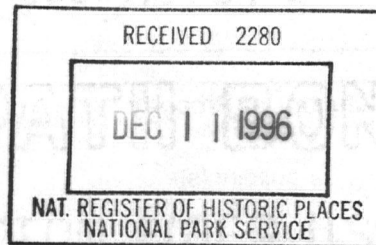


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bullard, Casiville House

other names/site number N/A

2. Location

street & number 1282 Folsom Street ☐ not for publication N/A

city or town St. Paul ☐ vicinity N/A

state Minnesota code MN county Ramsey code 123 zip code 55117

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Ian R. Stewart

Date 11/27/96

Deputy State Historic Preservation Officer

State of Federal agency and bureau Minnesota Historical Society

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain): _____

Signature of the Keeper

Date of Action

Edson H. Beall

1-9-97

Bullard, Casiville House
Name of Property

Ramsey County, Minnesota
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other: American Foursquare

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Vinyl

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is: N/A

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Social History

Ethnic Heritage: Black

Period of Significance

1909-1920

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

Bullard, Casiville

Cultural Affiliation

N/A

Architect/Builder

Bullard, Casiville (builder)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Casiville Bullard House
Name of Property

Ramsey County, Minnesota
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	489590	4980520
Zone	Easting	North	ing
2			

3			
Zone	Easting	North	ing
4			

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Granger and Kay Grossman
organization Gemini Research date February 15, 1996
street & number 15 E. 9th Street telephone 612-589-3846
city or town Morris state MN zip code 56267

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7Page 1Casiville Bullard House
St. Paul, Ramsey County, Minnesota

7. DESCRIPTION

The Bullard House, built in 1909-1910, is located in the Como Heights neighborhood in north central St. Paul. The property is located approximately four blocks east of Lake Como and Como Park. The house stands mid-block on the eastern side of Folsom Street in a residential neighborhood. There is a public sidewalk and boulevard in front of the property, and a small concrete sidewalk approaching the house. The Bullard House is surrounded by other single family houses, most of which were built during the 1920s. There is a small circa 1915 brick commercial building at the southern end of the block. Como Park School, built in 1916, is located one-half block south of the house.

The Bullard House is a 2 1/2 story, brick-veneered, American Foursquare style structure. The house was built by Casiville Bullard. It has a woodframe and clay tile structural system and boxlike massing which measures about 24 feet wide by 26 feet deep. The truncated hipped roof has a slight bellcast and wide overhanging eaves. The roof is covered with asphalt shingles. Projecting from the roof are two hipped-roofed woodframe dormers faced with vinyl siding. Each dormer is lighted by a pair of small rectangular double-hung windows. The house has a central brick chimney and a poured concrete foundation which is faced with brick.

The exterior of the house is faced with textured medium-brown brick with light-colored mortar joints. There is a brick belt course between the first and second stories. The house has rectangular window openings with brick sills, brick jack arches, and 1/1 sash. The basement is lighted by small rectangular window openings.

Projecting from the main (western) facade is a one story hip-roofed porch which has been enclosed with double-hung windows. The porch has a brick base which rises to the level of the window sills. The porch was originally open, and its short square wooden columns are still visible. The columns support a wide, simple frieze. The entrance to the porch has a set of concrete steps flanked by short brick plinths which are built of orange-brown brick.

The main entrance to the house, within the porch, consists of a single-leaf door. Adjacent to the entrance is an oval stained glass window with a brick surround that has four brick keystones.

The southern facade has a shallow bay window with a polygonal roof and rectangular window openings. The largest opening in the bay window has a leaded and stained glass transom window. West of the bay window on the southern facade is another rectangular stained and leaded glass window.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7,8 Page 2 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

The house's northern facade has a side entrance with a single-leaf door, two rectangular fixed windows, and three rectangular double-hung windows. One of the fixed windows is filled with leaded and stained glass.

The eastern facade has a rear porch with a brick base and concrete sills. The porch originally had a flat roof which served as a balcony that was entered via a single-leaf door on the second story. The porch has been enclosed and the pitch of its flat roof has been altered. The northern portion of the porch has two rectangular window openings, one of which is surrounded by quoin-like brickwork.

The Bullard House has experienced some exterior alteration but retains its basic integrity of design. Both front and rear porches have been enclosed with double-hung windows. One window opening on the northern facade has been reduced in size with brickwork. The shape or size of one window opening on the rear facade has also been altered with brick. Aluminum combination windows have been installed. The dormers and the eaves of the roof have been resided with vinyl.

The Bullard House stands on a grassy lawn. At the rear of the lot adjacent to the alley is a woodframe, stucco-covered, hip-roofed garage which was built circa 1921. The garage is non-contributing to the site.

8. STATEMENT OF SIGNIFICANCE

The Casiville Bullard House, built in 1909-1910, is eligible for the National Register under Criterion B (associated with the life of a significant person) and under Criterion A (significant to the broad patterns of our history) in the areas of Social History and Ethnic Heritage. The Bullard House is historically important as the home of Casiville Bullard, an African American stone mason and bricklayer who is significant as one of few skilled African American craftsmen known to be working in the building trades in St. Paul in the early 20th century. The property is significant within the statewide historic context entitled "Urban Centers, 1870-1940."

Casiville "Charlie" Bullard was born February 24, 1873, in Memphis, Tennessee, the eldest of seven children. His parents, who were former slaves, worked as cotton pickers. When Casiville was a young boy, he worked with his parents picking cotton and simultaneously tending his younger siblings. (Casiville's children remember being told that when young Casiville reached the end of a cotton row, he would pick up his baby brother and carry him down to the end of the next row (Blakey, Dec. 1995).) Casiville worked during most of his youth and his opportunities for education were limited. As a result, he obtained only a third grade education, but was reportedly a broadly-talented, intelligent man who was known for his

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3Casiville Bullard House
St. Paul, Ramsey County, Minnesota

proficiency in complex calculations and estimates during his career as a mason (Blakey, Dec. 1995).

