

DINEHART HOLT HOUSE

HISTORIC STRUCTURE REPORT



**PERFORMANCE
DRIVEN DESIGN.**
LHBcorp.com

OCTOBER 31, 2017

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DINEHART HOLT HOUSE HISTORIC STRUCTURES REPORT

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This publication was made possible in part by the people of Minnesota through a grant funded by an appropriation to the Minnesota Historical Society from the Arts & Cultural Heritage Fund. Any views, findings, opinions, conclusions, or recommendations expressed in this publication are those of the authors and do not necessarily represent those of the State of Minnesota, the Minnesota Historical Society, or the Historic Resources Advisory Committee

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INTRODUCTION AND STUDY SUMMARY

The Murray County Historical Society has retained LHB to provide a Historic Structure Report for the Dinehart-Holt House in Slayton, Minnesota. The intent of this summary is to provide an overview of the report, which documents the historical background of the house, provides a thorough evaluation of its existing conditions, and makes recommendations for repairs. The report must be reviewed in its entirety for a complete understanding of our conclusions and recommendations.

The assessment observations were completed by LHB's team of investigators and sub-consultants on May 10, 2017. The team included a structural engineer, an historical architect, an architectural designer, a historic preservation specialist, a historian, and a conservator. The scope of work for the report was limited to:

- Visual inspection of the exterior from ground level and of the interior at each floor level
- Documentation of existing conditions
- Review of existing historical information
- Preliminary condition evaluation and recommendations

The conclusions and recommendations found within this report are based on visual observations only; no testing or invasive investigation was undertaken. There are no guarantees direct or implied within this report.

The team's historian also spent time researching the Murray County Historical Society's collections, interviewing a previous owner, interviewing a Holt family relative, and reviewing Holt family papers.

SUMMARY

Part 1 of the report discusses the developmental history of the house, providing historical background about the Dinehart family and the context of the house's construction; a chronology of changes that occurred; documentation of its physical condition; and a statement of its significance.

The Dinehart-Holt House was listed on the National Register of Historic Places in 1982 as locally significant for its association with Christopher and Flora Dinehart as well as for its architecture. It was designed by Frank Thayer, a Minnesota pioneer and self-taught architect whose work contributed to the development of many communities in southern Minnesota. The late Victorian home is a two-story wood-framed structure combining the irregular forms and asymmetrical facades of the Queen Anne style with raised stick work bands of the Stick Style. The house was, and continues to be, conspicuous within the region for its size and relatively expensive features and finishes.

Pioneers of Murray County and Slayton Township, the Dineharts contributed to the county's infrastructure, development of the agricultural economy, and promoted education and social welfare. Their daughter, Florence and her husband Harvey S. Holt, eventually settled in Slayton, moving in with Christopher and Flora. After Christopher's death, his son-in-law took over all responsibilities of the State Bank of Slayton that Mr. Dinehart founded, as well as an estate of over 3,000 acres of farmland. The Holt family continued to reside in the home and eventually passed the property on to their children. Their son, John Holt, lived in the home until his death in 1993. Despite the Holt family's long association with the house, its significance is due to the influence and contributions of Christopher and Flora. Therefore, the Period of Significance is from the home's construction in 1891 up until Christopher's death in 1927.

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In 1994, the home's interior furnishings were dispersed to family members or sold to area residents. The house itself was sold to Thomas and Tamara Buesing who continued its use as a residence. In 2007, Murray County purchased the home for use as a historic site.

Alterations to the site include the loss of agricultural outbuildings and division of the land into four lots. Three of the lots were sold in 1972 and a portion of the remaining lot was sold in the late 1990s. In 2002 a garage was added to the site. Since the conversion to a museum in 2007, a ramp and signage have been added.

During the Dinehart's ownership, changes to the building exterior included porch remodeling; installation of additional windows and changes in window size; relocation of the west chimney; and the addition of a dormer. The Dineharts also oversaw interior remodeling projects such as subdivision of the servant's bedroom, signaled by the construction of the roof dormer; a project that reconfigured the west end of the first floor to create a conservatory, a larger dining room, and reconfigured kitchen; and a project that removed the hall closet and installed new stained-glass windows in the foyer.

Interior remodeling was limited to the kitchen and bathrooms under the ownership of Holt family members (1938–1993). The Buesings (1996–2006) also remodeled the kitchen, but otherwise focused on refurbishment. The Murray County Historical Society's ownership (2007–present) has brought necessary updates to the house's heating system, electrical repairs, repainting the house to its original color scheme, removal of the added dormer, and replacement of the roof.

The condition assessment at the end of Part 1 is divided into the following categories:

- | | |
|---|--|
| <ul style="list-style-type: none">● Exterior<ul style="list-style-type: none">○ Foundation○ Structural Framing○ Siding and Trim○ Windows and Doors○ Porches○ Brick Chimney○ Roof | <ul style="list-style-type: none">● Interior<ul style="list-style-type: none">○ Flooring○ Walls and Ceilings○ Millwork○ Stairs○ Fireplace○ Hazardous Materials○ Insulation○ Mechanical, Electrical, and Plumbing |
|---|--|

A thorough description of the building elements within each category is provided and following the conditions assessment is a discussion of the causes of deterioration and ratings of the building elements within each category, from “Good” to “Unacceptable”. Significant findings of our documentation and assessment are related to conditions at:

- The interior foundation walls
- Exterior cellar access door and enclosure
- The wood posts in cistern
- Exterior paint on siding and trim
- Windows and storm windows
- Interior stairways, particularly at the foyer
- Asbestos pipe insulation
- Electrical wiring

Part 2 of this report includes the historic preservation objectives, requirements for work, and the treatment and work recommendations for the Dinehart-Holt house.

