



St. Paul Heritage Preservation Commission



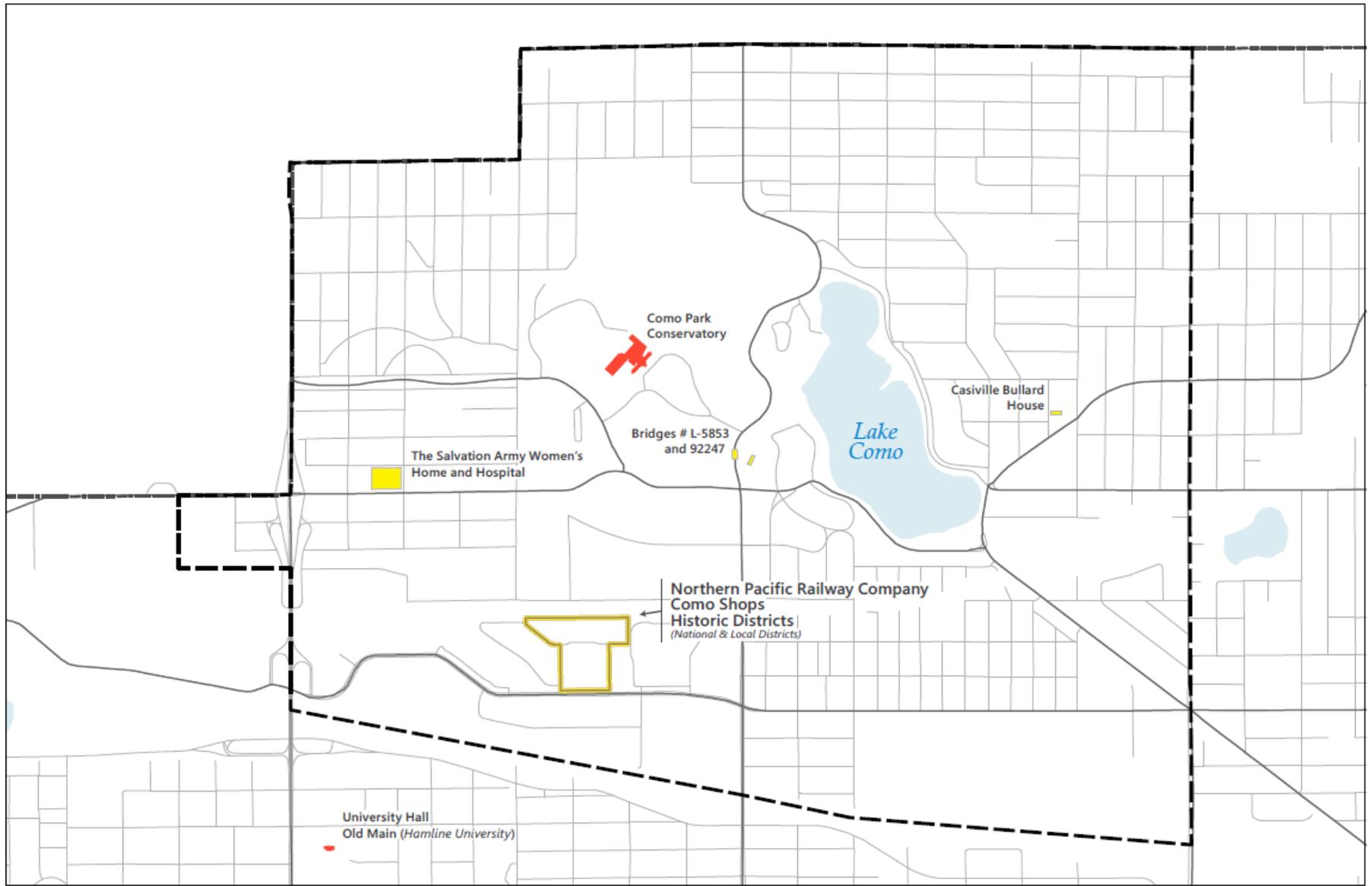
October 8, 2015

Business Meeting

Como Community Plan



Department of Planning & Economic Development
Council District 10



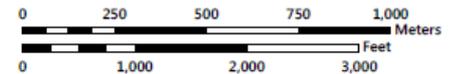
Designated Historic Districts and Sites in District 10 (Como)

Districts

- Local
- State
- National

Sites

- Local
- State
- National
- National/Local
- National/State
- National/State/Local



This drawing was prepared for the use of the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such.

Source: City of Saint Paul Planning and Economic Development, Heritage Preservation Commission, Minnesota Statutes Annotated § 133.71, National Parks Service, MNDNR, and Ramsey County

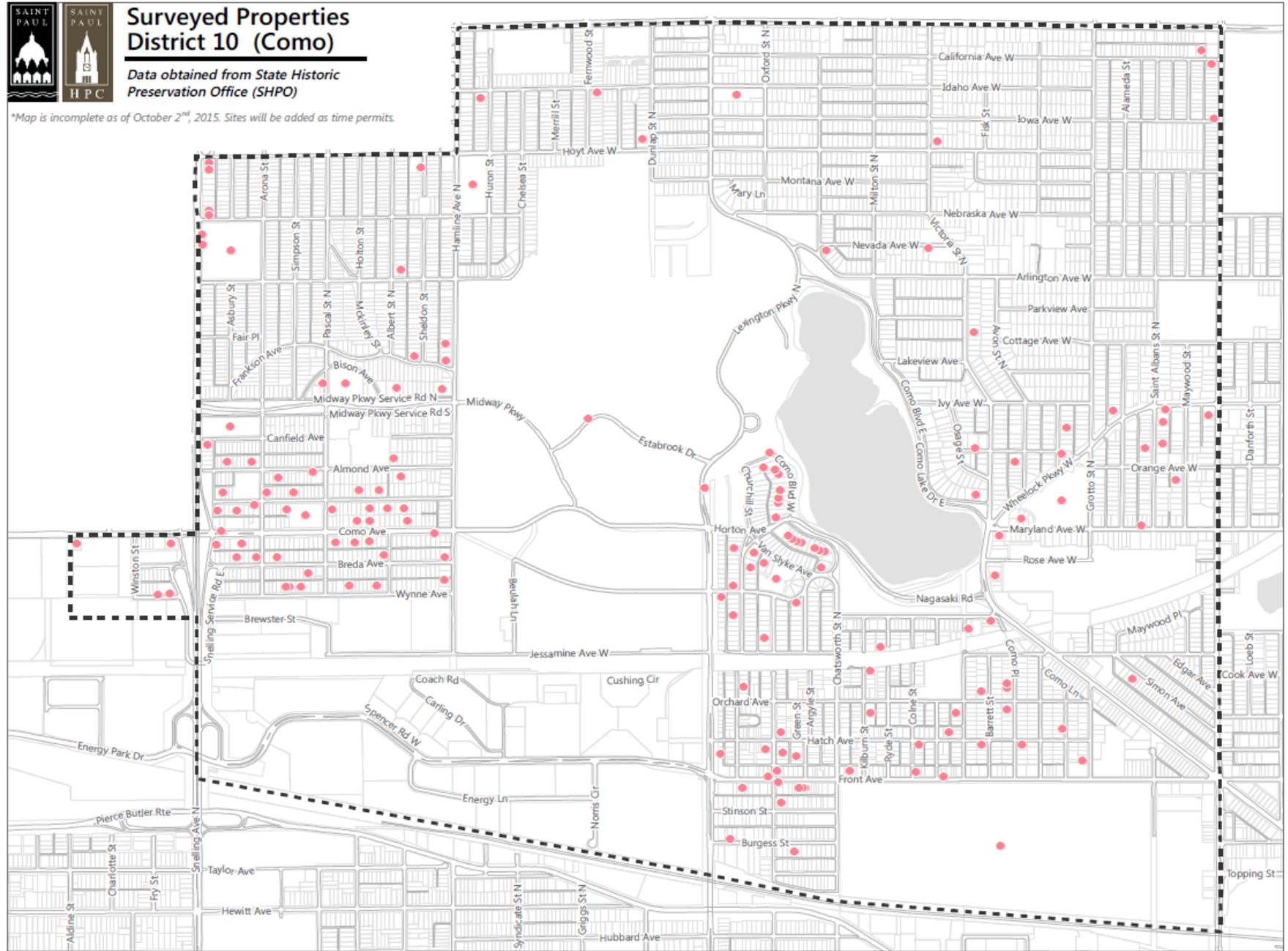




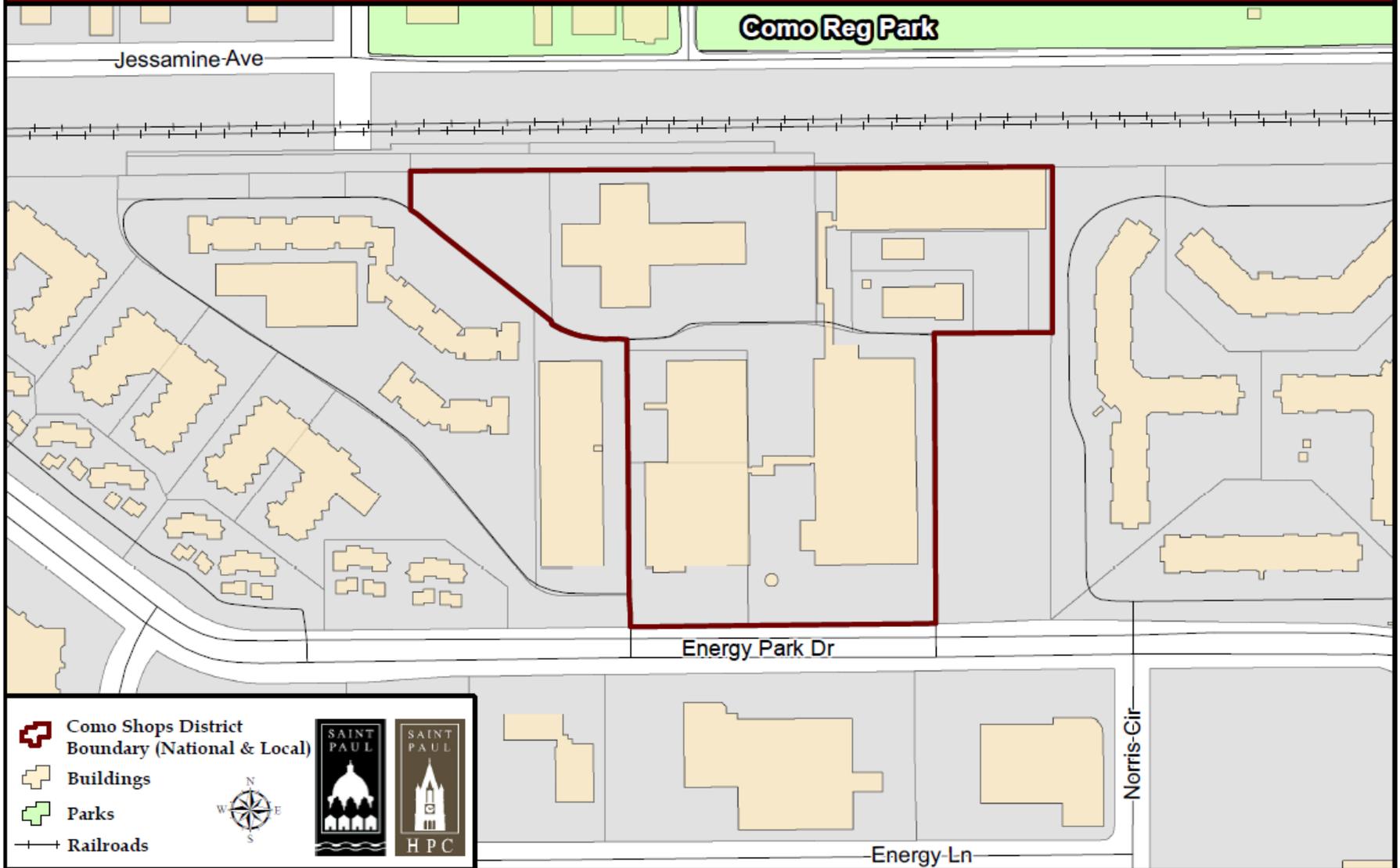
Surveyed Properties District 10 (Como)

Data obtained from State Historic Preservation Office (SHPO)

*Map is incomplete as of October 2nd, 2015. Sites will be added as time permits.



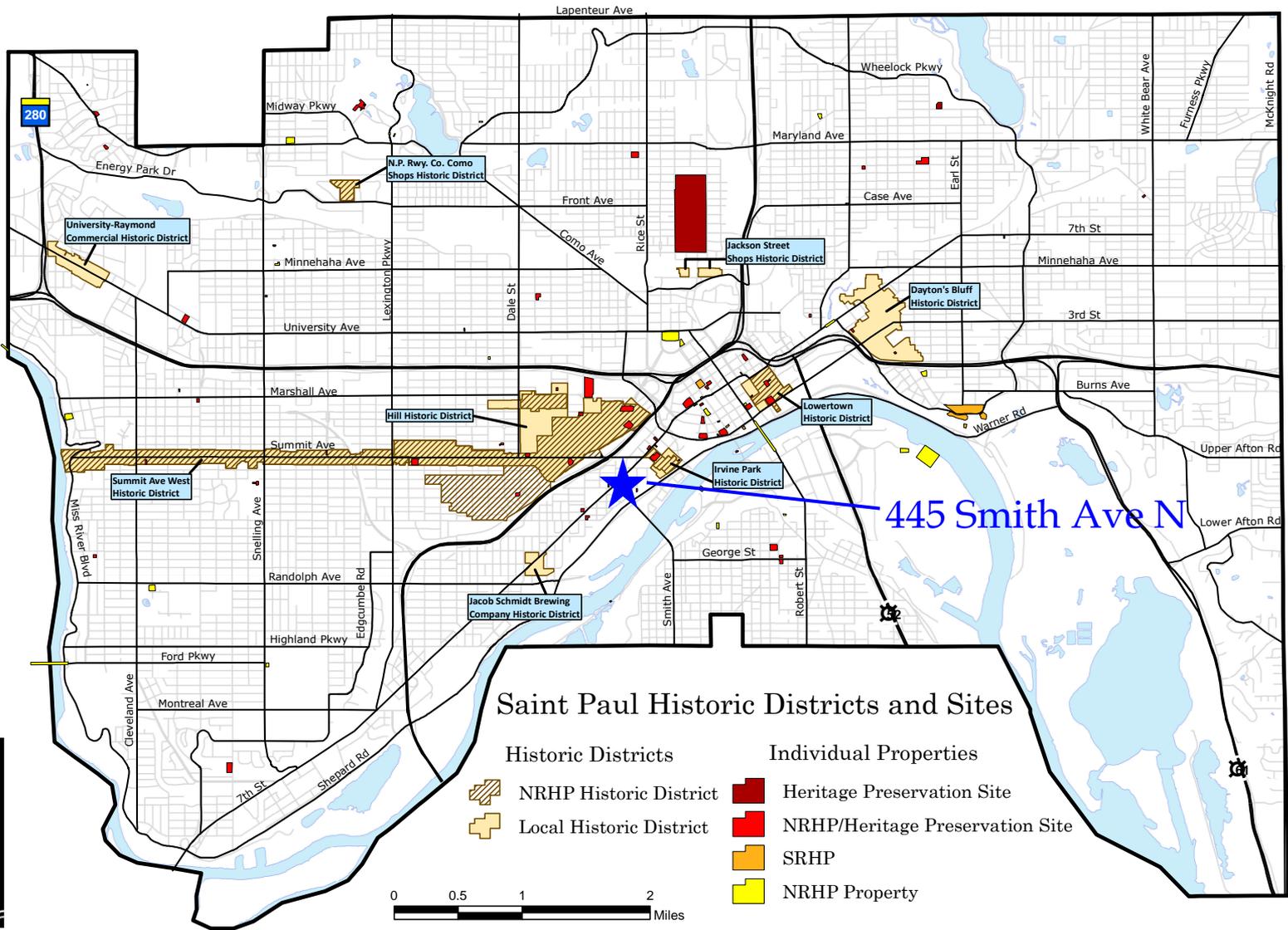
Northern Pacific Railway Co. Como Shops Heritage Preservation District