Bullard apparently trained as a mason before moving to St. Paul around the turn of the century. Family members remember Bullard recounting that he learned the masonry trade in Memphis from a brother-in-law. The trades of stone mason and bricklayer were not uncommon occupations for African Americans to hold in the South in the 19th century. Prior to and immediately after the Civil War, African Americans far outnumbered white workers in many jobs which had traditionally been held by slaves. These included building trades and the so-called "trowel trades" such as stone masonry, bricklaying, and plastering, as well as carpentry, painting, cabinetmaking, gunsmithing, blacksmithing, spinning, weaving, shoemaking, and milling (Greene and Woodson 1930, rpt. 1970, 22; Spero and Harris 1931, 16-17.) Many of these skills were passed down by family members and these trades remained dominated by African American workers in the South even after emancipation.

Bullard was trained in masonry and carpentry, specializing in cutting and laying marble, granite, brick, and concrete block, and laying pine and oak flooring. Arlee Blakey, Bullard's youngest daughter who was born in 1917, stated that her father could cut stone on site, lay the stone, make brick, lay brick, dig and pour concrete foundations, and create intricate designs in brickwork. She said, "He had to learn to make the brick and cut the stone before he could even lay it. They liked it that he was versatile, that he could work in any medium" (Blakey, Dec. 1995).

Bullard moved to St. Paul permanently around 1902, but may have begun working in Minnesota seasonally as early as 1898, returning to Memphis during the winter months. When Bullard moved to the city he joined Minnesota's largest concentration of African American residents. He arrived in St. Paul on the heels of the largest group of African Americans to move to the city before World War II. During this period, between 1885 and 1900, St. Paul's African American population increased by 1,600 people, rising from 663 to 2,263.

A few African Americans had been living in Minnesota at least as early as 1802. However, it was not until 1849 (when Minnesota became a territory) that the first census enumerated African Americans. This first census recorded 40 free persons of African descent, 30 of whom lived in St. Paul (Taylor 1981, 73). Between 1850 and 1870 relatively few blacks moved to Minnesota, and following the Civil War, between 1870 and 1885, the migration of African Americans to Minnesota was slow but steady. Census data indicates 207 African Americans resided in St. Paul in 1870, 264 in 1875, 468 in 1880, and 663 in 1885 (Taylor 1977, 22-23).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

Bullard's move to St. Paul from the South was an experience shared by many of the city's African Americans and was part of a broad pattern of African American migration to northern cities in the late 19th and early 20th centuries. Florette Henri writes that between 1890 and 1910, approximately 200,000 African American southerners moved north in search of jobs (Henri 1975, 51). While a relatively small percentage of these migrants moved to St. Paul, the city's African American population rose by 474 percent between 1890 and 1910. The majority of African Americans who moved to St. Paul were from upper southern states including Tennessee, Virginia, Maryland, Missouri, the District of Columbia, and Kentucky, as well as from Alabama and Mississippi (Taylor 1977, 52-53; Harris 1926, 11). By 1920, 49.1 percent of Minnesota's African American population had come from the South (Taylor 1977, 225).

Bullard moved to St. Paul several years before the so-called "Great Migration" of African Americans to northern cities which began about 1910 and peaked during World War I. During the Great Migration, when 1,500 African Americans moved to Minnesota, the black population of St. Paul grew only by 7.4 percent, while that of Minneapolis increased by 51.5 percent (Taylor 1977, 225). It was after this World War I increase that the black population of Minneapolis surpassed that of St. Paul.

Casiville Bullard's family recalls that he "was called" to St. Paul to work as a stone mason on the State Capitol which was under construction between 1898 and 1905. African American workers were recruited from Georgia's marble-producing region (and possibly from other southern states) by the St. Paul firm of Butler-Ryan Construction (later Butler Brothers), to work on the capitol building (Butler 1995). Butler-Ryan was the general contractor for the Capitol, the superstructure of which was constructed of Georgia marble. The recruitment of African Americans to work on the Capitol was also noted by labor historians Greene and Woodson who wrote in 1930 (during a discussion of African American craftsmen in the building trades) that "In St. Paul Negro bricklayers and stone masons imported from the South worked on the construction of the beautiful Capitol building" (Greene and Woodson 1930, rpt. 1970, 321-322). It is not known if Bullard was among these recruits or precisely how he became employed on the Capitol. He had no relatives living in St. Paul at the time. His family states that whenever Bullard spoke of his migration, he remarked that he "was called" to work on the Capitol and that the Capitol and the Great Northern Railroad's Dale Street Shops (built beginning in 1902) were his first major jobs in the city.

Some of Bullard's reasons for moving north may have been consistent with national trends. African Americans have reported that they left the South to obtain better living conditions and higher wages, and to escape Jim Crow laws and a climate of increasing racism. Many African Americans were facing daily living conditions which were becoming intolerable. In the last quarter of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

the 19th century in the South, discrimination in housing and employment was widespread, systematic segregation laws were increasing, and a wave of new legislation removing African Americans' political power and legal rights was enacted (Henri 1975, 1-53).

Casiville Bullard may also have found himself being pushed out of his craft in the South by white tradesmen. Many African American craftsmen were drawn to northern cities at the turn of the century not only by employment opportunities during a construction boom, but also because of the increasing prejudicial working climate in the South. In the years after slavery ended the number of African Americans in skilled trades in the South declined sharply as society preferred to pay wages to white workers and as trade unions barred blacks from membership (Spero and Harris 1931, 159-160; Greene and Woodson 1930, rpt. 1970, 191).