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The National Park Service (NPS) outlines four treatment approaches in “The Secretary of the Interior’s Standards for the Treatment of Historical Properties”. The treatment approaches include Preservation, Rehabilitation, Restoration, and Reconstruction. Selecting an approach depends on, “...the property's historical significance, physical condition, proposed use, and intended interpretation.” Rehabilitation is the most appropriate treatment for the Dinehart-Holt House because:

- not enough documentation exists to restore altered portions of the house, such as the kitchen;
- some changes are required for it to continue in its adapted use as a museum and event center; and
- the MCHS interprets the full history of the house, not just the Period of Significance.

The requirements for work include the regulatory requirements that need to be met when work is undertaken on the building. They include the MN State Building Code, the Americans with Disabilities Act (ADA), the Secretary of the Interior’s Standards for Historic Properties, and review by the State Historic Preservation Office. A preliminary building code analysis and accessibility audit of the house are also included. The most significant findings of these are that the interior of the house is not accessible beyond the kitchen due to door widths (and staircases to the second floor), the need for a sprinkler system, and that the open stair and front door widths do not meet the requirements for exiting. A more thorough building code review or use of the MN Conservation Code for existing buildings in lieu of the MN State Building Code may alleviate or provide alternatives to some of these issues.

In addition to the treatment approach and regulatory requirements, Part 2 continues to explain in detail the repair and cyclical maintenance recommendations that are appropriate under a Rehabilitation treatment approach. The recommendations are designed to meet the MCHS interpretative needs for the building, retain the building’s historic fabric, stabilize the building, and preserve the home for years to come. They are organized following the categories listed in the conditions assessment and repair recommendations are prioritized as High Priority (repair within 1-3 years), Medium Priority (repair within 3-5 years), and Low Priority (repair within 5-10 years).

The most significant work outlined in the Recommendations includes repair and repointing of the foundation, structural stabilization of the staircase in the foyer, inspection of the wood framing within the cistern, a hazardous materials assessment, repainting of the exterior, repair of the windows, and electrical upgrades.

The Dinehart family undeniably contributed to the economic viability and regional identity of Murray County and their home has become a historic site that represents not only the architectural style of the Victorian Era but also the development of Murray County itself.

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PROJECT DATA

Historic name:	Christopher and Flora Dinehart residence
Other names:	Harvey and Florence Holt residence, Tom and Tamara Buesing residence
Current name:	Dinehart-Holt House
Address:	2812 Linden Avenue, Slayton, Minnesota, 56172
Location:	Southwest corner of the intersection of Twenty-Eighth Street and Linden Avenue in Slayton, Minnesota
Proposed treatment:	Rehabilitation
Owner:	Murray County, Minnesota
Administration:	Murray County Board of Commissioners
Operator:	Murray County Historical Society
Management Agreement:	Murray County Museum Management Agreement, May 19, 2015
Zoning district:	R-2
Land classification:	Exempt
UTM coordinates:	15T 279035, 4873898



Aerial View of the Property

Landmark status:	Listed on the National Register of Historic Places, 1982
Contemporary related studies:	None

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Cultural Resource Data:

Date of construction: 1891

Period of Significance: 1891–1927

Architect / builder: Frank Thayer / John A. Huxtable

Funds Involved in the Project:

This study has been financed with funds provided by the voter-approved Clean Water, Land, and Legacy Amendment, passed on November 4, 2008, by the citizens of the State of Minnesota.

Commissioned by: Minnesota Historical Society

ACKNOWLEDGEMENTS:

The authors wish to thank Janet Timmerman and Gaylene Chapman of the Murray County Historical Society, Heather Harran of the Blue Earth County Historical Society, and Mee Xiong of Minnesota State University Mankato's Southern Minnesota Historical Center for research assistance; former owner Tamara Buesing and Murray County contractor Dan Conway for sharing their memories of the Dinehart-Holt House's recent history; and Dinehart-Holt family representatives Margaret Holt Lichty and Alan Lichty for their gracious loan of many decades of family memorabilia.

PART I – DEVELOPMENTAL HISTORY

1.1 HISTORICAL BACKGROUND AND CONTEXT

1.1.1 THE EARLY LIVES OF CHRISTOPHER AND FLORA DINEHART

Christopher Ezra Dinehart was born Sept. 21, 1846, in Great Barrington, Berkshire County, Massachusetts. He was the youngest of seven children, and the only son, born to farmer Christopher Dinehart and Eliza (Yorker) Dinehart. Mrs. Dinehart died shortly after her son Christopher's eighth birthday, leaving three young children to be cared for by the older daughters until their father remarried in 1856.¹ Four years later, the family moved to a farm in Greene River, New York, where they remained until the 1863 death of Mr. Dinehart necessitated a move back to Berkshire County. Circumstances were such that young Christopher's labor was needed to maintain the farm and, as a result, he was only able to attend school for two winters.² Nonetheless, he was able to obtain work as a clerk in a general store in Pittsfield, Massachusetts, for two years after his family's return to that state, and took a position as a bookkeeper for the Scofield Manufacturing Company following a subsequent move to New York City.³

