

# Dayton's Bluff Vacant Home Tour

April 17, 2016 1:00-5:00 pm

Sponsored by the Dayton's Bluff Community Council, this tour of six vacant historic properties recently slated for demolition is planned with the hope they will be purchased and rehabilitated. These properties are all owned by the City of St. Paul. Through a RFP (Request for Proposal) process, the properties will be sold for \$1 and a subsidy may be available to approved developers/owners for rehabilitation.

Meet at the Dayton's Bluff Community Headquarters at 804 Margaret Street to get tour information and hop on a 1954 Twin Cities Rapid Transit bus for free transportation to the homes, departing at regular intervals throughout the day. The tour also is come and go as you please and you may use your own transportation or walk to all the properties and pick up brochures and tour information on the way. Please enjoy your visit to Dayton's Bluff!



Rehab Success Story, 326 Maria





**The Louis Hansen House and Bakery** is a unique example of a late-nineteenth-century mixed-use building. Contractor M. Almquist constructed the building in 1884 for \$800. In 1885, contractor C. P. McClellan put on additions totaling \$1,450. In the 1886 city directory, Mr. Hansen is listed as a baker with Thomas Mullen employed as a clerk. By 1887, Hansen's business grew to include another clerk, Theresa Meehan, and as well as a truckman, John F. Meehan. Hansen wanted to teach others his trade (and perhaps get some extra help around the bakery), so he ran an ad in the "Situations Wanted" section of the *Saint Paul Daily Globe* for an "apprentice situation . . . to learn the 'bakers' trade by a young Scandinavian who speaks good English; can give good references." In 1889, Hansen also lent his hand by helping stop an unpopular proposal to build a park within Dayton's Bluff that would only be accessible by well-off residents. The bakery was in operation here until sometime in 1893, when it either closed or relocated elsewhere. Hansen retained ownership of the building and performed \$625 of alterations to the structure in 1894, presumably to convert the entire structure to residential use. According to the city directory, railroad workers, stenographers, tailors, clerks, foremen, engineers, cigar makers, carpenters, elevator operators, musicians, painters, and many other renters called this building home well into the twentieth century. By 1924, Fred A. Anselment, a designer at the Minnesota Chandelier Company, became owner of the property.

**Two-story L-shaped frame building** with Italianate-derived design on a coursed limestone foundation with an intersecting gabled roof. Fenestration consists of two-over-two double-hung windows arranged symmetrically throughout the façade. The roof is characterized by simple, shallow soffits and fascia. The clapboard exterior walls are covered with cement-shingle on the first floor and scalloped asphalt shingle on the second floor. Craftsman-style canopies at the front entries replaced the one-story, open, wrap-around porch.





**The Peterson-Burke House** was constructed in 1884 by A. Peterson for a cost of \$1,500. Although Peterson is considered the first owner of the home, city directories don't include him with this address. The first person mentioned is Mr. M.A. Burke, who constructed a \$200, one-story addition onto the rear of the home in 1886. According to the 1989 Historic Property Inventory, George Burke was a clerk for the CMSP Freight Depot and Thomas Burke was a druggist for Mary A. Simpson. In 1880-1890, *The Saint Paul Daily Globe* includes many articles detailing the social activities of the Burke family. The Burkes must have sold the home around the turn of the century. The next article concerning the home appeared in the May 7, 1901 edition of the *Saint Paul Daily Globe*, announcing that "Rev. and Mrs. C. E. Schutte have issued invitations for a reception to be held at their home. Mr. Schutte was recently appointed pastor of St. Peter's Episcopal Church," which is located across the street from the residence. By 1902, the home had passed into the possession of E. A. Dornfeld, who extended the one-story rear addition that same year at a cost of \$150. Mr. Dornfeld was listed as a "city salesman" in the Minnesota Census of 1905. As of 1943, he was still listed as the owner of the home. Sometime after World War II, the property was remodeled into a duplex and the front porch was enclosed up to the double-leaf front doors. The entirety of the exterior is now clad in white aluminum siding on clapboard.

**1.5-story frame house** erected on a limestone foundation and characterized by a cross-gabled hipped roof. Fenestration consists of single and paired, one-over-one double-hung windows and a bay window on the first floor of the west elevation. The original shed-roofed front porch has been partially enclosed. Although wrapped in aluminum siding, the layout and form recall Queen Anne or stick-style pattern book houses of the era.







**The Gotthielf Christoff House** pre-dates building permits. The 1989 Historic Property Inventory identifies the construction date of 1882 as recorded in a December 31, 1882 article in the *Saint Paul Daily Globe*. The original owner of the home, Gotthielf Christoff, died at the home on May 2, 1888. Mrs. Henrietta A. Meehl, a “pioneer resident of St. Paul and Minnesota,” was 73 years old when she passed away in the home in 1902. A 1889 listing on the property records a \$100 alteration. On July 24, 1929, a building permit for work totaling \$1,500 was taken out by the owner, Mrs. Blasing, and contracted by a Mr. Walter Hauson. The next permit identified the owner of the property as Mr. Herb Schoenenker, who reroofed the house in September 1936. The last historical alteration recorded at the home was an electrical permit for work totaling \$55 in July of 1947.