Foner writes:

Blacks in the South were gradually eliminated from skilled positions they had held since slavery. Beginning in the 1890s, white workers, most of them members of the American Federation of Labor (AFL) and the Railroad Brotherhood, steadily eliminated black labor from jobs in the shipping, railroad, and building industries in the older southern seaboard cities. The jobs of electricians, plumbers, gasfitters and steam fitters, railroad engineers and firemen, stationary engineers, cranemen, hoistmen, machinists, and hundreds of other skilled and semi-skilled occupations were labeled 'for whites only.' Black electricians, plumbers, pipefitters, and carpenters had constituted a fair percentage of those crafts at the turn of the century. A generation later, black building-trades work had become 'almost marginal,' and by 1950 blacks accounted for only one percent of the electricians and 3.2 percent of the carpenters (Foner 1989, 200).

As late as 1920 there were 10,609 African American brick and stone masons in the United States, only 2,507 of whom, like Casiville Bullard, lived in northern states (Spero and Harris 1931, 159).

Moving to a northern city did not assure employment, however. African Americans in the North faced job discrimination and competition from large numbers of European immigrants who had been moving to northern cities since the 1820s. It was not until World War I when European immigration slowed and U.S. industry faced a labor shortage that employment opportunities for African Americans in northern cities improved.

In St. Paul, Bullard was one of few skilled African Americans working in the building trades at the turn of the century. Taylor writes that "few Blacks made it into the ranks of the skilled craftsmen" in St. Paul (Taylor 1977,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8Page 6Casiville Bullard House
St. Paul, Ramsey County, Minnesota

57). He cites census figures which indicate that there were 171 marble and stone cutters in St. Paul in 1900, only two of whom were African American (Taylor 1977, 272). (Taylor does not identify the two.) The construction industry in St. Paul was strongly union-based and was driven by ethnic preference. Germans and Irish dominated the bricklayers' union, for example, and most of the union carpenters were Swedes (Butler 1995). Taylor writes that:

Locally the trade and crafts industry was monopolized by small family businesses. Skills were passed down generationally. Family businesses in the first instances hired only relatives, secondarily other whites preferably of the same ethnic or religious background. These they trained or apprenticed in the trade or business. Unless a Black possessed a skill before arriving in the city there were precious few opportunities to acquire one (Taylor 1977, 57-58).

A notable exception to this trend was the St. Paul Paving and Construction Company which was founded in 1908 by civil engineer T. C. Cuthbert. It was one of the largest black-owned businesses in St. Paul in the early 20th century. At one point St. Paul Paving was reportedly employing 19 African American stone masons and laborers to install concrete paving, build brick houses, and work on other construction projects (McWatt 1994, 10). It is not known whether Casiville Bullard ever worked for the company.

Unlike Cuthbert and Bullard, the majority of African Americans in turn of the century St. Paul worked as unskilled laborers or in service positions. In 1895 the state census reported that 49.6 percent of St. Paul's African American men were porters, waiters, cooks, or janitors; 11.9 percent were domestics or servants; 10 percent were railroad employees, and 9.4 percent were barbers (Taylor 1977, 57, 62-63). In the conclusion of his study of St. Paul's early African American community Taylor observes that,

The St. Paul Black community grew slowly when compared with other northern centers. Because of the lack of industry and diversification in employment opportunities the city offered limited employment potential. Most Blacks were relegated to the ranks of menial, domestic and service related employees (Taylor 1977, 256).

He also notes that as late as 1910 more than 60 percent of the African Americans in St. Paul were men (Taylor 1977, 256).

Bullard worked as a stone mason and bricklayer in St. Paul from the turn of the century to about 1950. For most of his long career Bullard was a freelance, unionized stone mason and bricklayer who worked on union construction projects. (An early exception is the year 1902 when he is listed in the city directory as a mason for the William F. Porten

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8Page 7Casiville Bullard House
St. Paul, Ramsey County, Minnesota

Construction Company which built the Great Northern Railroad's Dale Street Shops, on which Bullard worked). As a union mason, Bullard would likely have joined fellow union workers in reporting to the union offices in St. Paul's Labor Temple at 416 Auditorium Street to be assigned to each construction job. His family members report that their father always had work, that he was often "called" to jobs in other states and cities, and that he made a wage that supported his ten children, the purchase of land, the construction of homes, and the establishment of several small businesses (Blakey, Dec. 1995).

Bullard worked as a stone mason and bricklayer on a number of major public and private building projects in St. Paul and Minneapolis. Arlee Blakey remembers that whenever she would drive around St. Paul with her father, he would point out the public buildings on which he had laid stone or brick. Although he also worked on commercial buildings and houses, he was particularly proud of his work on public buildings (Blakey, Dec. 1995).

Several of the buildings on which Bullard worked are among the Twin Cities' finest architectural landmarks, and many represent distinctive uses of native and imported stone. For example, granite from Sauk Rapids, Rockville, St. Cloud, and Ortonville was used for the State Capitol, the Federal Courts Building, and the St. Paul Cathedral. Domestic and imported marbles including pink Tennessee marble and Georgia marble were used in the State Capitol, the St. Paul Public Library/James J. Hill Reference Library, and the interior of the Union Depot. Buff-colored Mankato dolostone and Indiana limestone were used in the Women's City Club and St. Paul City Hall/Ramsey County Courthouse. Casiville Bullard even worked in ice, serving as a mason for several of the St. Paul Winter Carnival ice palaces.

