



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

MEMORANDUM

TO: Heritage Preservation Commissioners
FROM: Allison Suhan, Senior Historic Preservation Planner
RE: July 29, 2019 HPC meeting - NRHP Comment for the Degree of Honor Protective Association Building at 325 Cedar Street.
DATE: July 8, 2019

Pursuant to the Heritage Preservation Commission's (HPC) Certified Local Government (CLG) responsibilities, attached is a National Register of Historic Places (NRHP) Nomination for Degree of Honor Protective Association Building at 325 Cedar Street.

The HPC shall allow for public comment, and may also indicate their opinion as to whether the Degree of Honor Building meets National Register Criterion A noted in the nomination.

Criterion A is applicable when the "property is associated with events that have made a significant contribution to the broad patterns of our history."

In order for the HPC to comment, at least one HPC member must meet the Federal Standards for architectural history, architecture or historic architecture (as defined in the state CLG procedures manual), and the member(s) must participate in formulating that opinion.

BACKGROUND

On June 11, 2019, the Department of Planning and Economic Development received a letter from the State Historic Preservation Office requesting Certified Local Government on the nomination of the Degree of Honor Protective Association Building.

402 Hall Avenue was identified as the D.H. Weston [sic] House & Barn in the 1983 Historic Sites Survey of Saint Paul and Ramsey County (RA-SPC-1680). The association between the property and Cass Gilbert were not known at the time of the 1983 survey.

HPC REVIEW AUTHORITY

In 1985, Saint Paul's Heritage Preservation Commission (HPC) became a Certified Local Government as established under the provisions of the "Guidelines of Implementation of Certified Local Government Programs in Minnesota" and of 36 CFR 61.5 and 36 CFR 61.7 as referenced in the Certified Local Government Agreement, MHS Agreement #85-C-1395.

In 1980, Congress amended the national historic preservation program to include a new legal basis for a new federal-state-local preservation partnership. This role of CLGs in the partnership is outlined in "Procedures for Applying for and Maintaining Certified Local Government Status." One of the roles identified is the CLG's responsibility for review and approval of nominations of properties to the National Register of Historic Places (NRHP). The State Historic Preservation Office (SHPO) must notify the property owner, the HPC and the chief local elected official (Mayor) when properties are being nominated to the NRHP. Along with timelines for notification and review, the HPC must also allow for

the public to comment. In order for the HPC to comment on whether the nomination meets the criteria in which it's being considered, the HPC must have members that meet the federal qualifications in the areas in which the property is being nominated for; classified as historic, archaeological, and/or architectural in nature. If the local HPC does not have the expertise in the area the HPC can choose not to comment or may obtain the opinion of a qualified professional.

The Mayor may also provide their recommendation along with the HPCs and those are forwarded to the SHPO prior to the State's recommendation that is sent to the Secretary of the Interior. If both the HPC and the Mayor recommend that a property not be nominated to the NRHP the SHPO will take no further action unless an appeal is filed.

CONSISTENCY WITH THE HERITAGE AND CULTURAL PRESERVATION CHAPTER OF THE CITY'S COMPREHENSIVE PLAN (2040)

Recommending the Degree of Honor Protective Association Building be nominated to the NRHP with the appropriate criteria meets several goals outlined in the Heritage and Cultural Preservation Chapter of the City's Comprehensive Plan (2040) that was approved by the City Council on June 19, 2019.

Goal 2: "The preservation of built, cultural and natural environments that express the identity and sense of place of Saint Paul."

Policy HP-6. "Maintain and preserve designated and determined eligible historic and cultural resources."

Policy HP-7. "Be proactive in the identification, evaluation, survey and designation of historic and cultural resources to ensure a consistent and equitable approach to preservation that is time-sensitive and responds to community needs."

STAFF RECOMMENDATION

Degree of Honor Protective Association Building at 325 Cedar Street meets Criterion A for listing on the National Register of Historic Places.

SUGGESTED MOTION:

Per the information and documentation provided in the National Register nomination, the Saint Paul Heritage Preservation Commission finds that the nomination meets Criterion A and supports the listing of Degree of Honor Protective Association Building at 325 Cedar Street in the National Register of Historic Places.

ATTACHMENTS:

1. Letter to HPC from SHPO
2. NRHP Nomination Form

June 7, 2019

Mr. Michael Justin, Chair
St. Paul Heritage Preservation Commission
25 W. 4th Street, 1400 CHA
St. Paul MN 55102

Re: Certified Local Government Comment on the nomination of: **Degree of Honor Protective Association Building, 325 Cedar Street, St. Paul, Ramsey County** to the National Register of Historic Places

Dear Mr. Justin:

The above referenced property may be considered by the State Historic Preservation Review Board (SHPRB) for nomination to the National Register of Historic Places on Tuesday, August 20, 2019. Because the City of St. Paul has been granted Certified Local Government (CLG) Status under the provisions of 36 CFR 61.5 and the Minnesota State Historic Preservation Office's "Procedures for Applying For and Maintaining Certified Local Government Status," the nomination (copy enclosed) is being sent to the Office of the Mayor and to the Heritage Preservation Commission for review at this time.

This nomination is classified as a historical nomination. After allowing a reasonable opportunity for public comment, the Commission may prepare a report indicating its opinion as to whether the property meets the National Register Criteria (copy enclosed). At least one Commission member who meets the Federal Standards for History (see Appendix A of the state CLG procedures) should participate in formulating that opinion.

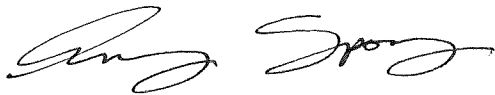
If the Heritage Preservation Commission does not include a member who meets the Federal Standards, the city may choose not to comment on this nomination through the CLG review process (in which case please advise the Preservation Office of that choice), or the Heritage Preservation Commission may obtain the opinion of a qualified professional in the subject area and consider the opinion in its recommendations. The comment must include both the credentials and opinion of the consulted professional. If the city chooses not to comment under the CLG process outlined above, comments on a nomination may be submitted to the Preservation Office in as much as any interested party may submit comments.

The Mayor may transmit the report of the Heritage Preservation Commission together with his comments on the eligibility of the property to Amy Spong, Deputy State Historic Preservation Officer, 50 Sherburne Ave., Suite 203, St. Paul, MN 55102. This response must be received before the close of business on Friday, August 16, 2019. Pursuant to the National Historic Preservation Act, if both the Heritage Preservation Commission and the Mayor determine that the property does not meet the criteria, the nomination will not be further considered unless an appeal is filed with the state office.

We should note that the standard notification of SHPRB consideration of this property has been sent to the owner. Appropriate officials will be notified approximately one month before the scheduled meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Spong', written in a cursive style.

Amy Spong
Deputy State Historic Preservation Officer

enc.: National Register Program
National Register Criteria
Copy of National Register Nomination

cc: Degree of Honor Building LLC
c/o Jim Cockarell
379 Jackson St.
Suite 700W
St. Paul, MN 55101-1810

THE NATIONAL REGISTER OF HISTORIC PLACES PROGRAM

The National Register of Historic Places (NRHP) is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering or culture. The NRHP was created in 1966 and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our significant historic places under the provisions of the National Historic Preservation Act. The National Park Service (NPS) provides oversight for the program under the Secretary of the Interior. The program is managed by the professional staff of the National Register in Washington, DC, State Historic Preservation Officers, and the Preservation Officers in Federal Agencies. Contact the State Historic Preservation Office (SHPO) for information describing the National Register program (MNSHPO@state.mn.us). For online information go to:

http://www.nps.gov/history/nr/national_register_fundamentals.htm

<http://www.nps.gov/history/nr>

<http://mn.gov/admin/shpo>

For further information on National Register Federal Program Regulations refer to the Code of Federal Regulations (CFR) 36 CFR60. For online information go to:

<http://www.nps.gov/history/nr/regulations.htm>

LISTING IN THE NATIONAL REGISTER PROVIDES BENEFITS TO HISTORIC PROPERTIES:

Eligibility for Federal Tax Provisions: Since 1976 the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives include a 20% investment tax credit to encourage the preservation of historic commercial, industrial, and rental residential buildings listed in the NRHP by allowing favorable tax treatments for rehabilitation. Owners of NRHP properties who choose to participate in the preservation tax incentive program must follow the Secretary of the Interior's Standards for Rehabilitation and receive approval by the NPS of the rehabilitation project in order to receive the tax credit. For online general information go to: <https://www.nps.gov/tps/tax-incentives.htm>

For further information on building certification requirements refer to 36 CFR67. For online information go to:

<https://www.nps.gov/tps/tax-incentives/taxdocs/36cfr67.pdf>

Eligibility for State Tax Provisions: The Minnesota Historic Structure Rehabilitation Tax Credit was signed into law in April 2010. The state rehab tax credit mirrors the 20% federal historic preservation tax credit and must be used in conjunction with the federal credit. Property owners who are undertaking a historic rehabilitation project are eligible to receive a state income tax credit up to 20% of qualifying rehabilitation expenses. Owner may elect to receive a grant in lieu of a credit equal to 90% of the allowable credit. For online information go to:

<http://mn.gov/admin/shpo/incentives/state>

Easement Donations: The Federal Internal Revenue Code also provides for Federal income, estate, and gift tax deductions for charitable contributions or partial interests in real property (land and buildings). Taxpayers' gifts of qualified interest may be "exclusively for conservation purposes." For online information go to:

<http://www.nps.gov/tps/tax-incentives.htm>

Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. Colleen Gallagher is the IRS representative who serves taxpayers in Minnesota. She can be contacted at 763-347-7361.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their actions on historic properties listed on or determined eligible for the NRHP. Regulations of the Advisory Council on Historic Preservation, an independent Federal agency, guide this consultation process, which is intended to assure that the value of the historic property is considered in project planning. For online information go to: <http://www.achp.gov>

For further information on the Advisory Council refer to 36 CFR Part 800. For online information go to:

<http://www.achp.gov/regs-rev04.pdf> and <http://www.achp.gov/citizensguide.html>

Qualification for Federal grants for historic preservation: Presently, funding levels are inadequate for these grants to be available.

