fund was administered with a board of directors separate from the college, and its mission was to protect the “beauty, serenity and security” of the neighborhood around the school.

In the 1960s and into the 1970s, however, both the neighborhood and the college experienced significant upheaval. There was antagonism between the neighborhood and Macalester students, who tended to differ politically and socially. Around the same time, a large number of area residents either chose to move to some of the new suburban areas and/or to downsize as their families aged. This corresponded with a time period when the college, generously funded for capital expansion with Wallace funds, planned a major expansion. It thus purchased a large number of homes in the area at market rates from willing sellers. The properties were then rented to faculty, staff, and students. Indeed, the High Winds Fund at that time became something of a land bank, and though Wallace approved of faculty living near the college and creating an academic community, he was opposed to his funds being used for student housing.

In 1966-67, Macalester College unveiled its expansion plan, which included elements such as closing off Grand Avenue access, creating a new entrance to the campus on Cambridge, and clearing many houses for new buildings. This quickly drew neighborhood opposition. Simultaneously, Wallace's funding ceased in 1971 resulting from an ongoing rift with the administration. The college finally decided to shelve expansion plans, and charged the High Winds Fund with the de-accession of the residential properties. Many of the houses had suffered from deferred maintenance up to and including their period of college ownership; Macalester had simply not been prepared to be a large-scale landlord.

The school invested in the rehabilitation of the houses and then sold them to interested faculty and staff, followed by sales to the general public. The sales had two major conditions: a restrictive covenant offering the college the right of first refusal when they were resold, and an owner-occupancy clause. The homes proved extremely popular, especially to Macalester staff and faculty, and most of the houses were sold.

Currently, High Winds holds four individual residences and multi-family houses, while the college has twenty-six residences, including several affiliation houses on Vernon Street. The High Winds has been responsible for a number of initiatives, including bringing in district energy, the replanting of boulevard trees after the Dutch Elm crisis, creating neighborhood groups, and more recent activities such as traffic calming, composting, transportation initiatives, and community partnerships.

## SURVEY RESULTS

---

### SUMMARY OF FINDINGS

As Kevin Lynch states in his groundbreaking *What Time Is This Place?*, “a desirable image is one that celebrates and enlarges the present while making connections with the past and future.” Macalester Park’s strong sense of place stems from this dynamic; it is a vibrant, involved community that attributes much of its current character to its historic homes, picturesque plat, and its heavy tree canopy, as well as by its relationship to the adjacent college campus. Though there are a few notable neighborhood properties, it is the community character as a whole that gives Macalester Park a strong sense of place. Some specific trends were clear from the 299 built parcels surveyed. These included:

#### *Primary Building Styles*

<i>Style</i>	<i>Number</i>	<i>Approximate Percentage</i>
Bungalow	87	29%
Craftsman	27	9%
Tudor Revival	16	5%
Prairie School	16	5%
Colonial Revival	13	4%
Dutch Colonial Revival	10	3%
Queen Anne	4	1%
Shingle Style	4	1%
Ranch	3	1%
Spanish Colonial Revival	2	Less than 1%
Commercial Style	2	Less than 1%
Ecclesiastical (Tudor Revival)	1	Less than 1%
Commercial (Tudor Revival)	1	Less than 1%

The remaining 113 built properties surveyed were considered “vernacular” with a variety of stylistic influences.

#### *Period of Construction*

(from building permits, which show some variation from tax records)

<i>Years</i>	<i>Number</i>	<i>Approximate Percentage</i>
1886-89	9	3%
1890-99	6	2%
1900-09	37	13%
1910-19	154	52%
1920-29	69	23%
1930-39	8	3%
1940-49	1	Less than 1%
1950-59	6	2%
1960-69	2	Less than 1%
1970-79	2	Less than 1%
1980-99	1	Less than 1%
2000-10	4	1%

These construction numbers demonstrate a long period of development. The plat date was 1883 and the first house was built in 1886. It is unknown why 3 years elapsed between the platting and the first construction. The bulk of the homes (over 50%) were constructed between two and three decades later. This is the reason for the majority of homes being Craftsman-styled or influenced, since they were built when that style was very popular in Minnesota and across the nation.

***Cost of Construction for Homes Built During the Period of Significance***

Homes in the area varied considerably in the estimated cost of construction, as recorded on the building permits. Costs ranged from \$1,600 for a 1-story bungalow at 1739 St. Clair (b. 1916) to \$18,000 for a Sullwold-designed Dutch Colonial Revival at 99 Cambridge (b. 1921). Below is the listing of properties within Macalester Park with existing building permits separated by estimated construction cost:

75 homes	cost between \$2,000-2,999
81 homes	cost between \$3,000-3,999
24 homes	cost between \$4,000-4,999
21 homes	cost between \$5,000-5,999
16 homes	cost between \$6,000-6,999
7 homes	cost between \$7,000-7,999
11 homes	cost between \$8,000-8,999
5 homes	cost between \$9,000-9,999
8 homes	cost between \$10,000-18,000

The remaining structures were either constructed outside the Period of Significance, had no original residential structure building permits available, or were commercial-use structures. A complete listing of the building permit estimated cost of construction, when found, is provided by address in the survey spreadsheet and in the survey database.

***Other Relevant Data***

<b>Single Family Structures</b> 282 (96%)	<b>Multi-family Structures</b> 12 (4%)	<b>Garage on Open Lot (100 Cambridge Street)</b> 1 (Less than 1%)
<b>Residential Structures</b> 295 (98%)	<b>Commercial Structures</b> 3 (1%)	<b>Institutional Structures</b> 1 (Less than 1%)
<b>Contributing Resources</b> 232 (78%)	<b>Non-contributing Resources</b> 67 (22%)	

***Architects, Contractor/Builders, and Original Owners***

The City of Saint Paul only listed architects sporadically on the building permit, and stopped listing them at all after 1922. However, Macalester Park does show a handful of projects by prolific architects / designers including:

H.L. Albachten	2	210 Vernon Street and 1795 Lincoln Avenue
Alden & Harris	2	1696 Princeton Avenue and 1750 Goodrich Avenues

C.A. Bassford	3	100, 158 Fairview Avenue and 129 Wheeler Street
A.S. Devore	5	189, 193 Amherst Street, 1794 Sargent Avenue, and 197, 201 Wheeler Street
A. Gauger	1	188-190 Vernon Street (significantly altered)
Peter Linhoff	2	1700 Princeton Avenue and 148 Wheeler Street
Louis Lockwood	2	1761 Lincoln Avenue and 85 Cambridge Street
Cass Gilbert & James Knox Taylor	1	161 Cambridge Street

Please see brief bios of some of these architects in Appendix X.