445 Smith Ave. N.



Limestone Properties Heritage Preservation Site

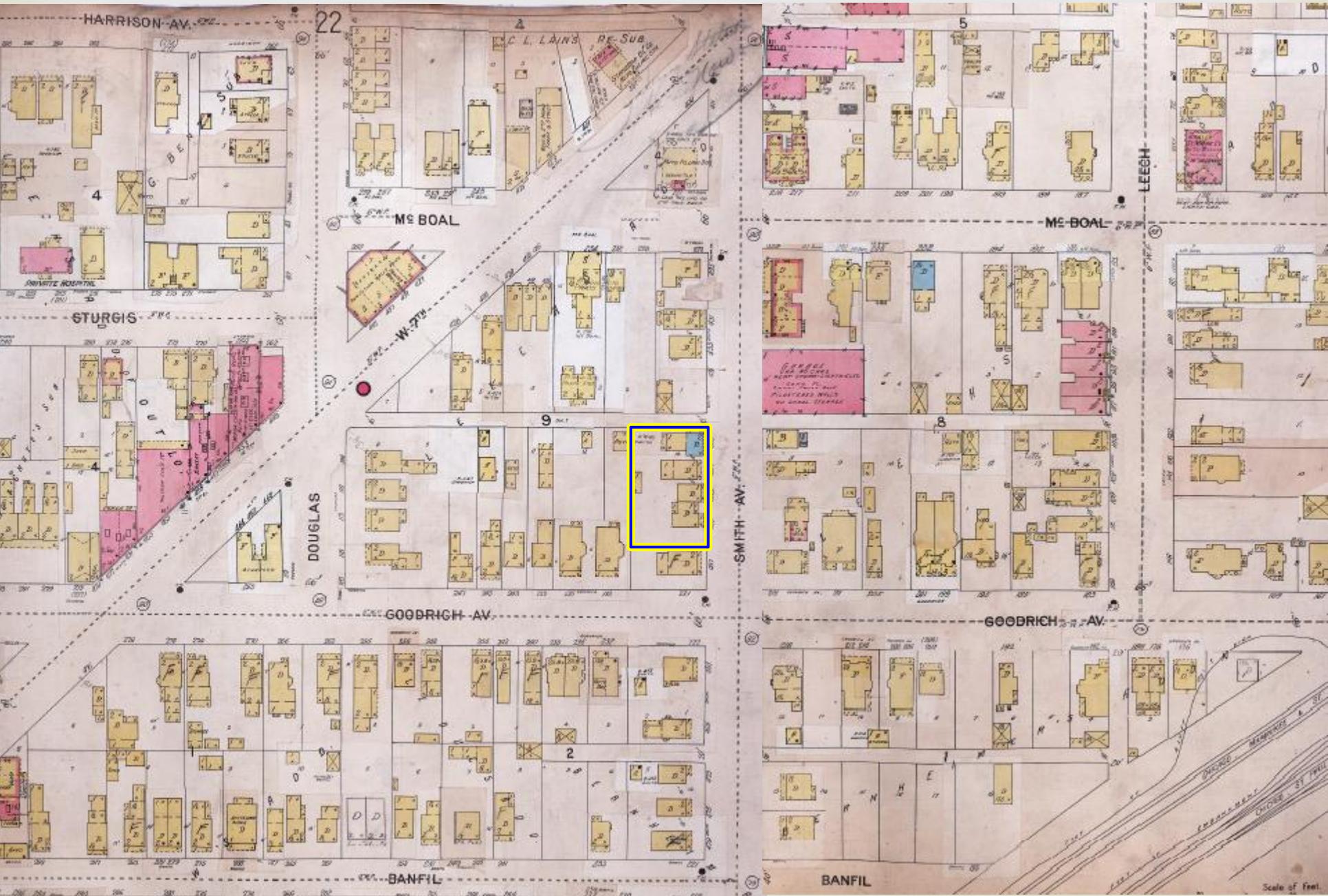


445 Smith Ave N

Saint Paul Historic Districts and Sites

- Historic Districts
 - NRHP Historic District
 - Local Historic District
- Individual Properties
 - Heritage Preservation Site
 - NRHP/Heritage Preservation Site
 - SRHP
 - NRHP Property

Historic Context





445 Smith Avenue North looking south towards the High Bridge.



445 Smith Avenue North looking north towards West Seventh Street



Charles Palmer House, Built in 1874
For Henry Palmer, moved here in 1897.
House open for viewing at 41 Douglas, Sat. 10am
- 4pm. Admission free.
For more information contact:
41 Douglas, St. Albans, VT 05478
405-251-1111
www.charlespalmerhouse.com

415







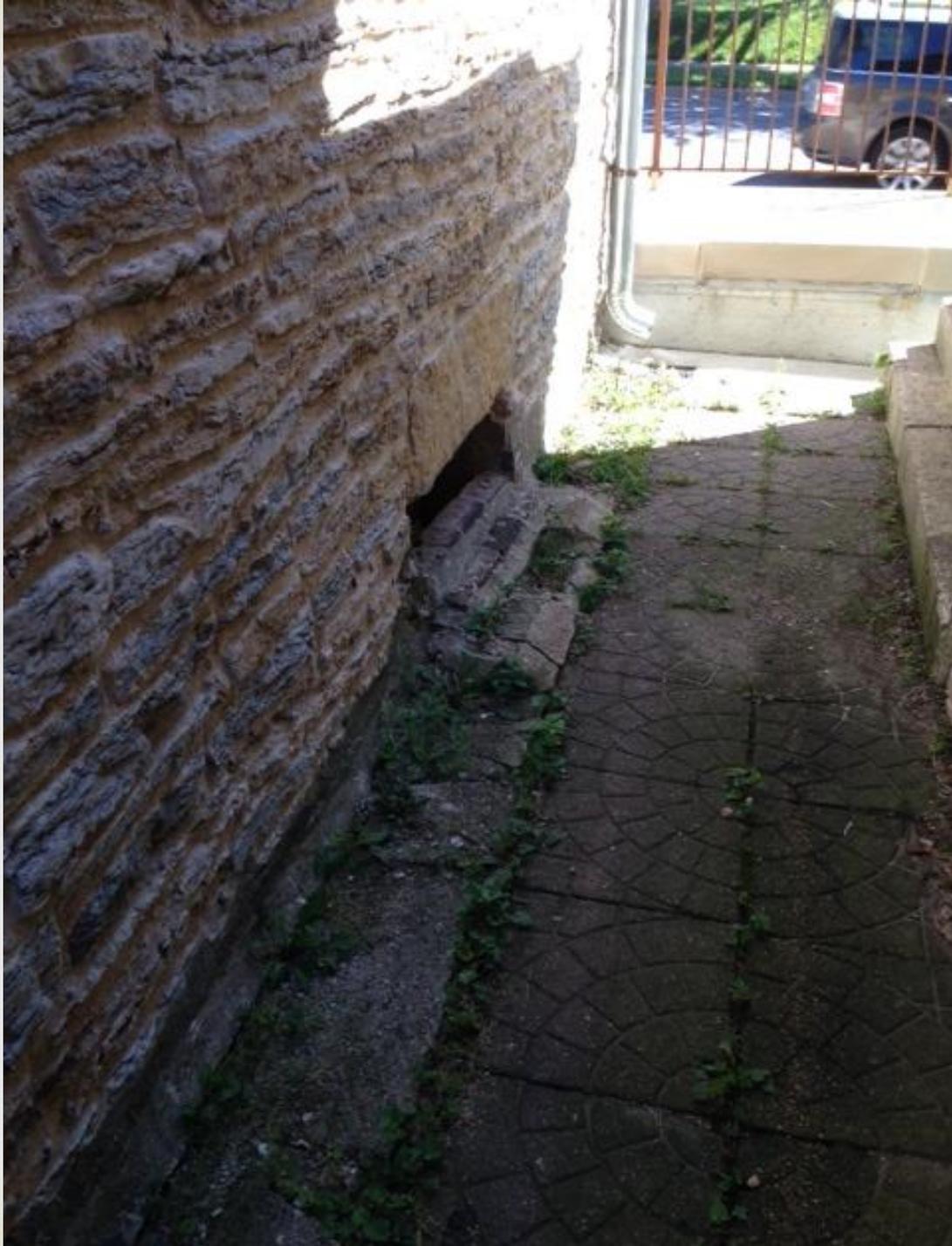






Photo 1- Fire damage at roof level

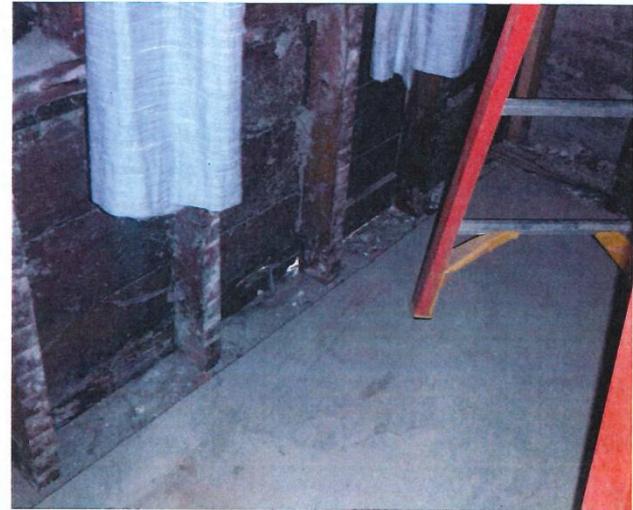


Photo 3- Openings in exterior stud wall



Photo 2- Gap between rafters and wall sheathing on west end of roof



Photo 4- Rotted wood and deteriorated stone materials at base of stud wall



Photo 5- Rotted wood and missing/deteriorated stone materials at base of stud wall

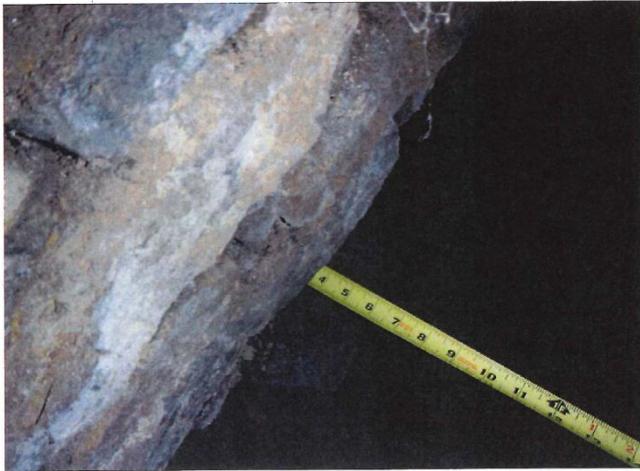


Photo 6- Looking downwards at a section of stone that had deteriorated along the foundation wall

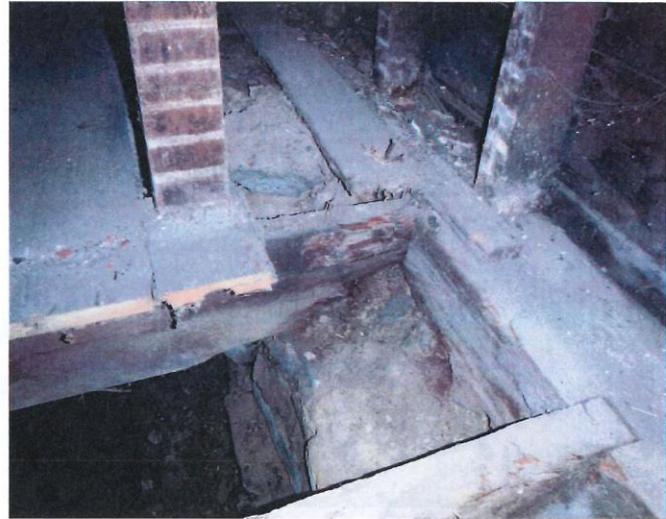


Photo 7- Deteriorated joists and sill at bearing on stone foundation wall



Photo 8- Signs of moisture on columns in crawl space

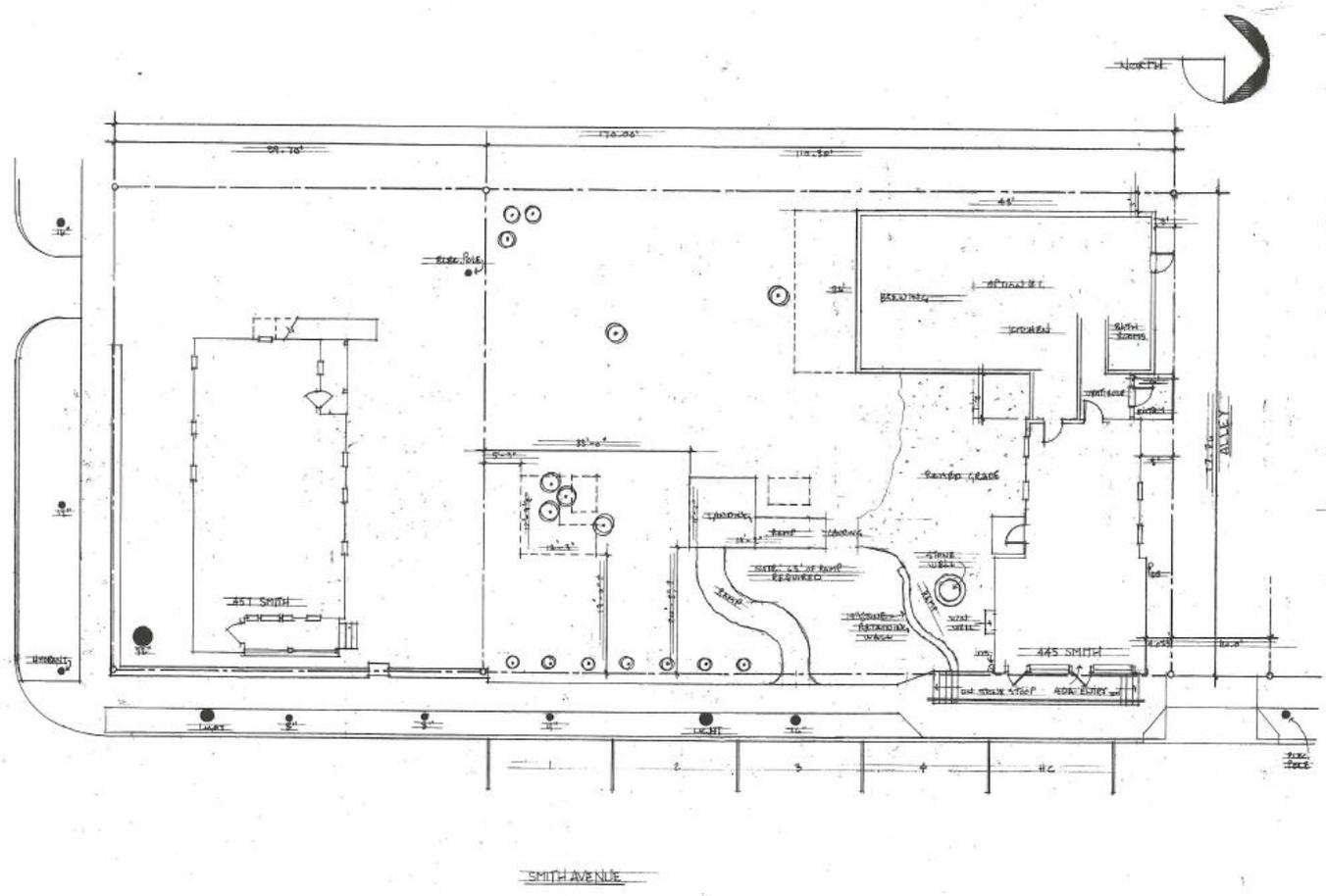


Photo 9- Signs of movement in concrete supporting stud walls of one story shed on west side of building