Bullard excelled in both stone and brick masonry, an unusual occurrence among stone masons and bricklayers in Minnesota who were more usually proficient in one or the other medium (Butler 1995). Bullard was apparently asked by contractors to work on difficult stone and brick masonry challenges. Blakey recalls her father speaking of his work on the State Capitol. She said, "He was a specialist in all types of stone. I remember him telling about helping put the horses [Quadriga] up there [in 1906]. He said it took quite a while to get the horses put up." Blakey also indicated that her father worked on the "Vision of Peace" statue at the St. Paul City Hall/Ramsey County Courthouse. She recalls, "He said they had to take it [the statue] apart four times. There was something different about it that it took them four times to finally get it right. He told me . . . it was a very intricate statue and it had to be put together just right" (Blakey, Dec. 1995). [The Mexican Onyx "Vision of Peace" statue is 36 feet tall, weighs 60 tons, and was erected in 1936. The statue was carved in St. Paul by Giovanni Garatti and 19 craftsmen following designs by Swedish sculptor Carl Milles. Bullard may have been among the 19 craftsmen.] Bullard often worked outside of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 8 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

Minnesota, particularly during the winter months. Blakey reports that Casiville spoke of helping to construct an ornamental "pool" at the Mormon Tabernacle in Salt Lake City, Utah (Blakey, Dec. 1995).

James Milsap, a retired African American building contractor, recalls that at the age of nine in 1941 he watched Bullard work on the Ober Boys' Club in St. Paul:

I remember Mr. Bullard laying the brick for the Boy's Club. He was the only African American on the job. His son might have been there, but Mr. Bullard was the only one I was interested in. The fact that he was the only African American person there and that his work was so fascinating is what drew me to the job site every day. . . . He was a corner mason. There were bricklayers, masons, mortar men, and then there was the corner mason who was the most important" (Milsap 1996).

Milsap explained that the construction of a masonry building hinged on the accuracy and skill of the corner mason. He said that if the corners weren't constructed correctly, the entire building would be off. He also explained,

Today bricklayers use tools like brick saws to cut and fit the brick. Not Mr. Bullard. He took a brick hammer and knocked the corners off the brick, and laid them. He'd measure where he wanted the brick to fit--(of course, now they have saws)--but in those days they used a chisel or brick hammer, and 'bing' just knock the corner right off. That alone, shows his skill. When he finished, it was impeccable. The finished product is the proof of the pudding (Milsap 1996).

Milsap, who owned a construction company in St. Paul for nearly 30 years, said that Casiville Bullard inspired him to become a contractor:

Mr. Bullard's whole point in talking to me was to make me reach as high as I could possibly reach. What he undoubtedly was thinking was that there were no African American superintendents or foremen, and he encouraged me to strive for those positions rather than being a bricklayer. Mind you, he didn't tell me not to be a bricklayer, he told me what I wanted to do is become a superintendent. At that time, other than the owner of company, the highest person on the job was the superintendent. Of course, at that time, I heard everything he said, but I was more fascinated with him getting the mortar off his trowel and watching the dexterity with which he worked (Milsap 1996).

Bullard weathered the Depression by working on various W.P.A. and other federal work relief projects. For example, he constructed buildings for a Civilian Conservation Corps (CCC) Camp, built masonry manholes in St. Paul, and worked on a Kellogg Boulevard street paving project. He also worked

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 9 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

extensively at Como Park under the W.P.A. in the 1930s. At Como Park he helped build Monkey Island and other zoo structures, a horticulture building, masonry gates and bridges, and other improvements. During World War II he helped construct housing for the Twin Cities Ordnance Plant in New Brighton.

A partial list of buildings on which Bullard worked as a stone or brick mason includes the following. Several of the buildings are listed on the National Register of Historic Places.

Building	Year Built	Listed on National Register
In St. Paul:		
Minnesota State Capitol	1898-1905	2-23-72
Erection of Quadriga 1906		
Federal Courts Building (Landmark Ctr)	1898-1904	3-24-69
Great Northern RR Dale Street Shops	1902	
St. Paul Cathedral	1906-1915	6-28-74
Bullard House at 1282 Folsom St.	1909-1910	
Horace Irvine House (Governor's Residence)	1910-1911	12-16-74
St. Paul Hotel	1910	
Lowry Office Building Addition	1911	
St. Paul Public Library/Hill Ref. Library	1916	9-11-75
St. Paul Union Depot	1917-1920	12-18-74
Pilgrim Baptist Church	1918	4-16-91
Bullard House at 712 W. Maryland Ave.	1920	
Highland Water Tower	1927-1928	7-17-86
Women's City Club (now Minn. Museum of Art)	1931	3-19-82
St. Paul City Hall/Ramsey Co. Courthouse	1931-1932	2-11-83
Erection of Vision of Peace statue 1936		
Como Park Zoo Buildings and Park Structures	1932-1940s	
Kellogg Boulevard repaving project (W.P.A.)	1930s	
Various W.P.A. projects	1930s	
St. Paul Winter Carnival Ice Palace	1939	
Other St. Paul Ice Palaces		
Ober Boys' Club	1941	
First Baptist Church Alterations	ca. 1945	2-24-83
Farmers Union G.T.A. Office	1946	
In Minneapolis:		
Foshay Tower	1926-1929	9-20-78

Bullard's long list of other jobs includes the Zinsmaster Baking Company and the Purity Baking Company in St. Paul, a church in Breckenridge, and brick and stone structures in Winona. He also constructed many fireplaces and chimneys on houses in the St. Paul's Highland Park neighborhood. Burt

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 10Casiville Bullard House
St. Paul, Ramsey County, Minnesota

Shannon, a lifelong resident of St. Paul, recalls that Casiville Bullard and his son Benny constructed a concrete basement for his father, George Clifford Shannon, in 1913 or 1914, at 1021 Colne Street. He said that the Bullards dug out the basement with hand shovels and that they used a horse and tray to grade the hole. Casiville would have been approximately 45 years old when he worked on this house (Shannon 1995).