Builder and owner names were repeated on the building permits with far more consistency, indicating that many homes in the area were built on speculation. Macalester Park building permits that listed the same name or same last name for *Builder/Contractor* and *Owner*, or displayed business names for the *Owner* include:

#### *Amherst Street*

134	Mathias J. Klim
194	Adolf Thome/ Anne S. Thome
222	Joseph E. Johnson/E. L. Johnson
237	C.H. Kenaley/G.M. Kenaley

#### *Fairview Avenue*

136	Owner: Norton Kirby Company
144	C.E. Nerdehn/C.P. Nerdehn

#### *Goodrich Avenue*

1794	John Pflaum/Pflaum
------	--------------------

#### *Lincoln Avenue*

1711	Fred Nehrlich/Fred Nehrlich
1712	Nels H. Peterson/Nels H. Peterson
1717	Peter Pearson/Peter Pearson
1726, 1730	J.D. Lane/ J.D. Lane
1731	W.H Grady/C.R. Grady
1755	Thos. D. Lane/Thos. D. Lane
1787, 1791	Kiratinetz Bros./Kiratinetz Bros.
1813	J.B. Allyn/ Allyn
1815	John Christiansen/John Christiansen

#### *Princeton Avenue*

1700	Chas. A Engstrom/Helmer E. Engstrom
1754	J. Goudek/J. Goudek
1798	Henry Fintney/Henry Fintney
1880, 1812, 1816	A. Petit/Bernard L. Busch
1870	Jos. F. Miesler/ Jos. F. Miesler

#### *Sargent Avenue*

1788	E.D. McAnalty/E.D. Mcanulty
------	-----------------------------

St. Clair Avenue  
 1705-1707 R.S. Mayer/ R.S. Mayer  
 1759 A.M. Sandberg/ A.M. Sandberg  
 1761, 1765-67 W.S. Blumenthal/W.S. Blumenthal, Inc.  
 1781 Imp. & Investment Company/Mcanulty  
 1805 Perry Fry/Perry Fry

*Vernon Street*

219 Arthur J. Schoeing/ Arthur J. Schoeing

*Wheeler Street S.*

96-98 Phil C. Justus/Phil C. Justus  
 191 D.J. Hamrin/ D.J. Hamrin  
 226 John E. Loftfield/ John E. Loftfield  
 227 Henry Stradlof/ Henry Stradlof  
 231 W.E. Jeragan/ W.E. Jeragan  
 235 W.E. Jeragan/ W.E. Jeragan

Frequently used area builders included: A. Petit, the Craftsman Building Company, H.M. Elmer, the John L. Wilson Company, L.A. Papke and Company, Linus Linder, the Minnesota Investment Company, Perry A. Swanson, and the Whitney Wilson Company.

In a number of these cases, the owner listed on the permit was the same person for multiple properties, further bolstering the speculation theory. Among the owners listed for several properties were: A. Petit, Bernard L. Busch, E.S. Clapp, Cochran & Walsh, the Lavern Building Company, and Samuel Borg (agent).

*Design Integrity*

The overwhelming majority of building exteriors surveyed have been somewhat modified to various degrees over time. However, in general the integrity is strong, with the following determinations:

<i>Level</i>	<i>Number</i>	<i>Percentage</i>
Excellent	31	10%
Very Good	100	33%
Good	114	38%
Fair	35	12%
Poor	19	6%

*Excellent* examples include 183 Amherst Street, 123 Cambridge Street, and 1791 Goodrich Avenue.

*Very Good* examples include 1673 Lincoln Avenue, 1780 Princeton Avenue, and 227 Wheeler Street.

*Good* examples include 1694 Lincoln Avenue, 1803 Sargent Avenue, and 1801 St. Clair Avenue.

Often with modernization the fenestration (the placement of doors and windows on an elevation) suffers most as integrity is lost; however, modernization was not a common occurrence in Macalester Park. Though there are some cases of blocked or missing original doors and windows, the integrity of the fenestration is generally very

strong. The most common alterations are enclosed front porches, back additions (often extensive), and a number of smaller changes, such as enclosed soffits and truncated or enclosed trim, especially rafter tails. Examples include 1667, 1745, and 1750 Lincoln Avenue.

## **HOUSING STYLES**

Some neighborhoods in Saint Paul, such as Summit Avenue, Irvine Park, and sections of Ramsey Hill and Crocus Hill, display many high-style residences that exemplify historic house types. In Macalester Park, the homes are generally vernacular versions, a mix of architectural styles. They were adapted for the neighborhood and its unusual lots, cost of construction, and other conditions.

Though the area was platted in the 1880s, the development period stretches almost fifty years, encompassing a number of late nineteenth century and early to mid twentieth century styles. As noted above, the majority of the homes were constructed between 1901-1919. In addition, most of the homes surveyed have been altered over time, with changes ranging from minor (new front steps) to major (additions and reconfigurations). Many of these changes demonstrate the changing patterns of household use over time, and could be historic in their own right.

Most of the surveyed homes do generally fall into a few different housing styles; there is, for example, a proliferation of Bungalow, Craftsman, Prairie, Colonial Revival, Dutch Colonial Revival, and Tudor Revival style homes, with a number of other styles represented.

## **SUMMARY CONCLUSION**

The inventory includes 235 individual properties and one potential historic district that are recommended as good candidates for intensive research and survey to determine if they qualify for designation by the City as a Heritage Preservation Site or for listing in the National Register.

## RECOMMENDATIONS

---

### DISTRICT DESIGNATION

The Consultants also considered the possibility of local district designation for the neighborhood, or for a subsection of it. The enabling legislation for Saint Paul does allow for such designation in its criteria:

*Sec. 73.05. Designation of heritage preservation sites. (a) Criteria. In considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site; the commission shall apply the following criteria with respect to such designation:*

- (1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.*
- (2) Its location as a site of a significant historic event.*
- (3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.*
- (4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.*
- (5) Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.*
- (6) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.*
- (7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.*

In doing so, the Consultants considered other Local Heritage Preservation Districts including: Como Shops, Dayton's Bluff, the Jackson Street Shops, and the Jacob Schmidt Brewing Company Historic District. They found Macalester Park as a whole most similar to Dayton's Bluff, and dissimilar to the railroad shops or the brewery, which are united around specific original functions. Dayton's Bluff is a far more similar case, especially since both the housing and the natural setting and sense of place in that area were important preservation factors.

Macalester Park's clearest case for district designation would be under Criteria #1 (part of the development of the city), and/or criteria #7 (representing an established and familiar visual feature of a neighborhood), and potentially some of the other criteria, requiring additional survey and evaluation necessary.

A viable local district may be possible in Macalester Park, based upon both the community development element as described in the *Residential Real Estate Development: 1880-1950* context and also on the quality and integrity of the architecture. One possibility for the district would involve the entire Macalester Park study area, as defined for the survey. Another option might exclude the properties along St. Clair Avenue and possibly Fairview Avenue, whose main orientation seems to face outward and away from the curvilinear inner core neighborhood. Other possibilities include the entire original Macalester Park plat, or the neighborhood plus the college. Establishing such a district would require intensive research and evaluation, as defined above to determine if the recommended parcels qualify for designation by the City as a Heritage Preservation Site or for listing in the National Register.

While the Macalester Park segments of Grand and Summit Avenues were not included in the scope of this survey, any future designation study should address the significant historic role they have played within the neighborhood.

### **CONSERVATION DISTRICT**

Conservation districts are a relatively new phenomenon, both in planning and in preservation. While historic districts began in 1931 with Charleston, South Carolina, the first conservation district was not established until 1975 in Boston. Recognized as a different level of designation, some find them a confusing and ineffective hybrid.