Photo 10- Sistered wall studs along east gable end at previous remodeling efforts

1
 1/8" = 1'-0"
 5/7/15/2015

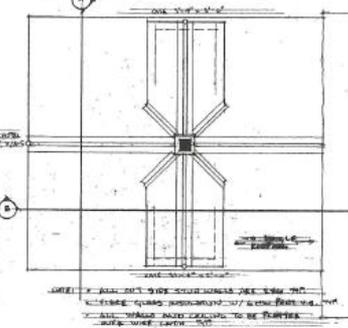
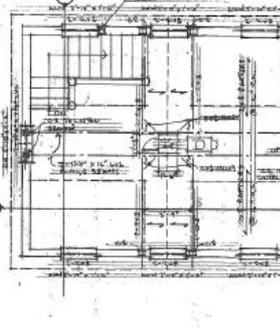
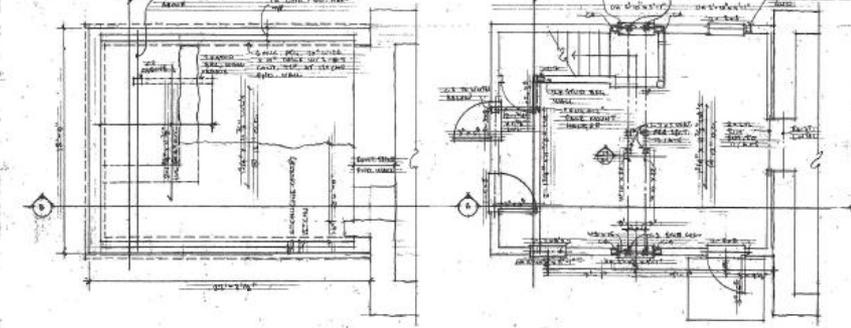
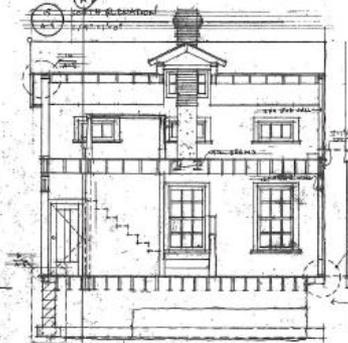
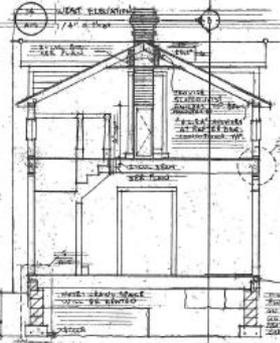
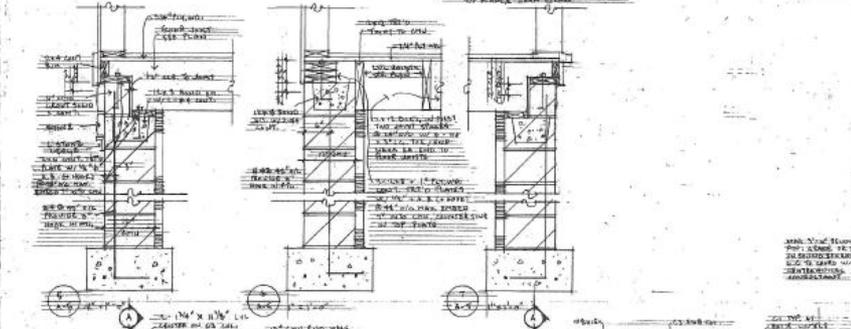
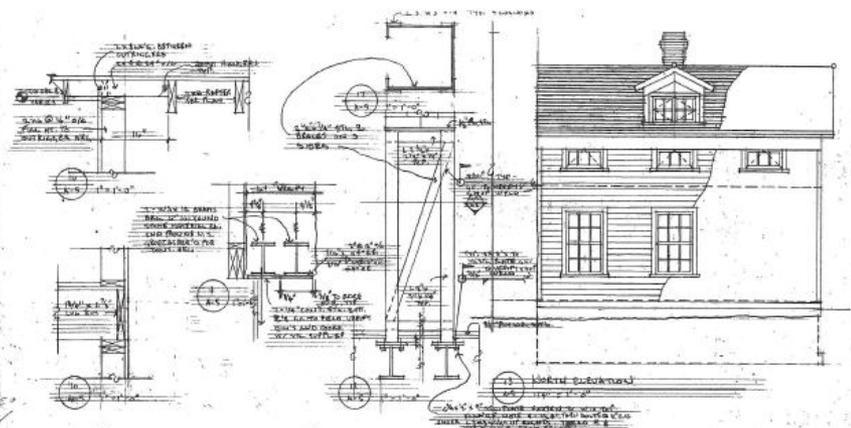


Revision dated 9.15.15
 * Not proposed

WALDMAN BUILDING, 445 SMITH AVE
 YUST ARCHITECTURAL SERVICES
 476 West 7th Street
 Saint Paul, MN 55102
 (651) 225-9601

DATE	DESCRIPTION	DATE	REVISIONS
5/7/15	5/7/15		

DRAWING NO.
 L3



1 FIRST FLOOR ELEVATION (SEE FOUNDATION PLAN)

2 FIRST FLOOR (SEE FOUNDATION PLAN)

3 SECOND FLOOR (SEE FOUNDATION PLAN)

4 ROOF PLAN

Revision 9/15/15 (North door not moved)

FRAME BUILDING - 445 S. MYRTLE AVE.
 YUST ARCHITECTURAL SERVICES
 476 West 7th Street ■ Saint Paul, MN 55102 (651) 225-9901

PLANS, SECTIONS, AND ELEVATIONS
 DRAWING NO.



1
A-B

EAST ELEVATION

$1/8" = 1'-0"$

7/23/2015



2
A-3

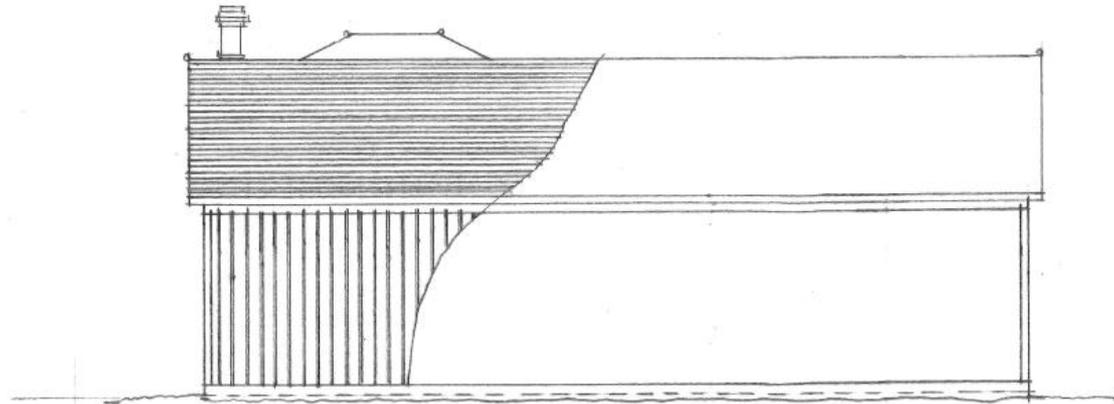
NORTH ELEVATION

$1/8" = 1'-0"$

~~7/23/2015~~

Revision 9-25-15??
Option "2"

12:8 pitch & glass vestibule



1 WEST ELEVATION
 A-4 1/8" = 1'-0" 7/23/2015

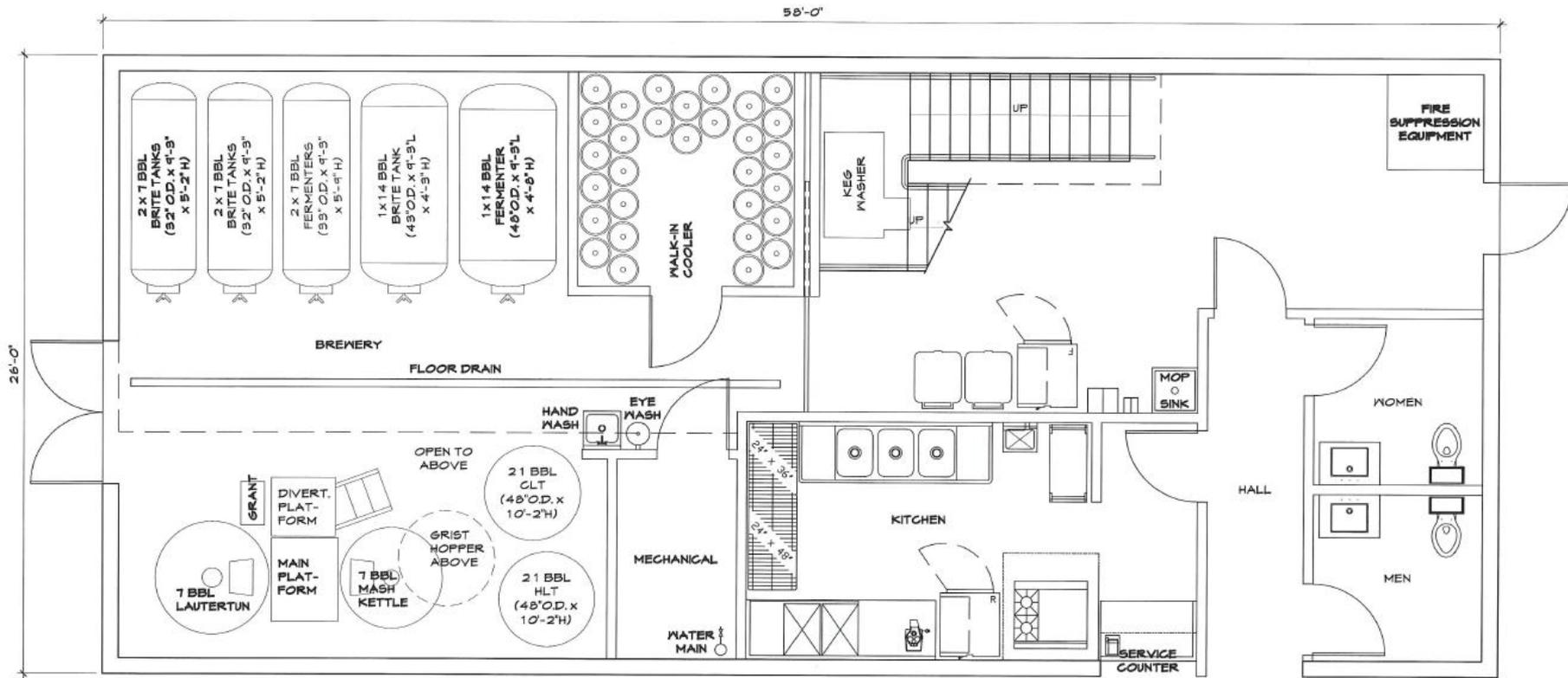


2 SOUTH ELEVATION
 A-4 1/8" = 1'-0"

~~7/23/2015~~

Revision 9.25.15
 Option 2

12:8 pitch ; glass vestibule



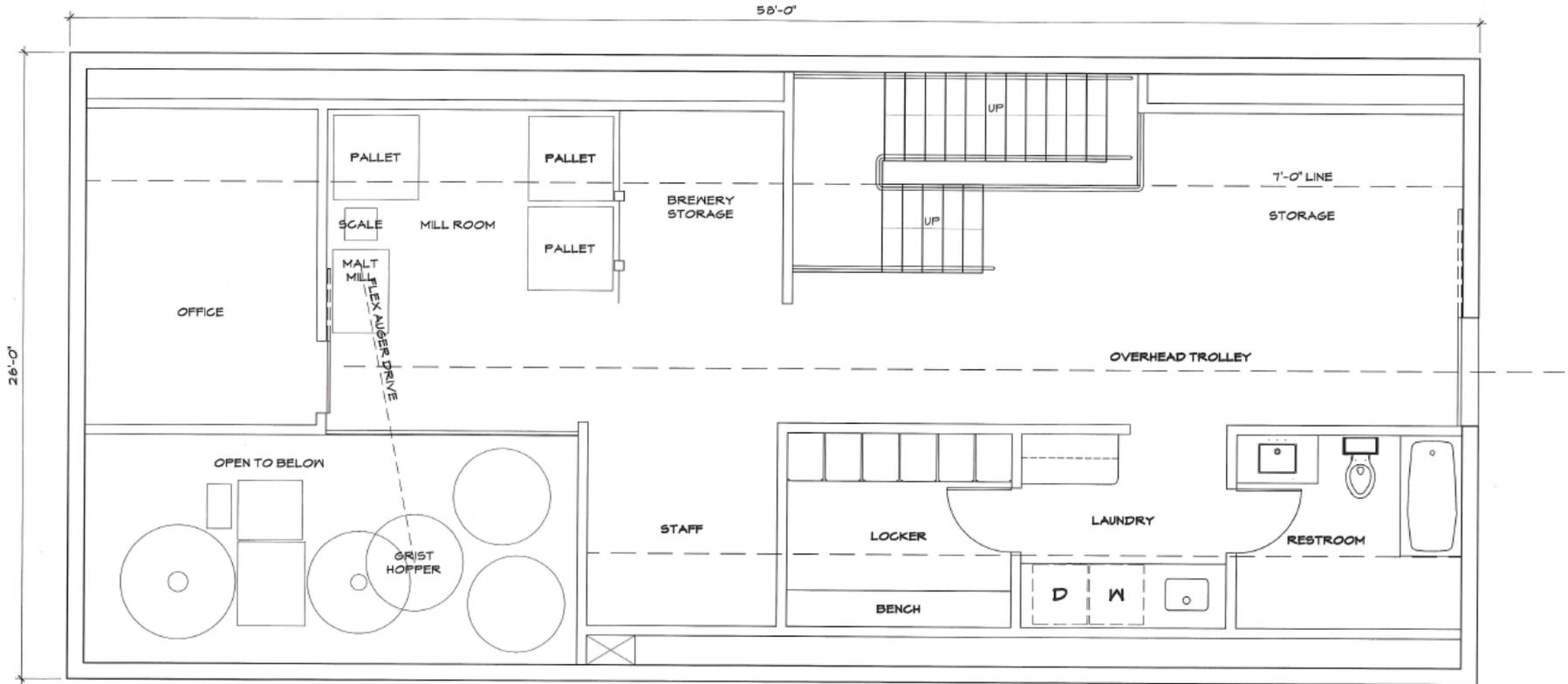
FIRST FLOOR PLAN

OPTION 2 - 8:12 ROOF

Revised 9.25.15?