In 1866, Dinehart moved west to DeWitt, Iowa, where his sister Nancy and her husband, a Methodist minister, then lived.⁴ He soon found work as a clerk in a bank, made friends, and met the woman he would marry. Four years after Dinehart had begun his banking career, his employer sold his business to J. H. Price, who offered Dinehart a partnership in a new firm that would be named "Price and Dinehart's Banking House." When that partnership sold its holdings shortly thereafter, Dinehart was accepted a position as cashier of the town's only other bank, owned by R. H. Murdock.⁵ In 1875, Dinehart married 23-year-old Flora Ellen Dennison, the daughter of a socially-prominent local doctor who had moved his family from Alden, New York, nine years earlier. Flora had attended the local schools of Alden and DeWitt before leaving home to study at the Brockport Normal School in New York and ultimately graduating from Mt. Carroll Seminary, a women's college in Illinois. The couple married in the home of Flora's parents in 1875 and soon moved to Chicago, where their son Clarence was born on April 3, 1877.

¹ 1850 U. S. Census, Great Barrington, Berkshire, Massachusetts, population schedule, household 340, Christopher Dinehart, digital image accessed June 15, 2017, *Ancestry.com*, citing NARA microfilm publication M432_306, 189B; 1855 Massachusetts State Census, Great Barrington, Berkshire, Massachusetts, population schedule, household 91, Christopher Dinehart, digital image accessed June 15, 2017, *Ancestry.com*, citing "Massachusetts, 1855-1865 Massachusetts State Census" [microform], New England Historic Genealogical Society, Boston, Massachusetts; *Massachusetts, Town and Vital Records, 1620-1988*, database accessed June 15, 2017, *Ancestry.com*, citing "Town and City Clerks of Massachusetts," *Massachusetts Vital and Town Records*, Provo, UT: Holbrook Research Institute; *U.S. Find A Grave Index, 1600s-Current*, database accessed June 15, 2017, *Ancestry.com*.

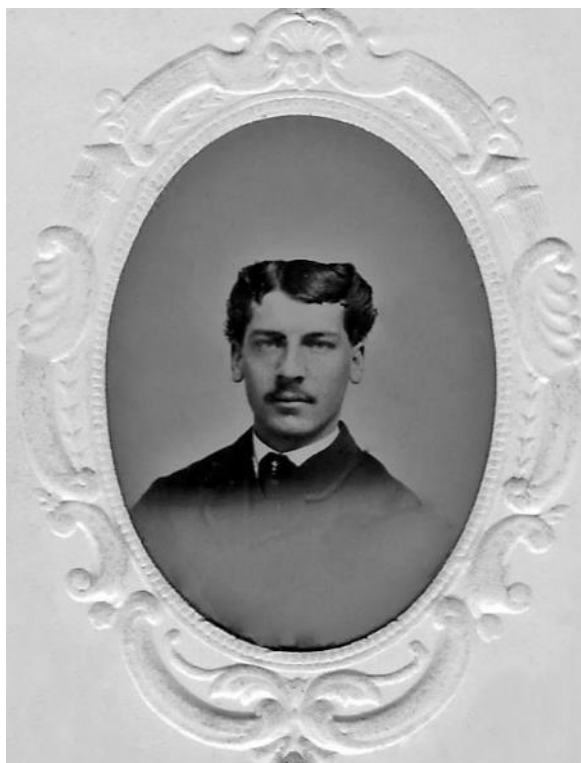
² "From Groceries to Bank: C. E. Dinehart," Unattributed newspaper clipping, [October 15, 1915], Margaret Holt Lichty Collection, Rochester, MN.

³ "C. E. Dinehart, Veteran Banker, Dies at Age of 81," *Murray County Herald*, February 17, 1927, 1, 6; 1865 Massachusetts State Census, Pittsfield, Berkshire, Massachusetts, population schedule, household 169, George A. Murdock, digital image accessed June 15, 2017, *Ancestry.com*, citing "Massachusetts, 1855-1865 Massachusetts State Census" [microform], New England Historic Genealogical Society, Boston, Massachusetts; John Holt, biographical material on immediate Dinehart family members, unpublished document, 1987, Murray County Historical Society.

⁴ "Days of Yore Open Thru Herald Story," *Murray County Herald*, October 29, 1925, 2. For names of Dinehart family members, see 1850 U. S. Census, Great Barrington, Berkshire, Massachusetts, population schedule, household 340, Christopher Dinehart; for Nancy Dinehart's marriage and subsequent residence in Iowa, see *Iowa, Select Marriages Index, 1758-1996*, database accessed July 7, 2017, *Ancestry.com*, citing *Iowa, Marriages*, Salt Lake City: FamilySearch, 2013, and 1860 U.S. census, Cedar Falls, Blackhawk, Iowa, population schedule, household 1, W. Frank Paxton, digital image accessed July 7, 2017, *Ancestry.com*, citing NARA microfilm publication M653, 59.

⁵ "From Groceries to Bank."

