

## INTENSIVE LEVEL ARCHITECTURE/HISTORY SURVEY OF PAUST'S REARRANGEMENT OF SAINT PAUL

Prepared for the City of Saint Paul Department of Planning and Economic Development

April 2026



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# HISTORIC CONTEXT: PAUST'S REARRANGEMENT OF SAINT PAUL

## Prepared For:

Prepared for the City of Saint Paul Department of Planning and Economic Development

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# 1.0 MANAGEMENT SUMMARY

## 1.1 Project Background

In 2018, the City of Saint Paul Heritage Preservation Commission and Department of Planning and Economic Development commissioned Summit Envirosolutions, Inc. to complete a Reconnaissance level historic resources survey of the Hamline–Midway neighborhood of Saint Paul.<sup>1</sup> One outcome of that survey was the recommendation to undertake an Intensive level historic resource evaluation of Paust’s Rearrangement of Saint Paul in order to determine if the area constitutes a historic district that is eligible for listing in the National Register of Historic Places and/or local designation.

In September 2025, the City of Saint Paul Department of Planning and Economic Development issued a Request for “Professional Services for Historical Consultant for Paust’s Rearrangement Survey Project” to “complete a Level II (intensive) architecture/history survey of Paust’s Rearrangement of Saint Paul.” In November 2025, the project was awarded to Pigeon Consulting, a historic preservation consulting firm located in Saint Paul, Minnesota.

## 1.2 Objectives

The objective of this investigation is to complete an Intensive Level Architecture/History Survey of the 25 properties within Paust’s Rearrangement of Saint Paul, including:

- Completion of new and consolidated research into the history, development, and occupancy of Paust’s Rearrangement of Saint Paul in the form of a historic context. The context will include defined temporal and geographic boundaries for the study;
- Documentation of current physical conditions of the properties within Paust’s Rearrangement of Saint Paul in the form of the City of Saint Paul’s inventory forms;
- Provide a recommendation as to whether Paust’s Rearrangement of Saint Paul constitutes a historic district and/or contains individual properties that are eligible for listing in the National Register of Historic Places and/or local designation by the City of Saint Paul.

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<sup>1</sup> Summit Envirosolutions, Inc., “Hamline–Midway Neighborhood Historic Resources Reconnaissance Survey Saint Paul, Ramsey County, Minnesota”, Prepared for the Saint Paul Heritage Preservation Commission and the Department of Planning and Economic Development, 2018.

In addition to providing a basis for historic evaluations and designations, architecture/history surveys are valuable tools that enhance community and local government knowledge of the history of an area. Survey reports may be used to assist in activities such as neighborhood planning, development, and interpretation of the survey area.

### 1.3 Summary of Findings

Paust's Rearrangement of Saint Paul is a reorganization of a portion of the original Hamline addition to Saint Paul, Minnesota. Named for Minneapolis real estate developer Benjamin A. Paust, the subdivision occupies the former Norton Field, once the football field for Hamline University. Paust's Rearrangement encompasses the northern three-quarters of the block bounded by Pascal Street to the west, Hewitt Avenue to the north, Holton Street to the east, and Englewood Avenue to the south. The properties south of the east-west cross alley and fronting Englewood are part of an earlier plat, known as "Johnston Court." Paust's Rearrangement is one of "thousands of additions and subdivisions [that] were made between 1849 and 1950" within the municipal boundaries of Saint Paul.<sup>2</sup> Following the successful re-plat of the former football field, Paust sold the lots. Twenty-five houses were constructed in Paust's Rearrangement between 1935 and 1940; over half of the homes were constructed as speculative development. The limited information on early residents indicates that between 1935-1940, the homes were predominantly occupied by working-class households.

The houses in Paust's Rearrangement reflect domestic architectural trends of the late interwar period and the shifting priorities of a nation attempting to emerge from the depths of the Great Depression. During these years, Saint Paul faced an acute housing shortage, and municipal leaders and federal agencies sought to stimulate residential construction both to address the crisis and create jobs in the construction industry. As a result, new houses were typically modest in scale, economical to build, and efficient in plan. These were qualities shaped by the small-house movement of the 1920s and reinforced by New Deal housing policies, particularly the standards promoted by the Federal Housing Administration (FHA). While we do not know if these particular houses were built using FHA loans, they were no doubt impacted by the policies and priorities of the federal government at this time. The houses in Paust's Rearrangement were constructed in popular revival styles - primarily

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<sup>2</sup> Landscape Research, "Residential Real Estate Development" prepared for the Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, (2001), 1.

Colonial Revival and Tudor Revival – and exhibit variations in size, materials, and ornamentation that were typical in the 1930s and 1940s.

- Paust's Rearrangement of Saint Paul was recommended for intensive level survey and evaluation by the 2018 "Hamline-Midway Neighborhood" Historic Resources Reconnaissance Survey, St. Paul, Ramsey County, Minnesota.
- Paust's Rearrangement of Saint Paul is composed of 25 individual properties.

**Research did not identify properties eligible for listing in the National Register of Historic Place or eligible for local designation within the survey boundaries.**

## 2.0 METHODOLOGY

All work was conducted in accordance with the National Park Service's *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, *National Register Bulletin 24: Guidelines for Local Surveys*, and the Minnesota State Historic Preservation Office *Guidelines for History/Architecture Projects in Minnesota* and *Historic and Architectural Survey Manual*.

Pigeon Consulting's Principals, Tamara Halvorsen and Laurel Fritz served as the Principal Investigators for this project with support from Historian Sophie Bell. Tamara meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and History; Laurel meets the Secretary of the Interior's Professional Qualification Standards in Architectural History; Sophie meets the Secretary of the Interior's Professional Qualification Standards in History.

### 2.1 Research

Archival research was conducted to develop a historic context for Paust's Rearrangement of Saint Paul. Additional research was conducted to document the histories of individual properties within the survey area.

Research was conducted at the following repositories: the Minnesota State Historic Preservation Office's files, the Minnesota Historical Society Gale Family Library, the University of Minnesota's Northwest Architectural Archives, the Saint Paul Public Library's Saint Paul Collection, the Ramsey County Historical Society, the Minnesota Digital Library, Newspapers.com, and the Ramsey County Assessor.

Research materials include previous documentation of the survey area; Saint Paul's city-wide historic context studies; literature discussing the development of Saint Paul and the Hamline-Midway neighborhood; literature discussing common American residential architectural styles and influences during the 1930s-1940s; literature discussing trends in Federal housing policy during the inter-war period; the 1940 US Census; aerial and historic photographs; building permits; Sanborn Fire Insurance maps; plat maps; city directories; and historic and contemporary newspaper articles.

Research yielded limited information regarding the development of Paust's Rearrangement, the contractors, developers, or residents of Paust's Rearrangement during the potential period of significance for the historic context.

## 2.3 Works Consulted

### Archives

Minnesota State Historic Preservation Office Files

Minnesota Historical Society

- *Benjamin Paust Papers, 1917–1919.*
- *Historic Photograph Collections.*
- *Improvement Bulletins from the Northwestern States, 1934–1940.*
- *Who's Who in St. Paul Society, 1934.*

Ramsey County Historical Society

- *Building Permits and Index Cards*
- *Historic Photographs Collection*

Northwest Architectural Archives

Saint Paul Public Library – Saint Paul Collection

- *Biography Clippings File*
- *City Directories, 1936–1940* (the collection does not include a 1935 directory)
- *Map Collection*

### Books

Hess, Jeffrey A. and Larson, Paul Clifford. *St. Paul's Architecture, A History*, University of Minnesota Press, 2006.

Johnson, David W. *Hamline University: A History 1854–1994*. Saint Paul: Hamline University Press, 1994.

King, James S. *Hamline History: "The Middle Years and Now"*. Courtesy of Hamline University Archives.

McAlester, Virginia S. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

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Millett, Larry. *AIA Guide to the Twin Cities*, Minnesota Historical Society Press, 2007.

### **Articles, Reports, Nominations, Context Studies**

Bezatz, Barbara, and Rolf Anderson. *Draft National Register of Historic Places Registration Form, Henry Hale Memorial Library, Hamline Branch, Saint Paul, Ramsey County, Minnesota*. Available Minnesota State Historic Preservation Office.

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Derek G. Handley. "'Can't Sell and Can't Move': Rhetorics of Place in St. Paul, Minnesota." In *Struggle for the City: Citizenship and Resistance in the Black Freedom Movement*, 59–90. Penn State University Press, 2024. <https://doi.org/10.5325/jj.17681830.8>.

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"Principles of Planning Small Houses." Technical Bulletin No. 4. United States Federal Housing Administration, 1936; revised 1948.

The 106 Group Ltd. "The City Itself a Work of Art:" A Historical Evaluation of Como Park for the City of St. Paul, Minnesota, draft for St. Paul Division of Parks and Recreation, August 1996.

Stolpestad, James A. "Building through the Crash: St. Paul's New Directions in the 1930s." *Ramsey County History* Vol. 50, No. 3, Ramsey County Historical Society, Fall 2015.

Summit Envirosolutions, Inc. "Hamline – Midway Neighborhood Historic Resources Reconnaissance Survey, Saint Paul, Ramsey County, Minnesota". Prepared for the Saint Paul Heritage Preservation Commission and the Department of Planning and Economic Development, 2018.

Thomas R. Zahn & Associates LLC, "Macalester Park Survey Report." Accessed via the St. Paul Heritage Preservation Commission, January 2017.

Townsend, Gavin E. "The Tudor House in America: 1890–1930." University of California, Santa Barbara. *ProQuest Dissertations & Theses*, 1986. 8703672.

United States Department of Commerce, Bureau of the Census, *Sixteenth Census of the United States: 1940 Census Populations Schedules – Minnesota – Ramsey County – ED 90–219* (Washington DC: GPO, 1940).

United States. Federal Housing Administration. *Principles of Planning Small Houses*. Technical Bulletin No. 4. 1936; revised 1948.

Wagner, Kate. "Looking Around: The Curious Case of Minimal Traditional." *McMansion Hell*, June 24, 2017.

Wendt, Paul F. "The Role of the Federal Government in Housing." American Enterprise Association, Inc., Washington, D.C., April 13, 1956.

"The American Small House." Presentation by the Historic Preservation Division of the Georgia Department of Natural Resources.

### **Maps and Plat Books**

Curtice's Revised Atlas of the City of St. Paul. Saint Paul: H.M Smythe Printing Co., 1908.

Plat Book of the City of Saint Paul, Minnesota and Suburbs, Saint Paul Real Estate Board. 1916 and 1928.

Sanborn Fire Insurance Company, Saint Paul, Ramsey County, Minnesota. Various Years.

### **Plan Books and Catalogs**

- Beautiful Universal Homes: The 1930 Book of Plans by Universal Plan Service, Inc.
- Bennett's Small House Catalog, 1920 by Ray H. Bennett Lumber Co. Inc.
- Better Homes and Gardens 1935–1940
- Modern Homes Catalog, Sears, Roebuck and Co. 1936

### **Web and Online Databases**

Better Homes and Gardens. "[Issues](#) Since 1922."

Newspapers.com.

Mapping Prejudice, University of Minnesota. "What are Racial Covenants?"  
<https://mappingprejudice.umn.edu/racial-covenants/what-is-a-covenant>.