Consideration in planning for State, state licensed, and state assisted projects: Minnesota Statutes Chapter 138 requires that state departments, state agencies, and political subdivisions of the state (counties, townships, cities, etc.) have the responsibility to protect the physical features and historical character of properties listed in the NRHP. The

relevant public agency is required to consult with the SHPO before carrying out any undertaking, or funding, or licensing, or permitting an undertaking by other parties, in order to determine appropriate treatments and to seek ways to avoid and mitigate any adverse effects on NRHP-listed properties. For further information, refer to Minnesota Statutes Chapter 138.665 and 138.666. The statutes are online at:

<http://www.revisor.mn.gov/statutes/?id=138.665>
<http://www.revisor.mn.gov/statutes/?id=138.666>

Consideration before demolition: The rules of the Minnesota Environmental Quality Board (EQB) require preparation of an Environmental Assessment Worksheet (EAW) by the responsible unit of government for any proposed demolition, in whole or in part, or moving of a property listed in the NRHP. For further information on the Environmental Quality Board refer to Minnesota Rules Parts 4410.0200, 4410.1000 and 4410.4300 subpart 31 or call 651-201-2477. For online information go to:

<https://www.revisor.mn.gov/rules/?id=4410>
<https://www.revisor.mn.gov/rules/?id=4410.4300>

ADDITIONAL INFORMATION ABOUT THE NATIONAL REGISTER PROCESS AND THE MEANING OF LISTING:

Owning a property listed in the National Register does not automatically impose a regulatory burden on an individual property owner. Listing in the NRHP does not mean that the Federal Government wants to acquire the property, place restrictive covenants on the land, or dictate the color or materials used on individual buildings. State and local ordinances, local historical commissions, or laws establishing restrictive zoning, special design review committees, or review of exterior alterations, are not a part of the NRHP.

Historic properties of national, state, or local significance under private or local/state government ownership may be nominated by the SHPO. Property owners, historical consultants and SHPO staff may prepare nominations. A Federal agency's Federal Preservation Officer nominates properties under Federal ownership to the NRHP. For online information go to: <http://www.achp.gov/fpoagencyinfo.html>

Tribal Historic Preservation Offices (THPO) perform the same type of preservation activities as those performed by SHPO's. These activities, however, are associated with historic properties located on Tribal Lands. Contact the SHPO for a list of THPO's in Minnesota. For online information go to: <http://www.achp.gov/thpo.html> and www.nps.gov/THPO

In recognition of the importance of local actions to historic preservation, the 1980 amendments to the National Historic Preservation Act established the Certified Local Government (CLG) program that required each State preservation program to develop a mechanism for the certification of local governments in the State. As a CLG the mayor and the heritage preservation commission have the opportunity to comment on a property being nominated in their city. If both the mayor and the heritage preservation commission determine that the property does not meet NRHP criteria, the nomination will not be considered unless an appeal is filed with the SHPO. For a list of certified local governments, contact the SHPO.

State Historic Preservation Office
50 Sherburne Ave.
Suite 203
St. Paul, Minnesota 55155
651-201-3287
mnshpo@state.mn.us
<http://mn.gov/admin/shpo>

Updated 4/30/2018

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- (a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with their productive life; or
- (d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) a property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- (g) a property achieving significance within the past 50 years if it is of exceptional importance.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Degree of Honor Protective Association Building

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 325 Cedar Street

City or town: Saint Paul State: Minnesota County: Ramsey

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

Degree of Honor Protective Association Building
Name of Property

Ramsey, MN
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/business

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: STONE/Granite; GLASS; Roof: SYNTHETICS/Rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Degree of Honor Protective Association Building, located at 325 Cedar Street in downtown Saint Paul, Minnesota, was built in 1961 to house the headquarters of the Degree of Honor Protective Association, a women's fraternal benefit society. The eleven-story, International style building was designed by the local architecture firm, Bergstedt, Hirsch, Wahlberg and Wold Architects and constructed by the Steenberg Construction Company. The rectangular-plan tower has a steel frame and reinforced concrete floors and a one-story auditorium (ritual room) at the west elevation.¹ The tower is clad in gray granite with aluminum windows and rests on black granite piers. The auditorium is clad with black granite and is void of windows. The recessed first floor of the tower is clad in black granite and the entrance on Cedar Street (east) features a metal canopy and glass and aluminum entrance system. The eleventh floor houses the mechanical systems and is similar to the ground floor; the wall is recessed and black granite columns wrap the catwalk around the mechanical room.

¹ The building elevations face northwest and southeast, but for ease of description Cedar Street will be referred to as the west elevation and East Fourth Street will be referred to as the north elevation.

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At the interior, the lobby has black granite tile walls, granite-clad columns and aluminum accents at the elevators and marble planters. The upper office floors (2-10) are designed as open floor-plan spaces with a circulation core against the west wall. The circulation core includes the elevators, stairs and restrooms. The building's period of significance, 1961-1969, reflects the height of the Degree of Honor Protective Associations' influence in the insurance market and acknowledges the organization's use of the building as its headquarters through 1993. The building retains a high level of exterior and interior historic integrity.

Narrative Description

Location and Setting

The Degree of Honor Protective Association Building (DOHPA Building) occupies lots 1, 2, and 3 and parts of lot 4 and Lot 14 of Block 23 of the City of St. Paul plat. The building sits on a 16,117 square foot parcel at the southwest corner of Cedar Street and Fourth Street East in the downtown core of Saint Paul. (Photos 1, 3) The DOHPA Building sits on the block bounded by East Fourth Street at the north, Cedar Street at the east, Kellogg Boulevard at the south and Wabasha Street at the west. The building is built to the sidewalk at the north (Fourth Street East) and east (Cedar Street) elevations. The site is generally flat with limited hardscaping such as non-historic sidewalk planters. The Minnesota Mutual Life Insurance Company Building (1955, NRHP) is located at the northwest corner of the Cedar Street and Fourth Street East and the St. Paul Athletic Club (1918, NRHP) is at the northeast corner. The Minnesota Building (1929, NRHP) is across Cedar Street on the southeast corner of the intersection. The DOPHA shares the block with the Intercontinental Hotel (former St. Paul Hilton, 1965) at the south and a two-story office building at the west. The Commerce Building (1912, NRHP) sits on the west portion of the block. The building is located one block north of Kellogg Boulevard and the Kellogg Mall Park, which overlooks the Mississippi River. The blocks surrounding the site contain a mix of commercial and residential structures of similar scale.

General Exterior

The eleven-story, International style tower of the DOHPA Building is rectangular in plan and measures 148 feet along the east-west elevations and 99 feet along the north-south elevations. It is fully clad in granite. The building's first and eleventh levels are recessed, exposing the building's skeleton. The first level extends further to the west than the building's upper floors; this single height portion of the building originally housed the DOPHA's ritual room.

The tripartite design features a cube-shaped tower clad in gray granite with black granite at the recessed base and recessed penthouse (mechanical) floors. The recessed first level has two sizes of rectangular black granite pieces which are used to both texture and a sense of verticality. The smaller pieces of granite at the first floor impart a tactile quality to the building. A series of square columns, also clad in black granite, support the upper levels of the building, while further emphasizing the building's verticality. The granite treatment continues at the single story

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portion of the building. (Photo 2) This single-story portion of the building has a flat roof that houses playground equipment.

The upper floors (2-10) are clad in gray granite and glass. Here, the cladding repeats the pattern and texture of the first level on a larger scale. Bands of granite mark each floor plate, while bands of alternating granite and glass mark the habitable space. Windows at this level are single-pane, aluminum sash and operate on a central pivot. A double band of granite is located at the top of the tenth level, marking the floorplate for the mechanical penthouse and also a partial-height wall that surrounds the eleventh level. (Photo 11)

The eleventh level echoes the first level. The habitable mechanical portion of the building is recessed while a second set of black, granite-clad, square columns support the flat roof. A partial-height wall stretches between the columns and an open-air walkway loops the building. At this level, the recessed portion of the building and interior faces of the partial-height wall are both clad in black brick. The flat roof has a rubber membrane and a short parapet.

Entrances

The primary façade (east) front Cedar Street and the main entrance is centered on this elevation. (Photo 5) The entrance is composed of a glass and aluminum storefront system. A central swing door is flanked by two revolving doors. Each of the doors is fully glazed. A bank of storefront windows stretches outward from both revolving doors. The storefront windows extend the full height of the first level. Additional transom windows are located above the doors.

The entry is anchored by a granite-clad canopy, which is supported by granite-clad columns. Signage on the canopy features the aluminum letters which read “Degree of Honor;” this signage is on the north and south ends of the canopy. (Photos 1, 3, 5)

A secondary entrance (ca. 1980) is located at the north elevation of the one-story portion of the building at the west. (Photo 2) This entry is composed of a single, aluminum swing door with upper and lower lights. Above the entrance, there is a red, canvas awning advertising the previous daycare tenant. This entrance provides direct access to the day care facility located in the former ritual room space.

The service entrance at the south elevation is a wider, double-door opening to access garbage bins. (Photo 4)

Skyways

There are three skyways at the second floor of the building. (Photos 1, 2, 3) A dark aluminum and glass skyway (ca. 1980) is located at the north elevation and crosses East Fourth Street. A dark aluminum and glass skyway (ca. 1980) crosses over the one-story portion of the building at the west elevation. The third skyway (2005) is also dark aluminum and glass and runs along the south elevation and crosses Cedar Street.

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Interior

In general, the building is an eleven-story office building with a first level lobby and a full basement with a one-story auditorium at the west.

First level

The first level houses a main lobby and two office spaces within the multi-level portion of the building and the DOPHA's former ritual room within the single-story portion of the building. The building's main lobby is located at the east portion of the building and extends nearly the full length of the east façade. (Photos 6, 7) This space retains its historic spatial organization and finishes. The main lobby has a light colored terrazzo floor. The building's black granite exterior cladding continues inside as the finish for the lobby walls. Two black granite clad square columns support the space's high, coffered ceiling. The coffered ceiling was built following the lobby's mechanical system update in the 1980s and replaced an aluminum baffle ceiling system. The aluminum accents on the columns as well as the building directory plinth were added at this time.

Black granite clad planters and black granite benches anchor either end of the main lobby. The three elevator doors at the west wall are aluminum and there are aluminum accents around the planters and doors. There is an aluminum clock centered above the central elevator. A building dedication plaque is located on the south wall.

Enclosed office spaces are located at the north and south ends of the main lobby. Non-historic finishes including dropped ceilings, carpet and wall coverings have been installed in the office spaces.

The DOHPA Building's ritual room is located within the single story portion of the first level at the west of the lobby. (Photo 8) The room is accessed through a door at the northwest corner of the lobby. The ritual room was historically a large, open volume, with a raised stage located on bay south of the north elevation. The space is currently subdivided through the use of a partial height cubicle system composed of aluminum wall studs. These wall partitions allow for full view of the open room and do not damage the ceiling. The previous daycare tenant added a commercial kitchen at the south end of the auditorium space and a central stair to access the rooftop playground. The space retains the original ribbed dropped ceiling system which extends the full length of the auditorium.

