

# HERITAGE CONSERVATION ON THE GREEN LINE



St. Paul Casket Co. Factory



12

**Landfill Music & Books Building**  
1222 University Av. W. | 1922  
Allen Stem

An excellent example of industrial design and construction in the 1920s Midway. The building features industrial steel sash and a water tower.



13

**Brioschi-Minuti Co. Building**  
908-10 University Av. W. | 1922  
Torello "T.J." Minuti, designer | Vacant

Significant for its association with Carlos Brioschi and Adolfo Minuti, whose firm produced architectural sculpture and ornamental plaster for many prominent buildings.



14

**Victoria Theater**  
825 University Av. W. | 1915  
Franklin Ellerbe | Vacant

The city's earliest, intact neighborhood theater, culturally significant as a Prohibition-era nightclub, and architecturally significant as an example of the work of prominent St. Paulite Franklin Ellerbe.



Ray-Bell Films Building



15

**Ray-Bell Films Building**  
823 University Av. W. | 1915  
Mark Fitzpatrick

Historically significant as the home for some 30 years of a film production company that documented the work of many Minnesota-based organizations, businesses, and industries.



18

**MN Milk Co. Building (Old Home Dairy)**  
370-78 University Av. W. | 1912  
Charles Hausler, 1932 remodel | Art Deco

One of few remaining early 20th-century dairies in the city, the building is significant in the areas of agriculture, commerce, and architecture.



Ford Motor Co.



19

**Ford Building**  
117 University Av. W. | 1914  
John Graham with Kees & Colburn

Significant as an early automobile branch assembly plant and dealership; vacant - and facing demolition by neglect?

## Additional issues, opportunities, and significant building types identified through stakeholder meetings:

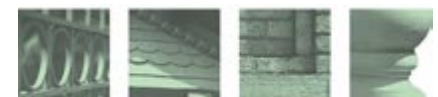
- Smaller-scale Art Deco style buildings.
- Mid-century modern buildings along University Avenue and in downtown (potential Urban Renewal district—No. 24).
- One and two story commercial buildings that are not historically significant as individual structures but contribute to the historic fabric and character of University Avenue.
- Midway-area industrial buildings located near, but not on, University Avenue.
- The potential for a "Main Street" approach to strengthen the character, identity, and vitality of Snelling Avenue between University Avenue and Hamline University.



HISTORIC SAINT PAUL  
www.historicsaintpaul.org

Funding for Heritage Conservation on the Green Line was provided by the Central Corridor Funders Collaborative and the Arts and Cultural Heritage fund created by the Clean Water, Land and Legacy Amendment.

Image of Victoria Theater New Year's Eve 1933 courtesy of Audrey Carol Thompson. All other historic photos courtesy of Minnesota Historical Society.



HISTORIC SAINT PAUL





*Brown-Iasners Store Fixtures Co.*



02

**SOS Office Furniture Building**  
2441 University Av. W. | 1930  
Clarence Johnston | Art Deco

Historically significant as a combined showroom/warehouse associated with the Midway furniture industry.



*Twin City Commercial Bulletin*

03

**Minneapolis-Saint Paul Building**  
2429 University Av. W. | 1910  
Bertrand & Chamberlain | Neo-Classical

Historically significant as a printing and office facility associated with Midway manufacturing and warehousing operations.



*Red Wing Stoneware Co. Office & Whse.*

04

**Twin City Janitor Supply Building**  
2345 University Av. W. | 1930  
Kenneth Fullerton

Historically significant as an example of a combined showroom and warehouse and as a unique example of a Period Revival style commercial building.



*Louis F. Dow Co.*

05

**Dow Building**  
2242 University Av. W. | 1923  
Toltz King & Day

Historically significant in the areas of commerce, architecture, and engineering—a major Midway industrial building erected during the area's burst of growth after World War I.



*Wright, Barrett & Stillwell*

06

**Wright Building**  
2233 University Av. W. | 1913  
J. Walter Stevens

Historically significant as an early warehouse, built by and for a firm engaged in the manufacture and distribution of building products. It features "fireproof" reinforced-concrete construction designed for large floor loads.