Bullard was a member of Local #1 of the Bricklayers' and Stone Masons' Union of St. Paul, one of few trade unions nationwide that admitted blacks. Membership in the union was exclusive, and only skilled craftsmen who had served an appropriate apprenticeship, carried a "traveling card" from another local, and/or were vouched for by two other members were admitted (Butler 1995). In St. Paul there were very few African Americans registered as members of Local #1 during the first 100 years of its existence (Witteck 1995, Butler 1995). Walter Butler III, the recent president of Butler Construction, remembers only one African American union mason in St. Paul in the 1940s, but does not recall his name (Butler 1995).

The national organization of the International Bricklayers' and Masons' Union was formed in 1865. Paul B. Worthman notes that the union was admitting African Americans by the late 19th century. He writes:

Its constitution prohibited racial discrimination. The union's national leaders often urged locals to admit qualified black craftsmen. By 1881 the national organization was strong enough to require its locals to accept travelling cards from black union members, and in 1903 the Bricklayers' national convention strengthened the union's stand against racial discrimination by establishing a fine of \$100 on any individual member or local found guilty of discriminating against black union bricklayers (Worthman 1969, 398).

Bullard's membership in a trade union was rare in St. Paul in the early and mid-20th century. Walter Ryder wrote in 1931 that "Membership in labor unions among colored workers [in St. Paul] is almost negligible. There are only two firms [in St. Paul] in which it is stated that the Negro workers are union members or have to be treated according to labor union standards" (Ryder 1931, 170). In 1945, the Governor's Interracial Commission conducted a survey among Minnesota labor unions. The 109 unions responding to the survey reported that 646 African Americans and 53,334 white workers belonged to those unions (Governor's Interracial Commission 1945, 42).

Economist Ray Marshall noted that the "... extent to which unions succeeded in excluding Negroes was determined mainly by the number of Negroes already in the trade or the ease with which they could be trained. The oldest building trades unions in the South, like the Carpenters and Bricklayers, found it impossible to exclude Negroes and still maintain their organizations

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 11 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

because many slaves had been trained for these occupations" (Marshall 1968, 134).

The St. Paul local of the Bricklayers' International Union (later known as the Bricklayers' and Masons' Union) was organized on May 25, 1882. Walter Butler I, president of Butler-Ryan Construction (later Butler Brothers) which constructed the State Capitol, was an organizer of the union and its first recording secretary. By 1890 the local had about 58 members. The union records are incomplete, but it is presumed that Bullard became a member shortly after moving to St. Paul, and that he was unionized by the time he worked on the Capitol. Existing union records indicate that he was a member in at least 1906, 1919, 1928, and 1931. His family believes that he maintained a continuous membership for at least 30 years. Blakey said that her father was extremely proud of his membership in the union, remaining a dues-paying member and carrying his union dues book in his wallet even after he retired (Blakey, Dec. 1995).

THE CASIVILLE BULLARD HOUSE ON FOLSOM STREET

Prior to constructing his house on Folsom Street, Bullard lived at various addresses, apparently in rented quarters. It is presumed that he was a seasonal worker from circa 1898 to about 1900 or 1902, returning to Memphis during the winter months when construction ended in St. Paul. In 1902 his wife Addie, who had remained in Memphis, joined him in St. Paul and that year their first child was born. By 1904 the Bullards had moved to Folsom Street and had constructed a woodframe house (razed) on Lot 14 of Block 1 of the Como Heights Addition. Casiville apparently first leased the land or bought it under a contract which was not filed at the county courthouse, because the lot was not deeded to him until 1907. City of St. Paul building permit records indicate Bullard was building on the property by at least 1904.

The Como Heights Addition is located about 12 blocks south of the northern city limits and had been platted in 1887. In 1904 the Como area contained large tracts of undeveloped land and was occupied almost exclusively by white residents. The area was linked to downtown St. Paul via streetcar in 1892 and was linked to the Minneapolis streetcar system in 1898. The Como Heights area remained relatively undeveloped until the 1920s.

According to Casiville Jr., his father purchased the land because Como Lake "drew him" (Blakey, Dec. 1995). The lot on Folsom Street is about four blocks east of Lake Como and Como Park which was purchased by the City in 1873 and improved in the 1880s and 1890s. Arlee Blakey recalls her father saying that he first lived in a tent on the Folsom Street property and that he worked on the house in the evening after returning home from work (Blakey, Dec. 1995).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 12 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

In 1909 Bullard began to construct a second, larger house on the lot, the current brick-veneered Casiville Bullard House. Addie Bullard reportedly helped her husband build the house by holding the lantern for him while he laid the brick at night after work (Blakey, Dec. 1995). The Bullards bought the adjoining lot, Lot 16, in 1913, and eventually purchased two more lots in an adjacent block. Blakey reported that Bullard financed his homes and his later businesses with money that he had saved, and that he never took out a loan or obtained a mortgage (Blakey, Dec. 1995).

Ten children were eventually born to Casiville and Addie--Lillie (1902), Janet (1904), Casiville Jr. (1906), Howard (1907), Benjamin (1909), Addie (1910), Edith, William, August, and Arlee (1917). The family of 12 lived in the house and raised vegetables, rabbits, and chickens in the yard. Blakey says that the family enjoyed the Como Park area, picnicking in the park and skating on the lake. Bullard's spare time was spent chopping wood for heating, hunting and fishing to help provide food, and entertaining the family by playing instruments such as the harmonica, the guitar, and the bones. In 1918, a year after the youngest child was born, Addie Bullard died at the age of 36 from influenza. For the next nine years Casiville raised the children himself, with the older children helping to care for the youngest. Arlee Blakey reports that her father did not have time for a social life, since he spent daylight hours working at his craft, then returned home to cook for the children and play with them before bedtime (Blakey, Dec. 1995).