Second through Eleventh Levels

In general, the building is organized with a service core against the west elevation of the tower and the offices form a U-plan around the core. The service core includes the central elevator flanked by two stairs and two bathrooms; the core also includes an inset drinking fountain, mail chute and a mechanical shaft.

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The upper office floors (2-10) of the building were designed as flexible office rental spaces with movable wall partitions of four-four sections and an acoustical tile ceiling with strip lighting. (Photo 9) Floors are concrete with carpeting. Over time, some tenants have added sheetrock office walls, enclosed corridors and new flooring systems. The tenth floor was originally the executive floor and the service core wall has wood paneling. (Photo 10)

The second floor was not originally designed with skyway access. In 1980, a corridor was created to provide public access to the skyway links at the north and west elevations. In 2005, another skyway connection cut an opening at the south elevation and black marble wainscot was added to the corridor.

The eleventh floor is an unfinished mechanical room which houses the elevator over-run system as well as the building's cooling system.

Lower Level

The lower level is organized around a double-loaded T-shaped corridor. Spaces are generally finished with vinyl tile, carpet and dropped ceilings. Some spaces have drywall walls and other areas have painted concrete block walls. The building's original vault is located near the north side of the building and is intact.

Integrity

The Degree of Honor Protective Association Building retains excellent integrity. The building retains sufficient levels of all seven aspects of integrity to convey its history from its period of significance, 1961-1969. The seven aspects of integrity are discussed separately, as follows:

Location

The DOHPA Building has not been moved and retains integrity of location.

Design

The DOHPA Building retains excellent integrity of design of both exterior and interior public spaces. The exterior retains its formal tripartite organization, the verticality and texture conveyed by its cladding, and its original entry sequence. At the interior, the main lobby retains its original organization and finishes. The ritual room retains its built-in stage and distinctive ceiling system. The open floor plate is generally intact having been infilled with some wall partitions. Likewise, the circulation spine retains its original location. At the upper floors, each floor was designed as an open floor plate with a modular wall system that allowed for varying sizes of office spaces. While this modular system has been replaced with drywall partitions, the upper floors continue to function as office space. However, some floors have no historic corridors around the circulation spine.

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Setting

Integrity of setting remains intact. The building's relationship to the surrounding neighborhood is unchanged since the period of significance, as the built character of downtown Saint Paul has not been drastically altered since the urban renewal years of the late 1950s and early 1960s.

Materials

The exterior materials that characterize the building —primarily granite and glass —remain intact and convey integrity. At the exterior, the building retains its original black and white granite cladding, aluminum, single-light windows at the upper stories, and storefront system at the main entrance. At the interior, the main floor lobby retains its original materials including terrazzo floors, granite walls, geometric, metal light fixtures and built-in furnishings including benches and planters. The ceiling material was altered in the 1980s with the introduction of a coffered ceiling. The ritual room retains its distinctive ribbed dropped ceiling and raised stage. Finish materials at the upper floors have been modified over time; however, as they were originally used as rental office space that function anticipated modification. It is likely that their particular finishes were not character defining.

Workmanship

The DOHPA Building retains integrity of workmanship. The building was constructed as a high profile “modern” headquarters building for the Degree of Honor Protective Association. As such, the building's public spaces including its exterior and its main floor lobby space exhibit a high level of workmanship.

Feeling

Through its continued use as an office building, and through the retention of its historic exterior materials, fenestration patterns, and lobby space, the Degree of Honor Protective Association Building evokes the feeling of an office building from the mid-twentieth century.

Association

As the Degree of Honor Protective Association's headquarters building, the DOHPA Building was constructed specifically to house the Association and to help brand it with a “modern” image. Today the building, still known as the “Degree of Honor Building,” retains a dedication plaque in the lobby and continues to be associated with the Degree of Honor Protective Association.

Conclusion

The Degree of Honor Protective Association Building, located at 325 Cedar Street in Saint Paul, Minnesota, was constructed in 1961 to house the headquarters of the Degree of Honor

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Protective Association, a women's fraternal benefit society with member lodges throughout the country. The building's period of significance, 1961-1969 represents the height of the Degree of Honor Protective Association's influence in the insurance market and acknowledges the organization's use of the building as its headquarters through 1993. Though the Degree of Honor offices moved out of the building in the 1980s, the property has continued to be used as rental office space through the present. Integrity of location, design, setting, materials, workmanship, feeling, and association all remain intact, and convey the building's history from its period of significance, 1961-1969.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

Period of Significance

1961-1969

Significant Dates

1961

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bergstedt, Hirsch, Wahlberg and Wold, Architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Degree of Honor Protective Association Building at 325 Cedar Street in Saint Paul, Minnesota is locally significant under National Register of Historic Places Criterion A in the area of Social History. The building relates to the Minnesota statewide context, “Urban Centers, 1870-1940” and Saint Paul’s historic context, “Downtown St. Paul: 1849-1975.” The Degree of Honor Protective Association Building, completed in 1961, served as the national headquarters of the Degree of Honor Protective Association, a women’s fraternal benefit society with member lodges throughout the country. The building’s period of significance is 1961-1969, which reflects the height of the Degree of Honor Protective Association’s influence in the insurance market and acknowledges the organization’s use of the building as its headquarters through 1993.²

Prior to construction of the new building at 325 Cedar, The Degree of Honor Protective Association (DOHPA or “the Association”) offices were located at 389 Saint Peter Street (demolished; Figure 9). In 1953, the Association changed leadership for the first time in forty years, with Edna Dugan replacing Frances Buell Olson as the Association’s National President. Edna Dugan brought with her a desire to modernize, expand, and rebrand the DOHPA, a goal that was fully realized in 1961 with the completion of the new Degree of Honor Protective Association Building at 325 Cedar Avenue. As the national headquarters of the Degree of Honor Protective Association, the Degree of Honor Protective Association Building is representative of the organization’s understanding of itself as a modern benefit association for modern women. The design and construction of the new building at 325 Cedar Street was seen as the culmination of Dugan’s efforts to expand both the social and financial health of the Association as well as a physical and monetary embodiment of the Association’s investment in the City of Saint Paul. Following the construction of the new building, the DOHPA enjoyed its most influential decade – the media attention garnered by the new building catapulted the organization to new highs in both organizational membership and insurance in force.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Fraternal Organizations in the United States

Fraternal organizations, such as the Degree of Honor Protective Association, have long been a part of the American social landscape.³ The majority of fraternal societies in the United States were formed between the late 1800s and early 1900s, primarily in New England. Alvin Schmidt,

² A Criterion C argument was not pursued due to scope of work, however additional research may prove the building is also architecturally significant.

³ Scholarship on the topic of fraternal organizations commonly asserts that “fraternal” is not regarded as a gendered term by members of these organizations.

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author of an encyclopedia of fraternal organizations, estimates that by 1927, “there were 800 different fraternal associations in the United States and 30,000,000 of the country’s 60,000,000 citizens [number per the 1920 census] held membership in a fraternal group.”⁴

Fraternal organizations are generally divided into two types –secret orders and fraternal benefit societies. Secret orders, such as the Masons, Odd Fellows, and Shriners are characterized by the emphasis they place on their secret rituals as important vehicles for teaching moral values. Fraternal benefit societies, such as the Sons of Norway and Knights of Columbus, are distinguished by the fact that they provide life insurance for their members. The fraternal benefit societies may also engage in secret rituals and moral teachings. Schmidt describes the difference between the two types of organizations as follows: the fraternal benefit societies are primarily engaged in providing life insurance for their members, whereas insurance as such is not available in the fraternal secret organizations, even though they may provide contributions of charity and benevolence to needy members.⁵ Today, the National Fraternal Congress and the National Association of Insurance Commissioners define fraternal benefit societies as “an incorporated society, order or supreme lodge, without capital stock...conducted solely for the benefit of its members and their beneficiaries and not for profit, operated on a lodge system with ritualistic forms of work, having a representative form of government, and which makes provision for the payment of benefits.”⁶ The Degree of Honor Protective Association is a fraternal benefit society.

Generally, fraternal organizations conduct their activities at three levels – national, regional, and local. At the local level, member units are frequently referred to as “lodges.” The regional offices are “grand lodges,” and the national office is the “supreme lodge.” Saint Paul served as the location of the supreme lodge of the Degree of Honor Protective Association from 1910 until 2017.⁷ Members of fraternal organizations are able to achieve different levels of leadership and access to the organization’s secret rituals (should they exist). These levels are commonly referred to as “degrees.”

The Ancient Order of United Workmen and Development of the Degree of Honor (1873-1908)

As fraternal organizations gained popularity throughout the country, many experienced growing pains, adding new degrees and sometimes splitting into new organizations. Addressing women’s desire for membership was a particular catalyst for change. As Alvin Schmidt explains:

One of the relatively persistent demands for organizational change was to admit women to the all-male fraternal societies. This change, when it occurred, primarily took place in the fraternal benefit societies. Organizations that accommodated females

⁴ Alvin J. Schmidt, *Fraternal Organizations* (Westport, CT: Greenwood, 1980), 3.

⁵ Ibid, 4.

⁶ National Association of Insurance Commissioners and National Fraternal Congress of America, *Uniform Code for Organization and Supervision of Fraternal Benefit Societies*, 1962, 1.

⁷ In 1993 the DOHPA moved offices and the headquarters to another St. Paul location. In 2017, the DOHPA merged with Catholic Financial Life and moved to the Wisconsin headquarters.

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did so in different ways. Some counted women in the total membership statistics, but still had them serve in auxiliary roles. Others enrolled women in the formerly all-male organization, but had them receive female degrees. Still others, however, accepted females as regular members with no qualifications whatsoever.⁸

The Degree of Honor Protective Association (DOHPA) began as a women's auxiliary to the Ancient Order of United Workmen (AOUW), a men's fraternal organization with membership composed of working class individuals.⁹ At the time of its inception, the Degree of Honor was solely a women's social component of the AOUW, and not an active "protective association." The formation of the DOHPA was approved by the AOUW in 1873, at their national convention in Cincinnati, Ohio. The DOHPA was "intended to promote union, sympathy, and friendship among the wives, widows, daughters, mothers, and sisters of members of the AOUW."¹⁰

In 1873, the first four DOHPA lodges were established in Pennsylvania.¹¹ In 1882, the DOHPA began offering its own insurance program to members – this was the organization's first step toward becoming independent from the AOUW. DOHPA membership grew steadily, and the first Grand Lodge was formed in Kansas in 1890. A Superior Lodge was formed in Saint Paul in 1896.