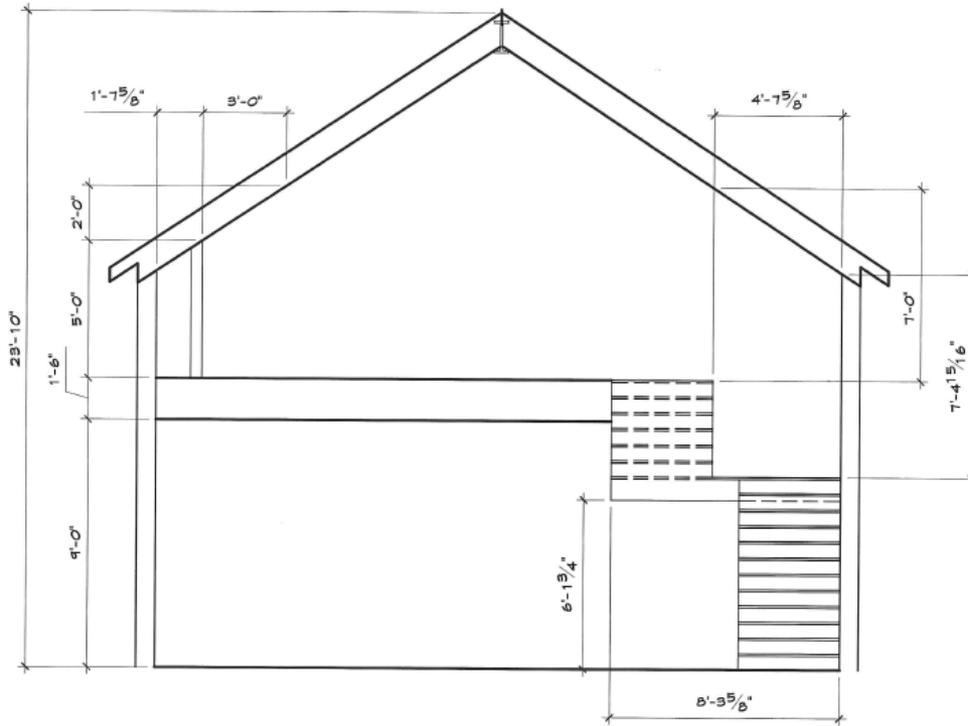
$\frac{1}{4}'' = 1'-0''$

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SECOND FLOOR PLAN $\frac{1}{4}'' = 1'-0''$
 OPTION 2 - 8:12 ROOF
 Revised 9.25.15



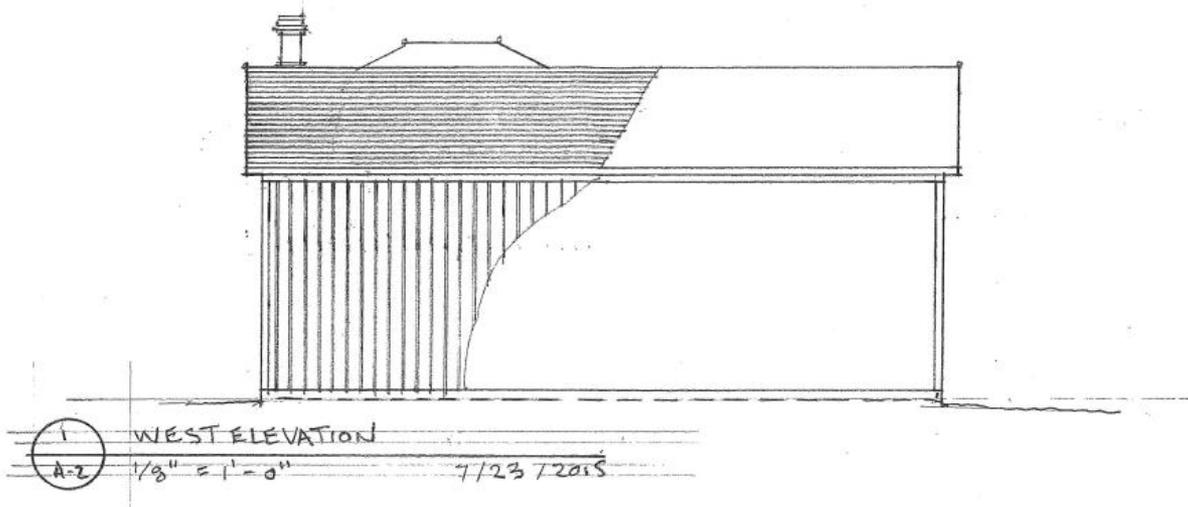


BUILDING SECTION

OPTION 2 - 8:12 ROOF

Revised 9.25.15

$\frac{1}{4}'' = 1'-0''$



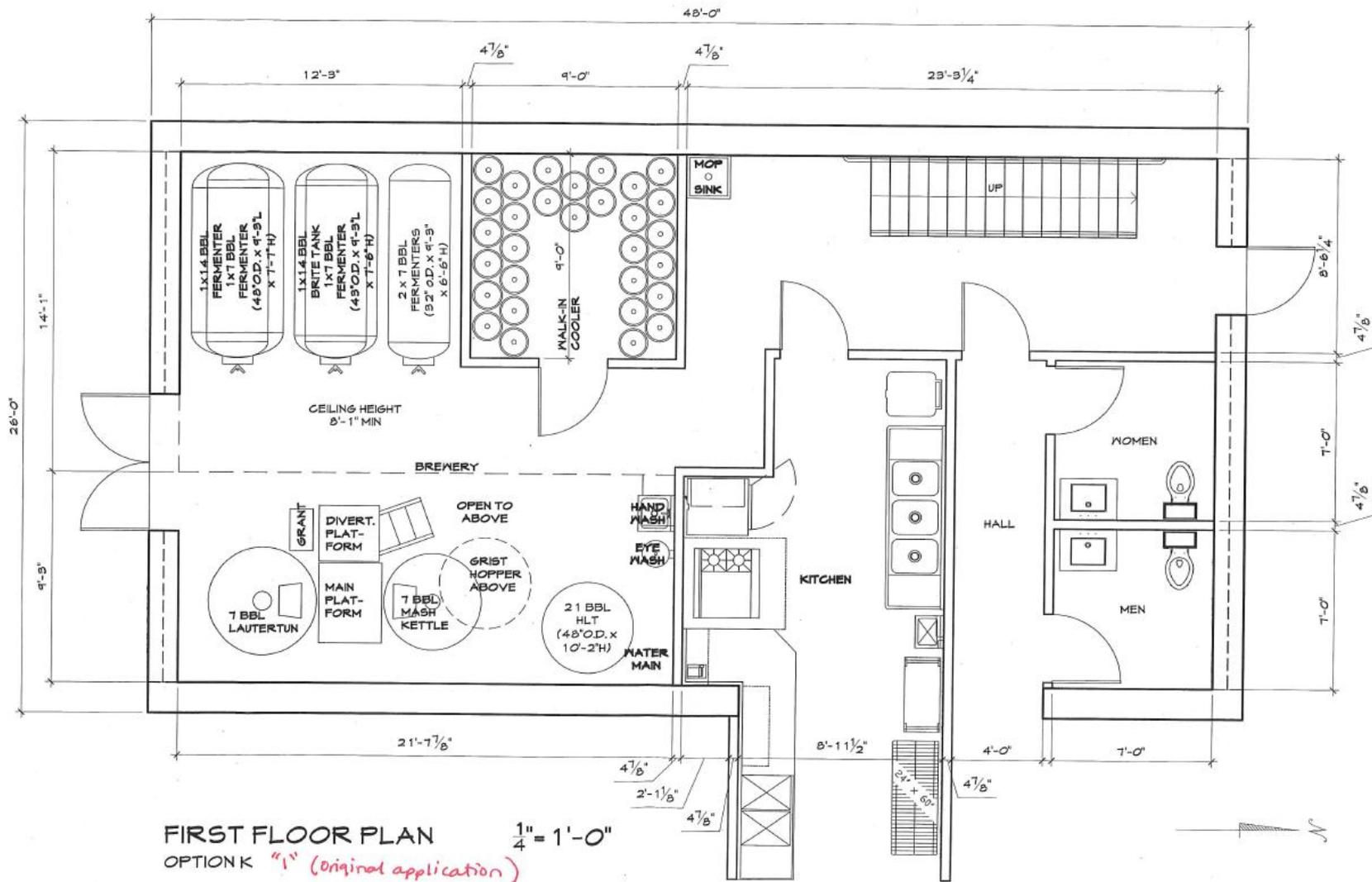


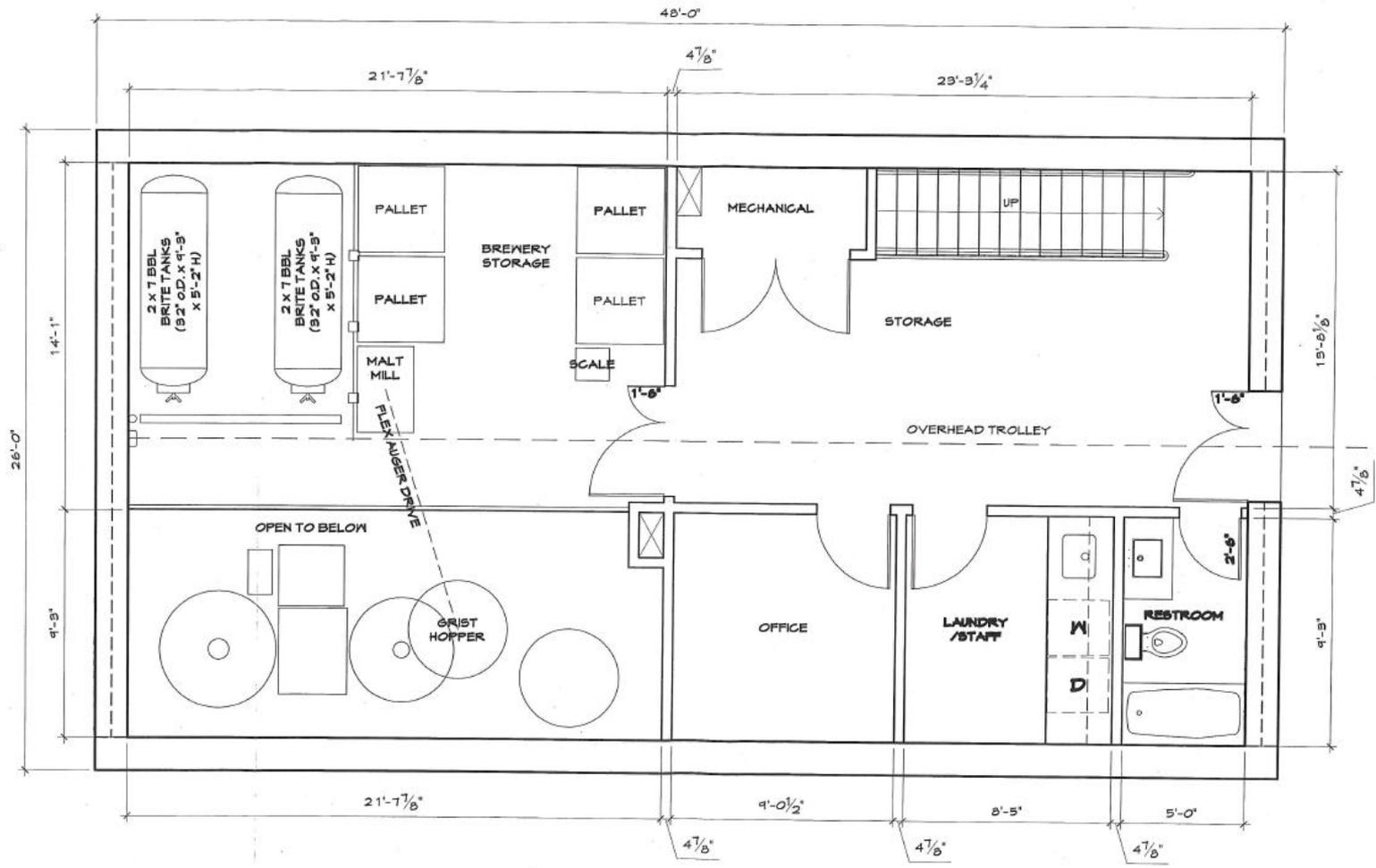
1 EAST ELEVATION
A-1 $\frac{1}{8}'' = 1'-0''$ 7/23/2015



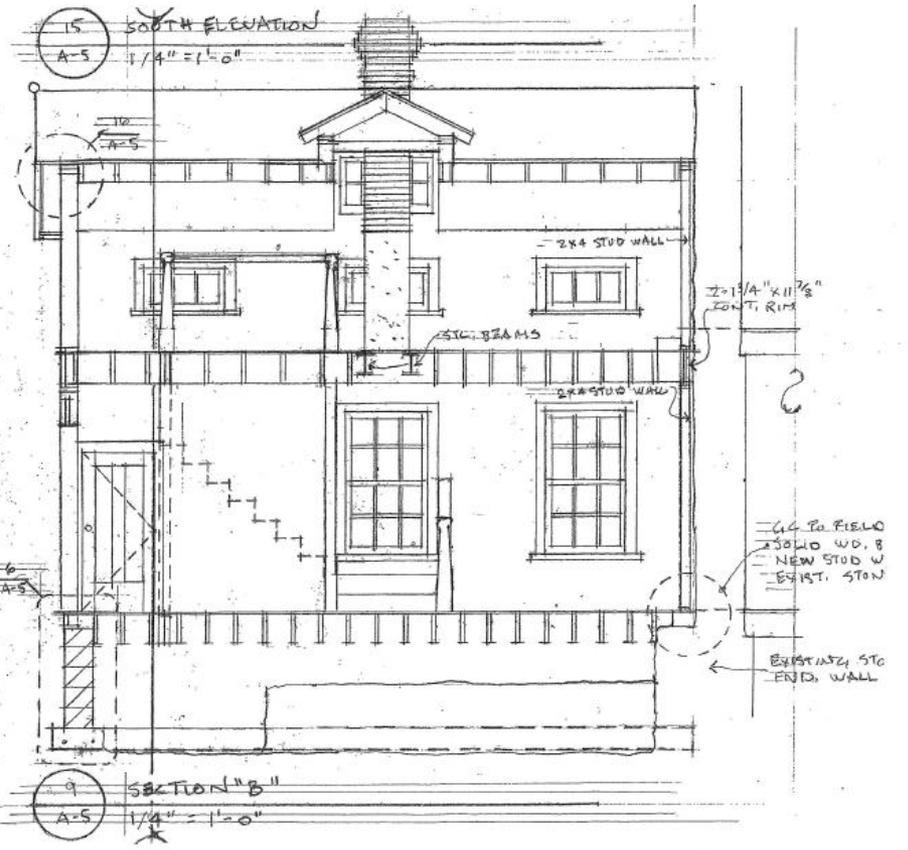
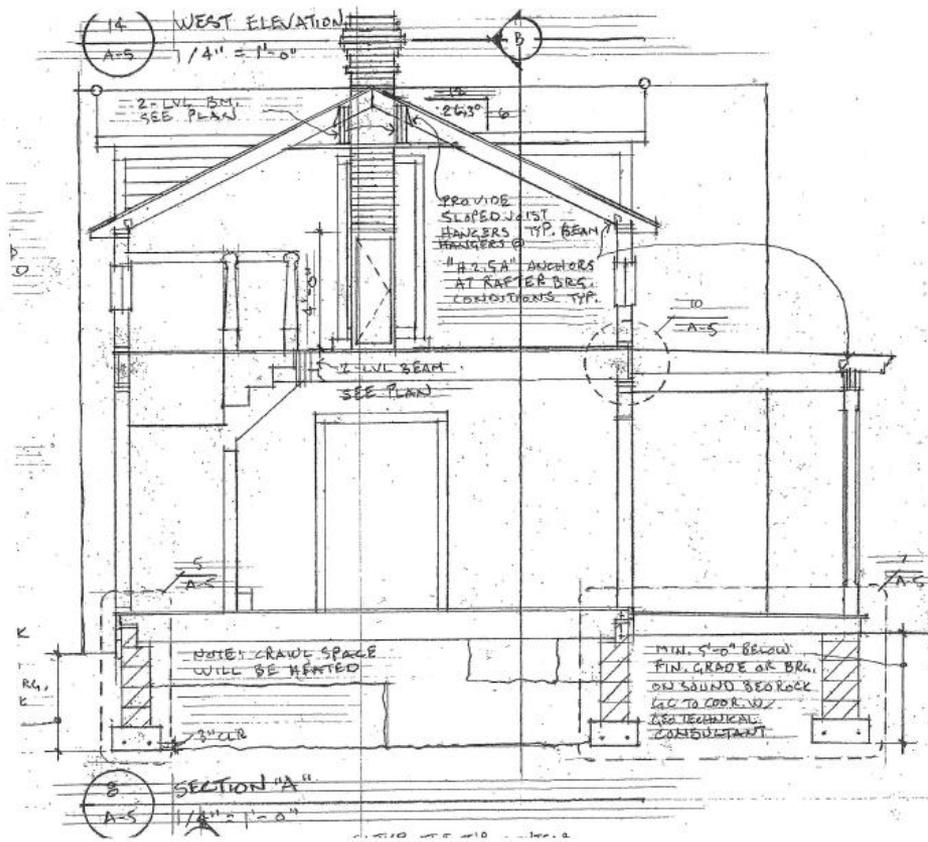
2 NORTH ELEVATION
A-1 $\frac{1}{8}'' = 1'-0''$ 7/23/2015