Although it was unusual for African Americans to reside in sparsely-settled areas such as the Como Heights Addition in St. Paul, it was not rare. By the 1910s St. Paul's African American residents lived throughout the city, as well as in a few concentrated communities located near Rondo Avenue (razed in the late 1950s for the construction of Interstate 94) and on the West Side. African Americans were generally free to purchase homes almost anywhere in St. Paul except during the period of circa 1915 through the 1930s when restrictive covenants blocked them from buying homes in certain St. Paul neighborhoods (Taylor 1977, 222, 258). Covenants barred African Americans from buying houses on blocks just west of Como Park, for example. The covenants were banned in the 1930s.

Blakey recalls that it was difficult for her father during the early years in Como Heights because his was the only African American family living there. "The neighborhood gave him a hard time but somehow or another he was able to acquire the land. He didn't talk about this much because it was too painful for him" (Blakey, Dec. 1995). However, once Bullard was established in the neighborhood, Blakey said that there were no more difficulties with the neighbors. James Griffin, a longtime African American resident of St. Paul, indicated that this was typical, saying, "When black people moved into a white area, they eventually became accepted. So black people were living in many areas of St. Paul" (Griffin 1995).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8Page 13Casiville Bullard House
St. Paul, Ramsey County, Minnesota

Unlike the Bullards, relatively few African Americans in St. Paul owned their own homes in the early 20th century. Taylor indicates that The Appeal, an African American newspaper, reported in 1901 that 14.1 percent of St. Paul blacks held mortgages (and that this number was high compared to other cities). In 1910 only 24 percent of the city's black-occupied housing units were owner-occupied, while 71 percent were rented. Taylor indicates that low wages prevented blacks from buying homes. Low wages prohibited blacks from saving money, delayed marriages, and resulted in St. Paul's high percentage of unmarried black men and relatively low number of single black women (which also delayed the formation of families and the purchase of homes) (Taylor 1977, 65; Taylor 1981, 77).

Bullard's daughter Arlee recalls that her father emphasized the value of home and property ownership, recounting to his children that his own family had been evicted from their home in Memphis when he was a child (Blakey, Dec. 1995). In her recent study of black communities in northern cities, historian Kathryn Grover writes that the virtues of home ownership were widely expressed in popular culture at the turn of the century, but that home ownership was particularly important to many African Americans. She writes that

. . . among African Americans, wanting a home and a stable family life embraced something more than the indiscriminate acceptance of the values of white society. In a world where work was unstable, limited, and poorly paid and schools were 'indifferent or objectionable' to African American students, property ownership was the most accessible form of achievement. For blacks, as for certain other American ethnics to whom real occupational mobility has also been foreclosed, owning a home became a more profound signal of 'success' than ascent of the ladder from blue- to white-collar work. . . . Property offered a security that no other form of investment could. For African Americans, it also constituted a symbolic inversion of chattel status: where they had once been property, they might now own it (Grover 1994, 59).

In addition to his career and family obligations, Casiville Bullard was active in a Masonic fraternal group and in church organizations. He was an early member of Zion Presbyterian Church where he served as an elder for about ten years. Zion was the only African American Presbyterian Church in St. Paul and had been founded in 1907. It was located at Farrington and St. Anthony Avenues. (After Zion Presbyterian Church closed in 1938 many members, including the Bullards, transferred to Camphor Methodist Church which was located on Fuller Avenue.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8Page 14Casiville Bullard House
St. Paul, Ramsey County, Minnesota

James Milsap recalls that when he was a young man and belonged to the Ober Boys' Club and to Camphor Methodist Church, Casiville Bullard befriended the community's youth. "He would also pick us up to take us to church functions. We belonged to Camphor Methodist. Mr. Bullard was a special person. He'd take us to [activities at] other white outlying churches. The best part was riding in the rumble seat in Mr. Bullard's car." Milsap also stated that "Mr. Bullard was not only a skilled artisan, but he was nice to all the little kids. He was a community stabilizer" (Milsap 1996).

Bullard and his family lived on the Folsom Street property, first in the woodframe house and then in the brick house, until 1920. In 1920, two years after Addie Bullard had died, the family moved to a new brick-veneered house which Casiville had constructed at 712 West Maryland Avenue (extant), a few blocks south of the house on Folsom Street. Bullard apparently moved his family because of the opportunity to buy a larger parcel of land--the Maryland Avenue house stood on a two-acre parcel on which Bullard built a barn and raised dairy cows, chickens, fruit trees, and vegetables.

Bullard also began the first of his four businesses in the early 1920s while he continued to work as a mason. Blakey explained that Casiville started the businesses for his ten children to operate. Bullard built a grocery store and ice cream parlor at 1202 North Dale Street (razed) when the eldest children were approximately 18, 16, and 14 years old. Blakey said:

When dad bought the land, it was a virgin corner and there was nothing there at the time. He built a combination grocery-ice cream store, and it was located on the east corner of Maryland and Dale, about three blocks east from the Maryland home. My brothers and sisters were not real business-minded, and they let people charge [purchases] too much. So dad let it go after that. . . . There were no black families out in that area, mostly white customers patronizing a neighborhood store. You didn't hear too much about blacks and whites at that time. I think the store would have run well if someone older could have overseen it. Dad was out busy doing his work and left the kids in charge thinking they were old enough to operate a store (Blakey, Dec. 1995).

In 1930 Bullard established a coal and wood yard near the corner of Farrington and St. Anthony Avenues (about one block north of Rondo Avenue) at which Casiville Jr. worked. From circa 1940 to 1943, Bullard and his children owned and operated the Sweet Shop, a restaurant located at 386 West Central Avenue, near the corner of Central and Western Avenues. Daughters Janet, Addie, Edith, and Arlee cooked and served dinners to patrons. (This building was razed for the construction of Interstate 94.) Bullard also helped his son William establish a dry cleaning shop, Victoria Cleaners, on Chatsworth near Selby Avenue in 1950. Blakey said, "Dad set him up in business, bought all the equipment, which must have been expensive. Dad was

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8,9Page 15Casiville Bullard House
St. Paul, Ramsey County, Minnesota

an incredible money manager, investing in businesses and his children" (Blakey, Dec. 1995). William ran the cleaning shop through at least 1959.