[Minnesota Digital Newspaper Hub. Minnesota Historical Society.](#)

["Minnesota Historical Aerial Photographs Online." University of Minnesota John R. Borchert Map Library.](#)

["Interactive Property Map", Ramsey County.](#)

## **2.3 Field Survey**

Field survey was conducted to document and photograph properties that are located within Paust's Rearrangement of Saint Paul. Laurel Fritz and Sophie Bell completed documentation on January 8, 2026. Field survey was conducted according to the Secretary of the Interior's Standards for Identification and Evaluation, and the Minnesota State Historic Preservation Office's *Historic and Architectural Survey Manual*. Properties were documented from the public right-of-way, including public sidewalks and the public alley.

The survey area includes twenty-five (25) parcels covering roughly 5.53 acres. The survey area is bounded by Pascal Street North to the west, Hewitt Avenue to the north, Holton Street to the east, and the alley north of Englewood Avenue to the south.

Properties surveyed included:

- 1430–1456 Hewitt Avenue (even numbered properties)
- 786–820 Pascal Street North (even numbered properties)
- 787–819 Holton Street (odd numbered properties)

## 2.4 Inventory Forms

Updated City of Saint Paul Inventory Forms were prepared for each property within the survey area. The survey utilized the City of Saint Paul's custom FileMaker app for form completion.

## 2.5 Evaluation

Following the completion of field survey and historical research, the potential for National Register of Historic Places (NRHP) eligibility and/or local historic designation by the City of Saint Paul was assessed based on the property's historic significance and integrity.

### *National Register of Historic Places*

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, and administered by the National Park Service, the National Register of Historic Places (NRHP) is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. National Register designation is largely honorific and can provide access to historic preservation focused financial incentives such as the Historic Preservation Tax Incentives program and historic preservation focused grants.

Under federal law, the listing of a property in the NRHP places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal funding, licensing, or permitting. Projects that use federal assistance of this kind are subject to review by the State Historic Preservation Office under Section 106 of the Historic Preservation Act of 1966.

Similarly, in Minnesota, state law requires that projects at National Register-listed properties that receive state funding are subject to review by the State Historic Preservation Office under the Minnesota Sites Act. Under state law, historic resources are considered environmental resources, and it is possible to prevent the destruction of properties listed in or found eligible for the National Register of Historic Places in accordance with Minnesota's environmental laws.

To be eligible for listing in the NRHP, a property must be at least 50 years of age and considered significant under at least one of the following National Register Criteria:

To be eligible for listing in the NRHP, a property must be considered significant under at least one of the following National Register Criteria:

**Criterion A:** Associated with events that have made a significant contribution to the broad patterns of our history.

**Criterion B:** Associated with the lives of significant persons in our past.

**Criterion C:** Embodies 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.

**Criterion D:** Has yielded or may be likely to yield, information important in history or prehistory.

Additionally, some types of properties, including cemeteries, birthplaces or graves of historical figures, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, properties that have achieved significance within the past 50 years, and properties owned by religious institutions are generally not considered eligible for the National Register of Historic Places. However, designation Criteria Considerations exist to allow for exceptions in specific cases.

**Criterion Consideration A:** A religious property deriving primary significance from architectural or artistic distinction or historical importance.

**Criterion Consideration 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.

**Criterion Consideration C:** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with their productive life.

**Criterion Consideration 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.

**Criterion Consideration 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.

**Criterion Consideration F:** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.

**Criterion Consideration G:** A property achieving significance within the past 50 years if it is of exceptional importance.

If a property is determined to have significance under one of these criteria, then its integrity is evaluated using the seven aspects of integrity as identified in the *National Register Bulletin How to Apply the National Criteria for Evaluation*. The seven aspects of integrity include:

**Location:** The place where the property was constructed or the place where the historic event occurred.

**Design:** The combination of elements that create the form, plan, space, structure, and style of a property.

**Setting:** The physical environment of a historic property.

**Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

**Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

**Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.

**Association:** The direct link between an important historic event or person and a historic property.

If a property is determined to possess historical significance under one or more NRHP criteria, retains sufficient integrity to convey that historic significance, and meets any applicable criteria considerations, the property can be determined to be eligible for listing in the NRHP.

### **City of Saint Paul Local Designation**

To be eligible for designation as a heritage preservation site by the City of Saint Paul, a property must be considered significant under one of the following criteria:

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

## 3.0 PRESERVATION OVERVIEW

### 3.1 What is a Historic Context?

A historic context is a framework for evaluating properties for historic significance. A historic context focuses on a geographical area, a historical time frame, and related historical themes or subjects. A historic context also identifies associated property types, the relevant physical characteristics associated with each property type and discusses the relationship between the context theme and National Register of Historic Places designation criteria.

A historic context is not an exhaustive list of properties eligible for historic designation. It is also not a National Register of Historic Places nomination or local landmark designation study. Rather, it serves as the basis for historic designation by providing background information against which a property can be evaluated to determine whether or not it has historic significance.

### 3.2 What is a Historic District?

In National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, the National Park Service provides the following guidance on identifying historic districts:

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values.

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to

the district's historic character, even if they are individually undistinguished, must possess integrity as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.

A district must be a definable geographic area, that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, building, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.<sup>3</sup>

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<sup>3</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (Washington D.C., Department of the Interior, 1995), 5.

## 4.0 HISTORIC CONTEXT

### 4.1 Summary Statement

Paust's Rearrangement of Saint Paul is a reorganization of a portion of the original Hamline addition to Saint Paul, Minnesota. Named for Minneapolis real estate developer Benjamin A. Paust, the subdivision occupies the former Norton Field, once the football field for Hamline University. Paust's Rearrangement is one of "thousands of additions and subdivisions [that] were made between 1849 and 1950" within the municipal boundaries of Saint Paul.<sup>4</sup> Paust's Rearrangement encompasses the northern three-quarters of the block bounded by Pascal Street to the west, Hewitt Avenue to the north, Holton Street to the east, and Englewood Avenue to the south. The properties south of the east-west cross alley and fronting Englewood are part of an earlier plat, known as "Johnston Court". Following the successful re-plat, Paust sold the lots. Twenty-five houses were constructed in Paust's Rearrangement between 1935 and 1940; over half of the homes were constructed as speculative development. The limited information on early residents indicates they were predominantly occupied by working-class households.

The houses in Paust's Rearrangement reflect domestic architectural trends of the late interwar period and the shifting priorities of a nation attempting to emerge from the depths of the Great Depression. During these years, Saint Paul faced an acute housing shortage and municipal leaders and federal agencies sought to stimulate residential construction both to address the crisis and create jobs in the construction industry. As a result, new houses were typically modest in scale, economical to build, and efficient in plan. These were qualities shaped by the small-house movement of the 1920s and reinforced by New Deal housing policies, particularly the standards promoted by the Federal Housing Administration (FHA). While we do not know if these particular houses were purchased using FHA loans, they were no doubt impacted by the policies and priorities of the federal government at this time. The houses in Paust's Rearrangement were constructed in popular revival styles - primarily Colonial Revival and Tudor Revival - and exhibit variations in size, materials, and ornamentation that were typical in the 1930s and 1940s.

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<sup>4</sup> Landscape Research, "Residential Real Estate Development" prepared for the Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, (2001), 1.

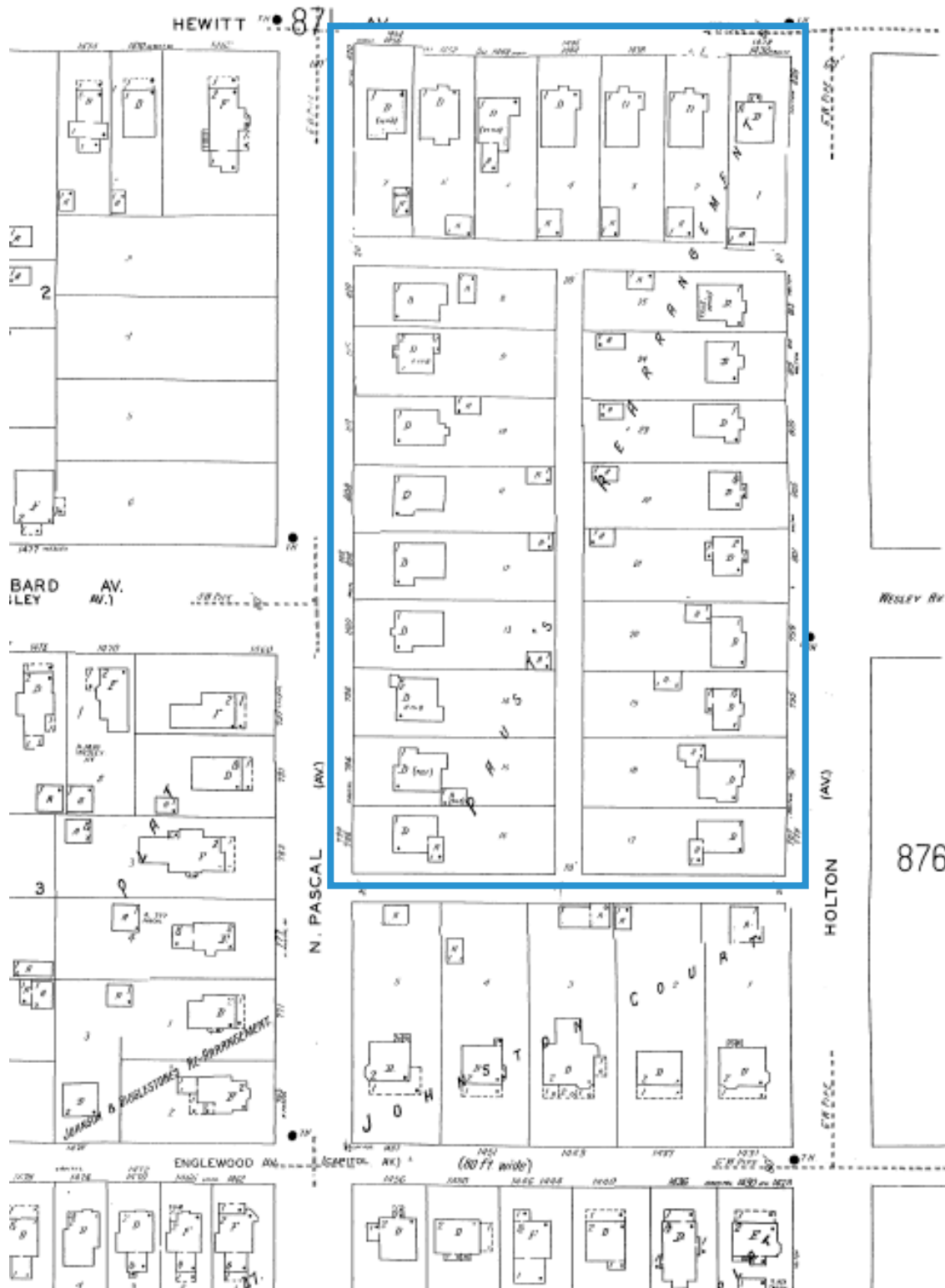


Figure 1. Detail of 1951 Sanborn Fire Insurance Map showing Paust's Rearrangement of Saint Paul. Sanborn Fire Insurance Company, Saint Paul, 1951, Volume 8, Sheet 871.