During these early years, the DOHPA established the groundwork for its long-term success as an organization. The DOHPA set the following six organizational objectives: 1) aid members and their families; 2) conduct meetings and ritualistic work; 3) receive, approve, or reject membership applications; 4) suspend members for nonpayment of dues or misconduct; 5) use lodge dues to support the lodge and its members; 6) acquire, own, sell, mortgage, and manage personal property to the benefit of the lodge.¹²

In addition to offering insurance to its members, the DOHPA was strongly invested in its rituals. The organization took *Talitha Cumi* as its motto.¹³ Frances Buell Olson, the DOHPA's first national president, is quoted as describing the significance of the organization's objectives and motto as "by this motto, we try to live our lives, doing charitable work for the needy, and extend our care and sympathy outside our own membership."¹⁴

⁸ Schmidt, 12.

⁹ The AOUW was founded in Meadville, Pennsylvania in 1868. Its membership was composed of working class men, and it is notable as the first fraternal organization to offer insurance to its members. By the 1880s, the AOUW membership had grown to one of the largest fraternal organizations in the country, with more than 176,000 members and 3,200 lodges across the country.

¹⁰ M.W. Sackett, *Early History of Fraternal Beneficiary Societies in America* (Meadville, PA: The Tribune Publishing Company, 1914), 111.

¹¹ Ibid.

¹² Degree of Honor Protective Association. *Articles of Incorporation and Bylaws* (updated 1977).

¹³ *Talitha Cumi* is Aramaic for "maiden arise" and the expression appears in Mark 5:41 of the New Testament.

¹⁴ Schmidt, 89.

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Frances Buell Olson and the Development of the DOHPA (1908-1953)

In 1908, the DOHPA voted Saint Paul native Frances Buell Olson into office as the organization's National President. Olson entered office with two goals in mind – seceding from the AOUW and adopting the “standard” member rates prescribed by the National Fraternal Congress. Achieving these goals would allow the organization to officially brand itself as a “protective association.” At this time, the AOUW was “in disarray” and “many local lodges were withdrawing from the AOUW Supreme Lodge, membership was dropping, and it was evident [to Olson] that if the Degree of Honor was to survive, it must become a separate organization.”¹⁵

In 1910, Frances Buell Olson realized her goals - the Degree of Honor placed its insurance on legal reserve, completely divorcing itself from the AOUW, and also adopted industry standard membership rates.¹⁶ The same year, the organization officially changed its name to the Degree of Honor Protective Association.

It is important to note that while a significant number of fraternal organizations were creating women's auxiliaries or adding degrees for female members at this time, the DOHPA was the only women's fraternal organization to completely divorce itself from the financial and social oversight of its parent organization. Furthermore, the majority of the women's orders were secret orders rather than fraternal benefit societies and did not offer specialized insurance benefits to their members.¹⁷

During the decades following the DOHPA's split from the AOUW, the DOHPA matured significantly as an organization. National president Frances Buell Olson brought recognition to the organization through frequent speaking engagements and by accepting a position as co-president of the National Fraternal Congress of America. By 1924, over 800 DOHPA member lodges had been established throughout the country. Additionally, four Grand Lodges had been established in Michigan, Iowa, Washington, and North Dakota. The organization was also financially successful, boasting \$24,298,200.00 worth of insurance in force in 1924.¹⁸ In 1926, the DOHPA added a second degree for junior members – females under age 18 and men.

Around this time, the organization purchased a building in downtown Saint Paul to house its Supreme Lodge. The new headquarters, known as the Schiffman Building, was a four-

¹⁵ Degree of Honor Protective Association, *One Hundred Years of Service* (St. Paul: Degree of Honor Protective Association, 1985), 11-12.

¹⁶ Legal reserve or statutory reserve is the amount of liability that an insurance company is legally required to maintain on its balance sheet with respect to the volume of expected future claims.

¹⁷ Schmidt, 89. A review of the other female fraternal organizations listed in Schmidt's work lists only the Ladies of the Modern Macabees as a female benefit society. The Ladies of the Modern Macabees put their insurance on legal reserve in 1915 and changed their name to the North American Benefit Association in 1966. The organization's supreme lodge, known as the Hive, is located in Michigan.

¹⁸ *The Degree of Honor Review*, Vol. 75, No. 5 (1971).

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story neoclassical building located at 389 Saint Peter Street (razed) and was purchased for \$150,000 (Figure 9).¹⁹

The DOHPA continued to grow under Buell Olson's leadership. By 1935, DOHPA lodges were spread throughout 24 states and Canada. In 1939, the organization reported \$59,337,494.33 worth of insurance in force.²⁰ By the end of the next decade, that number had risen to \$71,089,418.00.²¹ During 1952, the last year of Buell Olson's tenure as president, the organization's insurance in force totaled \$75,678,770.00.²²

Edna Dugan and the Revitalization of the DOHPA (1953-1960)

In 1953, Frances Buell Olson, retired after a 40-year career as national president of the DOHPA, and Edna Dugan was appointed as the new national president. Edna Dugan brought with her a desire to revitalize the DOHPA's image while dramatically increasing insurance sales. Dugan was also fiercely committed to supporting Saint Paul's local economy. The DOHPA describes Dugan's ascendancy as follows, "She quickly improved office procedure, introduced new policies and rate books, and changed the constitution, by-laws, and rituals."²³ With these internal changes enacted, Dugan began looking outside the organization for ways to further her agenda.

As the 1950s drew to a close, downtown St. Paul was struggling to enact an urban renewal plan that would allow the city to compete with neighboring Minneapolis and Edna Dugan saw the opportunity to bring her goals for the growth of DOHPA to fruition. It was time for the DOHPA to move out of its offices in the neoclassical Schiffman Building and into a modern, purpose-built headquarters building. At its completion, the new Degree of Honor Building would be the first headquarters of a company owned by women to be constructed in downtown Saint Paul. Furthermore, the new building would provide the DOHPA with an important marketing platform – cementing the organization in the minds of the public as a modern insurance business with a modern headquarters rather than as a women's secret society. Regarding the decision to build in downtown Saint Paul, Dugan is quoted as explaining that "we thought there was no place like St. Paul to build in, and no place like St. Paul to work in."²⁴

The plan to construct a new building was made public in the October 1958 issue of *The Degree of Honor Review*,

At our Board Meeting which was held in August, the members of the Board of Directors voted unanimously for the erection of a new home office building which

¹⁹ Arthur Preuss, *A Dictionary of Secret and Other Societies* (London: B. Herder Book Co., 1924), 108.

²⁰ *The Degree of Honor Review*, Vol. 44, No. 9 (1940).

²¹ *The Degree of Honor Review*, Vol. 53, No. 3 (1949).

²² *The Degree of Honor Review*, Vol. 57, No. 9 (1953).

²³ *One Hundred Years of Service*, 14.

²⁴ *One Hundred Years of Service*, 14. The DOHPA Building was built on the location of the ten-story Globe Building (1887) which was razed in 1959.

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will fit our needs for the present, as well as expansion in the future. A million-dollar-building will be built at Fourth and Cedar Streets, St. Paul, Minnesota. We expect to start construction some time in 1959 and expect to have a nice lodge hall for our fifteen St. Paul lodges to meet in. I feel certain that all our members will be proud of another step in our progress planning.²⁵

The DOHPA had a clear vision for its new building and anticipated its completion with great enthusiasm. National Secretary Clara Bender wrote that “we are all looking forward to this new home for our Association, which will be a pride and joy to us all” and “the planning of this new structure is in line with National President Edna E. Dugan’s desire to streamline the operations of the Degree of Honor Protective Association, to add more impetus to its growth, and to house it in a beautiful, up-to-date and modern office building which will mean more efficient operation.”²⁶

To design the new building, Degree of Honor leadership turned to Saint Paul-based architecture firm Bergstedt, Hirsch, Wahlberg, and Wold – who were known at the time for their modern aesthetic and progressive social agenda. By the spring of 1959, the design process was underway, plans were being drafted, and demolition of the building previously located on the site was expected to start imminently.²⁷ In November 1959, the building design was complete, and a model of the building graced the cover of *The Degree of Honor Review* (Figure 13). The DOHPA expected to occupy the first, eighth, ninth, tenth, and lower levels of the building and to use the second through seventh levels as income generating rental office space. With estimated building costs at \$1 million, ground breaking of the building took place on February 26, 1960, with Edna Dugan operating the backhoe (Figure 16).²⁸ The Mayor of Saint Paul, President of the Saint Paul Chamber of Commerce, and officers of the First National Bank joined the staff of Bergstedt, Hirsch, Wahlberg, and Wold Architects, Degree of Honor leadership and many DOHPA members to witness the groundbreaking (Figure 15). The groundbreaking enjoyed coverage as the lead story in the *Pioneer Press* the next morning, with the headline “Degree of Honor Plans Expanded - Work Begins on Loop Building” and a photo of Edna Dugan.²⁹

Bergstedt, Hirsch, Wahlberg and Wold Architects

The architects behind the firm of Bergstedt, Hirsch, Wahlberg, and Wold played a key role in shaping the St. Paul skyline. In addition to the Degree of Honor Protective Association building, the firm was also responsible for the Osborn Building (1968, NRHP) on Wabasha Street North. The Degree of Honor Building was the “first post-Depression—and air conditioned—office building in downtown St. Paul” and “was a harbinger of the upright, rectangular high-rises that would soon typify the central development” of downtown St.

²⁵ *The Degree of Honor Review*, Vol. 62, No. 9 (1958).

²⁶ *The Degree of Honor Review*, Vol. 63, No. 5 (1959).

²⁷ *Ibid.* The Globe Building was razed for the new construction.

²⁸ “Women Build \$100,000,000 Insurance Firm,” *Minneapolis Tribune*, August 6, 1961, 1.

²⁹ *Pioneer Press*, February 27, 1960, A1.

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Paul.³⁰

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Bergstedt, Hirsch, Wahlberg, and Wold came together in the mid-1950s. After graduating from the University of Minnesota in 1931, Milton Bergstedt (1907-1998) spent a year studying architecture at Harvard University and worked at several architectural firms—including Mather and Fleishbein, the offices of Edwin Lundie and Clarence Johnston, and Ellerbe & Co.—before joining William Ingemann’s St. Paul office in 1941. Ingemann (1897-1980) and his architect wife, Dorothy, had built a reputation after designing the Lowell Inn in Stillwater and had been designing buildings out of a St. Paul office since the 1920s.³¹

In 1951, Bergstedt partnered with James Hirsch (1922-2003), also a graduate of the University of Minnesota architecture school. Lloyd Berquist (b.1929), Charles Wahlberg (b.1923), Clark Wold (1926-1995), and Fritz Rohkohl (b.1931) all joined the firm in the mid-1950s.³² Milton Bergstedt was a social activist—particularly with regard to the Civil Rights Movement—and the projects that his firm pursued often aligned with his politics.³³ Bergstedt and Edna Dugan were colleagues through a shared social circle, and it is not surprising that when the leaders of the Degree of Honor Protective Association sought an architect for their new headquarters, they selected Bergstedt’s firm with its commitment to social causes.