During this period Bullard was remarried in 1927 to Fannie Josephine Russell (c. 1885-1937), a 42-year-old woman who had been an early childhood acquaintance in Memphis. In 1937 the couple moved from Maryland Avenue to a one story house at 453 West Central Avenue (razed) near the Sweet Shop. Shortly thereafter Fannie died in 1937 at the age of 52. Casiville lived at this address until circa 1948 when he moved in with his daughter Arlee.

Casiville Bullard continued to work as a stone mason and bricklayer until his mid-seventies when an earlier eye injury (caused by a flying stone chip) forced him to retire. Bullard died on June 1, 1959, at the age of 86.

SUMMARY

The Casiville Bullard House is historically significant as the home of one of few skilled African American craftsmen known to be working in the building trades in St. Paul in the early 20th century. Casiville Bullard was a longtime member of Local #1 of the St. Paul Bricklayers' Union and is significant as one of few African Americans who were members of construction-related trade unions in the city. He was a prolific and talented stone mason and bricklayer who worked for 50 years and contributed to the construction of a number of the city's architectural landmarks.

The Bullard House at 1282 Folsom Street is the earliest house associated with the life and career of Casiville Bullard. Built by Bullard himself, the house represents his skills as a mason. It symbolizes his early success in the construction industry and his commitment to raising a family and owning property. The Bullard House at 1282 Folsom Street is the earliest of the two houses constructed by Bullard for his family which still stand (the other is at 712 West Maryland Avenue). He lived on the Folsom Street property, first in a woodframe house and then in the existing brick house, from circa 1904 to 1920.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 16 Casiville Bullard House
St. Paul, Ramsey County, Minnesota

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 17 Casiville Bullard House
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Continuation SheetSection number 9,10 Page 18 Casiville Bullard House
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10. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 15, Block 1, Como Heights Addition to the City of St. Paul.

BOUNDARY JUSTIFICATION

The nominated property is comprised of Lot 15, Block 1, Como Heights, which is the lot first purchased by Casiville Bullard and is the parcel on which the Bullard House was constructed. The adjoining Lot 16, which Bullard purchased in 1913 and sold in 1920, was separated from Lot 15 sometime after 1920. Subsequent owners built a house on Lot 16 in the 1920s or 1930s.

The Bullard House at 1282 Folsom Street is the property most closely associated with Bullard's early career. It is the earliest of the two houses constructed by Bullard for his family which still stand (the other is at 712 West Maryland Avenue). He lived on the Folsom Street property, first in a woodframe house and then in the existing brick house, from circa 1904 to 1920.

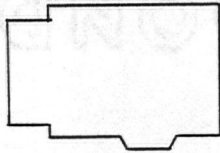
Casiville Bullard House
St. Paul, Minnesota



FOLSOM ST

Block 1

Lot 16



Garage



Lot 15

ALLEY

WHEELLOCK PARKWAY

SCALE : 1" = 75'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bullard, Casiville, House

MULTIPLE
NAME:

STATE & COUNTY: MINNESOTA, Ramsey

DATE RECEIVED: 12/11/96 DATE OF PENDING LIST: 12/24/96
DATE OF 16TH DAY: 1/09/97 DATE OF 45TH DAY: 1/25/97
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96001559

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT ___DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Bullard, Casiville House
1282 Folsom St., St. Paul.
Ramsey CO.
012789-6

012789-6

Bullard, Casioville House
1282 Folsom Street, St. Paul
Ramsey Co., Mn
Photographer: Gemini Research
October 1995
Mn Historical Society, 345 Kellogg Blvd., W., St. Paul, Mn 55102
Looking SE

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Bullard, Casi ville House
1282 Folsom Street, St. Paul
Ramsey Co.
012789-1

Bullard, Casville House
1282 Folsom Street, St. Paul
Ramsey Co., Mn

012785-1

Photographer: Gemini Research

October 1995

Mn Historical Society, 345 Kellogg Blvd., W., St. Paul, Mn 55102

Looking NE

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Bullard, Casiville House
1282 Folsom St., St. Paul
Ramsey Co.
012789-12

Bullard, Casiville House
1282 Folsom Street, St. Paul
Ramsey Co., Mn
Photographer: Gemini Research
October 1995