The City of Saint Paul has long considered such a preservation tool, and has investigated the idea in the past. The City explored the possibility for the Dayton's Bluff district prior to its designation in 1992, and commissioned a study on conservation districts by Carol Zellie at that time. Since then, there have been a number of nationwide studies on the concept. Recently in Minnesota Red Wing, Stillwater, and in 2015 Minneapolis have initiated conservation districts, though Saint Paul's version would likely be very different based on its own historic inventory.

At the present time, however, Saint Paul has not adopted an ordinance for conservation districts. Were the City to pass such legislation, Macalester Park could be a viable project. The combination of homes with good integrity with an overall neighborhood that features a distinctive streetscape and unusual platting could serve as a strong conservation district model.

### **HERITAGE TREES AND LANDSCAPE PRESERVATION**

Landscape preservation is a complicated issue, which is why it is usually excluded from HPC authority. However, in Macalester Park, due to the extensive tree canopy and the age and condition of the trees, the protection of the whole environment becomes a pivotal issue.

Neighborhood teams that offered to count and measure trees on both private land and on the boulevards were not able to complete their work in time to be included in this report. However, their efforts should be encouraged for future preservation planning.

The University of Minnesota and the City's Forestry Unit made several suggestions to private Macalester Park homeowners on how to preserve and protect their trees. The first recommendation is that professional arborists be retained for all tree work on personal property (use the "Find an Arborist" tab at [isa-arbor.org](http://isa-arbor.org)). The City of Saint Paul municipal code requires that all tree trimming must be done by licensed contractors working with arborists.

The University of Minnesota's Elm Selection Program focuses on survivor elms, such as the one at 1731 Princeton. Residents may submit survivor elms for consideration via their website (<http://elms.umn.edu>). If selected for the program, researchers from the University may visit the tree (generally in January or February), assess and document its characteristics, and attempt to clone it for further research in developing disease resistant strains.

Gary Johnson, Professor in the Department of Forest Resources at the University of Minnesota has published a guide for homeowners, detailing ways to protect trees from construction damage  
<http://www.extension.umn.edu/garden/yard-garden/trees-shrubs/protecting-trees-from-construction-damage/>

The neighborhood may want to also participate in the City's Landmark Tree Program (<http://www.stpaul.gov/index.aspx?NID=4205>).

The Landmark Tree program was created to locate, document, and compile a record of remarkable trees within the City of Saint Paul. Inducted trees will be recognized on this webpage contains interesting, unique facts about the tree species and any historical relevance.

Selection as a Landmark Tree does not guarantee the long-term survival nor preclude the removal of a nominated tree if its condition declines. Unpredictable factors including storm damage, insect damage, disease, compromised structural integrity, or a combination of factors may impact a tree and necessitate its removal. This is not in any way similar to a heritage tree program that places protections on trees; the program is solely educational and to recognize remarkable trees in Saint Paul.

The Landmark Tree program encourages any person, organization, or agency to nominate a special tree on public or private property within Saint Paul city limits. Saint Paul's Department of Parks and Recreation accepts nominations for the Landmark Tree Program through November 1<sup>st</sup> of each year.

## **OUTREACH AND EDUCATION**

The areas of outreach and education are an especially prime opportunity for the neighborhood. The rallying around saving the home at 1721 Princeton demonstrated that this is an engaged neighborhood, and one eager to learn more about their community and how to preserve it.

Suggestions include:

- walking tours through the neighborhood (perhaps with Macalester history students) as well as self-guided tours and/or podcasts
- workshops for homeowners about researching their home, housing styles, design guidelines, and preservation techniques
- a photography show featuring Macalester Park homes and history, perhaps at Grand Central coffee shop on Grand Avenue
- public lectures and forums
- a dedicated Facebook group and other social media

## MAJOR SOURCES

---

Bennett, Edward H., William E. Parsons, and George H. Herrold. *Plan of Saint Paul, the Capital City of Minnesota*. Saint Paul, Minn.: Commissioner of Public Works, 1922.

Carter, Thomas and Elizabeth Collins Cromley. *Invitation to Vernacular Architecture*. Knoxville, University of Tennessee Press, 2005.

Castle, Henry Anson. *History of St. Paul and Vicinity*. Chicago: Lewis Publishing Co., 1912.

City of Saint Paul Historic Preservation Commission Website. Updated February, 2015. Available from <https://www.stpaul.gov/search/node/Heritage%20Preservation%20Commission>

City of Saint Paul Historic Preservation Commission Archives and Files.

City of Saint Paul Landmark Tree Program Website. Updated February, 2015. Available from <http://www.stpaul.gov/index.aspx?NID=4205>

Counts, Tim (Northern Bungalow Club) interview, held November 2015.

Empson, Donald. "Highland–Groveland–Macalester Park: The Old Reserve Township". Ramsey County History Magazine, Volume 10-2, Fall 1973.

———. *The Street Where You Live*. Minneapolis: University of Minnesota Press, 2006.

Giblin, Chad interview, held October 2015.

Gibson, Thomas. *Gibson's Suburban Directory of St. Paul and St. Paul Proper and Additions*. Saint Paul: Thomas J. Gibson, 1888.

Gottfried, Herbert and Jan Jennings. *American Vernacular Design*. New York: Van Nostran Reinhold Company, 1985.

Granger, Susan W. and Patricia Murphy. *Historic Sites Survey of St. Paul and Ramsey County, 1980- 1983: Final Report*. Saint Paul, Minn.: Ramsey County Historical Society and the Saint Paul Heritage Preservation Commission, 1983.

High Winds Fund website. Updated February, 2015. Available from <http://www.macalester.edu/highwinds/neighborhood/>

Kilde, Jeanne Halgren. *Nature and Revelation, A History of Macalester College*. Minneapolis: University of Minnesota Press, 2010.

Kunz, Virginia Brainard. *Saint Paul: The First 150 Years*. Saint Paul, Minn.: The Saint Paul Foundation, Inc., 1991.

Lanegran, David interview, held October 2015.

Lindstrom, J.W. "A Group of Northern Bungalows." *Keith's Magazine*, December 1916.

———. *Bungalows*. Minneapolis, Minn.: J.W. Lindstrom, [1922]. Available at the Minnesota Historical Society Library, Saint Paul, Minn.

———. *Cottages and Semi-bungalows*. Minneapolis, Minn.: J.W. Lindstrom, [1922]. Available at the Minnesota Historical Society Library, Saint Paul, Minn.

———. *Two Story Homes*. Minneapolis, Minn.: J.W. Lindstrom, [1922]. Available at the Minnesota Historical Society Library, Saint Paul, Minn.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997 version.

McGill-Warner Company. "Map of the City of Saint Paul [1940]." Saint Paul, Minn.: McGill-Warner Co., 1940.

Mead & Hunt, Inc. *Neighborhoods at the Edge of the Walking City*. Prepared for Historic Saint Paul, City of Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, 2011.

Millet, Larry. *Lost Twin Cities*. Saint Paul: Minnesota Historical Society Press, 1992.

———. *Twin Cities Then and Now*. Saint Paul: Minnesota Historical Society Press, 1996.

———. *AIA Guide to the Twin Cities*. Saint Paul: Minnesota Historical Society Press, 2007.

———. *Minnesota's Own*. Saint Paul: Minnesota Historical Society Press, 2014.