After completion of the Degree of Honor building, the firm went through a few reorganizations. In 1961, James Hirsch left to start a practice in Hudson, Wisconsin and Wahlberg, Berquist, and Wold became partners. In 1968, Wold left to start his own firm. In 1974, Fritz Rohkohl joined the firm leadership and Bergstedt, Wahlberg, Berquist and Rohkohl— or BWBR—was formed. BWBR continues to office in St. Paul.

“Our Progress is 10 Stories High” (1961)

Construction of the new DOHPA building was anticipated to be completed in late 1960, however a steel workers strike delayed the timeline. The DOHPA took advantage of the delay by purchasing a property neighboring the site and working with Bergstedt, Hirsch, Wahlberg, and Wold to revise the building plans to accommodate Dugan’s desire for a larger building. The new design resulted in a 25 percent overall increase in the building’s size.³⁴ Despite the delay in the construction schedule, the building was anticipated to be complete by August 1961, at which time the DOHPA was scheduled

³⁰ Jeffrey A. Hess and Paul Clifford Larson, *St. Paul’s Architecture* (Minneapolis: University of Minnesota Press, 2006), 209.

³¹ Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 108-109.

³² *Ibid.*

³³ In 1985, Bergstedt was the recipient of the American Institute of Architects’ Whitney M. Young, Jr. Award, which is named after the late civil rights activist and head of the Urban League; the award is given to an architect or firm that contributes significantly to fulfilling the profession’s responsibility to society.

³⁴ “Degree of Honor Plans Expanded-Work Begins on Loop Building,” *Pioneer Press*, February 27, 1960, A1.

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to hold its national convention in Saint Paul.

The local papers followed construction of the new DOHPA building with great interest – the *Pioneer Press* even going so far as to use the building to anchor the development section of the new “Progress Edition” – a special yearly paper devoted to examining the state of the city and its major industries – in 1960, 1961, and 1962.³⁵ A photo of the architectural model anchored the inaugural 1960 addition and a quarter page construction photo ran in the 1961 addition.

The building was indeed complete in time for the DOHPA’s national convention in 1961. The convention began with a dedication ceremony at the new building, where Dugan laid the cornerstone (Figure 17). The DOHPA took advantage of the press coverage surrounding the building’s dedication and the convention to finalize its rebranding efforts and roll out its modern image.

“The American woman has been misjudged,” [Mrs. Mehlberg, grand vice president of the Degree of Honor Protective Association] stated, in a *Pioneer Press* article covering the DOHPA convention and the “novel” idea of insurance for women “for I find that most women understand insurance easily and fully realize how important all types of insurance are for the entire family.”³⁶ Similarly, DOHPA member Julia Doerting explained the organization’s long-term goals, “My Degree of Honor lodge wants to see that all women take an interest in insurance, because today’s woman is making money and she is out in the business world.”³⁷

The DOHPA also used the new building as the cornerstone of their advertising campaign, running nearly full page ads in the *Pioneer Press* and *Dispatch* throughout the early 1960s (Figure 18). The advertisements, which prominently featured the new building along with headshots of DOHPA National President Edna Dugan and National Secretary Clara Bender, proclaimed “Proud of the Past, Building for the Future” and “Our Progress is 10 Stories High.” For Edna Dugan and the rest of the DOHPA, their new modern building combined with their fraternal past set their organization apart from any competitors, as DOHPA insurance offered both financial security and a supportive female social network. Moreover, the organization’s long-term female leadership set it apart in a male dominated field.

In many ways, the early years of the 1960s marked the pinnacle of the DOHPA’s influence as an organization. The 1961 completion of their modern headquarters on Cedar Street brought extensive media coverage and allowed for the DOHPA to successfully brand itself as a modern organization for modern women. Insurance in force was at an all-time high, having surpassed the 80-million-dollar mark.³⁸ Though the organization fell out of the media spotlight by the end of the 1960s, their insurance in force continued its upward

³⁵ Progress Editions,” *Pioneer Press*, January 17, 1960, January 15, 1961, January 14, 1962.

³⁶ “Degree of Honor President is Devoted to Her Work,” *Pioneer Press*, August 10, 1961, A7.

³⁷ “Women’s Ignorance of Insurance Seen,” *Pioneer Press*, August 11, 1961, A5.

³⁸ “Degree of Honor President is Devoted to Her Work,” *Pioneer Press*, August 10, 1961, A7.

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climb, reaching 85 million in 1966 and passing 100 million in 1979.³⁹ By 1985, that number reached 122 million.⁴⁰ The DOHPA sold the building at 325 Cedar in 1985, but continued to rent space in the building through the fall of 1993, when they moved their offices to another building in downtown Saint Paul. In 2016, the organization had 43,277 members and \$590,843,000 worth of insurance in force. The following year, DOHPA merged with the Milwaukee-based insurer, Catholic Financial Life, and moved to the Wisconsin headquarters.

Conclusion

In summary, the Degree of Honor Protective Association Building, located at 325 Cedar Avenue in Saint Paul, Minnesota, is locally significant under Criterion A in the area of Social History as the national headquarters of the Degree of Honor Protective Association, a women's fraternal benefit society with member lodges throughout the country. The building retains sufficient historic integrity from the period of significance, 1961-1969.

³⁹ *The Degree of Honor Review*, Vol. 71, No. 3 (1967).

⁴⁰ *The Degree of Honor Review*, Vol. 83, No. 2 (1978).

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Collections

Ramsey County Historical Society, St. Paul (RCHS)

Minnesota Historical Society, St. Paul. (MNHS)

Northwest Architectural Archives, University of Minnesota (NAA)

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Minnesota Historical Society

Historic Resources Survey Number (if assigned): RA-SPC-8099

10. Geographical Data

Acreage of Property 0.34

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|--------------------|----------------------|
| 1. Zone: 15T | Easting: 492709.74 | Northing: 4976852.90 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The building occupies Lots 1, 2 3 and northeasterly half of Lot 4 also northeasterly 44 feet of northwesterly 21 feet of Lot 14 of Block 23 of plat City of St. Paul.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the acreage historically associated with the property.

11. Form Prepared By

name/title: PVN for Jim Cockarell, Contact: Alex Hendrickson
organization: Degree of Honor Building LLC (c/o: Madison Equities)
street & number: 375 Jackson Street, Suite 700W
city or town: St. Paul state: MN zip code: 55101-1810
e-mail alex@madisonequities.biz
telephone: 651-398-0419
date: May 6, 2019

Degree of Honor Protective Association Building
Name of Property

Ramsey, MN
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Degree of Honor Protective Association Building

City or Vicinity: Saint Paul

County: Ramsey

State: MN

Photographer: Amy Lucas

Date Photographed: August 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo#1 (MN_Ramsey_County_Degree of Honor_0001)
Exterior, North and East elevations, camera facing Southwest.

Photo#2 (MN_Ramsey_County_Degree of Honor_0002)
Exterior, North elevation, camera facing South.

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Photo#3 (MN_Ramsey_County_Degree of Honor_0003)
Exterior, South and West elevations, camera facing Northwest.

Photo#4 (MN_Ramsey_County_Degree of Honor_0004)
Exterior, East elevation, camera facing West.

Photo#5 (MN_Ramsey_County_Degree of Honor_0005)
Exterior, East elevation, Entrance, camera facing West.

Photo#6 (MN_Ramsey_County_Degree of Honor_0006)
Interior, first floor lobby, camera facing West.

Photo#7 (MN_Ramsey_County_Degree of Honor_0007)
Interior, first floor lobby, camera facing South.

Photo#8 (MN_Ramsey_County_Degree of Honor_0008)
Interior, auditorium, camera facing Southeast.

Photo#9 (MN_Ramsey_County_Degree of Honor_0009)
Interior, Eighth Floor, typical office floor, camera facing Southwest.

Photo#10 (MN_Ramsey_County_Degree of Honor_0010)
Interior, Tenth floor, executive floor towards circulation core, camera facing South.

Photo#11 (MN_Ramsey_County_Degree of Honor_0011)
Exterior, Eleventh floor, mechanical floor, camera facing South.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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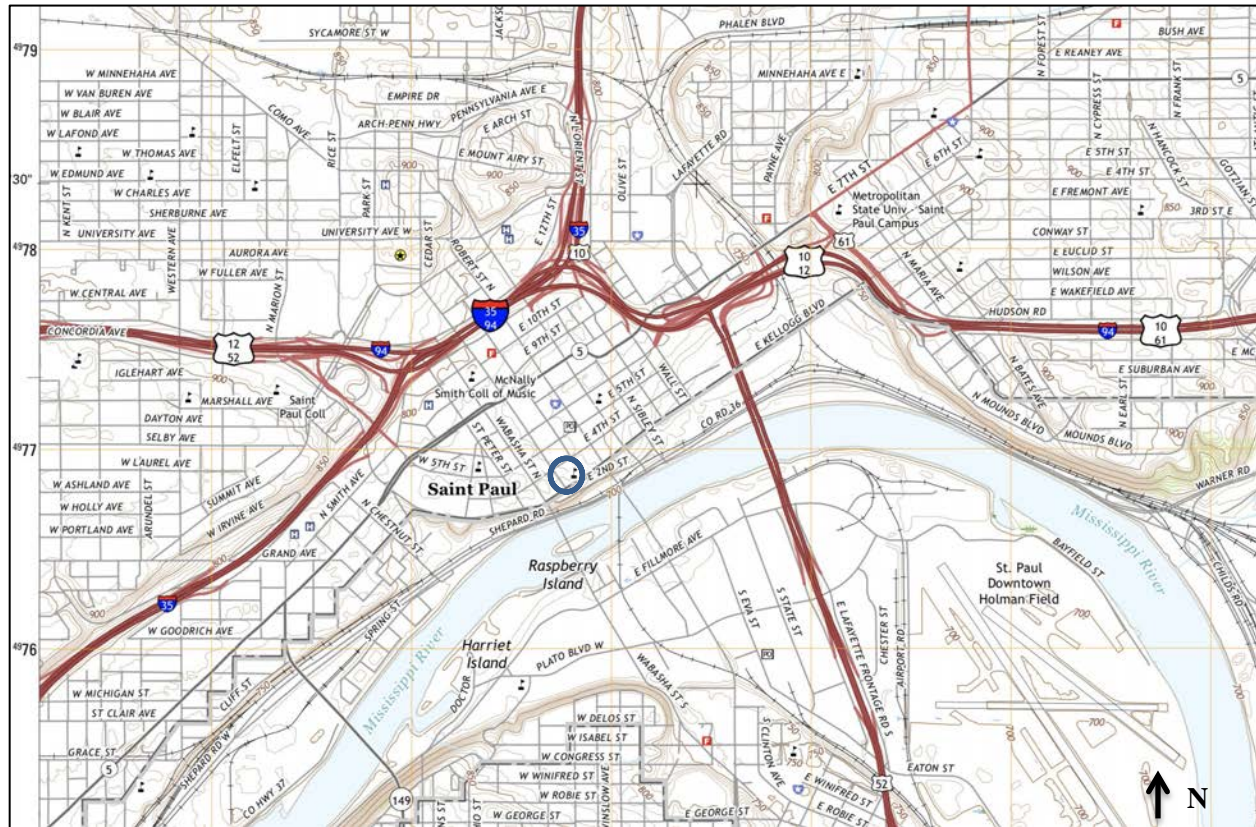
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N/A