### **Themes:**

The historic context studies Paust's Rearrangement of Saint Paul and its potential historic significance as a residential subdivision within the City of Saint Paul. The context considers the potential areas of significance for Paust's Rearrangement:

- Architecture
- Community Planning and Development

### **Geographic Parameters:**

- The study's geographic parameters are confined to Paust's Rearrangement of Saint Paul. (See Figure 1 on previous page).

### **Temporal Limits:**

- Temporal boundaries of the context are 1935-1940. The period begins with the successful re-platting of the area as Paust's Rearrangement of Saint Paul and ends with construction of the final house located within Paust's Rearrangement.

## 4.2 Historic Context: Paust's Rearrangement of Saint Paul

### 4.2.1 Hamline–Midway Neighborhood

Paust's Rearrangement of Saint Paul occupies roughly one block within the larger Hamline–Midway neighborhood of Saint Paul. This area lies on the ancestral lands of the Dakota and Anishinaabe peoples, lands seized through a series of coerced and broken treaties as the United States expanded its territorial reach into Minnesota during the mid-nineteenth century. When Saint Paul was surveyed and platted as "Saint Paul Proper" in 1847, the plat encompassed what is now Lowertown, bounded by present-day St. Peter, Wacouta, and Seventh Streets, north of the Mississippi River. The land that would become Hamline–Midway lay well outside this early core. Saint Paul was incorporated as a town in 1849, the same year the Minnesota territory was created.<sup>5</sup>

When Minnesota became the thirty-second state in 1858, the area now known as Hamline–Midway remained part of Rose Township, named for Isaac Rose, a member of the federal survey team that mapped Ramsey County in 1850.<sup>6</sup> Throughout the mid-nineteenth century, the township was sparsely populated. Most residents were farmers or gardeners, many of whom migrated from the eastern United States or emigrated directly from Germany, Sweden, Norway, and other parts of central and northern Europe. The 1880 census recorded only a small number of African American residents in this part of the city; as the center of Black life in Saint Paul was the nearby Rondo neighborhood, which bordered Hamline–Midway along Lexington Parkway and extended east towards downtown.<sup>7</sup>

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<sup>5</sup> Krista Finstad Hanson, "It Takes A Village: Building Community in the Hamline Midway Neighborhood." *Ramsey County History*, Volume 59 (1) Winter 2024,

<sup>6</sup> [https://rchs.com/wp-content/uploads/2024/02/RCHS-History\\_Winter-2024\\_Hanson.pdf](https://rchs.com/wp-content/uploads/2024/02/RCHS-History_Winter-2024_Hanson.pdf), 20

<sup>7</sup> Barbara Bezat and Rolf Anderson, Draft National Register of Historic Places Registration Form, Henry Hale Memorial Library, Hamline Branch, Saint Paul, Ramsey County, Minnesota. Available Minnesota State Historic Preservation Office, 18.

[https://mn.gov/admin/assets/SRB%20and%20CLG\\_Henry%20Hale%20Memorial%20Library\\_Nomination\\_tcm36-532925.pdf](https://mn.gov/admin/assets/SRB%20and%20CLG_Henry%20Hale%20Memorial%20Library_Nomination_tcm36-532925.pdf)

A major catalyst for growth in the area was the establishment of Hamline University. Founded in Red Wing, Minnesota, the original university closed in 1869 due to mounting financial hardship. After more than a decade of dormancy, it reopened in 1880 on a new campus in what would become the Hamline-Midway neighborhood.<sup>8</sup> At that time, the surrounding landscape was an open, treeless prairie. The University's relocation immediately spurred residential subdivision, and the neighborhood's population expanded rapidly as a result. Hamline-Midway was formally incorporated into the City of Saint Paul in 1885. University Avenue was the primary route between the downtowns. The road served as the business and industrial corridor of the Midway district and formed the southern boundary of the broader

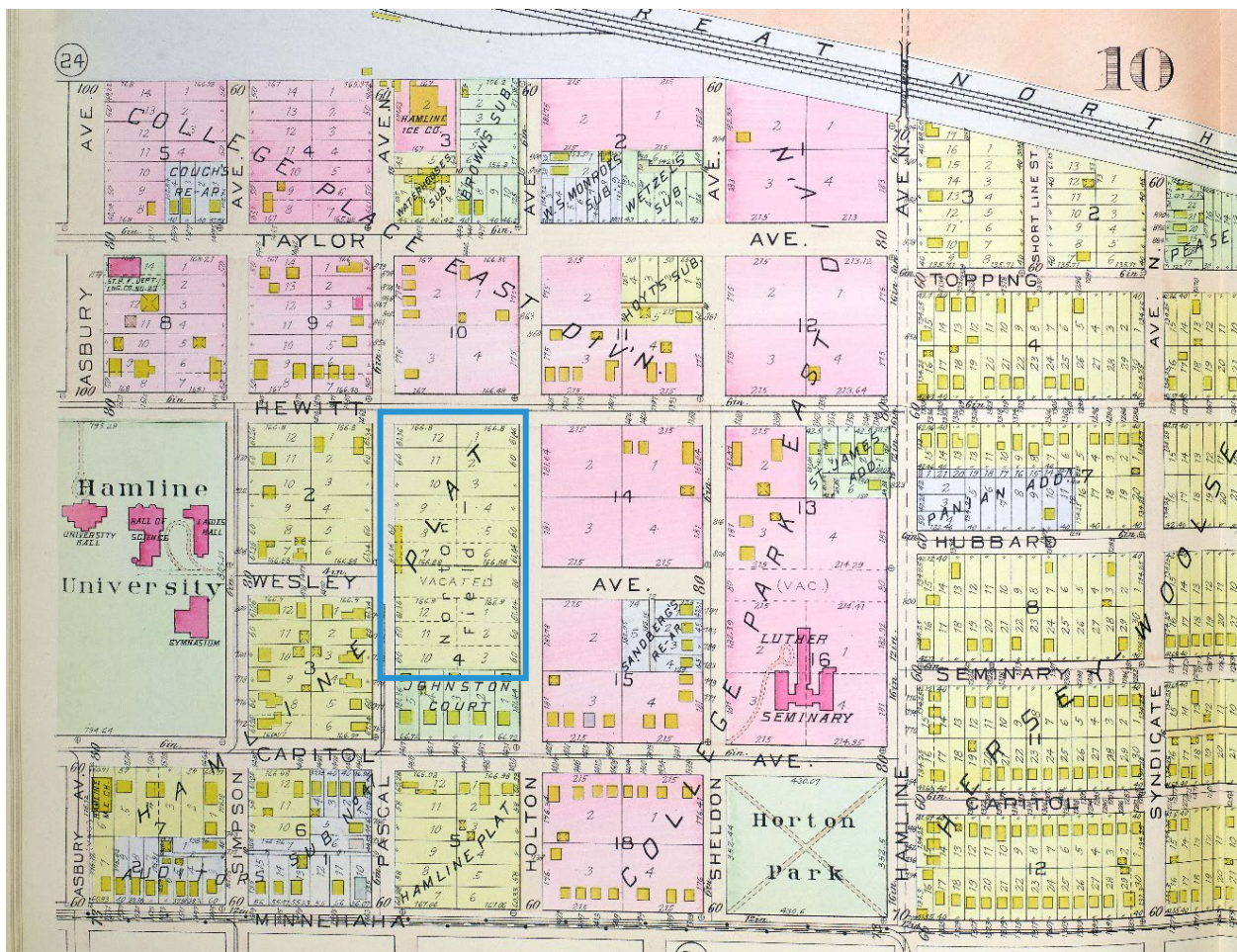
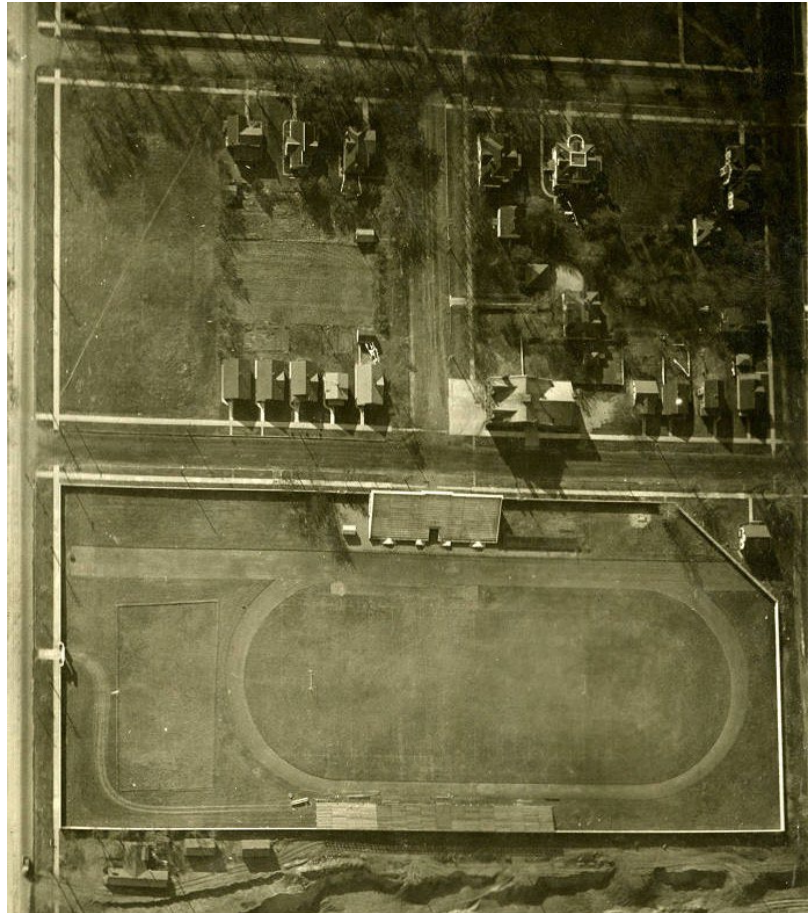


Figure 2. 1916 Plat map showing the Hamline Plat and "Norton Field."  
 Map from the Plat Book of the City of Saint Paul, 1916, courtesy of the University of Minnesota.

<sup>8</sup> David W. Johnson, *Hamline University: A History 1854-1994*, (Saint Paul: Hamline University Press, 1994), 21.

neighborhood, while Snelling Avenue, Saint Paul's main north-south transportation route, bisected the neighborhood and served business and commerce throughout the area.<sup>9</sup>

Between 1905 and 1922 the land that would become Paust's Rearrangement was utilized as Norton Field - the football field for Hamline University.<sup>10</sup> The field was named for Matthew Norton, the second chairman of Hamline's Board of Trustees and an avid financial supporter of Hamline athletics.<sup>11</sup> In 1922, Norton Field was relocated north of Hewitt Avenue, to where remains today.<sup>12</sup>



*Figure 3. Campus View From North" c. 1920. Courtesy of the Hamline University Archives Photograph Collection, Aerial view showing Norton Stadium and Field in the foreground.*

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<sup>9</sup> Mead and Hunt, Inc., "Neighborhoods at the Edge of the Walking City", prepared for Historic Saint Paul, City of Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, (2011), 17.