Option 1 (Orig. application)





SECOND FLOOR PLAN $\frac{1}{4}" = 1'-0"$
 OPTION K "1" (Original application)



Orig. application

STRUCTURAL NOTES

- APPLICABLE CODES** - Minnesota State Building Code, latest adopted edition.
- DESIGN LOADS**
- A. **Roof**
 1. Snow Load
 F_s (ground snow load) = 60 PSF
 P_f (snow load on flat roof) = 0.8 P_f
 (42 PSF at unheated structures)
 C_e (exposure factor) = 1.0, partially exposed/interior category B
 C_i (thermal factor) = 1
 (0.8 at unheated structures)
 I (importance factor) = 1.0
 W (importance factor) per ASCE 7-05
2. Dead Load = 10 PSF
- B. **Play/Pool**
 1. Live Loads (Assembly Area with Variable Seating) = 100 PSF
 2. Dead Load = 10 PSF
- C. **Lobby, Entry, Typical Substation and Pressure Enclosed**
 W_h - per ASCE 7-05
- D. **Sanitary** - No effect
- E. **Wind** - 3-second gust speed at 33 feet = 80 MPH
 Exposure B
 K_d (directionality factor) = 0.85
 K_e (topographic factor) = 1.0
 I (importance factor) = 1.0

SOIL PREPARATION AND FOUNDATIONS

- A. **Materials**
 1. Footings to bear on properly compacted fill, native soils, or sound bedrock capable of sustaining an assumed bearing pressure of 3,000 PSF in accordance with ICE latest edition Section 1504 (Class A material or better). Allowable bearing capacity to be verified by an independent geotechnical engineer. (See Appendix to the Specification for details.)
 2. All fill suitable to be greater soil or other substructure material approved by the local health authority.
- B. **Installation Notes**
 1. Prior to footing foundations, soil to be that specified on geotechnical testing agency reports with the data to ensure that the compression specifications have been satisfied. Footings to be verified by an independent geotechnical engineer before proceeding with the work.
 2. All fill suitable to be greater soil or other substructure material approved by the local health authority.
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 7. All fill suitable to be greater soil or other substructure material approved by the local health authority.
 8. All fill suitable to be greater soil or other substructure material approved by the local health authority.
 9. All fill suitable to be greater soil or other substructure material approved by the local health authority.
 10. All fill suitable to be greater soil or other substructure material approved by the local health authority.

CONCRETE - SITE CAST

- A. **Design Code** - ACI 318, 4th Edition of Standard Practice, latest adopted edition.
- B. **Materials**
 1. Minimum concrete strength of 28 days (f_c) for concrete to be 3,000 psi.
 2. Concrete to be tested to verify concrete mix design to approved code. Test results to be reported to Engineer.
 3. Finish = 75% of existing used for all concrete.
 4. Deformed bars - ASTM A615, Grade 60.
- C. **Prove Special Inspection and Material Test Reports**
 1. Submit all test reports for concrete with same designations as shown on the structural drawings.
 2. (See attached "Special Structural Testing and Inspection" schedule). Submit all inspection reports, material test reports, etc. to the Structural Engineer.
- D. **Installation Notes**
 1. All items to be placed in accordance with approved shop drawings.
 2. Support reinforcement only with OMS recommended bar supports (reed, brick, etc. not acceptable) or bays from 18" of forms. Use supports with level or horizontal runners for slab-on-grade reinforcement.
 3. Concrete cover per ACI 318, latest edition.
 4. Place and securely tie footing down in position prior to concrete placement (i.e. do not extend down into soil contact).

MASONRY

- A. **Design Code** - Masonry Standards Joint Commission (MSJC), latest adopted edition.
- B. **Provide Special Inspection and Material Test Reports**
 1. Submit all test reports for masonry with same designations as shown on the structural drawings.
 2. (See attached "Special Structural Testing and Inspection" schedule). Submit all inspection reports, material test reports, etc. to the Structural Engineer.
- C. **Submit Shop Drawings for Reinforcing Steel, and Design for Special Inspection and Material Test Reports**
 1. Submit all test reports for masonry with same designations as shown on the structural drawings.
 2. (See attached "Special Structural Testing and Inspection" schedule). Submit all inspection reports, material test reports, etc. to the Structural Engineer.
- D. **Materials (Concrete masonry)**
 1. Design the minimum 1,000 psi (but not less than compressive strength of masonry). Compressive strength of concrete masonry shall be determined by ACI 308.5 Section 2105.2.2.1 or 2105.2.2. Contractor to verify/compliance.
 2. Hollow unit concrete masonry - ASTM C 90, Grade M, homologous (load & grade) units. Min. cured by high pressure steam (autoclave) or low pressure steam with autoclave, 28 day compressive strength (f_m) test, minimum 3,000 psi.
 3. Minimum concrete masonry strength of 28 days (f_m) to be 3,000 psi per ACI C 270 and C 478. Minimum requirement is a type "N" for all below grade masonry.
 4. Reinforcing steel
 a. Deformed bars - ASTM A615, Grade 60. Reinforcing steel bars shall be verified primarily with same designations as shown on the structural drawings.
 b. JMC reinforcement (deformed steel) - D41 - 60 (ASTM A305 L) or equivalent (see Appendix to the Specification for details).
 c. For all types of joint reinforcement and masonry bars. Contractor to coordinate with masonry contractor.
- E. **Installation Notes**
 1. Block masonry shall provide test reports for Engineer showing compressive strength values for masonry units.
 2. Provide joint reinforcement every block course in block walls, every other course in masonry block walls.
 3. Reinforcement lay before shall be in accordance with LSC Splice Schedule on plan. Detail vertical reinforcement to footing.
 4. Dissimilar joint reinforcement at control joints. Joint beam reinforcement to run continuous through joints.

STEEL - STRUCTURAL

- A. **Design Code** - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings (AISC), latest adopted edition.
- B. **Materials**
 1. ASTM A588 - All H-Shape beams and channels deeper than 5" & ASTM A588 - Channels 7" and channels, angles, plates and 3" x 3" x 1/4" AISC, Grade 50 steel plates (min. F_y = 50 ksi).
 2. ASTM A588, Grade 50 steel plates (min. F_y = 48 ksi).
 3. Connection bolts - ASTM A325.
 4. Welding electrodes - E70T-8.
 5. Anchor bolts - ASTM F1554, Grade 36.
 6. Provide Special Inspection and Material Test Reports for steel. (See attached "Special Structural Testing and Inspection" schedule). Submit all inspection reports, material test reports, etc. to the Structural Engineer.
- C. **Submit shop drawings**
 1. Shop and field welding to be per AWS D10.10, latest adopted edition, and approved only by certified welders.
 2. Steel supplier responsible for designing and detailing all connections not shown on drawings for making steel plates as shown.
 3. Paint steel per AISC 308, Section M5.
 4. Provide corrosion resistant coating around all structural steel below grade.

LUMBER

- A. **Design Code** - National Design Specification for Wood Construction, latest adopted edition.
- B. **Materials**
 1. All members designated as "T" to have the following minimum design values:
 F_b (parallel to grain) = 2,400 psi, F_c (perpendicular to grain) = 3,000 psi, E = 1,800,000 psi. Provide nailing/holding connection for multiple piece beams per manufacturer's specifications. Verify top or side nailing condition.
 2. FR members - Minimum allowable design values:
 a. Beam: F_b = 2,400 psi, F_c = 3,000 psi (20 psi when fastened above to parallel to edge face of member).
 F_b (parallel to grain) = 2,400 psi, F_c (perpendicular to grain, parallel to side face of sheath) = 400 psi, E = 2,000,000 psi.
 F_b (perpendicular to grain, perpendicular to side face of sheath) = 400 psi and E = 2,000,000 psi.
 Provide nailing/holding connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side nailing condition.
 b. Column: F_b = 2,400 psi, F_c (parallel to grain) = 3,000 psi, and E = 1,800,000 psi.
 3. Dimensional Lumber - minimum design values except as noted on the plans:
 a. Lumber: F_b = 2,400 psi, F_c (perpendicular to grain, parallel to side face of sheath) = 400 psi, and E = 2,000,000 psi.
 b. WMC stud: minimum design values - F_b = 2,400 psi, F_c (perpendicular to grain) = 3,000 psi, and E = 1,800,000 psi.
 c. All lumber to have minimum moisture content of 15%.

WOOD

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 1. All members designated as "T" to have the following minimum design values:
 F_b (parallel to grain) = 2,400 psi, F_c (perpendicular to grain, parallel to side face of sheath) = 400 psi, and E = 2,000,000 psi.
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 Provide nailing/holding connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side nailing condition.
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 F_b (perpendicular to grain, perpendicular to side face of sheath) = 400 psi and E = 2,000,000 psi.
 Provide nailing/holding connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side nailing condition.
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 F_b (perpendicular to grain, perpendicular to side face of sheath) = 400 psi and E = 2,000,000 psi.
 Provide nailing/holding connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side nailing condition.
 b. Column: F_b = 2,400 psi, F_c (parallel to grain) = 3,000 psi, and E = 1,800,000 psi.
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 c. All lumber to have minimum moisture content of 15%.

SPECIAL STRUCTURAL TESTING AND INSPECTION

DESCRIPTION (1)	TYPE OF INSPECTION (2)	REPORT FREQUENCY	APPROVED PARTY (4)
A. CONCRETE SPECIAL INSPECTION NOT REQUIRED FOR FOUNDATIONS FOUND, DESIGNED FOR FLOORING PER (PERIODIC) PER (PERIODIC) AND NON-STRUCTURAL SLABS ON GRADE		NOT REQUIRED	
B. REINFORCING STEEL BEFORE TO GLASSING OF FORMS OR CONCRETE DELIVERY ON JOB SITE (REF: LSC TABLE 1004A)	617	PERIODIC	
C. FIELD WELDING ETC. FOR WELDS IS 617	617	PERIODIC	
D. 33.5MM BENDING ETC. FOR WELDS IS 617	617	PERIODIC	
E. STRUCTURAL MASONRY	617	PER LEVEL / SPECIAL INSPECTION REQUIREMENTS (TABLE 1004A.1)	
F. SPECIAL GRADING, EXCAVATION AND FILLING	617	PERIODIC	
G. SPECIAL CLAMPS, ANCHOR CONNECTIONS TO EXIST. STONE AND MSB MASONRY/CONCRETE	617	PERIODIC OR IN ACCORDANCE WITH ANCHOR SUPPLIER'S SPECIFICATIONS (MUCH GREATER IN FORCE RESTRICTIVE TO GO TO CODES WITH ANCHOR SUPPLIER)	

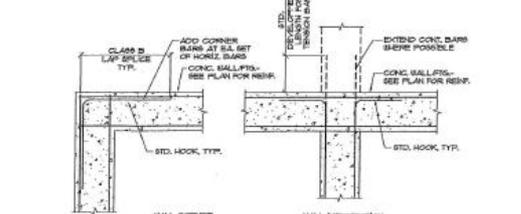
- (1) REFER TO BE PROVIDED BY THE BUILDING OFFICIAL.
 (2) PER (LSC) SECTION 1004, AS ADOPTED BY MINNESOTA STATE BUILDING CODES.
 (3) SPECIAL INSPECTION, TECHNICAL, POST-INSTALLATION OF THE TESTING AGENCY / SPECIAL INSPECTION, STRUCTURAL, "MSB" UNLESS AN ITEM OTHER OR THE STRUCTURAL ENGINEER OR RECORDS.
 (4) PART CONTRACTOR TO PERFORM INSPECTION PER IN HIS OWN OR ARCHITECT OR STRUCTURAL ENGINEER OF RECORD ACTING AS AGENT OF OWNER.
- (1) REFER TO BE PROVIDED BY THE BUILDING OFFICIAL.
 (2) PER (LSC) SECTION 1004, AS ADOPTED BY MINNESOTA STATE BUILDING CODES.
 (3) SPECIAL INSPECTION, TECHNICAL, POST-INSTALLATION OF THE TESTING AGENCY / SPECIAL INSPECTION, STRUCTURAL, "MSB" UNLESS AN ITEM OTHER OR THE STRUCTURAL ENGINEER OR RECORDS.
 (4) PART CONTRACTOR TO PERFORM INSPECTION PER IN HIS OWN OR ARCHITECT OR STRUCTURAL ENGINEER OF RECORD ACTING AS AGENT OF OWNER.

REINFORCING LAP SPLICE SCHEDULE (CONCRETE)

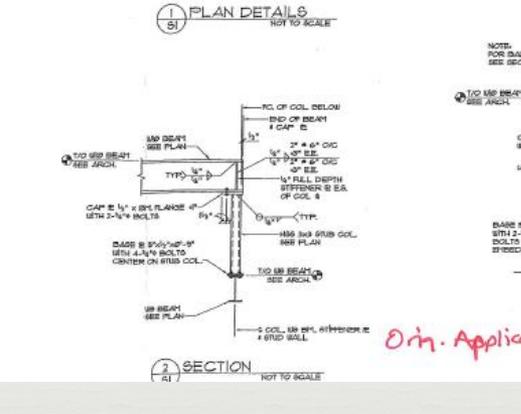
BAR #	BAR LAP
4E	24"
5E	24"

BAR #	F _c = 3,000 PSI	F _c = 4,000 PSI
4E	24"	24"
5E	24"	24"

REINFORCING LAP SPLICE SCHEDULE (CONCRETE)



REINFORCING LAP SPLICE SCHEDULE (CONCRETE)



FOUNDATION PLAN NOTES (SEE PLAN 104-D)

1. PROVIDE LAP SPLICES FOR REIN. PER SCHEDULE ON SHEET OF REIN. TYPICAL BLOC.
 2. PROVIDE CORNER BARS IN WALLS AND FOOTINGS PER PLAN DETAIL LK.
 3. INSPECTION REQUIREMENTS EXIST. FOUNDATIONS AND FOUNDATIONS SHOWN OBTAINED DURING LIMITED VISUAL OBSERVATION. GO TO NOTIFY THE AGEN. REINSPEC. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL CONDITIONS FOUND IN THE FIELD PRIOR TO COMMENCING WORK IN THAT AREA.