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Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84) Projection and
 1 000 meter grid: Universal Transverse Mercator, Zone 15T
 10 000 foot UTM; Minnesota Coordinate System of 1983 (south zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Mapography: NAD, July 2013
 Roads: U.S. Census Bureau, 2010-2016
 Names: GNS, 2016
 Hydrography: National Hydrography Dataset, 2013
 Contours: National Elevation Dataset, 2016
 Boundaries: Multiple sources; see metadata file 1972-2016
 Public Land Survey System: BLM, 2014
 Wetlands: FWS National Wetlands Inventory 1977-2014

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.15

ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Local Connector
- Local Road
- Interstate Route
- US Route
- State Route

SAINT PAUL EAST, MN
2016

SAINT PAUL EAST QUADRANGLE
MINNESOTA
7.5-MINUTE SERIES

Figure 1.

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Figure 2.



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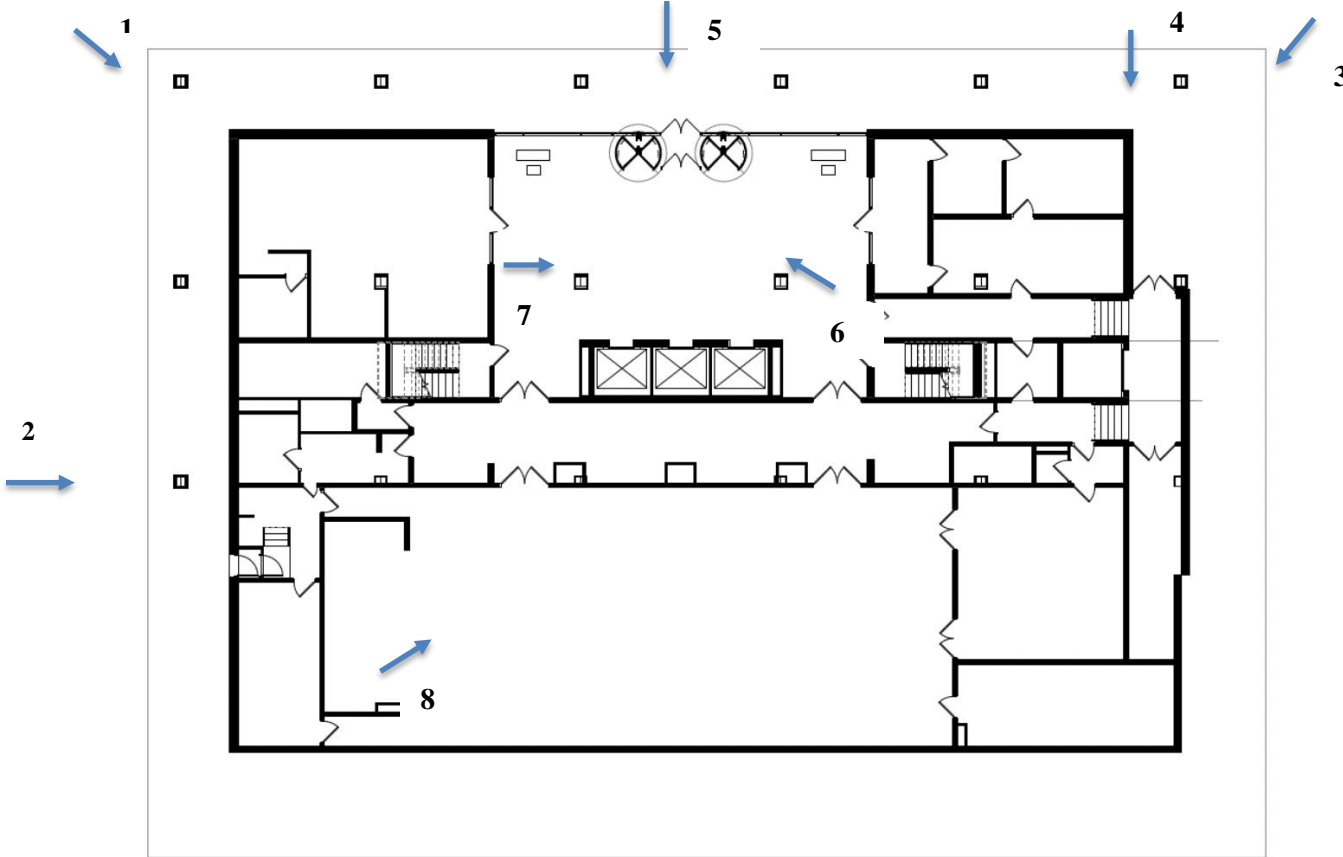


Figure 3.



Plan North

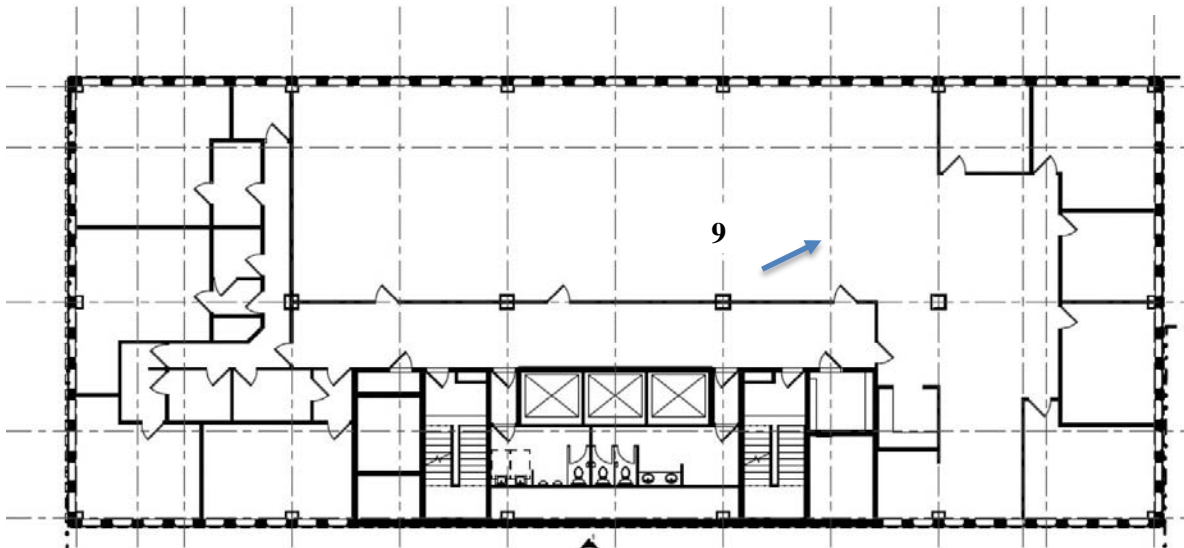


Figure 4.

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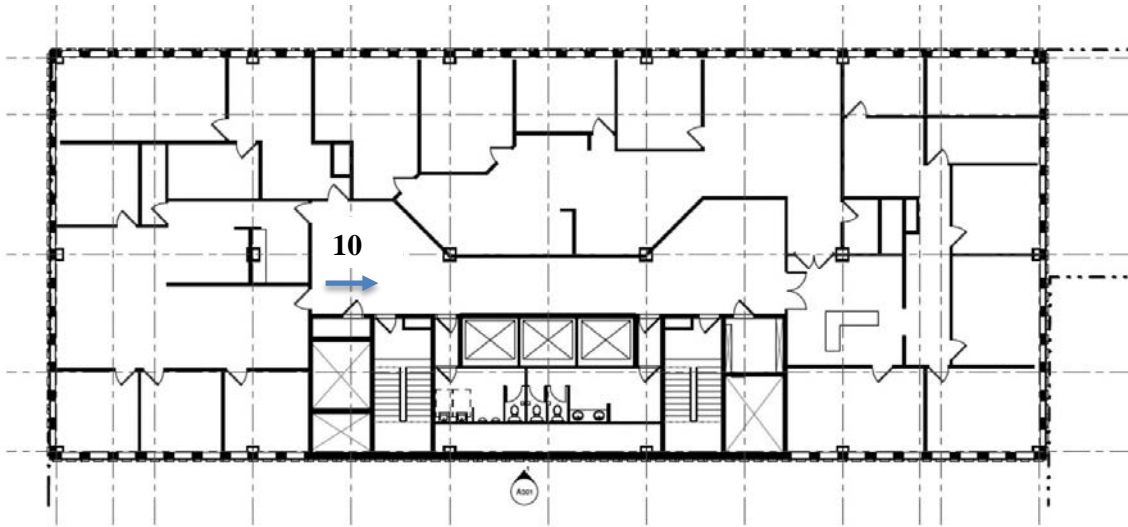


Figure 5.