**1.5-story cottage** with an L-shaped plan and Italianate proportions constructed in 1882. The home sits on a coursed limestone foundation and features a front-side porch built into the L of the house. Fenestration is single-light, one-over-one double hung on all sides, but a 1989 slide shows taller windows on the front elevation with two-over-two sash. The west side elevation features a projecting bay window. The roof is comprised of two intersecting gables and the exterior walls are cement shingle over clapboard. A large rear addition was constructed sometime after 1950 has low gables and deep, overhanging eaves. A non-contributing garage is sited at the northwest corner of the lot.





**The Edward McNamnee House** is recorded in a WPA mortgage file with Edward McNamnee as the first owner of the home, purchasing the lot through a mortgage with Maria Dayton in 1877. He took out a \$1,300 mortgage with the People's Building Society in late 1878, completing the home in 1879. A search of the *Saint Paul Daily Globe* did not list the property or its occupants between 1877 and 1922. The only other records of mention for the property were a series of three permits issued between May 23 and May 25, 1931 totaling \$610. This amount may reflect the conversion of the home into a duplex, which was its most current use before becoming vacant. The garage is categorized as non-contributing, as it was constructed after 1930.

**Two-story classicized** Queen style frame house with Greek Revival massing. The home sits on a rectangular, plastered limestone foundation, with a hip roofed front porch supported by Doric columns that have been stuccoed. This porch appears to date from a later renovation, as it covers the glass transom over the front door (visible from the interior). Fenestration consists of individual and paired one-over-one, three-over-one, and two-over-two double-hung windows throughout. A one-story projecting bay window ornaments the west elevation. In 1931, a permit index card lists permits for repairs, alterations, and plaster (the exterior was stuccoed). The soffits and porch architrave are wrapped in aluminum. The front-facing gabled roof contains no dormers. A leaded transom above the front picture window was one of the few visibly original features of the home from the exterior, but was removed without review and approval.



# E



## 216-218 Bates Avenue



**The Schorenstein Garage Building** The two-story commercial building, at 216 Bates, was constructed in 1886; the one-story section, at 218 Bates, was constructed in 1912 as an auto garage to serve the Schornstein Grocery and Saloon, at 707 Wilson, one of the most unusual and ornate Victorian era commercial buildings still standing in St. Paul.

**216 Bates** is a two-story, masonry load-bearing building with a flat roof behind a low parapet with corbelled cornices and shallow corbelled brackets at each end. The two second-story windows were double-hung, four-over-four, and the left (north) side first story window was a fixed four-light window with a two-light transom above. The windows have hidden lintels and rowlock sills. Double carriage doors historically occupied the large, first-story opening. The doors were rail and stile, with diagonal bead-board panels. The left door had a secondary service door in it. The lower corners of the carriage door openings had cast-iron, bullet-shaped corner protectors.

**The one-story** 218 Bates portion of the Schornstein Garage is constructed of brick and appears to be whitewashed in older photographs. It had a simple, two-course corbelled cornice, and the one partially visible window has a hidden lintel and a rowlock cornice. Non-original siding that wrapped the building was removed in 2015, and the property would likely be re-classified to contributing to the Dayton's Bluff Heritage Preservation District if re-evaluated.



**F****208-210 Bates Avenue**

**The Schacht Building** two-story commercial building with a stone, brick, and iron first-story storefront and a second-story wood frame with brick veneer designed by architect Charles Neuhausen and constructed as a store and flats in 1885. A wide cornice with simple brackets lines the front of the parapet that hides the flat roof. The two squared oriel windows rest on heavy brackets set in the sign panel, interrupting the storefront cornice. A corrugated metal panel runs across and between the fronts of the oriels. The doubled windows in the oriels are currently horizontally divided two-over-two double hung, and the two single windows between the oriels and vertically-divided two-over-two double-hung. The first-story facade is divided into two separate storefronts by four square brick Doric columns with a central door to the upstairs. Fluted cast iron posts with molding details divide each storefront into two display windows with transoms and an inset entry with a transom. All transoms and display windows are currently filled with plywood, and plywood covers the bulkheads, except for some inset panel bulkheads surviving in the inset entries. The entry doors are currently metal paneled contemporary doors. The stone walls on the other three sides are rendered (stuccoed) and struck to look like ashlar stone. All windows on the secondary elevations have segmental arched openings and appear to have double-hung windows. There is a frame shed addition at the rear of the building, and some of the brick veneer ties have failed on the north side of the building, leading to a partial collapse of the veneer.





# Sponsored by



Thank you to the City of St. Paul's Inspiring Communities program. For more information about purchasing and rehabilitating these properties, visit [www.StPaul.gov/InspiringCommunities](http://www.StPaul.gov/InspiringCommunities).



All properties are located in the Dayton's Bluff Heritage Preservation District. See more at [www.StPaul.gov.hpc](http://www.StPaul.gov.hpc).

## Legend



Properties are considered "contributing" to the Dayton's Bluff Heritage Preservation District



Interior of the property is not on the tour.



Properties are considered "pivotal" within the Dayton's Bluff Heritage Preservation District.