FLOOR AND ROOF FRAMES PLAN NOTES (SEE PLAN 104-A AND 104-B)

1. PROVIDE WALKY ANCHORS BY "STITCHING" ON AN APPROVED EQUAL AT SEA. REIN. BEARING LOCATION.
 2. CL. STC. INDICATE CORNER BARS. SEE SCHEDULE ON SHEET B.
 3. INFORMATION REGARDING EXIST. FOUNDATIONS AND FOUNDATIONS SHOWN OBTAINED DURING LIMITED VISUAL OBSERVATION. GO TO NOTIFY THE AGEN. REINSPEC. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL CONDITIONS FOUND IN THE FIELD PRIOR TO COMMENCING WORK IN THAT AREA.

ALIGN Structural, Inc.
 311 Cleveland Avenue, Suite 100
 Saint Paul, Minnesota 55105
 (612) 291-0004 FAX (612) 291-0005

FRAME BUILDING-445 SMITH AVENUE
 SAINT PAUL, MN

Project No. 14207
 Drawn by: RWJ
 Checked by: RWJ
 Date: 7-14-14

Revisions

Structural Notes and Schedules

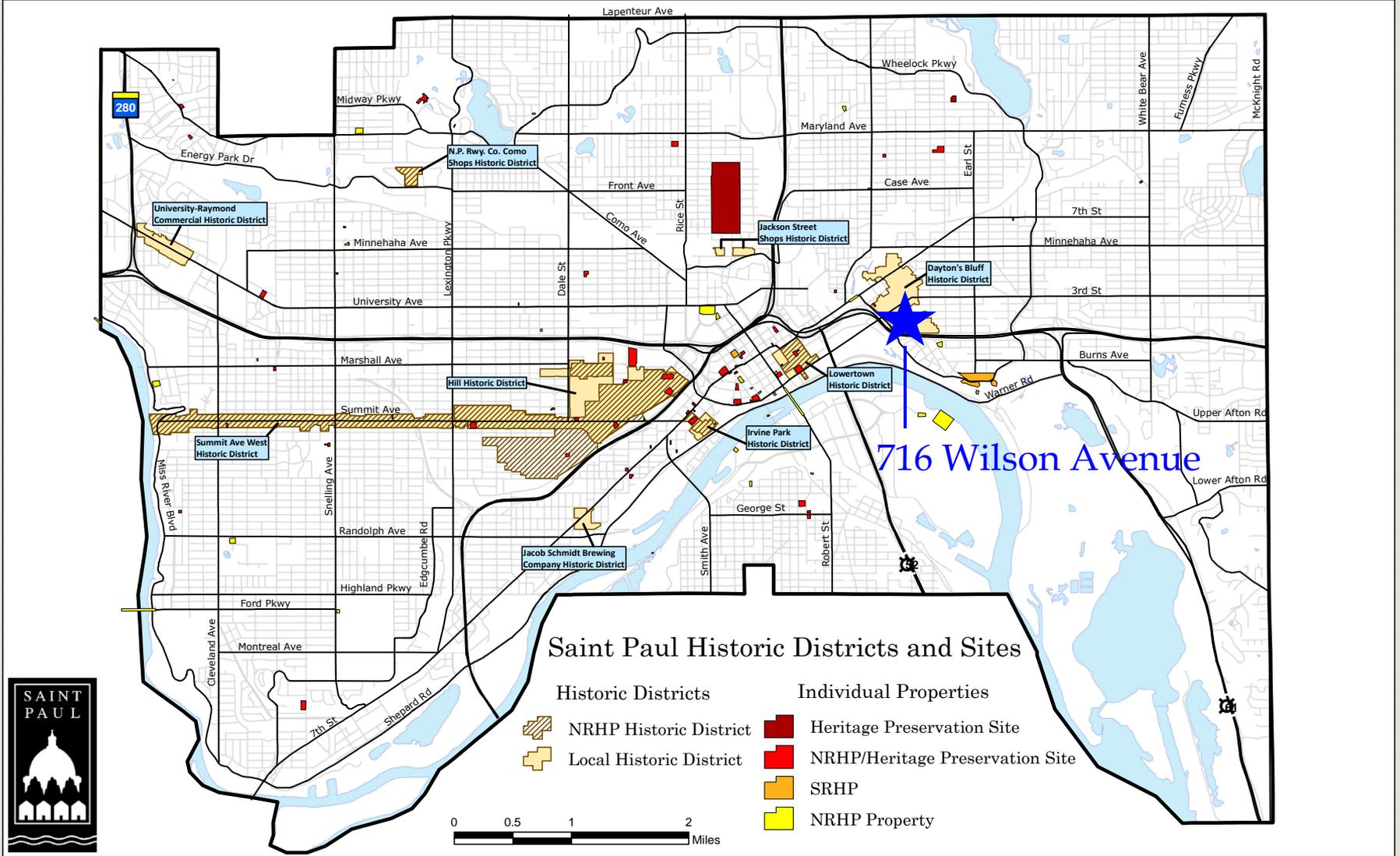
Sheet

S1

716 Wilson Avenue



William Schornstein House Demolition
Dayton's Bluff Heritage Preservation District



Historic Context





Present
condition
following fire.





















Present condition
following fire.





Present condition
following fire.



Present condition
following fire.



Present condition
following fire.















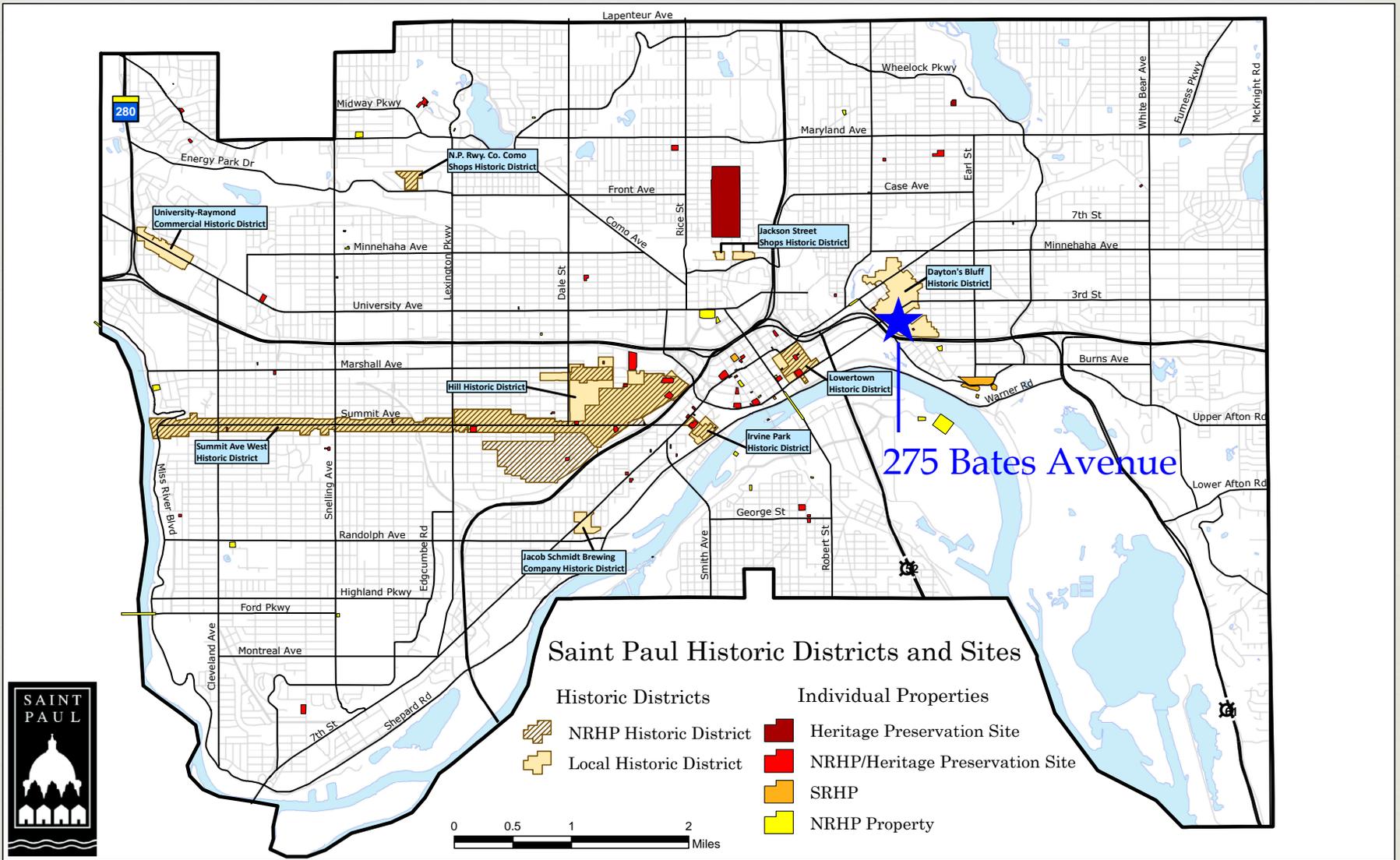


275 Bates Avenue

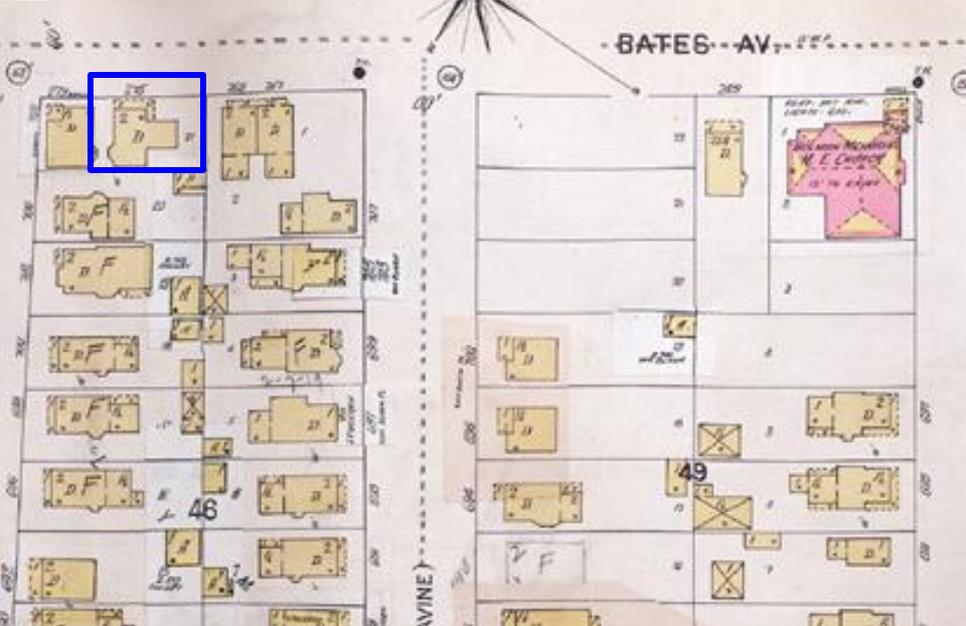
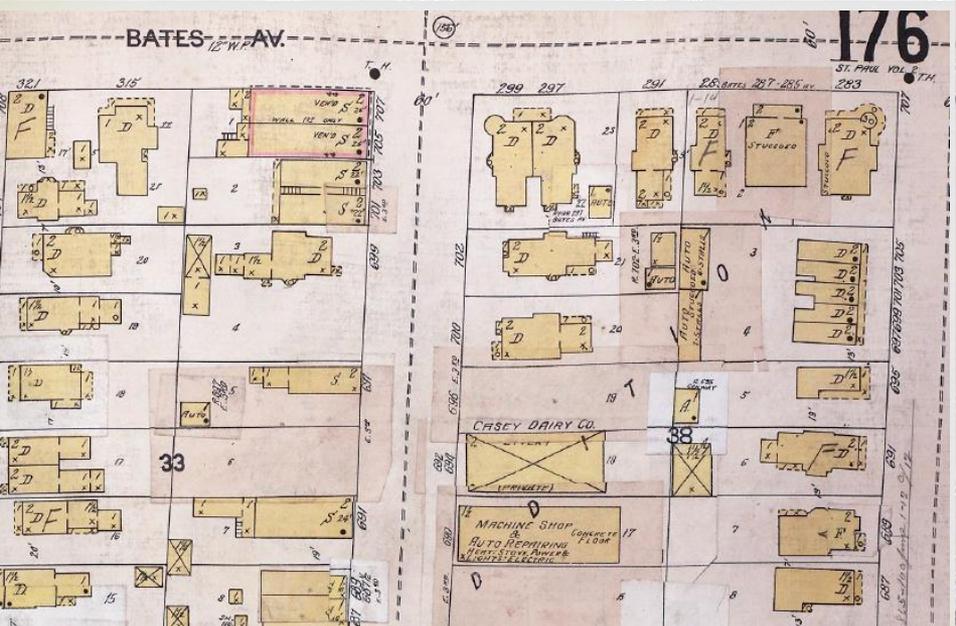
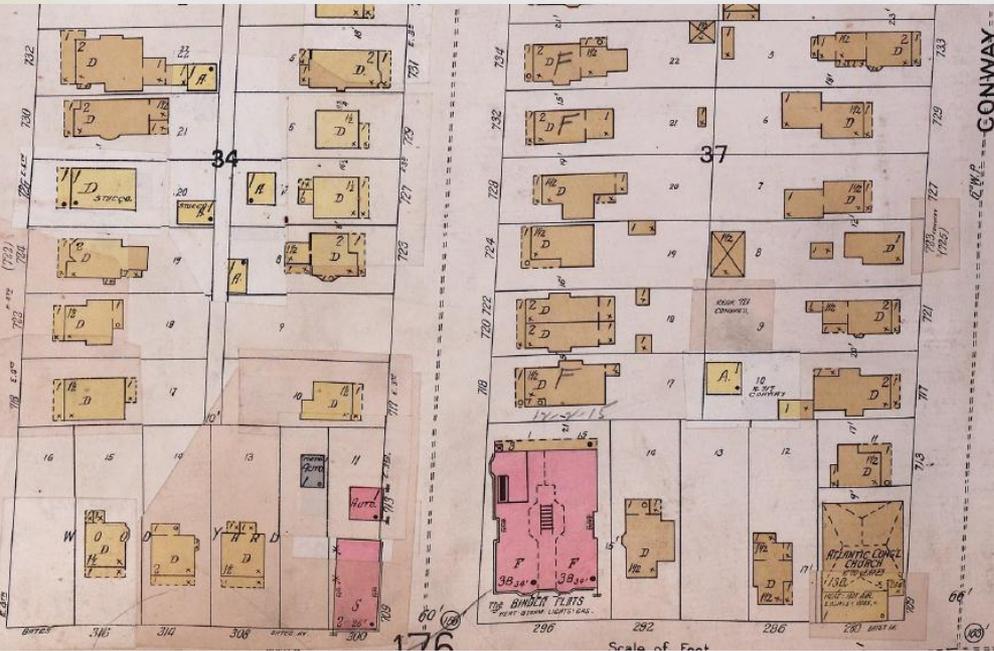