Mn Historical Society, 345 Kellogg Blvd. W., St. Paul, Mn 55102
Looking W

012789-12

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CASVILLE BULLARD

Bullard, Casiville

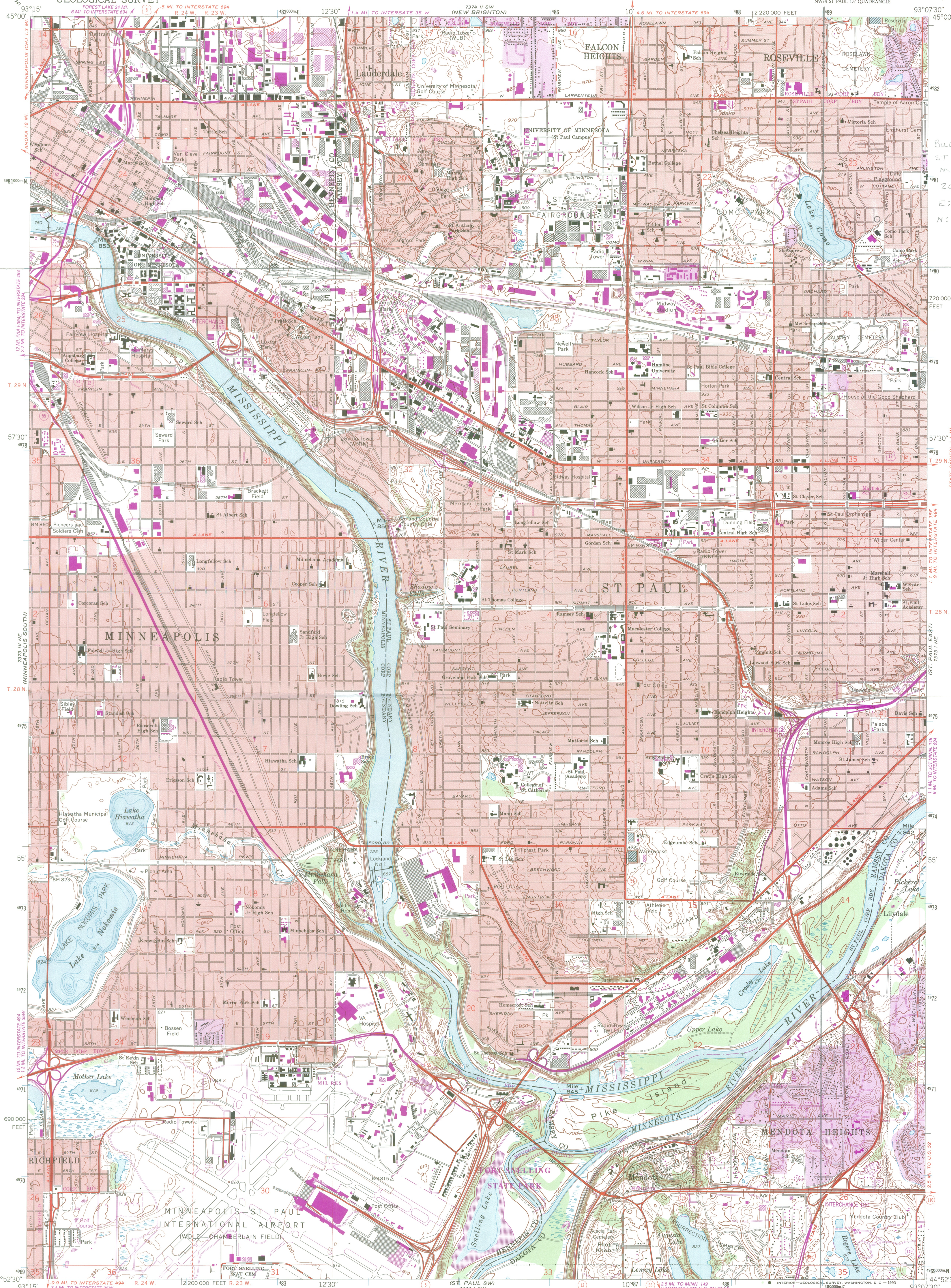
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Date: Unknown

Arlee L. Blakey, 247 Edmund Ave., St. Paul, Mn 55103 (Location of negative)

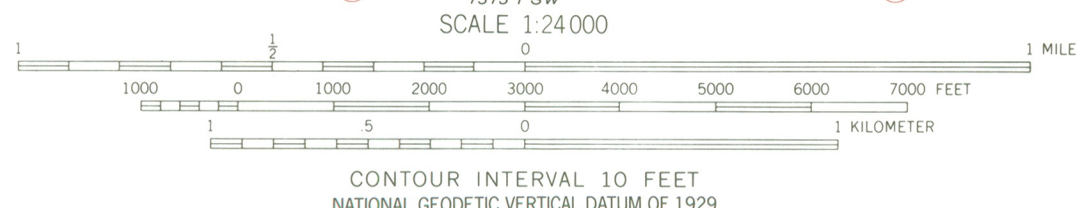
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ST PAUL WEST QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW 1/4 ST PAUL 15' QUADRANGLE



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs
taken 1947. Field checked 1951. Revised from aerial photographs
taken 1966. Field checked 1967. Map edited 1967
Projection and 10,000-foot grid ticks: Minnesota coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown
Dotted land lines established by private survey



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———

ST PAUL WEST, MINN.
NW 1/4 ST PAUL 15' QUADRANGLE
44093-H2-TF-024

1967
REVISED 1993
DMA 7373 1 NW - SERIES V872

Revisions shown in purple and woodland compiled in cooperation with
State of Minnesota agencies from aerial photographs taken 1991
and other sources. Contours not revised. This information
not field checked. Map edited 1993
Purple tint indicates extension of urban areas

BULLARD, CASVILLE, HOUSE
ST PAUL, RAMSEY COUNTY,
MINNESOTA
ZONE 15
E: 489590
N: 4980520

HERITAGE PRESERVATION COMMISSION



CITY OF SAINT PAUL
Norm Coleman, Mayor

c/o LIEP
350 Saint Peter Street #300
Saint Paul, Minnesota 55102-1510

Telephone: 612-266-9087
Facsimile: 612-266-9099

16 September 1996

Ms. Britta L. Bloomberg
Deputy State Historic Preservation Officer
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Boulevard West
Saint Paul, MN 55102

Dear Ms. Bloomberg:

The Saint Paul Heritage Preservation Commission, acting in its Certified Local Government status, has reviewed the National Register of Historic Places Registration Form for the Casiville Bullard House (1282 Folsom Street, Saint Paul) and concurs that this property is eligible under criteria A and B.

We are exceptionally pleased that the nomination recognizes the life and work of a skilled African American craftsman working in the building trades in Saint Paul. The highlighting of our city's ethnic diversity is very important for the future of heritage preservation in Saint Paul.

The review was conducted by the HPC's historians: Tracey Baker, Robert Frame and Deborah Miller.

We look forward to reviewing other National Register nominations and to enhancing the partnership between the Saint Paul HPC and the State Historic Preservation Office.

Sincerely,

Robert Lunning, Chair
Saint Paul Heritage Preservation Commission

cc: Mayor Coleman
City Councilmembers
Robert Kessler, LIEP