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Christopher Dinehart, ca. 1869



Flora Dennison, January 14, 1869

In Chicago, Dinehart became general manager of the Champion Harvester Company's collection department, responsible for accounts throughout Iowa, Illinois, Minnesota, and the Dakotas, and began to develop long-term professional interests in agriculture and real estate investment. A notable achievement of this period was his collaboration on an improved system for processing livestock feed that was patented in 1879.⁶ In 1882, an early real estate venture began with the purchase of a number of lots in what is now Chicago's West Town neighborhood and the construction of "neat and elegant" two-story brick cottages, designed in the Queen Anne style, on five of them. Although he advertised the cottages and remaining lots for sale at least through the following summer, he continued to retain ownership in these properties for more than a decade.⁷

In 1884, after nine years in Chicago, Dinehart was reportedly "tired of city life and desirous of starting out for himself" and set out on a new business venture with a group of Iowa friends. In the company of Iowa Senator William Larrabee, an experienced bank and real estate investor, he and Iowa insurance agent Frank Weck travelled to Pipestone, Minnesota, to meet bankers Oscar P. Miller of Rock Rapids, Iowa, and Thomas A. Black of Pipestone. At the request of Dinehart and Weck the group travelled to the central Murray County community of Slayton, and met with local residents.⁸ Although the town had just been platted and

⁶ Mortimer B. Mills and Christopher E. Dinehart, "Improvement in Feed-Cookers," U.S. Patent 219,968 (assigned to Dinehart), filed February 17, 1879, and issued September 23, 1879, digital image accessed May 24, 2017, <https://patentimages.storage.googleapis.com/pdfs/44bbac1982a1a3cf046a/US219968.pdf>.

⁷ John Johnston, Jr., "New Cheap Houses," *The [Chicago] Inter Ocean*, August 19, 1883, 6; classified advertisement, *Chicago Daily News*, July 19, 1883.

⁸ "C. E. Dinehart, Veteran Banker;" "Mr. and Mrs. C. E. Dinehart Celebrate Golden Wedding Anniversary Tuesday Surrounded by Hundreds of Admirers," *Murray County Herald*, October 22, 1925, 2; "Dinehart and Weck Here Forty Years," *Murray County Herald*, August 7, 1924; "Miller, Oscar P.," *Compendium of History Reminiscence and Biography of Lyon County, Iowa*, Chicago: George A. Ogle & Co., 1904-05, digital edition accessed July 2, 2017, <http://www.rootswest.ancestry.com/~iabiog/lyon/chl1904/chl1904-m.htm>; Nancy Lee, "Larrabee, William," *The Biographical Dictionary of Iowa*, University of Iowa Press, 2009, digital edition accessed July 2, 2017,

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consisted of no more than a few simple buildings in the midst of “raw prairie without trees, roads, sidewalks, or other improvements,” Dinehart and Weck observed that it had railroad service and was located in the center of the county, which made it a potentially favorable location for a bank.⁹ The men purchased land and founded the State Bank of Slayton with Miller and Black as President and Vice-President, respectively, Dinehart as cashier, and Weck as assistant cashier. Dinehart returned to Chicago to settle his affairs and gather the equipment necessary for managing a bank, then returned to Slayton a month later to open the bank in a building that also contained a hardware store.¹⁰

Flora Dinehart, expecting her second child, stayed with her parents in DeWitt before making the trip to Slayton with young Clarence. Her daughter was born there, but did not survive, and is buried in a DeWitt cemetery where others in the Dennison family are interred.¹¹ Arriving in Slayton in mid-November of 1884, she set up housekeeping in a rented house at the intersection of Linden Avenue and Twenty-Seventh Street, about two blocks north of the family’s eventual permanent home.¹² The village of Slayton was by this time comprised of scarcely more than twenty stores, houses, and barns, and most of its inhabitants lived in the building from which they conducted their businesses.¹³

1.1.2 THE FOUNDING OF MURRAY COUNTY AND THE RISE OF SLAYTON

Solomon Lester, credited as the first American of European descent to settle in Slayton Township, arrived in 1868.¹⁴ However, settlement of Murray County by European immigrants and entrepreneurs from eastern American states did not become widespread until after it was platted in 1872. Despite grasshopper plagues that had destroyed much of the county’s agricultural production between 1873 and 1877, the county experienced a 500% increase in population between 1870 and 1875, and had doubled again by 1880.¹⁵

The present site of Slayton was allocated to the St. Paul and Sioux City railroad company (SPSC) by an 1857 federal land grant to support the construction of railroads in Minnesota. In order to recover the cost of building the northern half of a track that would link its namesake cities, the SPSC sold approximately 620 acres of its holdings to Charles Slayton, its land agent, and St. Paul banker Frank Clarke in 1881.¹⁶ The deed granted a right of way for construction of additional track and established the site of a depot that would be among the first buildings constructed on the new town site.

Local Investment and Development of Slayton

In late 1884, Slayton and Clarke took State Bank of Slayton Vice-President Thomas Black as a third partner in their real estate venture.¹⁷ When Frank Weck moved to Slayton the following June, all four bank officers immediately set to work alongside hired construction workers to begin construction of the new brick bank building they had commissioned from Mankato architect Frank Thayer at the corner of Twenty-Sixth Street

<http://uiopress.lib.uiowa.edu/bdi/DetailsPage.aspx?id=225>.

⁹ “Mr. and Mrs. C. E. Dinehart Celebrate,” 1.

¹⁰ Maxine Pierson, Eleanor Warren, and Peggy Southwick, eds., *A History of Slayton, Minnesota*, Pipestone, MN: Star Printing Co., 1987, 3; Maxine Kayser Luehmann, *The Sun and the Moon: A History of Murray County*, Slayton, MN: Murray County Board of Commissioners, 1982, 375.

¹¹ “Death Comes to Mrs. Dinehart on Wednesday, *Murray County Herald*, July 7, 1938,” 2. For record of Baby Dinehart and Dennison family graves, see U.S. *Find a Grave Index, 1600s-Current*, database accessed June 22, 2017, *Ancestry.com*.