<sup>10</sup> Little information is available regarding why Hamline University decided to move their original football field. According to Hamline University's archivist Shandi Burrows, in 1905, Matthew G. Norton, the second chairman of the board of trustees, gave \$1,500 to construct the original Norton Field. It was opened autumn of 1905 and was located between Pascal and Holton Avenues, east of campus, south of Hewitt Avenue (near where the law school is located). In 1922, the football field was moved to where it is today, north of Hewitt Ave, and Norton Field and Stadium were finally dedicated. Burrows's best guess as to why the university moved the location of the field was, "so that it was closer to campus to form the square that is currently main campus." (Shandi Burrows, email to author, December 16, 2025).

<sup>11</sup> Pat Borzi, "When it comes to basketball history, the U of M has nothing on Hamline," (Minnpost), November 30, 2018.

<sup>12</sup> James S. King, *Hamline History, "The Middle Years and Now"*, Courtesy of Hamline University Archives, 42.

## 4.2.2 How Depression-era Housing Policy Shaped the Market

In 1935, when Hamline University sold the former Norton Field to Benjamin Paust for redevelopment, the country was in the midst of the longest and most severe economic crisis ever experienced by the industrialized Western world. The Great Depression, which began in 1929, brought about unprecedented unemployment and a dramatic decline in industrial production, which fell by nearly half. As households struggled to maintain mortgage payments, foreclosures surged across both urban neighborhoods and rural farmsteads, and the rising tide of defaults weakened mortgage lending institutions. For a short time, construction completely halted, and like people in many professions, builders were out of work.

As the country attempted to pull itself out of the crisis, the federal government focused on residential construction as a cure for the Depression.<sup>13</sup> Homes built during this time were united by a few factors:

- the need for low-cost housing during difficult economic times;
- a clear national goal of providing well-designed, well-built, affordable, small single-family houses to meet this need;
- a cohesive national response involving unprecedented collaboration among the federal government, the building industry, the architectural and engineering professions, and home-loan finance institutions.<sup>14</sup>

Built between 1935 and 1940 and being of relatively small scale and in styles touted for their efficiency and economy, the houses built in Paust's Rearrangement reflect this national trend.<sup>15</sup>

When Franklin Delano Roosevelt won the 1932 Presidential Election, he was tasked with pulling the nation out of the depths of the Depression. Within the first 100 days in office, Roosevelt

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<sup>13</sup> Paul F. Wendt, "The Role of the Federal Government in Housing," (American Enterprise Association, Inc., Washington D.C., April 13, 1956), 2.

<sup>14</sup> "The American Small House," Presentation by the Historic Preservation Division of the Georgia Department of Natural Resources, slide 14.

<sup>15</sup> This is not to say that the small house was not being built before this. Some scholars, including Valerie Smith, argue that the idea that the small house only gained popularity in the 1930s discounts the Small House Movement of the 1920s, and makes it harder to work to preserve them. More information on the movement that preceded the Great Depression can be found in the article, "The Small House Movement of the 1920s: Preserving Small "Better" Houses" by Valerie Smith, May 2022.

created The New Deal, a series of policies and government organizations designed to bolster the economy and get production moving. These policies also focused on agricultural assistance, emergency banking reform, and other relief, but during the years 1933–1941, a principal emphasis was upon the stimulation of residential construction. The Home Owners Loan Corporation, the Federal Farm Mortgage Corporation, and the RFC Mortgage Company were created during 1933 and 1934 to arrest the foreclosure trend and bolster weakened mortgage lending institutions.<sup>16</sup>

Federal involvement in the housing industry after the onset of the Great Depression began in 1931 when President Herbert Hoover convened a White House conference on house building and home ownership. Over the course of a year, its various committees made “recommendations” regarding design, construction, mechanical systems and utilities, site planning and landscaping, and financing. However, it was the National Housing Act, passed in 1934 by Franklin D. Roosevelt, that had the most profound impact on the construction of housing, as it was the first time that funding mechanisms were provided for such interventions. Through this legislation, Hoover’s “recommendations” were strengthened into national “standards.”<sup>17</sup>

The National Housing Act of 1934 established the Federal Housing Administration (FHA) to stimulate new mortgage lending by insuring private lenders against loss on new mortgage loans, and the Federal Savings and Loan Insurance Corporation, modeled after the Federal Deposit Insurance Corporation. By insuring banks issuing loans, the FHA drastically lowered the initial amount of collateral needed for a first down payment. Originally, private banks required “half the assessed value of a home before making loans. The FHA program, in contrast, guaranteed over 90% of the value of collateral so that down payments of 10% became the norm.”<sup>18</sup> As part of the New Deal, the FHA was established primarily as a way to alleviate unemployment in the construction industry. According to the Federal Emergency Relief Administrator, at the time, “Probably more than one-third of all the unemployed are identified directly and indirectly, with the building trades... Now, the purpose of this bill, a

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<sup>16</sup> Wendt, “The Role of the Federal Government in Housing, 2.

<sup>17</sup> “The American Small House,” Presentation by the Historic Preservation Division of the Georgia Department of Natural Resources, slide 16.

<sup>18</sup> Douglas S. Massey and Nancy A. Denton, *American Apartheid: Segregation and the Making of the Underclass* (Massachusetts: Harvard University Press, 1993), 53.

fundamental purpose of this bill, is an effort to get the people back to work.” The second objective of the FHA was to increase homeownership.<sup>19</sup>

In addition to funding, the federal government promulgated standardized house designs and construction techniques. For instance, the FHA published the “Principles of Planning Small Houses” in 1936, based around the guiding principle: “a maximum accommodation within a minimum of means.”<sup>20</sup> The FHA explicitly advocated for reducing building costs, not by sacrificing good construction and materials, but by encouraging efficient use of space. The FHA’s underwriting guidelines, mortgage insurance rules, and published design guidance favored standardized, modest house plans that could be easily replicated and financed, directly encouraging builders to produce smaller, more efficient houses that met FHA valuation and approval criteria, which varied from state to state.<sup>21</sup> Builders quickly learned that houses conforming to FHA recommendations were more likely to qualify for insured loans and thus more likely to sell. Rather than encouraging architectural experimentation, the agency favored designs that could be easily valued, appraised, and reproduced, yet customized to particular local and individual needs. As a result, FHA standards effectively incentivized the production of compact dwellings with simplified layouts, limited ornamental detailing, and efficient use of space.

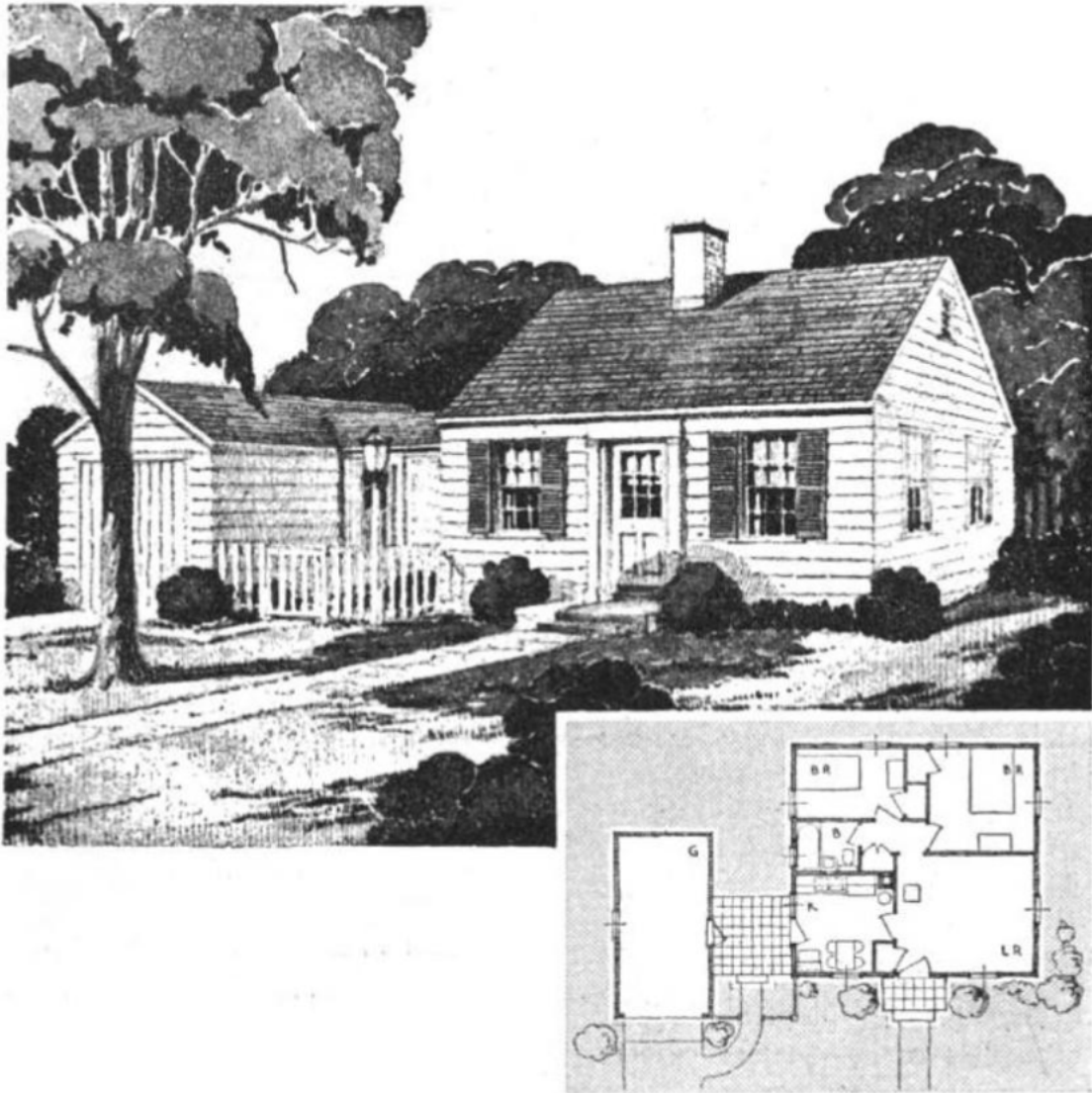
These principles aligned closely with the emergence of a mass consumer housing market during the interwar period. As the idea of the “American Dream” was beginning to center around homeownership, prospective buyers increasingly sought ready-made, affordable houses rather than custom construction, and speculative builders, in turn, relied on standardized plans that minimized risk and maximized FHA eligibility. Pattern books, plan services, and mail-order catalogs also circulated widely during this period, offering efficient, pre-engineered house designs that met both consumer expectations and federal lending criteria. The houses built during the late 1930s, whether directly financed by FHA loans, or purchased from a catalogue, or custom designed by an architecture firm, reflected these changing ideals.

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<sup>19</sup> Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 204, quoted by Sarah Pope in, “From the Suburban Dream to the Urban Nightmare: The Federal Housing Administration from 1934 through Today, (Occidental College, April 30, 2002).

<sup>20</sup> “The American Small House,” Presentation by the Historic Preservation Division of the Georgia Department of Natural Resources, slide 16.

<sup>21</sup> “Principles of Planning Small Houses,” Technical Bulletin No.4, 1936, revised 1948, United States. Federal Housing Administration.