Minnesota Historical Society. Visual Resources Database Website. Updated February, 2015. Available from <http://search.mnhs.org>

No Author Cited. *The Old House Journal's Historic House Plans*. Gloucester, MA: Dovetale Publishers, 1995.

No Author Cited. *The Saint Paul Globe*, October 18, 1885, page 11.

*Northwest Magazine*: April 1886, April 1890.

Ramsey County, Property Information Database.

Ramsey County Historical Society, Building Permit Files.

Richter, Bonnie. *Saint Paul Omnibus*. Saint Paul: Old Town Restorations, 1979.

Sanborn Insurance Maps, 1927.

Twin Cities Bungalow Club website. Updated February, 2015. Available from <http://bungalowclub.org>.

University of Minnesota Elm Selection Program Website. Updated February, 2015. Available from <http://elms.umn.edu>

University of Minnesota Extension Program Website. Updated February, 2015. Available from <http://www.extension.umn.edu/garden/yard-garden/trees-shrubs/protecting-trees-from-construction-damage/>

Welna, Tom interview, held October 2015.

Wingerd, Mary Lethert. *Claiming the City: Politics, Faith, and the Power of Place in St. Paul*. Ithaca, NY: Cornell University Press, 2001.

Zellie, Carole and Garneth O. Peterson. *St. Paul Historic Context Study: Churches, Synagogues, and Religious Buildings, 1849-1950*. Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. *St. Paul Historic Context Study Downtown Saint Paul: 1849-1975*. Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. *St. Paul Historic Context Study Neighborhood Commercial Centers: 1874-1960*. Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. *St. Paul Historic Context Study Pioneer Houses: 1854-1880* Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. *St. Paul Historic Context Study Residential Real Estate Development: 1880-1950*. Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. *St. Paul Historic Context Study Transportation Corridors: 1857-1950*. Prepared for the Saint Paul Heritage Preservation Commission, 2001.

Appendix I – Current Address Map





### Macalester Park Survey Field Worksheet

Survey Date: \_\_\_\_\_ Street Number: \_\_\_\_\_ Street: \_\_\_\_\_

**Architectural Information:**

Style: \_\_\_\_\_  Primary  Secondary  Element

Style: \_\_\_\_\_  Primary  Secondary  Element

Style: \_\_\_\_\_  Primary  Secondary  Element

Stories: \_\_\_\_\_ Bays: \_\_\_\_\_

Plan Shape: \_\_\_\_\_ Roof Shape: \_\_\_\_\_

Main Gable Directions: \_\_\_\_\_

Structure:  Wood frame  Masonry Foundation: \_\_\_\_\_

Wall (Primary): \_\_\_\_\_ Wall (Secondary): \_\_\_\_\_

Roofing  Asphalt  Tile  Other \_\_\_\_\_

Dormer Style(s): \_\_\_\_\_ Number: \_\_\_\_\_

Chimney Style: \_\_\_\_\_ Location(s): \_\_\_\_\_

Chimney Materials:  Brick  Stone  Other \_\_\_\_\_

Window Type(s): \_\_\_\_\_

\_\_\_\_\_ Window Condition: \_\_\_\_\_

**Integrity**

Design: \_\_\_\_\_ Fenestration Location: \_\_\_\_\_ Fenestration Size/shape: \_\_\_\_\_

Alterations: \_\_\_\_\_

\_\_\_\_\_ Original Site?

**Site Features**

Surrounding Land Use: *Residential*

Outbuildings: \_\_\_\_\_ Integrity of Setting: \_\_\_\_\_

Site Features: \_\_\_\_\_ Importance of Setting: \_\_\_\_\_

Notes on Exterior:

General Property Notes:

**Macalester Park Survey Field Worksheet**

Survey Date: \_\_\_\_\_ Street Number: **1780** Street: **Sargent**

**Architectural Information:**

Style: English Cottage  Primary  Secondary  Element  
 Style: \_\_\_\_\_  Primary  Secondary  Element  
 Style: \_\_\_\_\_  Primary  Secondary  Element

Stories: 1.5 Bays: \_\_\_\_\_

Plan Shape: rect Roof Shape: end gable w/ front peak gable

Main Gable Directions: L/R

Structure:  Wood frame  Masonry Foundation: stone

Wall (Primary): dash stone Wall (Secondary): spine accents

Roofing  Asphalt  Tile  Other \_\_\_\_\_

Dormer Style(s): \_\_\_\_\_ Number: \_\_\_\_\_

Chimney Style: fireplace Location(s): left

Chimney Materials:  Brick  Stone  Other \_\_\_\_\_

Window Type(s): replaced 8/8 dh R fan, 6/1 2nd floor

4/6 IF plus curved top Window Condition: good

**Integrity** in good shape shutters w/ insets, arched above arched under

Design: good Fenestration Location: good Fenestration Size/shape: good 2F window

Alterations: back additions - 1 flat 2 story

\_\_\_\_\_ 1 flat one-story deck Original Site?

**Site Features** Surrounding Land Use: Residential

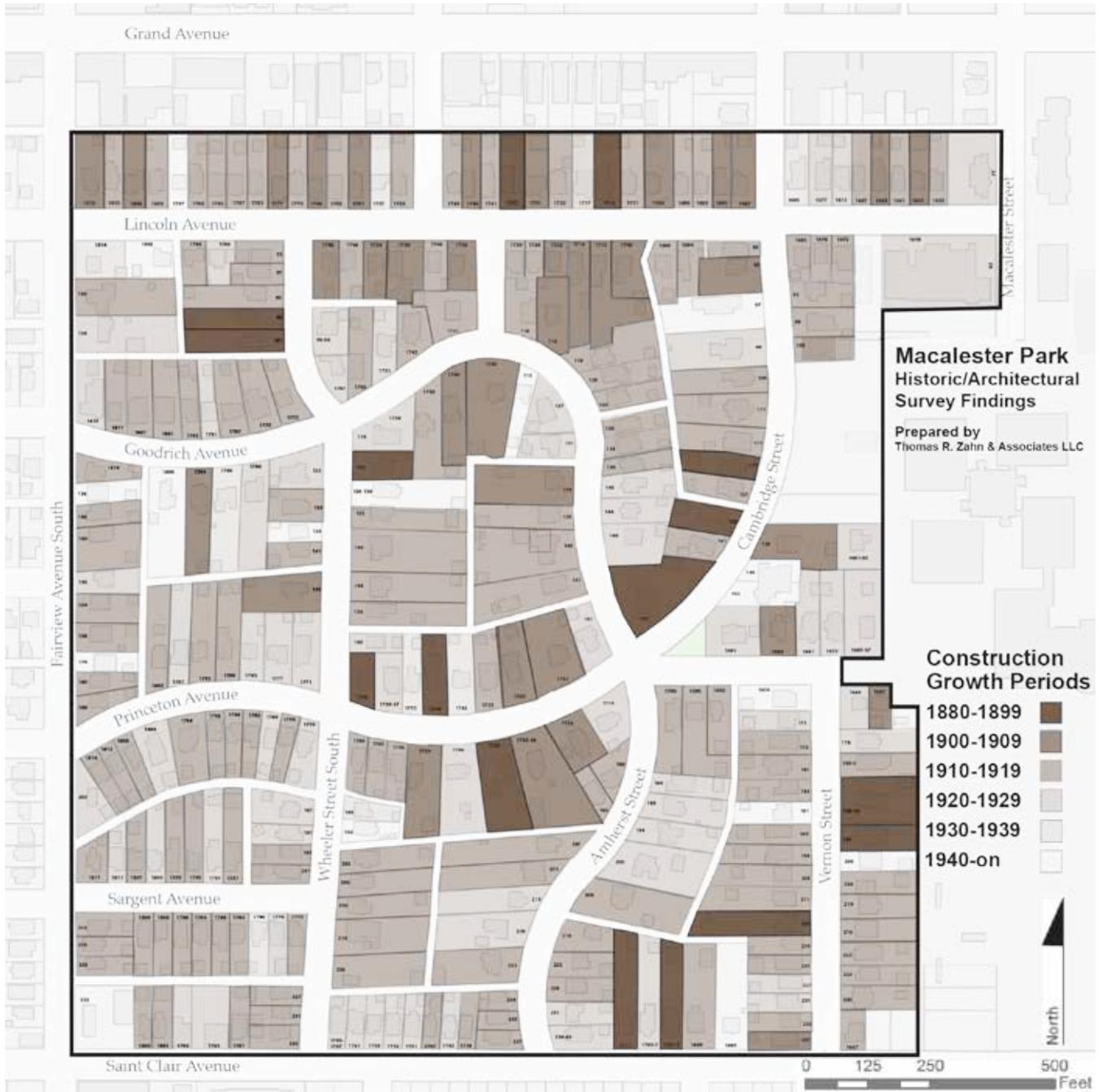
Outbuildings: can't see Integrity of Setting: \_\_\_\_\_