*Griggs, Cooper & Co. Sanitary Food Mfg. Plant*

10

**Griggs Midway Building**  
1821 University Av. W. | 1912-25  
Toltz King & Day

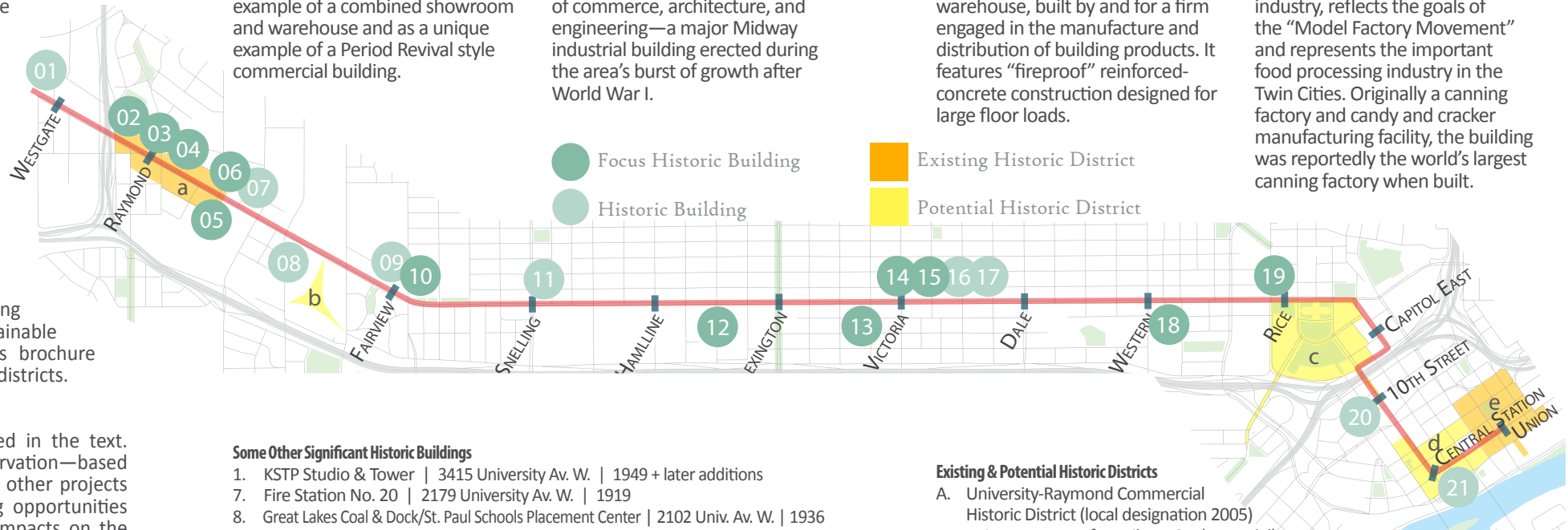
Significant for commerce and industry, reflects the goals of the "Model Factory Movement" and represents the important food processing industry in the Twin Cities. Originally a canning factory and candy and cracker manufacturing facility, the building was reportedly the world's largest canning factory when built.

## INTRODUCTION

The advent of the Green Line LRT presents both opportunities for, and potential threats to, historic resources in Saint Paul along University Avenue and in downtown. With the aim of promoting heritage conservation as an important strategy for sustainable community economic development and identity, this brochure identifies 26 designated and potential historic sites and districts.

Focus buildings are bolded on the map and featured in the text. They present good opportunities for heritage conservation—based on occupancy status, historic significance, proximity to other projects and each other, threats, and opportunities—including opportunities for small to moderate improvements to have major impacts on the streetscape.

The information provided includes the building architect, date of construction, and historic and common names. Some other significant historic buildings are listed above the map.



### Some Other Significant Historic Buildings

1. KSTP Studio & Tower | 3415 University Av. W. | 1949 + later additions
7. Fire Station No. 20 | 2179 University Av. W. | 1919
8. Great Lakes Coal & Dock/St. Paul Schools Placement Center | 2102 Univ. Av. W. | 1936
9. Krank/Iris Park Place Building\* | 1885 University Av. W. | 1926
11. Quality Park Investment Co./Midway Book Store Bldg. | 1579 University Av. W. | 1934
16. Owens Motor Co./Lifetrack Resources Bldg. | 709 Univ. Av. W. | 1917, 1921-23
17. Fire Station No. 18 | 681 University Av. W. | 1908
20. St. Agatha's Conservatory/Exchange Bldg.\* | 26 Exchange St. | 1910 & 1914
21. First National Bank Building | 332 Minnesota St. | 1931

\* national & local historic site

### Existing & Potential Historic Districts

- A. University-Raymond Commercial Historic District (local designation 2005)
- B. Minnesota Transfer Railway Co. (potential) Historic District (includes roundhouse at 805 Cleveland Av. N., 1891-1907)
- C. Minnesota State Capitol Mall (potential) Historic District
- D. St. Paul Urban Renewal (potential) Historic District
- E. Lowertown Historic District (national & local designation, 1983 & 1984)