¹² Pierson, et al., *A History of Slayton*, 8; “Mr. and Mrs. C. E. Dinehart Celebrate,” 2.

¹³ “Mr. and Mrs. C. E. Dinehart Celebrate,” 2.

¹⁴ Luehmann, *The Sun and the Moon*, 193.

¹⁵ Anita Talsma Gaul, *Homely Girls and Pretty Babies: A History of the Murray County Fair*, Slayton, MN: Murray County Agricultural Society, 2013, 9.

¹⁶ Pamela M. Woitaszewski, “Abstract of Title: Block Five (5), EXCEPT the South 239 Feet Thereof, Park Addition, City of Slayton, Minnesota,” May 30, 2002, items 5 and 7, Murray County Historical Society.

¹⁷ Woitaszewski, “Abstract of Title,” item 9.

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and Broadway. This was the first brick commercial building in the village.¹⁸ A Minneapolis reporter touring the region that August pronounced Slayton “a pushing little village,” largely because of its status as the center of a bustling regional land trade and its “substantial and elegant” buildings. Among these, he singled out the “magnificent” bank building owned by a “rich syndicate of capitalists” and mentioned Dinehart by name.¹⁹

Slayton and Clarke sold their remaining two-thirds interest in Slayton real estate to local resident Nathaniel Foster in 1886. Within five years the village had incorporated, the State Bank of Slayton had purchased the other one-third interest, and Dr. John Dennison (Flora Dinehart’s father) and local resident Austin Fowler had jointly purchased Foster’s holding. These parties platted a portion of their property as Blocks 1 – 7 of Slayton’s Park Addition and sold Block 5, soon to the site of the Dineharts’ home, to Flora Dinehart.²⁰

By 1891, Slayton was beginning to plan for the development of civic infrastructure, including a village waterworks and a building that would include government offices, a jail, and a fire department.²¹ By the end of the year, construction of the County Courthouse and the Dinehart residence would be complete on the southern outskirts of the village. Slayton’s first electric light company—as well as a telephone line linking it to Pipestone, seat of the eponymous Minnesota county to its west—would be in place by the end of the decade.²² In 1900, Christopher Dinehart, Frank Weck, and local businessman Adolph Peick built a two-story brick commercial building (the “Masonic block”) that would house Peick’s hardware store, as well as the Nelson Brothers department store and the Masonic hall.²³ Under Dinehart’s direction, as President of the Village Council, construction of a village waterworks and a limited sewer system serving a portion of Broadway Avenue also was underway in that year. The next decade saw construction of a firehouse and a gas plant, installation of cement sidewalks, and establishment of a telephone exchange.²⁴ Nonetheless, Slayton residents did not have reliable access to electric power until 1914—and electric street lamps, storm sewers, and paved streets followed a year later.²⁵

Another measure of Slayton’s development during its first thirty years was the evolution of its banking institutions. As its sole financial institution in early days, the State Bank of Slayton, promoted itself as “a general banking business” that offered farm loans, commercial and personal loans, real estate and investment brokerage services, insurance, collections services, and steamship tickets.²⁶ With time, as the Christopher Dinehart and Frank Weck advanced to President and Vice-President, respectively, the State Bank of Slayton was increasingly a family-run bank. The Dineharts’ son, and later their son-in-law, served as the bank’s Cashier—and, over time, three generations of the Dinehart family and two generations of Wecks sat on the bank’s board of directors. A second bank, the First National Bank of Slayton, was established in 1900 as an offshoot of the First National Bank of Waterloo and eventually also became affiliated with the management of the State Bank of Slayton. Finally, in 1915, the Citizen’s State Bank was organized as a competitor to the Dinehart / Weck banking dynasty and remained unaffiliated with the State Bank of Slayton.

¹⁸ Pierson, et al., *A History of Slayton*, 5; Violet Carlson, Maxine Silvernale, Rita Malone, Orville E. Klass, Fae Robbins, Austin Carlson, and Katherine Calson, eds., *A History of Murray County*, Marceline, MO: Walsworth Publishing, 1892, 53.

¹⁹ “To Pipestone,” *Minneapolis Daily Tribune*, August 23, 1885, 3.

²⁰ Woitaszewski, “Abstract of Title,” items 12–15 and 18–21.

²¹ *Slayton Gazette*, July 23, 1891, 1, and August 13, 1891, 4.

²² *Slayton Gazette*, August 17, 1899, 4, and December 7, 1899, 4.

²³ *Slayton Gazette*, January 19, 1901, 1; “What Happened Here Twenty-Five Years Ago,” *Murray County Herald*, January 7, 1926, 3.

²⁴ *Slayton Gazette*, May 24, 1900, 4, August 30, 1900, 4, and February 21, 1901, 1; Carlson, et. al., *A History of Murray County*, 107; “Public Buildings,” *The Improvement Bulletin* 24:7 (July 13, 1901), 19; “Electrical,” *The Improvement Bulletin* 28:17 (March 26, 1904), 24; and “Street Improvements,” *The Improvement Bulletin* 33:9 (July 28, 1906), 24.

²⁵ “Something of Slayton,” *Murray County Herald*, February 14, 1913, 1; Luchmann, *The Sun and the Moon*, 382; Pierson, et al., *A History of Slayton*, 4; Carlson, et al., *A History of Murray County*, 56.

²⁶ State Bank of Slayton advertisement, *Slayton Gazette and Murray County Pioneer*, November 22, 1894, 1.