Site Features: \_\_\_\_\_ Importance of Setting: \_\_\_\_\_

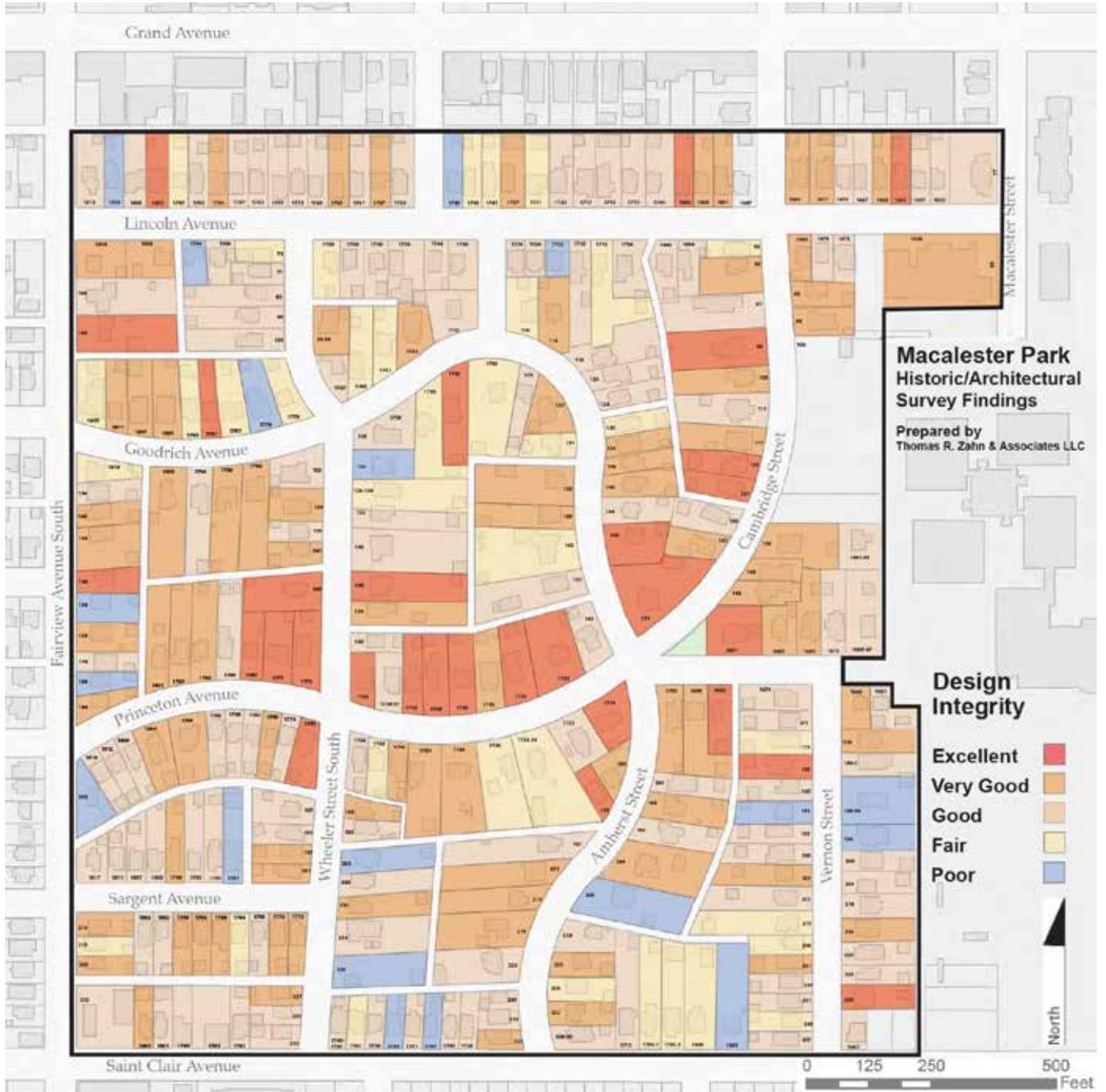
Notes on Exterior: curved top door flanked by stone pier  
roofline banding btwn 2F & IF - stemming off of entry roof

General Property Notes: large front oak & pine

# Appendix V — Construction Growth Periods Map



# Appendix VI —Design Integrity Map



# Appendix VII — Tree Canopy for Macalester Park Developed from Aerial Photography



Appendix VIII — Screenshot of Survey Spreadsheet (Detail)  
 Designed for compatibility with the City of Saint Paul Property Database