**The small house can be planned to provide ample living comfort and convenience by the compact arrangement of space. Connecting the garage to the house by a covered passage provides a useful service porch and increases the apparent size. The exterior design, reflecting simplicity, harmony and refinement, attractively expresses the interior plan arrangement.**

*Figure 4. Excerpt from "Planning the Small House for Livability and Low Cost"  
Published by the FHA, 1936. Page 2.*

It is important to note that while the FHA programs dramatically expanded home ownership, it was only a small section of the population who benefitted from them. FHA-insured mortgages favored the construction of new single-family homes over multifamily units, as the “American Dream” became synonymous with the white, nuclear family, residing in a single-family home.<sup>22</sup> However, FHA legislation did not benefit “low-income families, single women (unless they were war widows), the non-wage-earning elderly, or racial minorities, who for decades were officially or unofficially prevented from obtaining loans because of FHA lending practices.”<sup>23</sup> The practice of redlining, the racist home-valuation system that determined the ability for individuals to acquire loans, was also born under the FHA (See Figure 5 for a HOLC/redline map of St. Paul that includes Paust’s Rearrangement). The FHA also endorsed racial covenants, promoting the racist idea that homogenous, white neighborhoods fostered the highest property value.<sup>24</sup> These policies perpetuated by the FHA contributed to the mass-disinvestment in minority neighborhoods, reinforced stark segregation in cities, and contributed to the homeownership and wealth gaps, the effects of which can still be seen and felt today.<sup>25</sup>

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<sup>22</sup> Marie Justine Fritz, “Federal Housing Administration (FHA), Britannica. <https://www.britannica.com/topic/Federal-Housing-Administration>.

<sup>23</sup> Marie Justine Fritz, “Federal Housing Administration (FHA), Britannica.

<sup>24</sup> Derek G. Handley, “‘Can’t Sell and Can’t Move’: Rhetorics of Place in St. Paul, Minnesota.” In *Struggle for the City: Citizenship and Resistance in the Black Freedom Movement*, 59–90. Penn State University Press, 2024. <https://doi.org/10.5325/jj.17681830.8>.

<sup>25</sup> “What are Racial Covenants?” Mapping Prejudice, University of Minnesota.

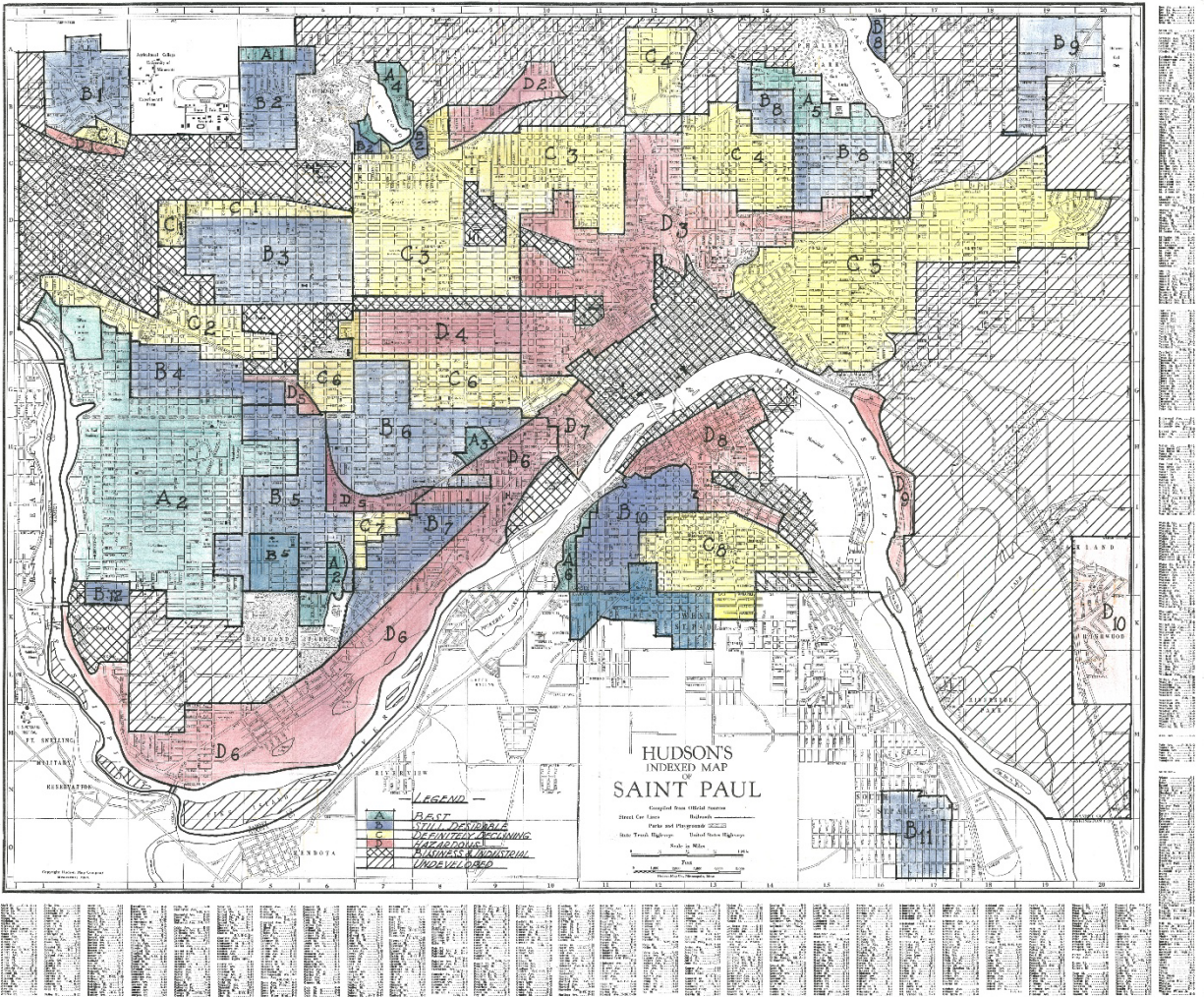


Figure 5. Home Owner's Loan Corporation (HOLC) Map of St. Paul, 1934. The Paust's Redevelopment is located in zone B3, labeled blue for "Still Desirable."

### 4.2.3 Saint Paul and the FHA

In Saint Paul, the construction industry was particularly hard hit during the early years of the Great Depression, and the emergence of a housing shortage compounded the concerns. By 1934, the situation was reported as increasingly urgent; a contemporary survey reported that dwelling vacancies were lower than at any point in the previous fifteen years. The establishment of the FHA offered a measure of optimism and anticipation for the local building industry, and it featured prominently in the *Improvement Bulletin*, a design and construction industry journal published in Minneapolis. Articles that described the program and its current or projected impacts appeared in nearly every weekly issue from 1934 to 1940.<sup>26</sup> For instance, on December 14, 1934, L. H. Sault, president of the Saint Paul Builders' Exchange, addressed the outlook for the construction industry and expressed confidence in the opportunities created by the new federal program. He estimated that approximately 1,000 new homes could be constructed in Saint Paul during 1935 under the provisions of the Act, noting that "there is less than 3 percent vacancy in this type of buildings in the city at the present time."<sup>27</sup>

According to the Saint Paul Historic Context Study: *Residential Real Estate Development, 1880–1950*, federal housing programs shaped residential development in Saint Paul during the interwar years not only through financing mechanisms but also through highly visible marketing strategies. In Saint Paul, promotion of FHA-insured housing extended into popular spaces, most notably The Golden Rule, the city's leading department store. By 1930, on the fourth floor of the store was Homecraft Place, a permanent home-building exhibit sponsored by the Master Builders Association of Saint Paul. Constructed as a full-scale display, Homecraft Place featured four model houses designed by architects William Ingemann and E. D. Corwin, illustrating Regency, English Cottage, Early American, and Tudor Revival styles.<sup>28</sup> These homes were explicitly presented as attainable through FHA-backed mortgages.

As the context study notes, "small dwellings like those promoted by the Architects Small Homes Bureau dominated the 1930s market."<sup>29</sup> A story in a 1934 edition of the *St. Paul Pioneer*

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<sup>26</sup> The Improvement Bulletins can be found in the Gale Family Library at the Minnesota Historical Society.

<sup>27</sup> L.H. Sault, "Four-Million Dollar House Building Program Predicted at St. Paul for 1935," *Improvement Bulletin*, December 14, 1934.

<sup>28</sup> Landscape Research, "Residential Real Estate Development," prepared for the Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, 2001, 21.

<sup>29</sup> Landscape Research, "Residential Real Estate Development", 21.

*Press*, titled, "Homecraft Place Gives House Ideas," described how more than one hundred canvassers from the federal Emergency Housing Administration toured the exhibit before embarking on a citywide campaign to encourage property owners to undertake construction and home improvements financed through federally regulated loans. The exhibit, the article observed, left participants "teeming with ideas for home improvement and fortified with answers to questions being asked them."<sup>30</sup>



Figure 6. Matchbook Advertisement for Homecraft Place. Image via eBay.

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<sup>30</sup> "Homecraft Place Gives House Ideas" *St. Paul Pioneer Press*, September 22, 1934.

#### 4.2.4 Benjamin A. Paust

Paust's Rearrangement of Saint Paul is named after Benjamin A. Paust was a prolific real estate developer in Minneapolis. Paust was born on Christmas Day in 1880 and worked in real estate until he retired at age 89, a year before his death in 1971. He was born in Milwaukee and graduated from the University of Wisconsin. Paust was an active, and seemingly valued member of Minneapolis society.<sup>31</sup> Occasionally, he wrote articles for the real estate section of the Sunday edition of the *Minneapolis Journal*.<sup>32</sup> During World War I, he was an active member of the Minneapolis Liberty Loan Committee, the War Chest of Minneapolis, and the War Savings Committee of the Minneapolis Civic and Commerce Association.<sup>33</sup> Additionally, he was a member of the Shriners, Masons, Greater Minneapolis Board of Realtors, and several other professional and real estate organizations. Paust was remembered in his obituary in the *Star Tribune* for developing the land around Loring Park for residential buildings and negotiating the acquisition of land for the Hennepin County Government Center in Downtown Minneapolis.<sup>34</sup>

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<sup>31</sup> "Benjamin A. Paust," *Minneapolis Star Tribune*, September 11, 1971, p. 11A.

<sup>32</sup> Benjamin A. Paust, "Coal Bill \$8,000 A Year for 12 Story Office Building," *The Minneapolis Journal*, September 21, 1924, p. 1.

<sup>33</sup> "Benjamin Paust papers, 1917-1919," Minnesota Historical Society Gale Family Library Manuscripts, [https://mnpals-mhs.primo.exlibrisgroup.com/permalink/01MNPALS\\_MHS/ge68j0/alma990017198640104294](https://mnpals-mhs.primo.exlibrisgroup.com/permalink/01MNPALS_MHS/ge68j0/alma990017198640104294)

<sup>34</sup> "Benjamin A. Paust," *Minneapolis Star Tribune*, September 11, 1971, p. 11A.