← Plan North

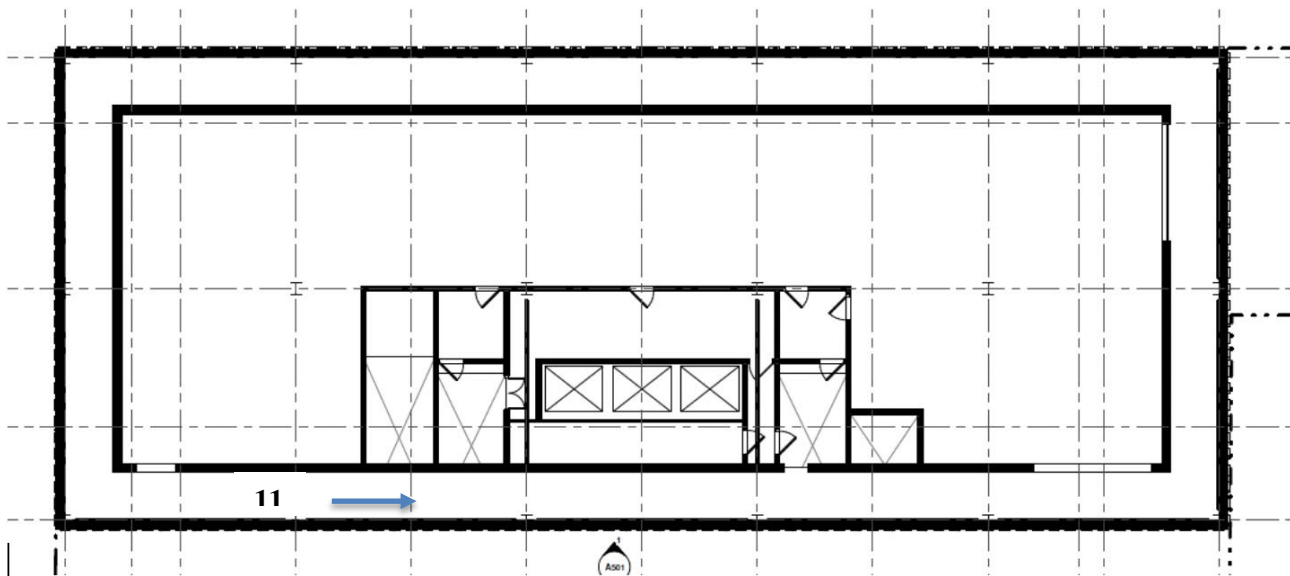


Figure 6.

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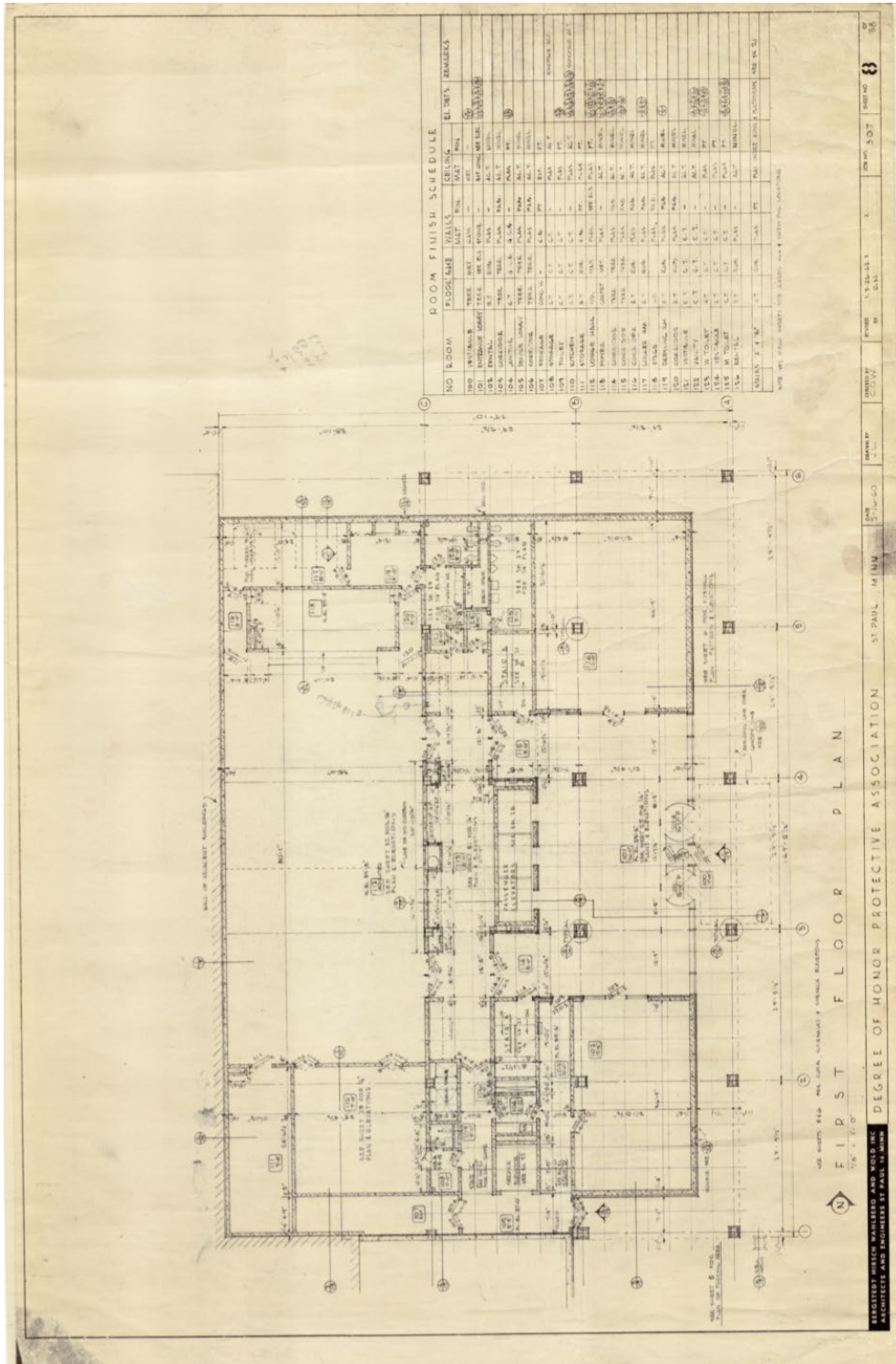


Figure 7.



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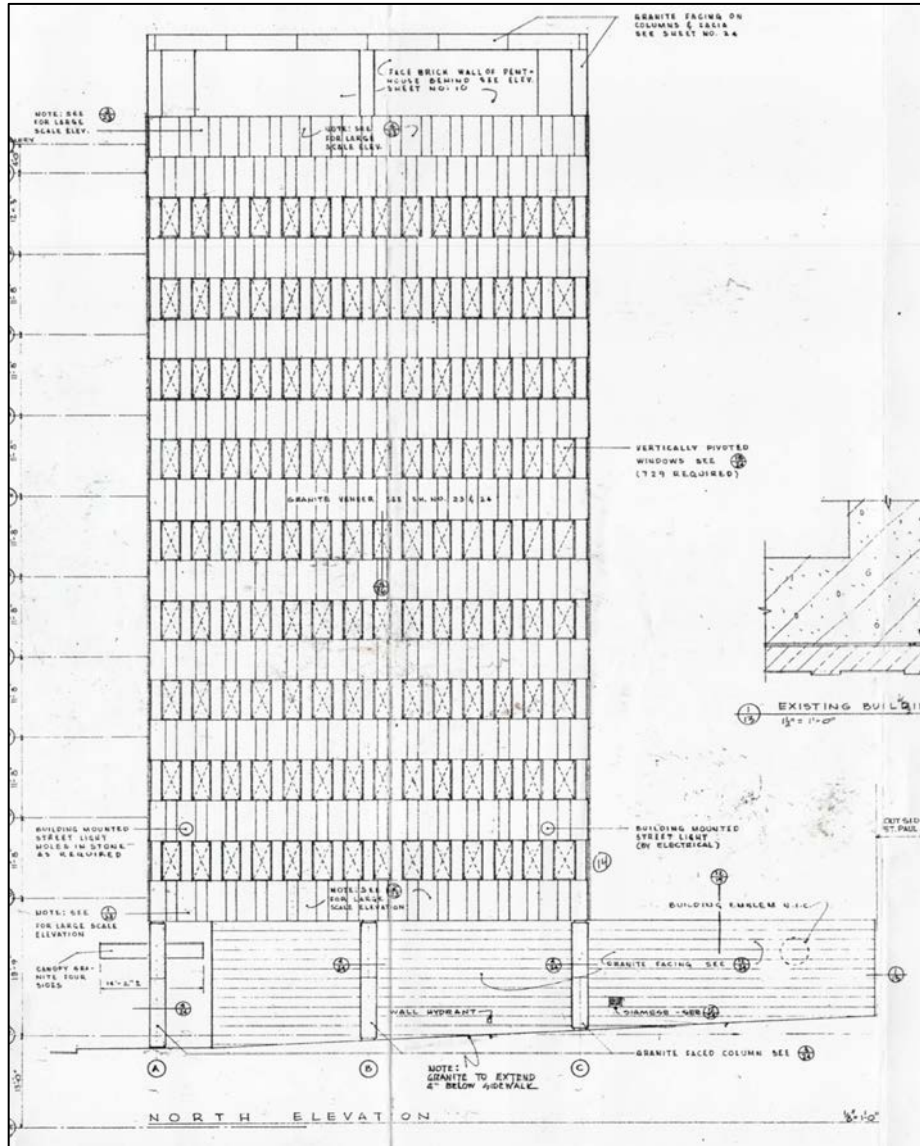


Figure 8.

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Figure 9.

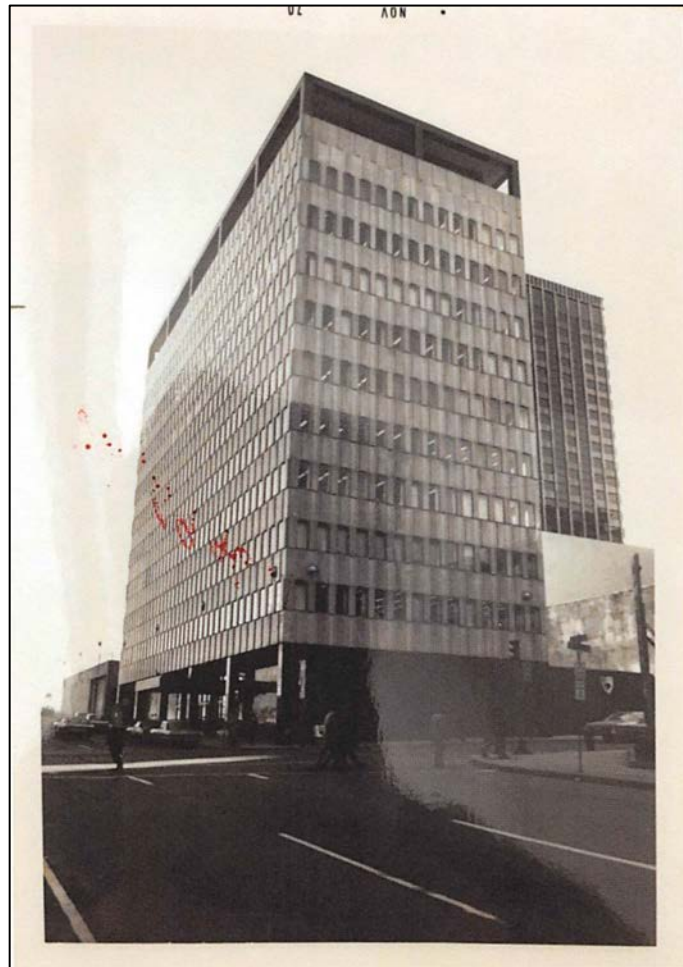


Figure 10.