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Relocation of the Murray County Seat

The village of Currie, about ten miles northeast of Slayton, became Murray County's first organized population center in 1872, and was a logical candidate to become the county seat when that choice was made a year later. The local mill held a temporary government center until the County Board purchased a frame building for \$73 in 1875.²⁷ Seven years later, at a cost of \$1,155, the commissioners replaced this facility with a new frame building that contained a vault for storage of records.

In June of 1886, Christopher Dinehart and other Slayton leaders began a bitterly-contested five-year fight to move the county seat from Currie to their community. Arguing that Slayton was more accessible than Currie, as it was more centrally located and served by a railroad, they offered free use of the second floor of the State Bank of Slayton building, "one of the best buildings in southwestern Minnesota," for five years.²⁸ After the group petitioned the Minnesota Supreme Court, and the question of where to locate the seat of government was scheduled for a vote in the 1886 election, both towns undertook various improvements and launched vigorous campaigns to promote their advantages. Because Currie then had a mill and more sidewalks than Slayton did, these amenities were quickly constructed in Slayton. Currie, in turn, asserted that it would soon be served by a railroad. Although most of the votes cast that November favored removal of the County Seat to Slayton, Currie's advocates challenged the validity of this outcome and the petition that had preceded it, as well as the constitutionality of the Minnesota law that had established the requirements for changing the location of a county seat.

Each of the newspapers in the warring villages sustained this quarrel by publishing inflammatory messages on behalf of their home community. At the end of December 1886, the *Slayton Gazette* printed an eight-stanza rhyme calculated to goad Currie's citizens. Under the instructive headline, "Only to be Sung," it began:

"Ho! Ye mighty men of Currie

Hustle out your rings,

Prepare to meet the coming flurry,

Ye Prohibition kings!

We wonder not that you are calling

Out your Currie throng.

But louder still will you be bawling

And that, ere very long.

Yes the mighty hosts are ready —

Dinehart at the head —

Moving onward slow and steady,

*Without fear or dread."*²⁹

²⁷ Luchmann, *The Sun and the Moon*, 170.

²⁸ David J. Hansen, *Murray County's War: The Battle for the Murray County Seat*, Broken Arrow, OK: Daylight Publishers, 2007, 12–15, 22.

²⁹ *Slayton Gazette*, December 30, 1886, reprinted in Hansen, *Murray County's War*, 33–34. Emphasis added.

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Some county offices were moved to Slayton early in 1887, despite plans by Currie citizens to challenge the vote in court. In March of that year, after Minnesota Governor Andrew McGill rendered a decision that Slayton was the official seat of Murray County, a delegation of fifty-one Slayton men armed with axe handles, pitchforks, and other weapons launched an overnight raid on the Currie courthouse and moved its furniture, equipment, and records to the Bank of Slayton. With residents of both villages still raging against each other, legal issues were being considered in the Minnesota Supreme Court, as well as in the local District Court.

Although many Currie residents assumed that their village had been restored as the county seat after a Supreme Court ruling that the county seat legislation was unconstitutional, their opponents argued that county offices could not be removed before the District Court's ruling on the validity of the vote itself. When the District Court invalidated the vote and declared Currie the county seat, Slayton still claimed to have majority support—and county officials refused to leave their State Bank of Slayton offices. Although the governor threatened to remove them from office if they did not return to Currie, the officials claimed that since the County Commissioners had not provided them with offices in Currie, but had done so in Slayton, they would stay where they were, even if they were at some distance from the county seat.

In 1889, with this battle still raging, the state legislature passed a bill that allowed the location of a county seat to be changed with only 55% approval. Slayton supporters collected approximately 1,000 signatures in favor of another vote, and offered \$5,000 and a choice site as incentives for building a courthouse in Slayton. When Slayton won the June vote by barely more than 55%, this outcome was met with another legal challenge from Currie as well as an announcement from a third village that it would enter the competition. Finally, in early 1890, the District Court ruled that the state's new county seat legislation was constitutional, and that the most recent Murray County election had been valid. Currie again contested this decision in the Supreme Court, which supported the District Court ruling.

Perhaps anxious to take action after so many difficult years, the Murray County commissioners considered plans for a new courthouse that had been drawn up by Mankato architect Frank Thayer at their next meeting. After the commissioners approved the plans, just ten days later, Slayton Township issued \$3,000 in bonds to supplement the \$5,000 offered by the village to help finance the building. During the next construction season, the commissioners accepted J. A. Huxtable's \$22,300 bid to construct it.³⁰ The project began that October, concurrent with work on Christopher and Flora Dinehart's house by the same team.

Establishment of the Murray County Fair

When the battle over the county seat began, Slayton and Currie already were competing with each other over which would become the permanent host of the Murray County Fair. The county's first agricultural fair had been organized by the Murray County Agricultural Society in 1878 and held in Currie, then the county seat. The Society continued to offer fairs for five years, alternating their location between the villages of Currie and Avoca.

Slayton Township residents formed the Murray County Agricultural Fair Association to compete with the Murray County Agricultural Society in 1884, thus launching a fifteen-year battle over the fair location that rivalled the roughly concurrent dispute over the county seat. Led by founding officers James Taylor, Thomas Quaintance, and Christopher Dinehart, who had then barely arrived in the county, the Murray County Agricultural Fair Association incorporated for the stated purpose of improving stock herds and enhancing agricultural, horticultural, mechanical, manufacturing and household arts in the county by holding "annual and other fairs and exhibitions at Slayton, Murray County, Minnesota, Minnesota." Both groups held a fair

³⁰ Luehmann, *The Sun and the Moon*, 170; Hansen, *Murray County's War*, 124.