#### 4.2.5 The Development of Paust's Rearrangement of Saint Paul, 1935-1940



Figure 7. Aerial Photograph showing Paust's Rearrangement of Saint Paul in 1940. "WO-2A-35," 1940, courtesy of the University of Minnesota's Historic Aerial Photographs Online.

Paust's Rearrangement of Saint Paul consists of Block 1 of the former 1880 Hamline Plat and was submitted on August 19, 1935, and signed by Benjamin A. Paust and Jess Paust of Minneapolis, Minnesota, and H.H. Lampert, President of Liberty State Bank of Saint Paul, Minnesota. The rearrangement is located on a former football field and appears as a distinctive shape within the Hamline-Midway neighborhood when viewed on a map or in aerial photography. Paust laid out the plat with seven lots facing Hewitt Avenue to the north and nine lots each facing Pascal and Holton Streets to the east and west (Paust's Rearrangement is roughly centered within the image above).<sup>35</sup>

Following the successful platting of Paust's Rearrangement of Saint Paul, Benjamin Paust sold all 25 of the newly formed parcels. In just five years every parcel on the block was developed.

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<sup>35</sup> Presumably this organization was chosen to maximize saleable lots on the irregularly shaped block, however the authors of this report were unable to find any discussion of the rationale behind the organization of Paust's Rearrangement within the historical record.

Original building permits for homes on the block reveal that many of the lots were developed as speculative housing, with 14 of the block's 25 lots being developed by three individuals – Arthur E. Strandlof (three lots); O.J. Husby (three lots), and A.F. Carlson (eight lots) – and one additional lot developed by the “Home Construction Co.” (see Table 1).

Previous research and documentation of Pausts' Rearrangement of Saint Paul suggested the need to investigate the building contractors, early residents, and their potential connections to the commercial life of the surrounding neighborhood. A central hypothesis was that these individuals might have been closely tied to Hamline University, with the area's proximity to campus and relatively affordable housing making it a seemingly attractive location for faculty and staff. A review of city directories from 1936 to 1940 and the 1940 US Census, corroborated with Hamline University yearbooks, provides no evidence to substantiate such a relationship.

The 1940 US Census provides a snapshot of data about the residents of Paust's Arrangement near the end of its period of development (the census was conducted in April 1940, prior to the completion of construction at 815 Holton Street).<sup>36</sup> The properties appear to have been occupied by working-class households:

- Three properties were occupied by renters; the rest were owner-occupied. Two of the owner-occupied properties also listed lodgers as residents.
- 23 of 24 properties were occupied by married couples. 14 properties had children as occupants. Two households had children, parents, and a grandparent as occupants.
- Resident occupations included engineer, accountant, two public school teachers, nurse, stenographer, multiple small business owners, and six railroad employees among others. The majority of residents employed outside the home were male.
- The vast majority of residents were born in Minnesota. Other places represented include Nebraska, Iowa, Wisconsin, Illinois, Texas, Michigan, South Dakota, Canada, Germany, Denmark, and Sweden.

*In depth research was conducted into residents, contractors, builders, and developers who were associated with the properties located within Paust's Rearrangement of Saint Paul during the potential period of significance for the district: 1935–1940. This included searches of digitized newspaper databases, Google Books, city directories, Hamline University*

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<sup>36</sup> The 1940 Census was the last census to not provide aggregate analysis of collected data.

*Yearbooks, the 1940 U.S. Census, Improvement Bulletins, Saint Paul Public Library clippings files, the Northwest Architectural Archives, and the collections of the Ramsey County Historical Society, Minnesota Historical Society, and Saint Paul Public Library.*

*Additionally, a broader search spanning 1935 – present was conducted for every street address within Paust’s Rearrangement. This search included digitized newspaper archives from 1935 to the present, Google Books, and photo collections of Ramsey County Historical Society and Minnesota Historical Society. This broader search did not yield any information about the development or its later residents beyond public notices such as wedding announcements, obituaries, and classified ad listings.*

**Table 1: Development of Paust's Rearrangement of Saint Paul<sup>37</sup>**

| <b>Street Address</b>   | <b>Date</b> | <b>Original Owner</b> | <b>Architect/Contractor</b> |
|-------------------------|-------------|-----------------------|-----------------------------|
| 1430 Hewitt Avenue      | 1938        | C.A. Murray           | John Peterson               |
| 1434 Hewitt Avenue      | 1935        | Arthur E. Strandlof   | Erick Strandlof             |
| 1438 Hewitt Avenue      | 1936        | Arthur E. Strandlof   | Erick Strandlof             |
| 1444 Hewitt Avenue      | 1936        | Arthur E. Strandlof   | Erick Strandlof             |
| 1448 Hewitt Avenue      | 1937        | O.H. Adams            | A Carlson                   |
| 1452 Hewitt Avenue      | 1936        | Oskar Burglund        | Almquist and Wall           |
| 1456 Hewitt Avenue      | 1937        | A.F. Carlson          | A. F. Carlson               |
| 787 Holton Street       | 1936        | A.F. Carlson          | A.F. Carlson                |
| 791 Holton Street       | 1936        | A.F. Carlson          | A.F. Carlson                |
| 795 Holton Street       | 1936        | Norman Torgersen      | A.F. Carlson                |
| 799 Holton Street       | 1936        | G.F. Bursinger        | Elmer F. Broberg, Inc.      |
| 801 Holton Street       | 1938        | Anton A. Mickelson    | E.A. Sandberg               |
| 805 Holton Street       | 1938        | H.M. Carr             | ---                         |
| 809 Holton Street       | 1937        | Wm. Hoyt              | Peter Kamnerer              |
| 815 Holton Street       | 1940        | F.J. Maether          | Conrad Hamm Co.             |
| 819 Holton Street       | 1936        | John Fulton           | A.F. Carlson                |
| 786 Pascal Street North | 1936        | A.F. Carlson          | A.F. Carlson                |
| 794 Pascal Street North | 1935        | A.F. Carlson          | A.F. Carlson                |
| 798 Pascal Street North | 1935        | A.F. Carlson          | A.F. Carlson                |
| 800 Pascal Street North | 1935        | O.J. Husby            | O.J. Husby                  |
| 804 Pascal Street North | 1935        | O.J. Husby            | O.J. Husby                  |
| 808 Pascal Stret North  | 1935        | O.J. Husby            | O.J. Husby                  |

<sup>37</sup> The information in this table is taken from City of St. Paul building permits and building permit index cards.

|                         |      |                       |                       |
|-------------------------|------|-----------------------|-----------------------|
| 812 Pascal Street North | 1936 | A.F. Carlson          | A.F. Carlson          |
| 816 Pascal Street North | 1936 | Home Construction Co. | Home Construction Co. |
| 820 Pascal Street North | 1937 | A.F. Carlson          | A.F. Carlson          |

#### 4.2.6 The Houses in Paust’s Rearrangement

The houses constructed within Paust’s Rearrangement in Saint Paul during the 1930s and 1940s reflect a convergence of social, economic, and ideological forces that shaped domestic architecture during the late interwar period. Modestly scaled, single-family dwellings predominate within the subdivision and are most often executed in the popular revival styles of the era, primarily colonial Revival and Tudor Revival, alongside examples of neoclassical and minimal traditional forms. These stylistic choices emerged at a moment when the “American Dream” was increasingly defined by homeownership, while simultaneously, the instability caused by the Great Depression fostered widespread distrust and heightened cultural anxiety about permanence and security. As a result, architectural style carried ethical as well as aesthetic meaning. Contemporary descriptions of these popular styles frequently employed terms such as “honest,” “simple,” and “substantial,” reflecting a desire for houses that conveyed moral reliability and restraint rather than excess. In Paust’s Rearrangement, the prevalence of these styles expresses this convergence of political, social, and economic factors. The housing types found in Paust’s Rearrangement were also typical of residential construction in larger Saint Paul during this time period, with “small dwellings like those promoted by the Architects Small Homes Bureau dominat[ing] the 1930s market.”<sup>38</sup>

#### Colonial Revival

Colonial Revival was the dominant style for domestic building throughout the country during the first half of the twentieth century. Between 1910 and 1930, an estimated forty percent of all houses built in the United States were designed in this style.<sup>39</sup> The style reflected a renewed interest in early English and Dutch colonial precedents, though early examples rarely replicated these prototypes with historical accuracy. Rather, architects and builders drew inspiration from characteristic elements, such as accentuated front doors, double-hung windows, and symmetry. The style’s popularity was imbued with ethical connotations, such

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<sup>38</sup> Landscape Research, “Residential Real Estate Development” prepared for the Saint Paul Heritage Preservation Commission, and Ramsey County Historical Society, (2001), 21.

<sup>39</sup> Virginia S. McAlester, *A Field Guide to American Houses*, (Alfred A. Knopf: New York, 2013) 432.

the “honest” and “sensible” qualities associated with the colonial house. It was considered a safe and enduring style, making the design a sound investment, during a time of financial anxiety; it was also economical to build due to its simplicity in plan and freedom from over-ornamentation.<sup>40</sup>

Writing in 1939, T.C. Hughes, secretary of the Detroit chapter of the American Institute of Architects, argued that “good colonial, early American, and Georgian have stood the test of time. If done well, they will always be good.”<sup>41</sup> Popular magazines echoed this sentiment in more accessible terms: “Styles in houses come and go like styles in cars... it pays to build in a style as liquid in public approval as a Liberty bond at a bank. Colonial is such a style.”<sup>42</sup> A pervasive quality in the thirties was to design objects and buildings in modest, small scale. The architects' or builders' version of the colonial cottage, or even the larger two-story early New England colonial house, represented a reduction in size from its equivalents in the 1920s. In architecture this reduction in size and apparent luxury of detail may be seen as a reaction to budget limitations caused by the depression; but this trend was, in essence, symbolic.<sup>43</sup> By the 1930s, the colonial house came to be the symbol of the way America viewed itself, and the association with stability, modesty, and family ideals made it particularly attractive for the

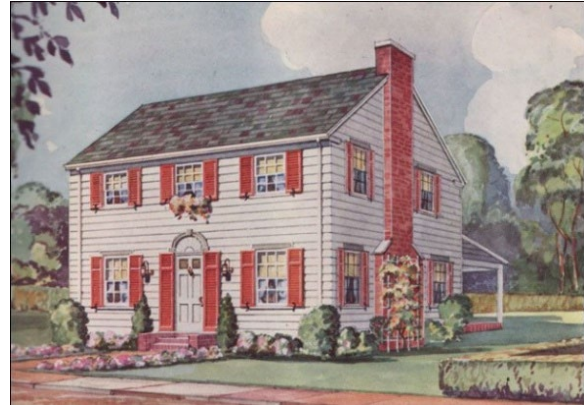


Figure 8. “The Rockford” Dutch Colonial Revival House Plan. *Southern Home Building Plans*

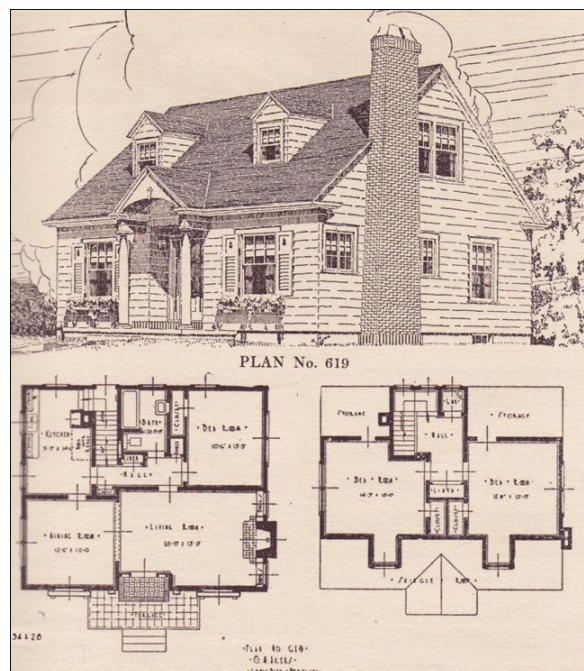


Figure 9. Colonial Revival Cape Cod House Plans. *The Portland Telegram Plan Book Oregon No 619, 1940.*

<sup>40</sup> McAlester, *A Field Guide to American Houses*, 432.