	A	B	BA	BB	BD	BE	BF	BG	BH	BI	BJ	BK	BL
1	Address #	Address Street	Style: Primary	Style: Secondary	Stories	Bays	Plan Shape	Roof Shape	Structure	Foundation	Wall (Primary)	Wall (Secondary)	Roofing
4	115	Amherst St	Colonial Revival	n/a	2	0	rect	low peak end gable	Wood Frame	Concrete	composite lapped	n/a	Asphalt shingles
5	118	Amherst St	English cottage	Tudor, storybook c	2.5	0	rect	front slop, secon	Masonry	Brick	Brick	dash stucco	Asphalt shingles
6	120	Amherst St	Vernacular	Classical Revival hi	2.5	2-story	rect	hipped w/gable	Wood Frame	Limestone	Wood clap	n/a	Asphalt shingles
7	124	Amherst St	Classical Revival	n/a	2.5	2-story	rect	hipped	Wood Frame	stone	Wood clap	n/a	Asphalt shingles
8	127	Amherst St	Colonial Revival	n/a	2.5	0	rect	peaked end gabl	Wood Frame	Concrete	Wood shake	n/a	Composite to loc
9	130	Amherst St	Vernacular (early 20 <sup>th</sup> cen	n/a	2.5	0	rect	peaked	Wood Frame	Stone & form	Wood clapboard	n/a	Asphalt shingles
10	131	Amherst St	Tudor Revival	storybook cottage	2.5	0	rect	multiple peak w/	Wood Frame	stucco	dash stucco	Wood trim, half tin	Asphalt shingles
11	134	Amherst St	Craftsman cottage	n/a	1.5	0	rect	X gable, snub no	Masonry	Brick	Brick	stone accents	Asphalt shingles
12	135	Amherst St	Prairie/craftsman	shingle	2.5	1-story	rect	end gable	Wood Frame	stone	Wood clapboard	Wood shake 2F	Asphalt shingles
13	136	Amherst St	Vernacular Classical Reviv	hipped cottage, p	2.5	1-story	rect	hipped	Wood Frame	stucco	Stucco	n/a	Asphalt shingles
14	139	Amherst St	Colonial Revival	Four-square	2.5	0	rect	X gable	Wood Frame	stucco	Stucco	n/a	Asphalt shingles
15	140	Amherst St	Four-square	Vernacular Prairie	2	0	rect	hipped; seconda	Wood Frame	stucco covere	Stucco	n/a	Asphalt shingles
16	144	Amherst St	Colonial Revival	n/a	2.5	1-story	rect	central peak	Wood Frame	Brick	Stucco w/Brick be	n/a	Asphalt shingles
17	145	Amherst St	Tudor Revival	Queen Anne	2.5	0	L	peaked X gable	Wood Frame	high brick	Stucco	high brick foundat	Asphalt shingles
18	146	Amherst St	Tudor Revival	English cottage	2.5	sq doo	rect	end gabled bulln	Wood Frame	Brick	Stucco	Wood trim	Asphalt shingles
19	151	Amherst St	Colonial Revival	Four-square influe	2.5	1F L	rect	hip	Masonry	Brick	Brick 1F	artificial siding 2F	Asphalt shingles
20	161	Amherst St	Colonial Revival	n/a	2	0	rect	L-R gambrel	Wood Frame	Brick	Stucco	n/a	Asphalt shingles
21	184	Amherst St	Vernacular	Prairie	2	0	rect	hipped; seconda	Wood Frame	Concrete faci	dash stucco	n/a	Asphalt shingles
22	188	Amherst St	Colonial Revival	Saltbox in back	2.5	0	rect	low peaked end	Wood Frame	facd Concret	Wood lap siding	n/a	Asphalt shingles
23	189	Amherst St	Craftsman cottage	n/a	1	0	rect	X gable	Wood Frame	rough Concre	Wood clapboard	Wood shake 2F; W	Asphalt shingles
24	193	Amherst St	Craftsman cottage	n/a	1.5	1-story	rect	clipped end gabl	Wood Frame	Brick	Wood clapboard	Wood shake	Asphalt shingles
25	194	Amherst St	English cottage	Tudor	2	0	rect	end gable, slope	Wood Frame	stucco	Stucco	n/a	Asphalt shingles
26	197	Amherst St	Vernacular Craftsman	n/a	2	2-story	rect	double shed end	Wood Frame	stucco	Stucco	n/a	Asphalt shingles
27	200	Amherst St	Colonial Revival	n/a	2.5	0	rect	gambrel	Masonry	Brick	Brick	stucco	Asphalt shingles
28	208	Amherst St	Colonial Revival (orig); ver	n/a	2.5	0	rect irregular	low end gable w/	Wood Frame	Concrete	artificial wide lap	n/a	Asphalt shingles
29	211	Amherst St	Craftsman bungalow	n/a	1.5	0	rect	end gable slope	Wood Frame	high brick	wide lap Wood	n/a	Asphalt shingles
30	215	Amherst St	Tudor cottage	n/a	2	1-story	rect	peaked end gabl	Wood Frame	Brick	Stucco	half timber wood	Asphalt shingles
31	218	Amherst St	Craftsman	n/a	2	L side,	rect	long slope end g	Wood Frame	Stucco covere	Stucco	wood shake 2F	Asphalt shingles
32	219	Amherst St	Colonial Revival	n/a	2.5	0	rect	low peaked end	Masonry	Brick	Brick	n/a	Asphalt shingles
33	222	Amherst St	Vernacular English cottag	n/a	2.5	0	rect	low peak end ga	Wood Frame	Concrete cov	Stucco	n/a	Asphalt shingles
34	223	Amherst St	Craftsman cottage	n/a	2	R side	rect	tiered gable she	Wood Frame	high brick	composite siding	n/a	Asphalt shingles
35	228	Amherst St	Craftsman cottage	n/a	1.5	1-story	rect	peaked end gabl	Wood Frame	Stucco	Stucco below	Wood shake above	Asphalt shingles
36	229	Amherst St	Craftsman cottage	n/a	1.5	1F squ	rect	peaked end gabl	Wood Frame	Concrete bloc	Wood wide lap	Wood shake	Asphalt shingles
37	232	Amherst St	Colonial Revival	n/a	2	0	rect	end gable gamb	Wood Frame	Stucco	dash stucco	n/a	Asphalt shingles
38	235	Amherst St	Craftsman cottage	n/a	1.5	0	rect	X gable	Wood Frame	Concrete bloc	Stucco below	Wood shake above	Asphalt shingles
39	237	Amherst St	Craftsman cottage	n/a	1.5	0	rect	shallow peaked	Wood Frame	n/a	Stucco below	faux wood shake al	Asphalt shingles
40	238-240	Amherst St	Vernacular	n/a	2	1F squ	rect	low hip	Wood Frame	RFCB	artificial siding	n/a	Asphalt shingles
41	0	Cambridge St											
42	83	Cambridge St	Hipped bungalow	Craftsman cottage	2/1-stor	0	rect	end gable (clippe	Wood Frame	n/a	Stucco (porch and	wood shake (top &	Asphalt shingles
43	85	Cambridge St	Classical Revival	Four-squar /hippe	2.5	0	rect	hipped	Wood Frame	stone	Wood clap	n/a	Asphalt shingles
44	92	Cambridge St	English cottage	n/a	2	1	rect	X gable	Wood Frame	Stucco	Stucco	n/a	Asphalt shingles
45	97	Cambridge St	Prairie inspired/Japanese	n/a	2/1-stor	0	rect	hip (low)	Wood Frame	Stucco	Stucco	n/a	Asphalt shingles
46	98	Cambridge St	Classical Revival	Four-square influe	2.5	L 2-sto	rect	cross gable (F, L,	Wood Frame	can't see	Wood clapboard	n/a	Asphalt shingles
47	99	Cambridge St	Dutch Colonial Revival	n/a	2/1-stor	0	rect	end gambrel	Wood Frame	stone	stone 1F	wood shake 2F	Wood shake
48	100	Cambridge St											
49	105	Cambridge St	Craftsman cottage	n/a	1.5	1	rect	peaked gable	Wood Frame	Stucco	Stucco 1F	wood shake 2F stai	Asphalt shingles
50	111	Cambridge St	Craftsman cottage	n/a	1.5	0	rect	peaked end gabl	Wood Frame	Brick	Stucco	high brick foundat	Asphalt shingles
51	117	Cambridge St	Classical Revival, free colc	n/a	2.5	2	rect	low hip	Wood Frame	Stucco	Stucco	retains distinctive	Asphalt shingles
52	123	Cambridge St	Stick Style	Queen Anne Vern.	2.5	1	rect	cross gable	Wood Frame	stone w/brick	Wood clapboard	wood shakes top	Asphalt shingles
53	127	Cambridge St	Craftsman cottage	n/a	1.5	1	rect	cross gable	Wood Frame	Stucco	Stucco 1F	wood shakes 2F &	Asphalt shingles
54	135	Cambridge St	Vernacular	farmhouse/col Rev	2.5	1	rect	end gable low pe	Wood Frame	stone	Clapboard	wood shake	Asphalt shingles
55	138	Cambridge St	Four-square/Classical Rev	Classical Revival	2.5	0	rect	hipped w/gables	Wood Frame	stone	Wood clapboard	wood shakes dorm	Asphalt shingles
56	140	Cambridge St	New construction; Eclecti	n/a	2/1-stor	0	rect/eclectic	slope left w/	Wood Frame	rough edge ?	Stucco	n/a	Asphalt shingles
57	141	Cambridge St	Classical Revival	Four-square	2.5	2	rect	end gable	Wood Frame	formed concr	clapboard 1F	wood shakes 2F	Asphalt shingles
58	142	Cambridge St	Same as 140										
59	161	Cambridge St	Shingle Style (very distinc	n/a	2.5	1	(mainly) rec	gambrel LR & ba	Wood Frame	stone	Wood clapboard	wood shake in mul	Asphalt shingles
60	164	Cambridge St											
61	100	Fairview Ave S	Four-square	Classical Revival	2.5	0	rect	X gable	Wood Frame	stone	composite siding	n/a	Asphalt shingles
62	104	Fairview Ave S	Colonial Revival	n/a	2.5	0	rect	end gable w/arc	Masonry	Brick	Brick	n/a	Asphalt shingles
63	136	Fairview Ave S	Ranch	n/a	1	0	rect	hipped	Wood Frame	Stucco	Stucco	Brick facting, botto	Asphalt shingles
64	140	Fairview Ave S	Craftsman cottage	n/a	1.5	1	rect	hipped	Wood Frame	smooth f. cb	Wood shake	wood clapboard	Asphalt shingles
65	144	Fairview Ave S	Craftsman cottage	n/a	1.5	1	rect	hipped	Wood Frame	RFCB painted	Wood clapboard	wood shake	Asphalt shingles
66	150	Fairview Ave S	English cottage	n/a	2	1	rect	hipped	Wood Frame	stone; irregul	dash stucco	n/a	Tile
67	154	Fairview Ave S	Vernacular cottage	n/a	2.5	1	rect	X gable	Wood Frame	RFCB painted	metal or vinyl siding	n/a	Asphalt shingles
68	158	Fairview Ave S	Craftsman cottage	n/a	1.5	1	rect	LR end gable, slo	Wood Frame	RFCB	Wood clapboard	n/a	Asphalt shingles
69	176	Fairview Ave S	Ranch	n/a	1	0	rect	hipped	Wood Frame	Brick	Stucco	brown brick high fc	Asphalt shingles
70	180	Fairview Ave S	Craftsman	n/a	2	0	rect	end gable w/slop	Wood Frame	Stucco	Stucco	wood shake	Asphalt shingles
71	186	Fairview Ave S	Craftsman cottage	n/a	1.5	0	rect	end gable L-R w/	Wood Frame	Stucco	Stucco	wood shake (2 side	Asphalt shingles
72	200	Fairview Ave S	Eclectic (likely orig English	n/a	2	0	rect	end gable L, flat	Wood Frame	can't see	vinyl vertical (2F) lap (1F)		Asphalt shingles