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that fall, but the Murray County Agricultural Society's event was considered a failure in terms of participation.³¹

When Currie constructed fair buildings on a dedicated tract of land the following year, the Slayton group retaliated by erecting essentially equal facilities on a 20-acre lot west of town. For the next 13 years, both organizations claimed to host "the" Murray County Fair and competed for popularity. After Christopher Dinehart, then President of Slayton's Murray County Agricultural Society, urged county residents to attend the Pipestone County Fair in 1889, when it was held on the same days as the fair in Currie, the citizens of Fulda entered the fray by purchasing a nearby tract of land and planning to build their own fairground. Ultimately, that plan did not materialize and the group decided to build a track for horseracing instead.

Competition over the location of the County Fair continued through the 1890s, as both organizations continued to mount relatively successful events. But, with record low prices for agricultural goods during a severe national economic recession in the mid-1890s, Murray County residents became increasingly disinclined to attend the fairs. With no rail service to Currie and the State of Minnesota's official recognition of only the Slayton fair, the Currie fair began to decline, and ceased to exist after 1898. The Slayton fair hung on for just a year longer before its grounds were plowed and sown with flax in 1903.

The Murray County Agricultural Fair Association reorganized in early 1912, when Slayton businesses raised \$2,000 to purchase land and construct fair buildings. Murray County commissioners purchased thirty-six acres of land for \$100/acre and constructed a grandstand, a horse barn, a half-mile racetrack, and the present Horticulture building. The revitalized fair attracted 7,000 visitors in 1912, 13,000 the following year (with a total county population of 11,755), and continued to grow.³² Despite the lean economic times that rural Minnesotans would experience between World War I and World War II, the Slayton-based county fair Christopher Dinehart helped launch in 1884 has continued through the present day.

The Growth of Agriculture in Southwest Minnesota

A wave of settlers from points to the east drove the early growth of Murray County, as elsewhere in southwest Minnesota. With the establishment of rail service into the region beginning in the 1870s, and the rail companies' sale of some of their land-grant territories to farmers and town developers thereafter, European immigrants and farm workers from southeast Minnesota, Wisconsin, and Iowa came in search of fertile land at relatively low prices. In Murray County, the number of farms skyrocketed from only fifteen in 1870 to 1,713 in 1890, making agriculture its dominant industry.³³ The county's agricultural yield set a record for the region in 1891, with an estimated production of 1.5 million bushels of wheat and other crops and a volume of marketable agricultural products that so far exceeded expectations that the railroad did not have sufficient capacity to store and transport them.³⁴

Not surprisingly, given these conditions, Murray County was a boom marked for early real estate investors like Christopher Dinehart and the other officers and trustees of the State Bank of Slayton. By 1891, the bank held a portfolio of farmland and building sites in Slayton, as well as offering farm loans and mortgages, and Dinehart was both a private landowner and a principal in several real estate companies: the Murray County Land Company, Dennison and Dinehart (with his father-in-law, Dr. John Dennison) and Dinehart and Weck. While it seems that the Murray County Land Company dealt exclusively in land (whether virgin or "improved") and Dennison and Dinehart owned lots in Slayton, Dinehart and Weck also developed at least one commercial building, the Masonic block, in Slayton's downtown.³⁵ Although it is not known how much

³¹ Gaul, *Homely Girls and Pretty Babies*, 15–16.

³² *Ibid.*, 17.

³³ *Ibid.*, 10.

³⁴ "Slayton, the Metropolis of Murray County," *Slayton Gazette*, January 7, 1892, 3.

³⁵ C. E. Dinehart and S. O. Morse, "The Murray County Land Co. Can Sell You Land in Every Township in the County," Slayton,

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real estate Dinehart owned through all of these enterprises, the Murray County Land Company, alone, advertised ownership of 10,000 acres within five miles of Slayton in 1891, as well as school lands and lots in Slayton and Lake Wilson. After Christopher Dinehart sold some of his personal land holdings to buy out his father-in-law's interest in the Slayton town site in 1892, it also was said that he and the State Bank of Slayton each owned about one-third of Slayton.³⁶

In addition to his work as a banker and a real estate investor, Christopher Dinehart had a professional interest in farming that may have stemmed from his childhood upbringing and early work in agricultural implement businesses. After settling in Murray County, he seized the opportunity pursue this long-term interest alongside his other professional activities. He owned a number of farms, leasing some of them and supervising the management of at least two others himself. From the early 1890s, he managed the Maple Lawn Stock Farm south of Slayton, as well as a stable at his own home on the southern outskirts of the village. Beginning with about 320 acres, the stock farm had almost tripled in size by the time Dinehart sold it in 1919 for \$150,000, the largest such transaction to that date in Murray County.³⁷ Although the Dineharts' son Clarence attended high school and college in Minneapolis for most of the 1890s, and went on to Harvard Law School and a political career after only three years of full-time residence in Slayton, the farm was owned by "Dinehart & Son" before Clarence's untimely death in 1910.



Clarence Dinehart, ca. 1895



Florence Dinehart and friend Kenneth Norton, ca. 1895

Although it is not known how closely Dinehart followed the agricultural experts of his day, he did have a diversified farming operation that grew cash crops like oats, wheat, and flax, as well as raising purebred Polled Angus cattle and Shropshire sheep and lambs "founded on the best blood of England."³⁸ Although wheat had been the dominant crop in Murray County, as elsewhere in Minnesota (then the number one wheat-producing state in the union), the emergence of agronomic research and broader access to agricultural

MN: The Murray County Land Company, [1890–1891], reprinted in *Murray County Pioneer*, July 23, 1891, supplement; Pierson, et al., *A History of Slayton*, 4, 115 (Dinehart and Weck).