<sup>41</sup> T.C. Hughes quoted in David Gebhard, “The American Colonial Revival in the 1930s.” *Winterthur Portfolio* 22, no. 2/3 (1987): 109. <http://www.jstor.org/stable/1181112>.

<sup>42</sup> Gebhard, “The American Colonial Revival in the 1930s,” 109.

<sup>43</sup> Gebhard “The American Colonial Revival in the 1930s,” 119.

small, economical houses that characterized the 1930s and 1940s.

### Tudor Revival

Tudor Revival shared a similar trajectory during the interwar period and was second only to Colonial Revival in national popularity between 1900 and 1920.<sup>44</sup> Drawing loosely from a wide spectrum of early English building traditions, from vernacular cottages to early renaissance palaces, the style offered considerable flexibility in plan and form.

Unlike Colonial Revival, which relied on mostly symmetrical compositions, Tudor Revival placed fewer constraints on fenestration and massing. The style was praised for its inherent flexibility, as builders could adapt its elements, such as steeply pitched roofs, front-facing gables, prominent chimneys, and tall, narrow windows, to a range of lot sizes and neighborhood contexts. The Tudor style itself, according to historian Gavin Edward Townsend, “proved itself to be sympathetic to turn-of-the-century ideals regarding domesticity, simplicity, and honest craftsmanship.”<sup>45</sup>

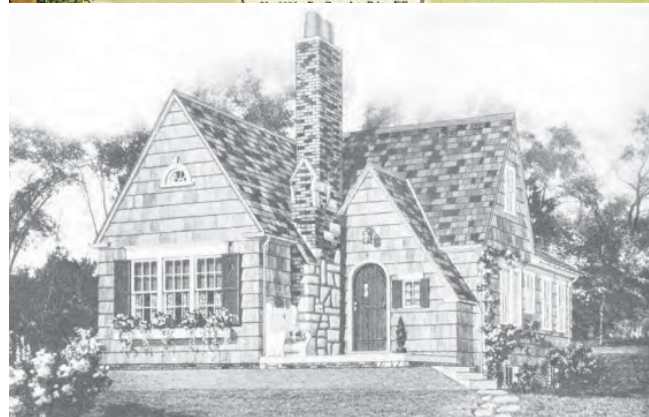
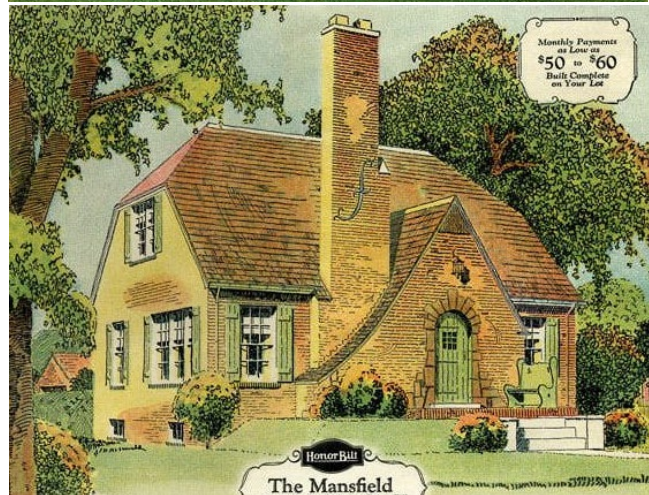


Figure 10 (upper). "The Colton" Home Builders Catalog (1927).

Figure 11 (center). "The Mansfield" Honor Bilt Catalog, (Sears Robuck and Co., 1929), 6.

Figure 12 (lower). "The Mitchell," Modern Homes Catalog, (Sears, Roebuck & Co., 1936), 31.

<sup>44</sup> McAlester, *A Field Guide to American Houses*, 466.

<sup>45</sup> Gavin E. Townsend, "The Tudor House in America: 1890-1930," University of California, Santa Barbara ProQuest Dissertations & Theses, 1986. 8703672, vii.

### **Minimal Traditional**

Minimal Traditional is a term originally devised to describe the small, sparse houses built from around the end of the Great Depression to after WWII. These houses emerged in the late 1930s as a response to economic constraints and housing shortages. Typically one-story in height with low- or intermediate-pitched gabled roofs, Minimal Traditional dwellings presented little to no eave overhang, double-hung windows, and minimal architectural detailing. These homes can range from very simple, as seen in Figure 11, to extremely simplified versions of more ornate styles, as can be seen in Figure 12, which incorporates some Tudor Revival elements. Designed to be built quickly and economically, these houses embodied the small, efficient plans required to qualify for Federal Housing Administration (FHA) loan insurance. Architects, facing diminished commissions, turned enthusiastically to small-house design, prioritizing efficient layouts and affordability. These homes can be referred to by a number of names, “minimal traditional” house; “Depression-era” cottage; “War Years” cottage; “Victory” cottage; “economical small house”; and even the “FHA House.”<sup>46</sup> They were meant to be



*Figure 13 . Minimal Traditional FHA-Insured Home, 1941.  
Courtesy of the Library of Congress*



*Figure 14. Minimal Traditional, Alladin Catalog, c. 1940.  
Courtesy of McMansion Hell. Public Domain*

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<sup>46</sup> American Small House Presentation, slide 7.

efficient and utilitarian, not far from the housing built and sold by Sears, Aladdin and other mail order home companies in the late 19th and early 20th century.<sup>47</sup>

#### 4.2.7 Inter-War Residential Development in Saint Paul

Identifying comparable examples of these residential developments in Saint Paul presents a challenge, as this period has received relatively limited focused documentation in comparison to the city's early residential development, and, despite the efforts of the federal government, large-scale construction was still limited by the Great Depression. According to the Saint Paul Historic Context Study: *Residential Real Estate Development, 1880–1950*, the city's homebuilding activity during the Depression came to a general halt. Nationally, by 1933, nearly half of all home mortgages were technically in default, and between 1928 and 1933 new house construction declined by approximately 95 percent, while expenditures for home repairs fell by 90 percent.<sup>48</sup>

Many neighborhoods had experienced rapid residential development in the early-to-mid 1920s, such as Como to the west of the lake, the North End south of Lake Phalen, the East End in the vicinity of Hazel Park, and Highland Park north of Montreal.<sup>49</sup> The last of these to be developed was Highland Park, and within this context, the development of this neighborhood might provide useful contrast for understanding residential growth and architectural trends in Saint Paul in the years immediately preceding the Great Depression.

In 1923, streetcar tracks were extended along Cleveland Avenue to Ford Parkway and eastward to the Mississippi River, significantly improving access between Highland Park and downtown Saint Paul. The opening of the Ford Motor Company assembly plant at 966 South Mississippi River Boulevard in 1926 further stimulated residential demand by providing stable industrial employment for area residents. This neighborhood, however did not fully embrace the ideals of economy and standardization promoted later by federal agencies and exhibited in Paust's Redevelopment. The most common type of house built here was the American colonial, and on the eve of World War II, Highland Park continued to fill in with period-revival houses that clung to the picturesque traditions of earlier decades. These designs, often more elaborate than FHA minimum standards required, represented what has

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<sup>47</sup> Kate Wagner, "Looking Around: The Curious Case of Minimal Traditional," (McMansion Hell, June 24, 2017).

<sup>48</sup> Landscape Research, "Residential Real Estate Development", 21.

<sup>49</sup> Jeffrey A Hess and Paul Clifford Larson, *St. Paul's Architecture: A History*, St. Paul's Architecture, A History, University of Minnesota Press, 2006, 126.

been described as the final flourish of nostalgia-laden residential architecture before wartime austerity and postwar modernism reshaped the housing market.<sup>50</sup>

While it is likely that additional pockets of housing development occurred during the 1935-1940 time period, such examples are difficult to identify in the historical record. These developments, like Paust's Rearrangement, were often small, speculative, and embedded within already established neighborhoods, rather than large, named subdivisions. Their modest scale and limited ornamentation have likely contributed to their underrepresentation in architectural history and survey records.

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<sup>50</sup> "Highland," Ramsey County Historical Society, October 19, 2003.

## 5.0 ASSOCIATED PROPERTY TYPES, RELATIONSHIP TO DESIGNATION CRITERIA, AND EVALUATION

This context is relevant to properties located within Paust’s Rearrangement of Saint Paul – a single residential block platted in 1935 and developed between 1935 and 1940.

Properties considered historically significant for their association with this context will have achieved significance between 1935 and 1940 and will demonstrate significance in one of the areas listed below, as well as sufficient historic integrity to communicate that significance:

- Architecture
- Community Planning and Development
- Engineering

### 5.1 Associated Properties’ Relationship to the National Register of Historic Places Criteria

In order for a property to be considered eligible for the NRHP, it must have obtained significance under one of the National Register Criteria for Evaluation. The following section provides suggestions on how properties associated with this context might be evaluated for significance under the criteria. The term “subject property” is used to refer to properties associated with the context. For additional information, see the National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*.

#### **Criterion A: Association with Significant Events**

To be considered eligible for the NRHP under Criterion A, subject properties must be “associated with events that have made a significant contribution to the broad patterns of our history.” These events include:

- A specific event marking an important moment in American prehistory or history.
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Some historic events and trends identified in this context include:

- Residential real estate development within the City of Saint Paul during the 1930s
- The Federal Housing Authority and its influence on the local housing market

Under Criterion A, these events and trends may be linked to one or more Areas of Significance defined by the National Park Service in the National Register Bulletin *How to Complete the National Register Registration Form*:

- **Community Planning and Development:** “the design or development of the physical structure of communities”

According to the National Park Service, “community planning and development applies to areas reflecting important patterns of physical development, land division, or land use.”<sup>51</sup>

When evaluating properties under this criterion, a district must do at least one of the following:

- Served as an important response to planning effort
- Directly influenced later developments
- Reflects historic planning or development trends or practices
- Introduced innovative planning and design concepts to the area<sup>52</sup>

*The historical record does not provide any evidence that the organization of Paust’s Rearrangement of Saint Paul served as an important response to a planning effort, directly influenced later developments, reflected historic planning or development trends or practices, or introduced innovative planning and design concepts to the area. Paust’s Rearrangement of Saint Paul and all of the individual properties within Paust’s Rearrangement are recommended as Not Eligible for the National Register of Historic Places under Criterion A in the area of Community Planning and Development.*

### **Criterion B: Association with Significant Persons**

To be considered eligible for the NRHP under Criterion B, properties must be “associated with the lives of persons significant in our past.” A significant individual is one:

- Whose activities are demonstrably important within a local, State, or national historic context.