# Appendix IX — Sample Property Database Sheet

## Survey Inventory Form Database

MINNESOTA ARCHITECTURE -HISTORY INVENTORY FORM

 New
  Delete
  Find

Survey Name **Macalester Park Survey**  
 Survey Date **September-October 2015**

### Property Location

Number **148** Street **Wheeler St S** City/State/Zip **Saint Paul MN 55105**  
 Neighborhood **Macalester Park** City Neighborhood **Macalester Groveland**  
 PIN **04282343003**  
 Plat Name **R. L. ROBBINS ADDITION**  
 Tax Description **Lot 2**  
 Plat Id **02407** Section/Township/Range **4 / 28 / 23**  
 Ward **3** District **14** County **Ramsey** Zone **15** E N  
 Zoning **R3**

### Property Information/Historical Information

Building Permit **66148** Property Date **July 15, 1915** Structure Cost **6000**  
 Architect/Engineer **Peter Linhoff** Builder/Contractor **John W. Lindquist**  
 Owner on Permit **Emil Traeger** Original Owner

### Architectural Information

Style: Primary **Tudor Rev** Style: Secondary Style: Element  
 Stories **2.5** Bays **1** Plan Shape **rect** Roof Shape **gabled**  
 Structure **Wood frame** Foundation **Brick** Roofing **asphalt**  
 Wall (Primary) **Brick** Wall (Secondary) **Stucco**  
 Dormer Style **0** Dormer # Chimney **Fireplace** Chimney #**Brick**  
 Window Type **8/1 DH paired** Window Condition **VG**  
 Out Buildings Site Features  
 Notes on Exterior **wr iron fence, front original entry gate, prom gutters, original bk porch, original wd trim,** Integrity of Setting  
 Importance of Setting  
 Original Function Current Function

### Architectural Integrity

Material Condition **mature Maple**  
 Design Integrity **Excellent** Fenestration Location **Excellent** Fenestration Size/Shape **Excellent**  
 Alterations

Surveyor(s) **TRZ&A:Zahn, Gladhill, Reilly**



## Appendix X — Brief Biographies of Macalester Park Architects

### Augustus Gauger

Born in Germany in 1852, Gauger immigrated to Wisconsin with his family when he was ten years old. After being employed in Chicago as an apprentice draftsman, he came to Saint Paul in 1875 and was employed with Edward Bassford's firm from 1875-78, when he set up his own practice, which was active until his death in 1929.

While managing his own firm, Gauger served in a number of state and city roles, including: architect to the State Board of Education (1881-1887), City of Saint Paul building inspector (1894-1895), a member of the committee revising the St. Paul Building Code (1896 and 1910-1911), and architect to the Board of Trustees of the Minnesota State Soldiers' Home (1905-1929). His son Raymond took over the firm upon his father's death and continued the practice into the 1970s.

The Gauger firm was responsible for many buildings both in Minnesota and throughout the United States, including fourteen state courthouses, numerous schools, and commercial and institutional structures, and a number of private residences.

Macalester Park has one remaining but modified Queen Anne house at 190 Vernon Street that was designed by Augustus Gauger.

### Charles Bassford

Charles Bassford was born in 1879, one of six children of prominent Saint Paul architect Edward Bassford. However, he became an architect in his own right by age 20 and was well known both for his own designs and for serving as city architect for Saint Paul from 1930 until his death.