Louis Hansen Bakery & Residence Demolition

Dayton's Bluff Heritage Preservation District



Historic Context







**DOG
ORDINANCE**

- DOGS MUST BE ON LEASH AND LONGER THAN 6 FEET
- DOGS MUST CLEAN UP AND REMOVE THEIR OWN LITTER



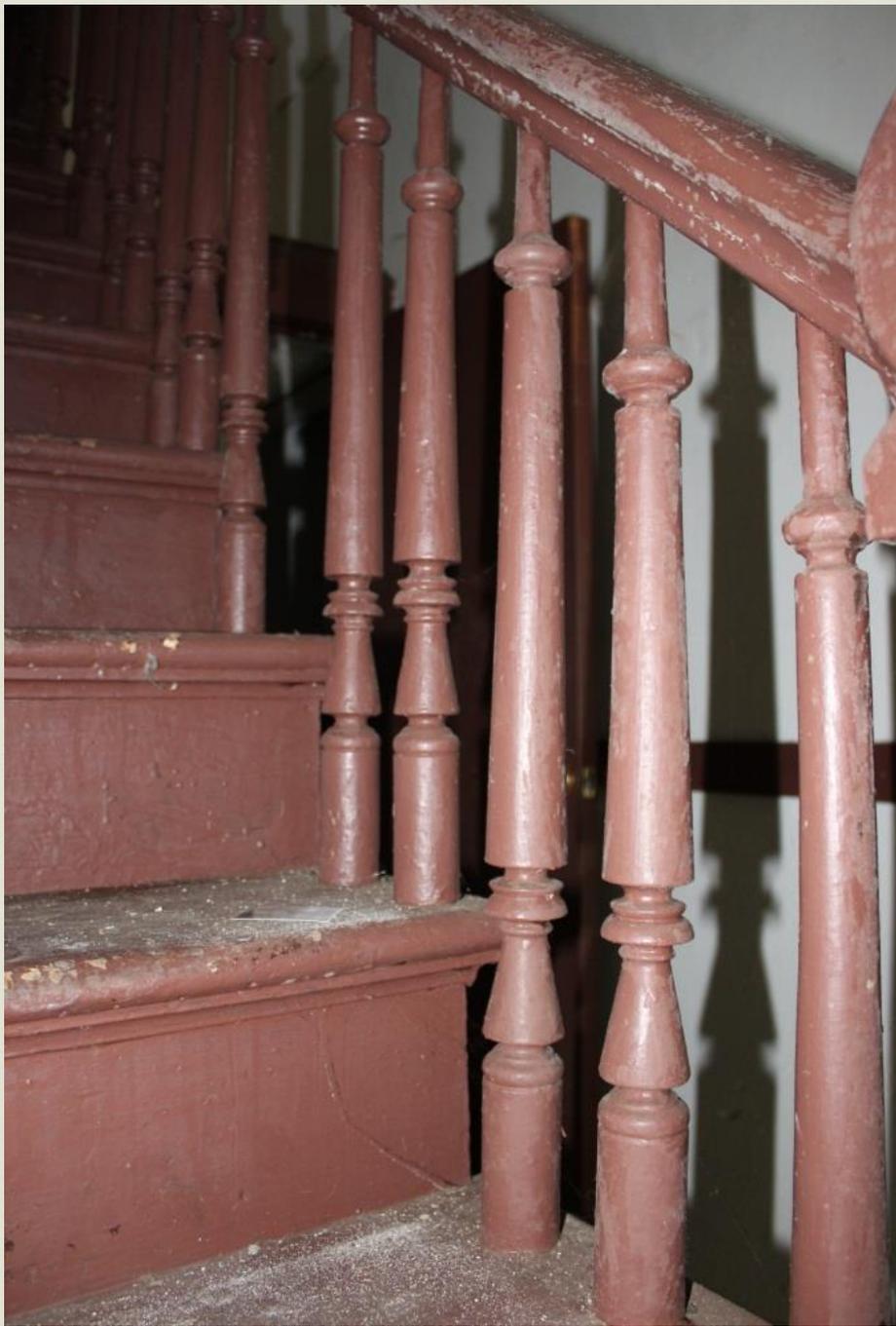




























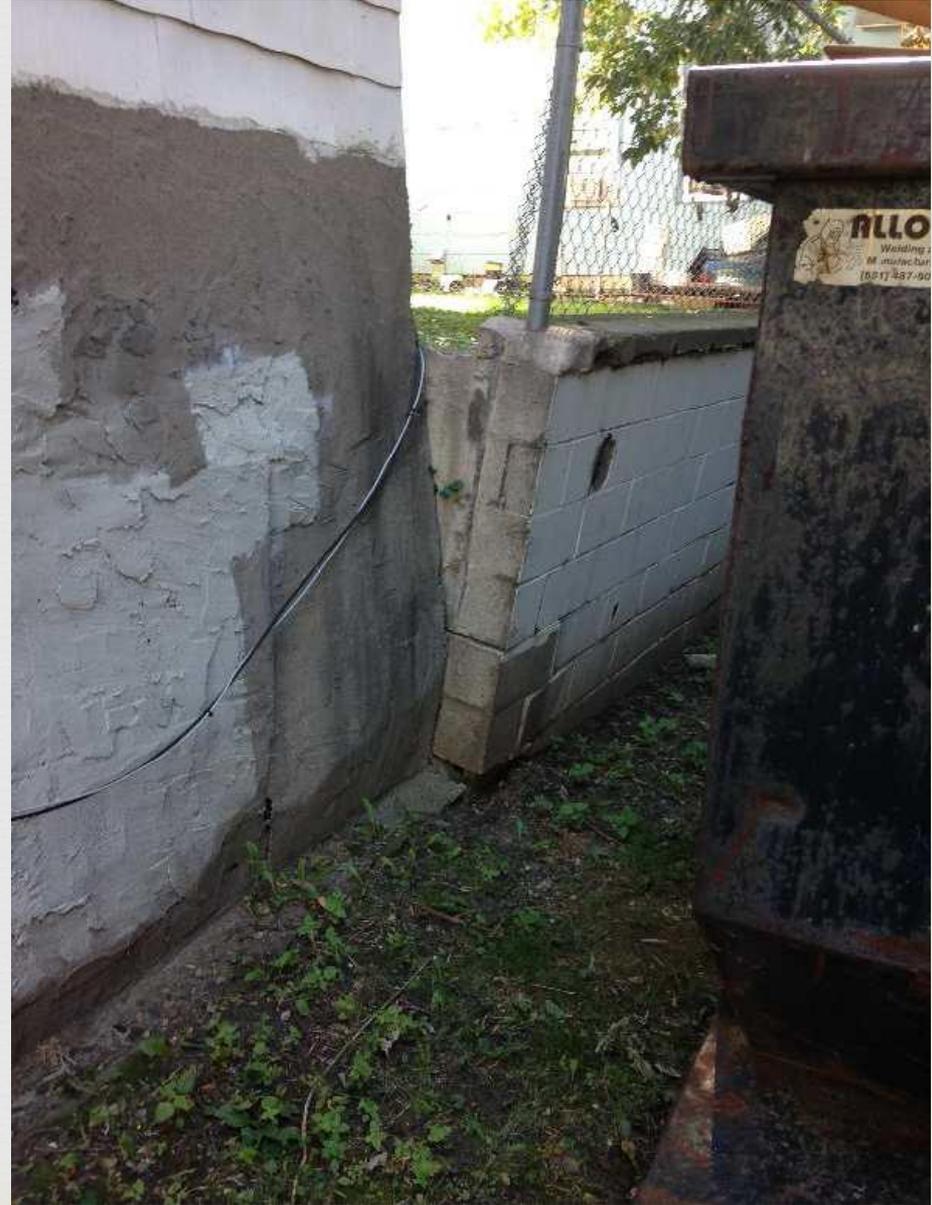














700 Fourth Street East



Edward McNamnee House Demolition
Dayton's Bluff Heritage Preservation District

Historic Context









Jane PRINCE

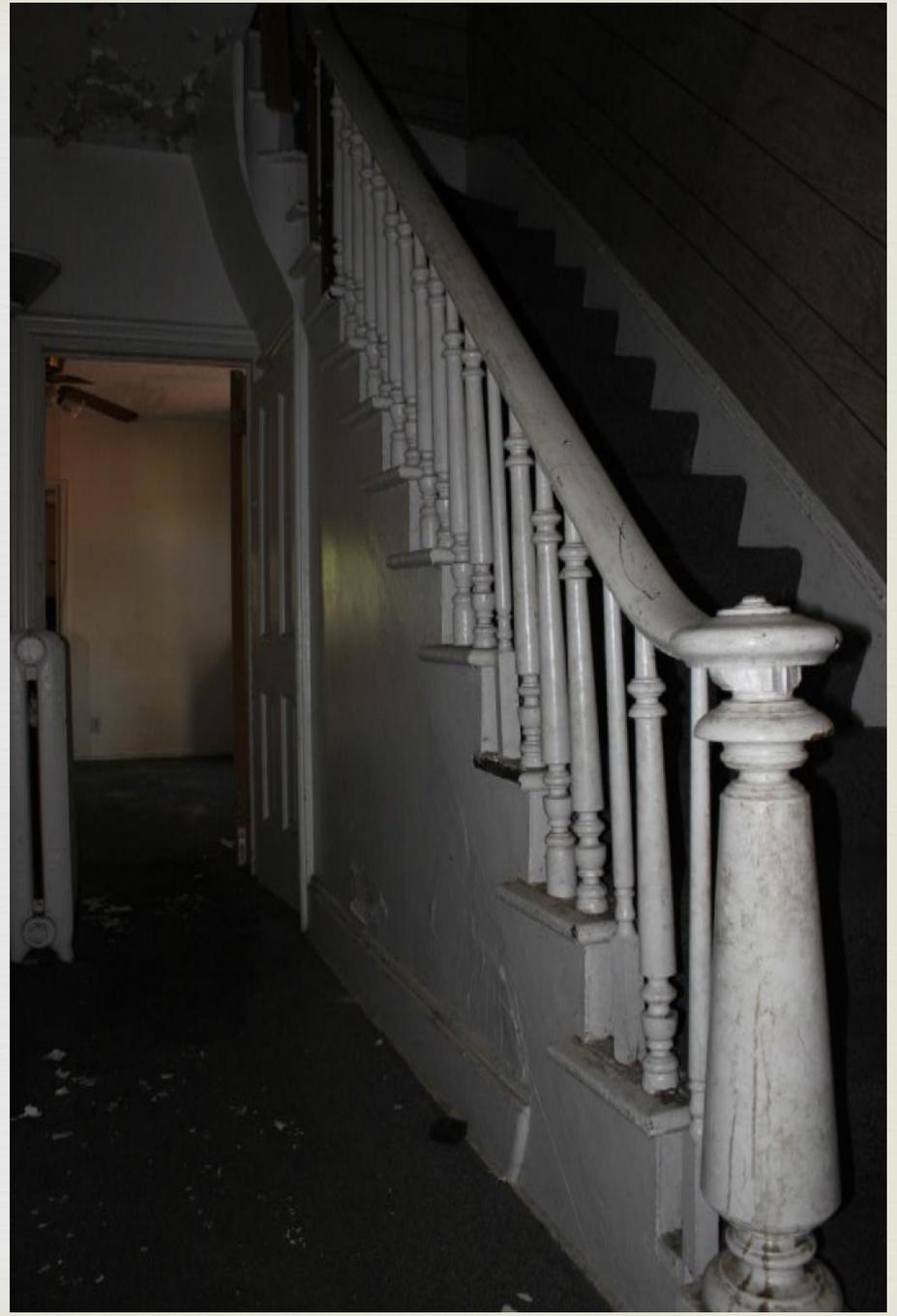






1914-89





















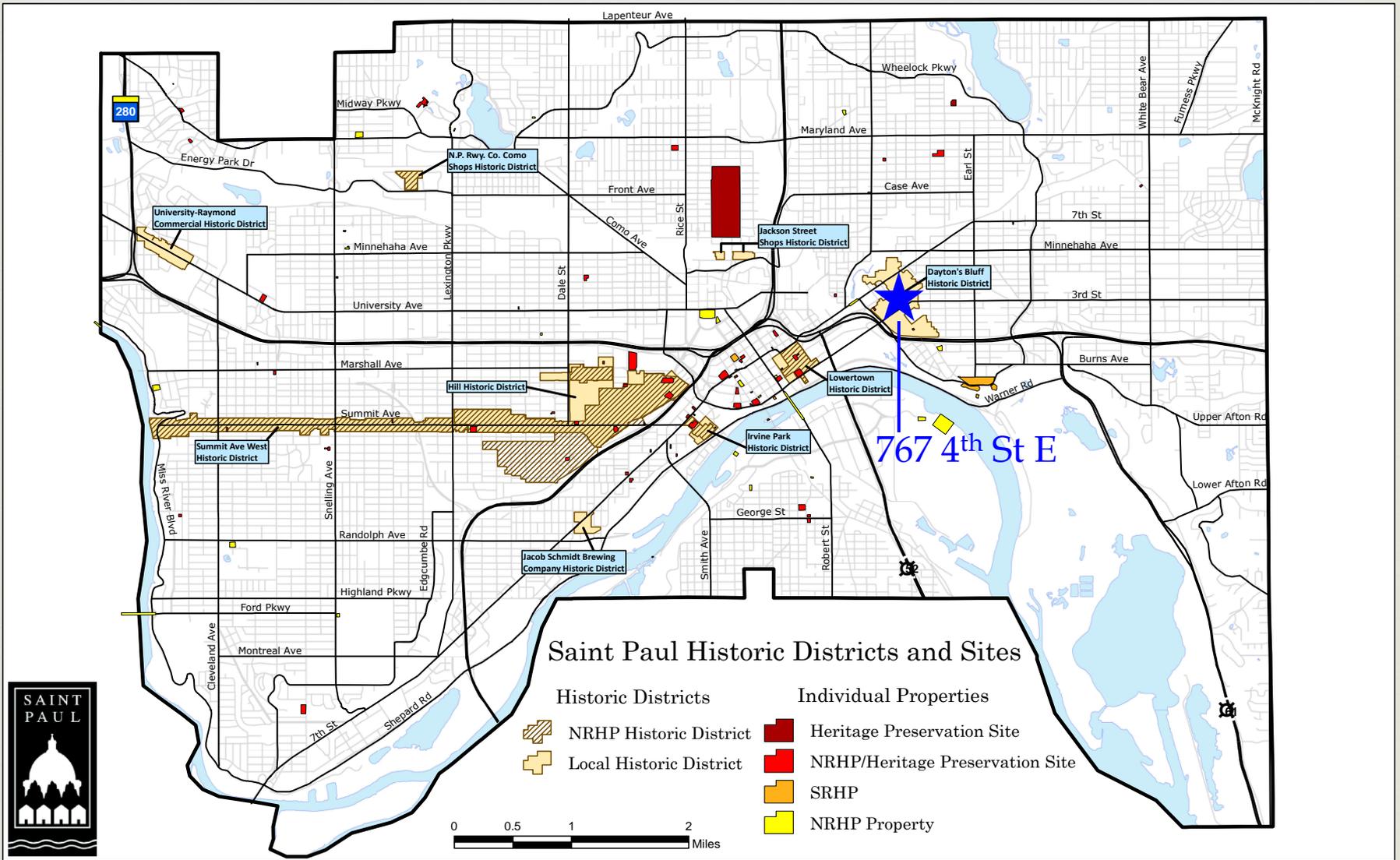




767 Fourth Street East



Peterson-Burke House Demolition
Dayton's Bluff Heritage Preservation District



Historic Context























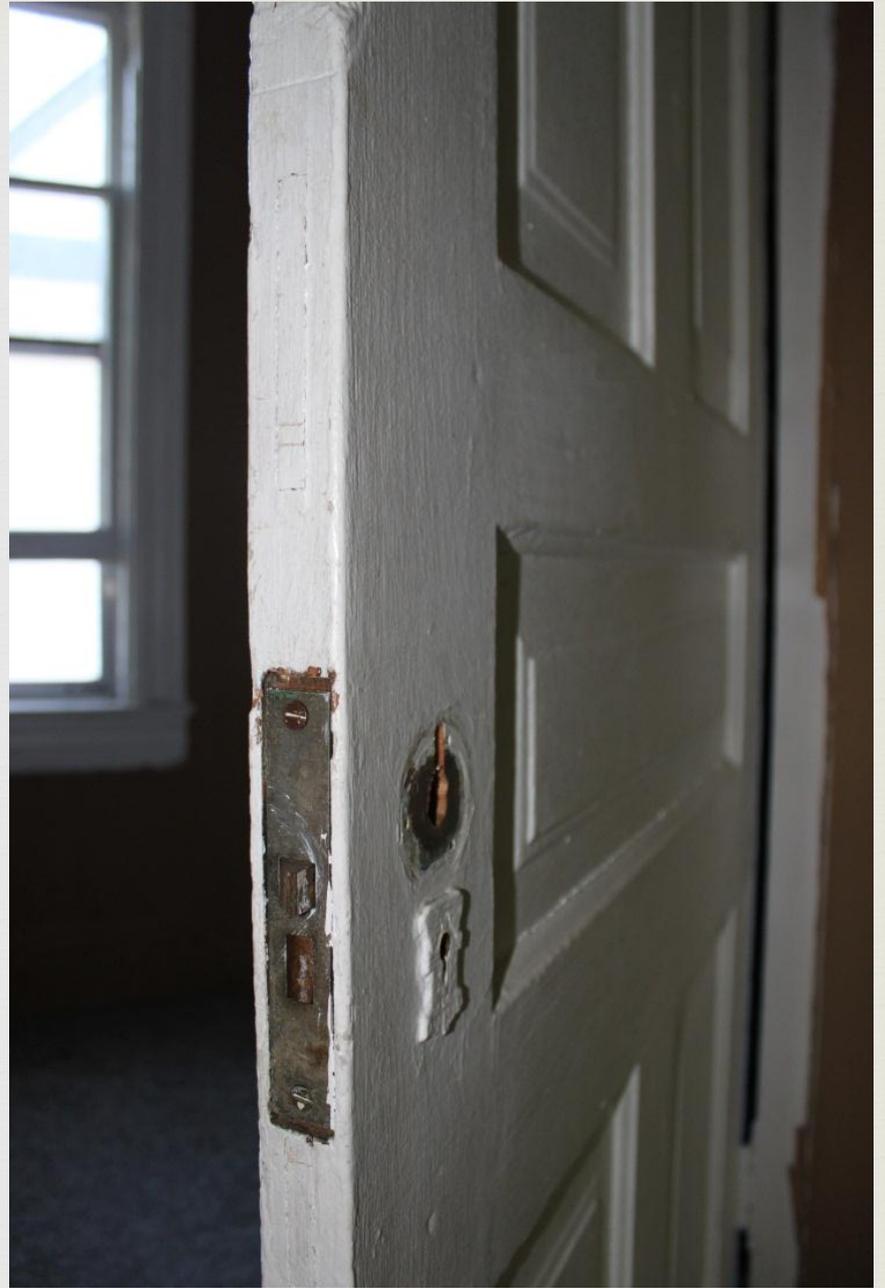
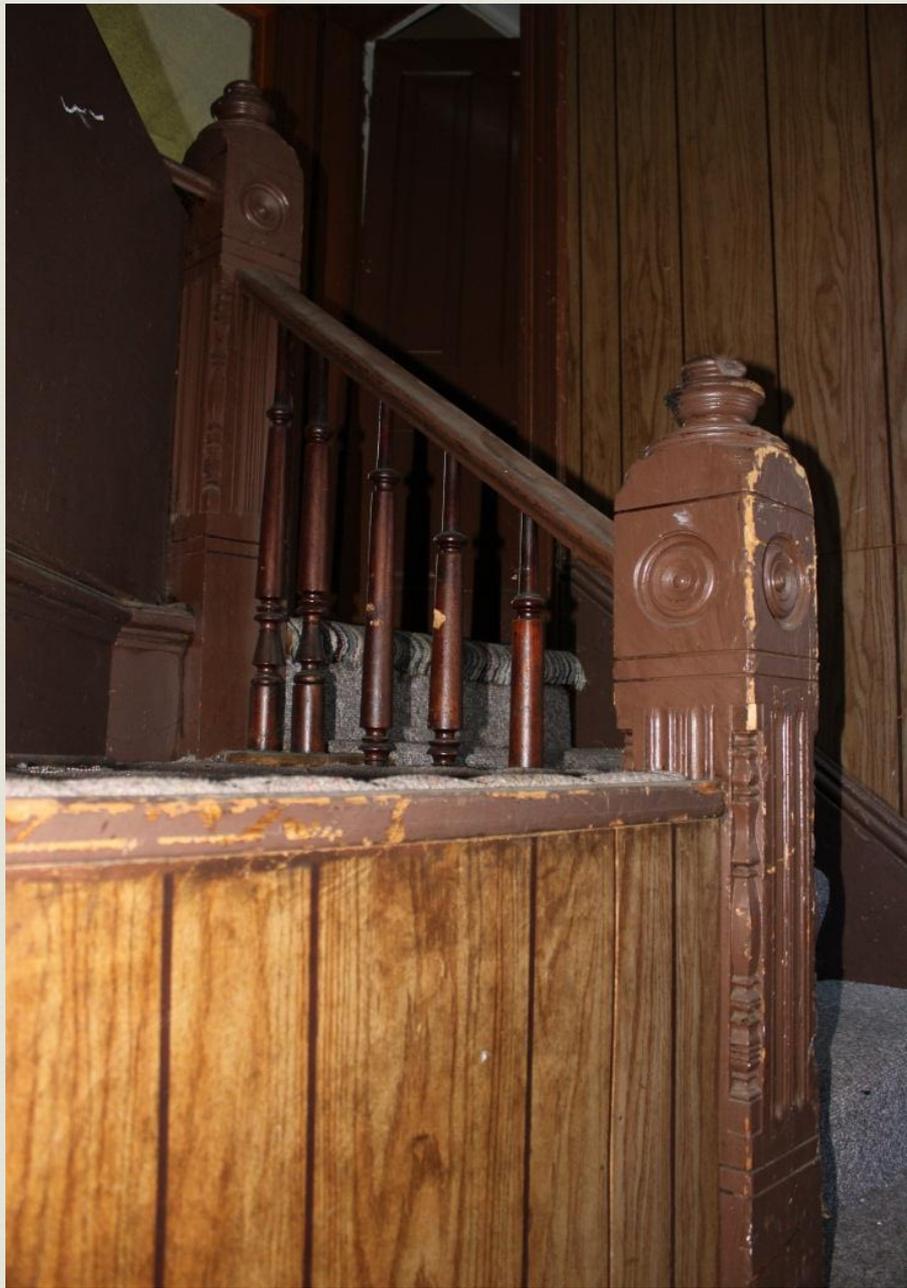