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Figure 12.

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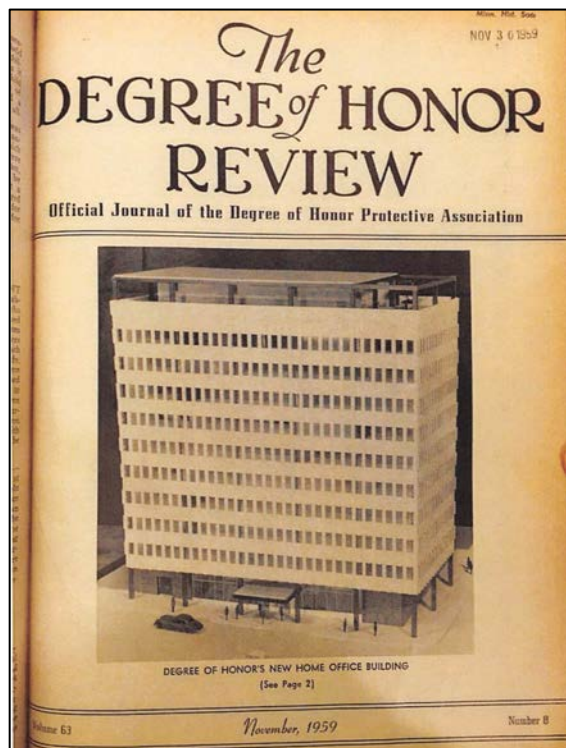


Figure 13.



Figure 14.

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Figure 15.

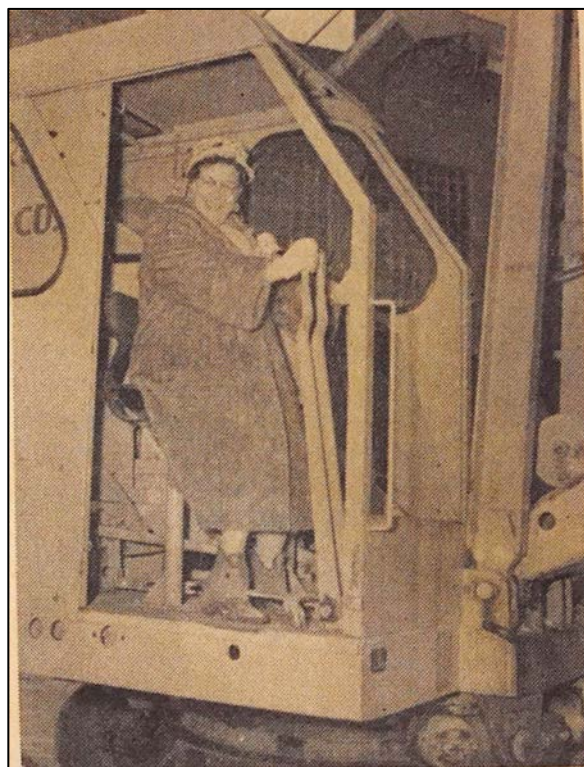


Figure 16.

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Figure 17.

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PROUD OF THE PAST

THE DEGREE OF HONOR PROTECTIVE ASSOCIATION


BUILDING FOR THE FUTURE

With thousands of rewarding yesterdays dating all the way back to 1887, the Degree of Honor Protective Association now stands poised on the threshold of brighter-than-ever tomorrows.

From a purely social group with a handful of members, the Degree of Honor organization has, over the years, mushroomed into a strong national fraternal life insurance organization with a roster of more than 122,000 . . . who also share the gratification of fellowship in 650 lodges throughout America.


Such an outstanding example of progress testifies mightily to the dynamic new dimension in protection and peace of mind offered by this friendly, helpful, service-giving organization. Growing steadily in fraternal service to its members, the Degree of Honor Protective Association also points the way for youth, as thousands of members of its Junior Clubs absorb the vital teachings that develop character, patriotism and leadership with which to face the future.

Synonymous with dependable protection for the entire family in 21 states, the Degree of Honor Protective Association is headquartered in progressive St. Paul—and proud of it!




★ ★ ★
Insurance in Force \$82,500,000
Assets \$34,000,000
Members 122,000
Benefits Paid Since 1896 \$36,000,000
Number of Educational Loans and Scholarships 403

"DEGREE OF HONOR RECORD TELLS OUTSTANDING STORY OF FINANCIAL GROWTH FROM THREE MILLION DOLLARS IN 1923 TO OVER THIRTY-FOUR MILLION DOLLARS AS OF DECEMBER, 1959."



Mrs. Edna E. Dugan
National President



Mrs. Clara B. Bender
National Secretary

FOR FURTHER INFORMATION
CALL **CA. 7-6696**

**GROWING STEADILY IN FRATERNAL
SERVICE TO ITS MEMBERS**

THE DEGREE OF HONOR PROTECTIVE ASSOCIATION
HEADQUARTERED IN SAINT PAUL, MINNESOTA — SIXTH AND ST. PETER STREETS

Reprinted from the St. Paul Pioneer Press and Dispatch

Figure 18.

United States Department of the Interior
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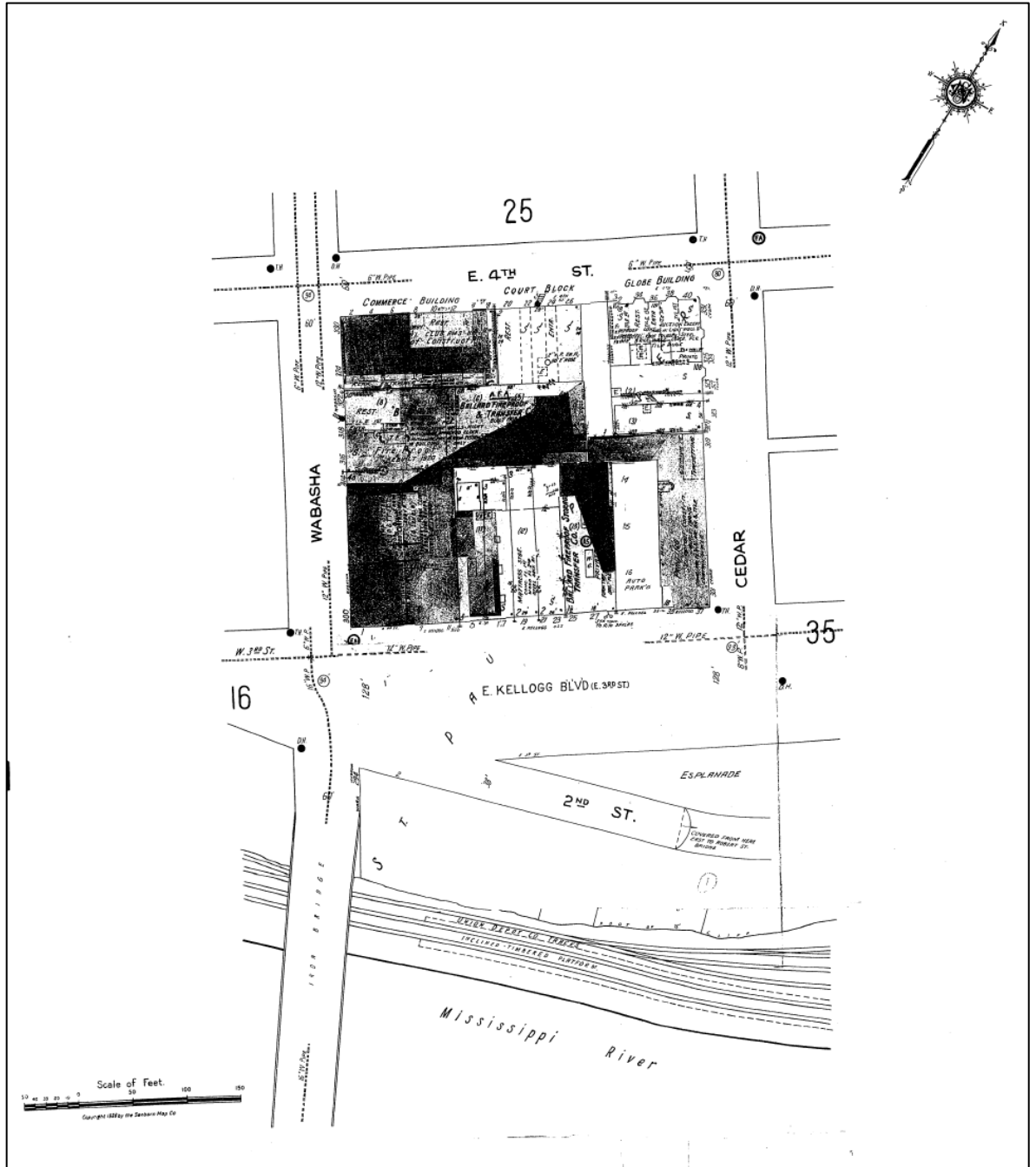


Figure 19.



Degree of Honor Protective Association Building_0001
Exterior, North and East elevations, camera facing Southwest.



Degree of Honor Protective Association Building_0002
Exterior, North elevation, camera facing South.



Degree of Honor Protective Association Building_0003
Exterior, South and West elevations, camera facing Northwest.



Degree of Honor Protective Association Building_0004
Exterior, East elevation, camera facing West.



Degree of Honor Protective Association Building_0005
Exterior, East elevation, Entrance, camera facing West.



Degree of Honor Protective Association Building_0006
Interior, first floor lobby, camera facing West.



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Interior, first floor lobby, camera facing South.



Degree of Honor Protective Association Building_0008
Interior, auditorium, camera facing Southeast.



Degree of Honor Protective Association Building_0009
Interior, Eighth Floor, typical office floor, camera facing Southwest.



Degree of Honor Protective Association Building_0010
Interior, Tenth floor, executive floor towards circulation core, camera facing South.



Degree of Honor Protective Association Building_0011
Exterior, Eleventh floor, mechanical floor, camera facing South.