Bassford's notable projects, mainly as city architect, include the gates to the Como Zoo (built of stone reused from the Ramsey County Courthouse, which his father had designed), several structures at Como Zoo including the main building and Monkey Island, Saint Paul's Municipal Auditorium, and several projects with Clarence "Cap" Wigington, who was his assistant.

Bassford married Helen Lamoreux in 1906 and they had 2 children. He died in 1945.

Charles Bassford designed houses in Macalester Park including 100 and 158 Fairview Avenue, and 129 Wheeler Street.

### Cass Gilbert

Cass Gilbert was born in Zanesville, Ohio in 1859. The Gilbert family moved to St. Paul when he was nine years old. After his father's death he and his two brothers were raised by their mother. He began his architectural career at age 17 by joining the Abraham M. Radcliffe office in St. Paul. Two years later Gilbert enrolled in the architecture program at the Massachusetts Institute of Technology.

After leaving MIT in 1880 Gilbert toured Europe for nine months before returning to the States and securing a position with the prestigious New York architecture firm of McKim, Mead, and White. After representing the firm in Minnesota (1882) Gilbert started his own practice in St. Paul and soon partnered with James Knox Taylor in 1885. He won a series of house, church and office-building commissions in Minnesota. While practicing in Minnesota he was best known for his design of the downtown St. Paul Endicott Building (1890) and the Minnesota State Capitol (1896-1905).

After leaving St. Paul in 1898 he relocated his firm in New York City. His best known later works include the Woolworth Building (1911-1913) in Manhattan and the United States Supreme Court Building (1928-1935).

Gilbert married Julia Finch in 1887 and they raised four children in Manhattan. He died at the age of 74 on a family trip in Brokenhurst England in 1934.

Gilbert and Taylor designed house at 161 Cambridge Street.

### **Peter Linhoff**

Peter J. Linhoff was born in Shakopee, Minnesota, in 1876. He moved to Saint Paul in 1903, where he established a successful practice, especially known for houses in Crocus Hill and for seventeen homes on Summit Avenue. In 1899 he became a draftsman for architect Louis Lockwood and took over the practice upon Lockwood's death in 1907.

In general, he practiced alone, but had a brief partnership with Louis Lockwood, for less than a year in 1908. Peter Linhoff died on January 24, 1954, in Saint Paul.

Peter Linhoff designed the home at 1700 Princeton and 148 Wheeler Street.

### **Louis Lockwood**

Louis Lockwood was born in London in 1865 and studied at King's College. He immigrated to Winnipeg in 1888, relocating to Saint Paul soon after. After apprenticing with a number of local firms, he established his own practice in 1893. While sometimes collaborating with others, he preferred solo work.

His early designs tended to be Neo-Classical or Colonial Revival, but by the turn of the century he had expanded to a more varied repertoire; indeed, some credit him with introducing the bungalow style to Saint Paul with an 1899 design. He died suddenly of pernicious anemia in 1907.

Macalester Park houses designed by Louis Lockwood include 85 Cambridge Street and 1761 Lincoln Avenue.

## Appendix XI — Architect And Designer Homes by Style and Design Integrity

Architects in **Bold** are referenced in *Saint Paul Architecture, A History*

Address	Date	Architects/Designers	Style	Design Integrity
<b>Amherst</b>				
127	1924	Mather & Fleischbein	Colonial Revival	Very Good
135	1908	<b>Thori, Alban &amp; Fisher</b>	Shingle/Craftsman	Very Good
140	1922	Elmer H. Justus	Prairie	Very Good
146	1924	<b>Kenneth Worthen</b>	Tudor Revival	Excellent
189	1915	A. S. Devore	Craftsman	Very Good
193	1915	A. S. Devore	Craftsman	Excellent
208	1916	Tyler McWhorter	Colonial Revival	Poor
219	1923	<b>William B. Ingemann</b>	Colonial Revival	Very Good
222	1917	<b>J. E. Niemeyer</b>	Vernacular English Cottage	Very Good
<b>Cambridge</b>				
85	1905	<b>Louis Lockwood</b>	Colonial Revival	Very Good
99	1921	<b>H.A. Sullwold</b>	Dutch Colonial	Excellent
123	1886	H.S. Treherne	Stick Style	Excellent
138	1905	Wheeler (Globe Bldg.)	Classical Revival	Very Good
161	1890	<b>Gilbert &amp; Taylor</b>	Shingle Style	Excellent
<b>Fairview</b>				
100	1913	<b>C.A. Bassford (City Arct.)</b>	Colonial Revival	Good
154	1912	<b>C.A. Bassford</b>	Colonial Revival	Very Good
186	1914	<b>Jens Pedersen</b>	Craftsman	Very Good
200	1923	N.C. Niemeyer (Endicott Bldg.)	Eclectic English Cottage	Poor
<b>Goodrich</b>				
1750	1915	Alden and Harris	Craftsman	Fair
1751	1922	O.J. Caderberg	Craftsman	Fair
1795	1912	<b>Alban and Hausler</b>	Colonial Revival	Fair
1818	1911	John Loftfield	Shingle Style	Fair
<b>Lincoln</b>				
1687	1908	<b>Mark Fitzpatrick</b>	Colonial Revival	Good
1745	1909	Olin H. Round	Vernacular Colonial Revival	Fair
1749	1912	Albachten	Vernacular	Poor
1756	1908	D.S. White	Colonial Revival	Good
1761	1907	<b>Louis Lockwood</b>	Vernacular Cottage	Good
1764	1912	Gust A. Anderson	Vernacular	Good

1765	1912	Glenn Seetore	Craftsman	Very Good
1769	19_6	Charles Kampfer	Victorian Cottage	Good
1777	1903	Olin H. Round	Four-square	Good
1795	1912	Albackten	Vernacular Craftsman	Good

### Princeton

1696	1916	Alden & Harris	Vernacular	Very Good
1700	1913	<b>Peter Linhoff</b>	Craftsman	Very Good
1735	1911	<b>C.H. Johnston Jr.</b>	Prairie	Very Good
1749	1886	Edwin Lundie (remodel)	Colonial Revival	Very Good
1763	1887	Geo. Muitlo	Prairie	Excellent

### Sargent

1776	1924	O.B. Cunier	Craftsman	Very Good
1791	1922	Brooks Bros.	Craftsman	Very Good
1794	1914	A.S. Devore	Craftsman	Very Good
1799	1914	A.T. Wrick	Craftsman	Very Good
1817	1917	Jos. Appell	Craftsman	Good

### Vernon

190	1889	A. Gauger	Queen Anne	Poor
210	1912	H.L. Albackten	Italianate	Good
221	1912	<b>Frank Tewes</b>	Craftsman	Very Good

### Wheeler

129	1913	<b>C.A. Bassford</b>	Craftsman	Very Good
148	1915	<b>Peter Linhoff</b>	Tudor Revival	Excellent
191	1922	Brooks Bros.	Craftsman	Good
197	1914	A.S. Devore	Craftsman	Very Good
201	1914	A.S. Devore	Craftsman	Very Good
210	1916	Henry Jandrich	Tudor Revival	Very Good