To be significant for association with an individual, a subject property must have been associated with the individual during the time when he or she achieved significance, and the property must be the best illustration of that individual’s achievements. The individual must have

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<sup>51</sup> National Park Service, *Best Practices Review. Area of Significance: Community Planning and Development*, January 2025

<sup>52</sup> Ibid.

directly influenced the conception and/or development of the property or have lived in the property while making their contributions to their respective fields. The length of association with the individual in comparison with other associated properties should also be considered.

Properties identified as the best representation of an individual's contributions must be linked to one Area of Significance defined by the National Park Service in the National Register Bulletin *How to Complete the National Register Registration Form*. Under this context, this includes:

- **Community Planning and Development:** “the design or development of the physical structure of communities”
- **Architecture:** “the practical art of designing and constructing buildings and structures to serve human needs.”
- **Engineering:** “the practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs.

*Paust's Rearrangement of Saint Paul does not appear to be associated with any individuals whose activities were demonstrably important within a local, State, or national historic context. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for the National Register of Historic Places under Criterion B.*

### **Criterion C: Design/Construction**

To be considered eligible for the NRHP under Criterion C, properties must “embody the distinctive characteristics of a type, period, or method of construction, or...represent the work of a master, or...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.” Properties that represent a type, period, or method of construction are those that illustrate, through distinctive features, a particular architectural style or construction method. They might illustrate “the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that class, or the transition between classes of resources.”

Under Criterion C, the properties located in Paust's Rearrangement may be linked to one Area of Significance defined by the National Park Service in the National Register Bulletin *How to Complete the National Register Registration Form*:

- **Architecture:** “the practical art of designing and constructing buildings and structures to serve human needs.”

*None of the properties within Paust's Rearrangement are the work of a master or possess high artistic value. Properties located within Paust's Rearrangement were constructed in styles that were popular locally and nationally between the 1910s and early 1940s. This includes Colonial Revival, Tudor Revival, and Minimal Traditional architectural styles. Such properties are fairly ubiquitous throughout many neighborhoods of Saint Paul. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for the National Register of Historic Places under Criterion C in the area of Architecture.*

#### **Criterion D: Information Potential**

To be considered eligible under Criterion D, properties must "have yielded, or may be likely to yield, information important in prehistory or history."

Under Criterion D, the properties located in Paust's Rearrangement may be linked to one or more Areas of Significance defined by the National Park Service in the National Register Bulletin *How to Complete the National Register Registration Form*:

- **Architecture:** "the practical art of designing and constructing buildings and structures to serve human needs."
- **Engineering:** "the practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs."

*The historical record does not provide any evidence that any of the above ground properties within Paust's Rearrangement of Saint Paul are likely to yield information important in history. None of the buildings are known to have utilized novel or unique construction methods, or to be the only examples of a unique local building type. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for the National Register of Historic Places under Criterion D in the areas of Architecture and Engineering.*

*The authors of this inventory form are not archaeologists and have not assessed the potential historic district or any of the individual properties under Criterion D in the area of Archaeology.*

## 5.2 Associated Properties' Relationship to City of Saint Paul Local Designation Criteria

- 1. Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.**
- 2. Its location as a site of a significant historical event.**

Properties which meet National Register Criterion A (see above) will likely also be significant under local Criteria 1 and/or 2.

*The historical record does not provide any evidence that the organization of Paust's Rearrangement of Saint Paul served as an important response to a planning effort, directly influenced later developments, reflected historic planning or development trends or practices, or introduced innovative planning and design concepts to the area. Nor do any of the properties appear to be the location or site of a significant event. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for Local Designation under Criteria 1 or 2.*

- 3. Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.**

Properties which meet National Register Criterion B (see above) will likely also be significant under local Criterion 3.

*Paust's Rearrangement of Saint Paul does not appear to be associated with any individuals whose activities significantly contributed to the culture and development of the City of St. Paul. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for the National Register of Historic Places under Criterion 3.*

- 4. Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.**
- 5. Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.**
- 6. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.**

Properties which meet National Register Criterion C (see above) will likely also be significant under local Criteria 4, and/or 5, and/or 6.

*None of the properties within Paust's Rearrangement are the work of architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul or possess elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation. While properties located within Paust's Rearrangement were constructed in styles that were popular locally and nationally between the 1910s and early 1940s – including Colonial Revival, Tudor Revival, and Minimal Traditional architectural styles –such properties are fairly ubiquitous throughout many neighborhoods of Saint Paul and do not embody distinct distinguishing characteristics of an architectural or engineering type or specimen. Paust's Rearrangement of Saint Paul and all of the individual properties within Paust's Rearrangement are recommended as Not Eligible for Local Designation under Criteria 4, 5 or 6.*

**7. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul.**

Properties which meet National Register Criteria A in the area of Community Planning and Development or Criterion C will also likely be significant under local Criterion 7. However, local Criterion 7 is more expansive than any of the National Register Criteria.

*Paust's Rearrangement is a densely platted, rectangular residential block, which is typical of its location. While Paust's Rearrangement was re-platted to fit within a former football field, the oversized block and rectilinear shape is not a singular condition within the Hamline–Midway neighborhood. While properties located within Paust's Rearrangement were constructed in styles that were popular locally and nationally between the 1910s and early 1940s – including Colonial Revival, Tudor Revival, and Minimal Traditional architectural styles –such properties are fairly ubiquitous throughout many neighborhoods of Saint Paul. The historical record does not provide evidence that Paust's Rearrangement constitutes a unique location or singular physical characteristic of the neighborhood, community, or the City of Saint Paul. Paust's Rearrangement does not represent a unique location or singular physical characteristic of the neighborhood, community, or the City of Saint Paul.*


# 6.0 HISTORIC RESOURCE SURVEY

Following development of the historic context Paust’s Rearrangement of Saint Paul, Pigeon Consulting undertook a historic resource survey of the properties within Paust’s Rearrangement. The survey area encompassed one potential historic district – the entirety of Paust’s Rearrangement of Saint Paul – as well as evaluations of each of the 25 individual properties within Paust’s Rearrangement. All surveyed properties were constructed more than 45 years ago.

**Pigeon Consulting’s recommendation is that there are No Historic Properties within the Survey Area.**

*A note on property names:* Property names have been identified following standard naming conventions within the historic preservation field. Where an individual property within Paust’s Rearrangement of Saint Paul had a private citizen owner identified on its original building permit, the property has been styled “Owner Name House.” Where the individual property had a speculative developer or construction company listed as owner on its original building permit, the property has been styled “House.”

**Table 2. Survey Results**

| Address   | Property Name                        | Inventory Number | Date      | Thumbnail  | Recommendation                      |
|---|--------------------------------------|------------------|-----------|--|-------------------------------------|
| <b>1430 – 1456<br/>Hewitt Avenue;<br/>786–820 Pascal<br/>Street North;<br/>787 – 819 Holton<br/>Street North<br/>(odd only)</b> | Paust’s Rearrangem-ent of Saint Paul | None             | 1935-1940 |  | Not Eligible as a Historic District |

| Address            | Property Name                    | Inventory Number | Date | Thumbnail  | Recommendation            |
|--------------------|----------------------------------|------------------|------|--|---------------------------|
| 1430 Hewitt Avenue | Clarence and Luella Murray House | RA-SPC-09476     | 1938 |    | Not Individually Eligible |
| 1434 Hewitt Avenue | House                            | RA-SPC-09314     | 1935 |    | Not Individually Eligible |
| 1438 Hewitt Avenue | House                            | RA-SPC-09478     | 1936 |   | Not Individually Eligible |
| 1444 Hewitt Avenue | House                            | RA-SPC-09479     | 1935 |  | Not Individually Eligible |
| 1448 Hewitt Avenue | Arthur and Helen Adams House     | RA-SPC-09480     | 1937 |  | Not Individually Eligible |

| Address                 | Property Name                     | Inventory Number | Date | Thumbnail  | Recommendation            |
|-------------------------|-----------------------------------|------------------|------|--|---------------------------|
| 1452 Hewitt Avenue      | Oscar and Margaret Berglund House | RA-SPC-09481     | 1936 |    | Not Individually Eligible |
| 1456 Hewitt Avenue      | House                             | RA-SPC-09482     | 1937 |    | Not Individually Eligible |
| 786 Pascal Street North | House                             | RA-SPC-09685     | 1936 |   | Not Individually Eligible |
| 794 Pascal Street North | Andrew and Sophie Danielson House | RA-SPC-09686     | 1935 |  | Not Individually Eligible |
| 798 Pascal Street North | House                             | RA-SPC-09687     | 1935 |  | Not Individually Eligible |

| Address                 | Property Name | Inventory Number | Date | Thumbnail  | Recommendation            |
|-------------------------|---------------|------------------|------|--|---------------------------|
| 800 Pascal Street North | House         | RA-SPC-09688     | 1935 |    | Not Individually Eligible |
| 804 Pascal Street North | House         | RA-SPC-09689     | 1935 |    | Not Individually Eligible |
| 808 Pascal Street North | House         | RA-SPC-09690     | 1935 |   | Not Individually Eligible |
| 812 Pascal Street North | House         | RA-SPC-09691     | 1936 |  | Not Individually Eligible |
| 816 Pascal Street North | House         | RA-SPC-09692     | 1936 |  | Not Individually Eligible |

| Address                 | Property Name                        | Inventory Number | Date | Thumbnail  | Recommendation            |
|-------------------------|--------------------------------------|------------------|------|--|---------------------------|
| 820 Pascal Street North | House                                | RA-SPC-09693     | 1937 |    | Not Individually Eligible |
| 787 Holton Street North | House                                | RA-SPC-09747     | 1936 |    | Not Individually Eligible |
| 791 Holton Street North | House                                | RA-SPC-09549     | 1936 |   | Not Individually Eligible |
| 795 Holton Street North | Norman Torgerson House               | RA-SPC-09550     | 1936 |  | Not Individually Eligible |
| 799 Holton Street       | Gilbert and Margaret Bursinger House | RA-SPC-09551     | 1936 |  | Not Individually Eligible |

| Address                 | Property Name                 | Inventory Number | Date | Thumbnail  | Recommendation            |
|-------------------------|-------------------------------|------------------|------|--|---------------------------|
| 801 Holton Street North | Anton and May Mickelson House | RA-SPC-09552     | 1938 |    | Not Individually Eligible |
| 805 Holton Street North | House                         | RA-SPC-09554     | 1938 |    | Not Individually Eligible |
| 809 Holton Street North | William and Marie Hoyt House  | RA-SPC-09555     | 1938 |   | Not Individually Eligible |
| 815 Holton Street North | F.J. Maether House            | RA-SPC-09556     | 1940 |  | Not Individually Eligible |
| 819 Holton Street North | House                         | RA-SPC-09557     | 1936 |  | Not Individually Eligible |

## 7.0 RECOMMENDATIONS

**Research did not identify properties eligible for listing in the National Register of Historic Place or eligible for local designation within the survey boundaries.**