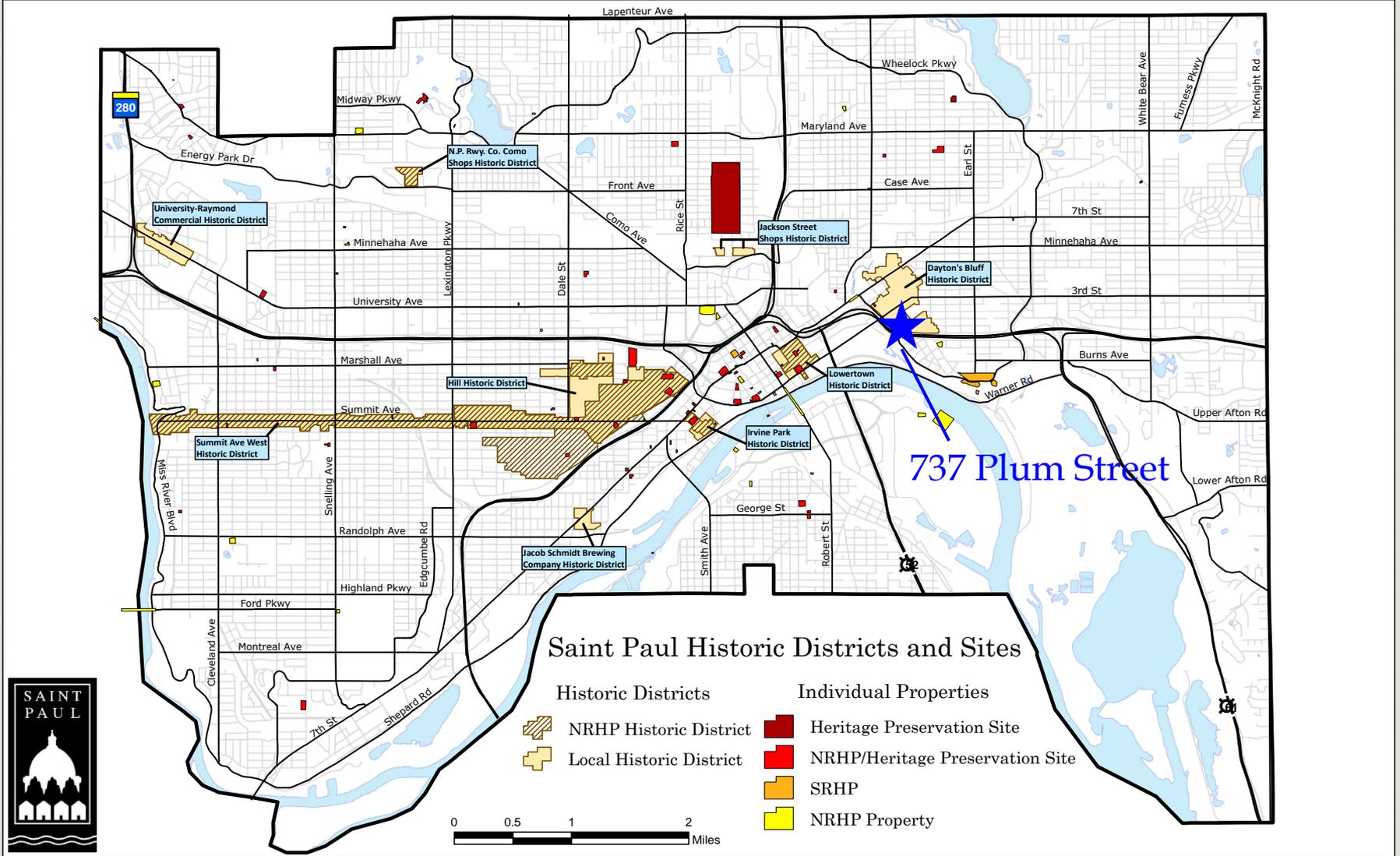




737 Plum Street



Gotthielf Christoff House Demolition
Dayton's Bluff Heritage Preservation District



737 Plum Street

University-Raymond Commercial Historic District

N.P. Rwy. Co. Como Shops Historic District

Jackson Street Shops Historic District

Dayton's Bluff Historic District

Hill Historic District

Summit Ave West Historic District

Irvine Park Historic District

Jacob Schmidt Brewing Company Historic District

Saint Paul Historic Districts and Sites

Historic Districts

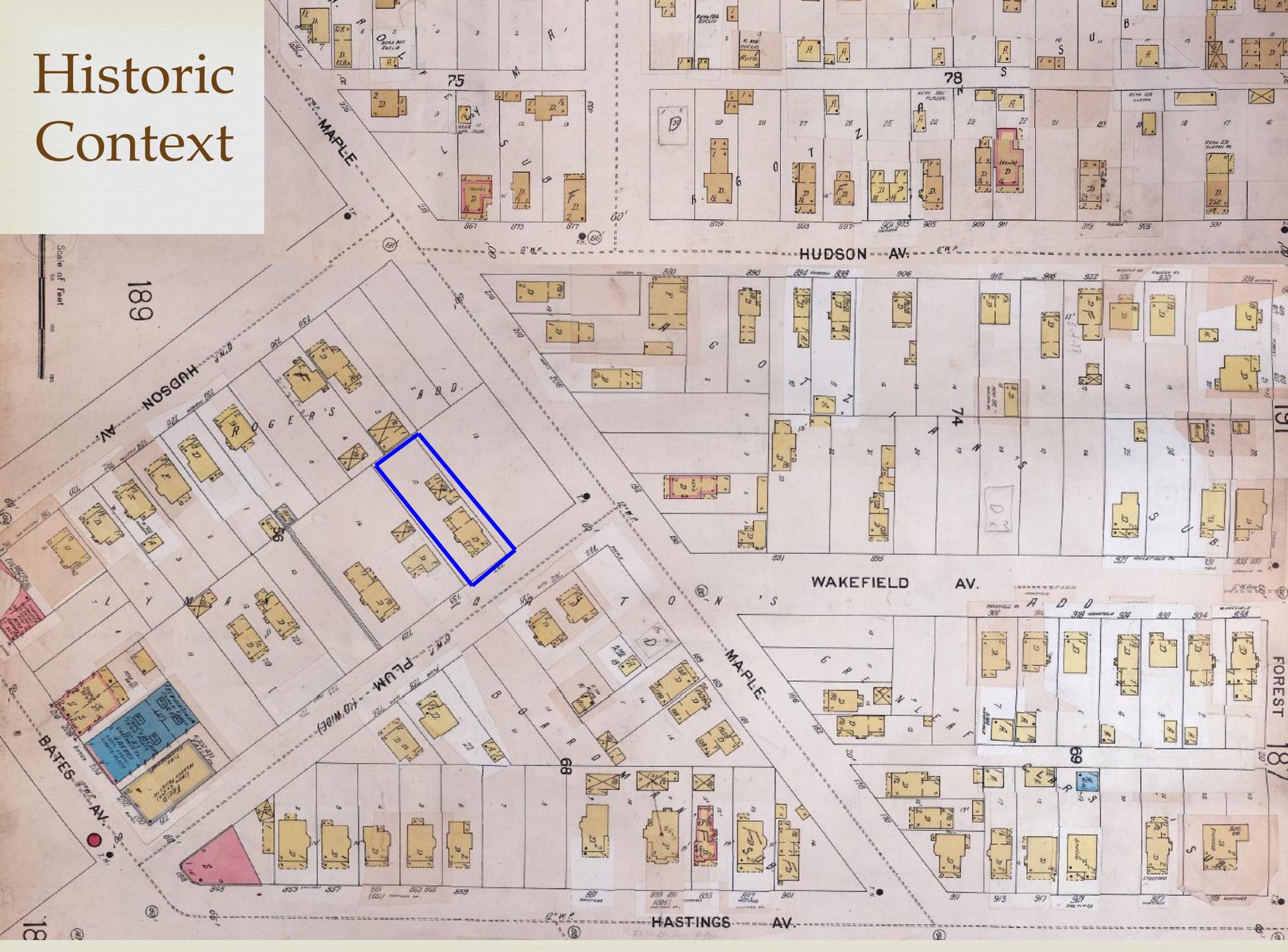
Individual Properties

- NRHP Historic District
- Local Historic District

- Heritage Preservation Site
- NRHP/Heritage Preservation Site
- SRHP
- NRHP Property



Historic Context



189

Scale of Feet
0 100 200 300 400 500

18

FOREST

18

19

19









Foreclosure
www.homes4psi.com

