³⁶ For land sales, see Christopher Dinehart, diary, 1892; for rural land holdings and Slayton ownership percentage, see "The Murray County Land Co." and unattributed newspaper clipping, [*Murray County Pioneer*, July 23, 1891, supplement], Murray County Historical Society.

³⁷ "Big Land Deal Consummated," *Rochester [MN] Daily Post and Record*, June 2, 1919, 10.

³⁸ Maple Lawn Stock Farm advertisement, *Slayton Gazette*, July 7, 1893, 1.

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education promoted change. With experts urging farmers to diversify, dairy farming and the raising of hogs and beef cattle were starting to become important to the regional agriculture industry, and corn replaced wheat as the dominant crop.³⁹

As early as 1892, when Dinehart obtained sugar beet seeds from the U.S. Department of Agriculture and distributed them to area farmers in hope of establishing a new crop—and its attendant processing industry—in the region, he demonstrated the benefits of diversification and selective livestock breeding to local farmers, and advocated for advancement of the agricultural economy of the region.⁴⁰ A Farmers' Institute agricultural program held in Slayton in March of 1894 urged participants to diversify into sheep husbandry, citing Dinehart's sheep as "one of the best flocks of Shropshire sheep in the state" and asserting that its presence in the region was a "great advantage" to the local sheep industry.⁴¹ Echoing this sentiment, an 1894 newspaper article recognized him as "a great devotee of the Morgan family of horses" and praised his "very fine herd of Shropshire sheep ... equal to any in the state of Minnesota," predicting that Dinehart and his farm would soon be recognized as one of the prominent breeders of the state. By 1919, when the Minnesota State University Farm purchased ten yearling ewes from Dinehart, the University's representative stated that his flock was "not only the largest, but also the best" flock he had seen in the state of Minnesota.⁴²

Other newspaper articles and Dinehart's diaries offer more insight into the evolution of his agricultural interests. While newspapers mentioned purebred cattle and sheep offered as breeding stock and exhibited at local county fairs in the 1890s, within a decade they also referenced Dinehart's purebred swine and poultry, as well as the hay he marketed by the ton—and his diaries indicate that he was selling wool and shipping livestock to Chicago stockyards by the boxcar.⁴³ Likewise, the oats, wheat, and flax he marketed for about \$3,000 in 1892 were supplemented by rye, barley, corn, and hay to bring in more than \$15,000 in 1912. By 1917, the last year for which his diaries offer sales figures, his agricultural enterprises reportedly yielded \$110,000 in sales of hay, corn, oats, rye, barley, sheep, pigs, cattle, and horses.⁴⁴

Dinehart seems to have been particularly drawn to horse breeding and harness racing, to the extent that he maintained his stable at the family residence. Newspaper articles and his own diaries document his ownership and exhibition of racehorses as early as 1888, and his hiring of a professional horse trainer in 1901.⁴⁵ By 1907, the Minneapolis Tribune compared his stable to New York's Village Farm, a nationally-recognized breeding farm with ties to many of Dinehart's horses, calling it "the Village Farm of the West."⁴⁶ Although it is not known when Dinehart shut down his stable, the reference to sales of horses in his 1917 diary, the disproportionately large amount of farm income he recorded in that year, and the lack of any further references to horses in subsequent diaries, all suggest that he may have discontinued this activity in that year.

Dinehart's liquidation of his personal agricultural businesses by 1920 was fortuitous, as the years after World War I brought hard times for farmers. Whereas worldwide demand for food and the increased yields that had

³⁹ Susan Granger and Scott Kelly, *Minnesota Historic Farms Study: Developmental Periods*, St. Paul: Minnesota Department of Transportation, 2005, accessed August 5, 2017, <http://www.dot.state.mn.us/culturalresources/docs/crunit/devperiods.pdf>; Gaul, *Homely Girls and Pretty Babies*, 10.

⁴⁰ *Slayton Gazette*, April 28, 1892, 1. Beets would not be recognized as a cash crop in Murray County until after the first significant beet field, also considered experimental, was planted in 1924 (*The Sun and the Moon*, 478).

⁴¹ "Farmers' Institute," [Minneapolis] *Star Tribune*, March 13, 1894, 4.

⁴² "Slayton Silver," *Slayton Gazette and Murray County Pioneer*, 1894, April 5, 1894, 4; unattributed newspaper clipping, [1919], Murray County Historical Society.

⁴³ *Slayton Gazette*, May 7, 1891; *Slayton Gazette*, December 21, 1899, 4; classified advertisements for hay and bulls, *Slayton Gazette*, March 14, 1901, 4; "Improve Your Stock," *Worthington Advance*, October 4, 1901, 7; "Lambs Were World Beaters," *St. Paul Globe*, January 4, 1903, 18; Christopher Dinehart, diaries, 1904 and 1912, Margaret Holt Lichty collection.

⁴⁴ Christopher Dinehart, diaries, 1892, 1912, and 1917, Margaret Holt Lichty collection.

⁴⁵ "Local Horse Notes," *St. Paul Daily Globe*, May 7, 1888, 8; Christopher Dinehart, diary, 1892, Margaret Holt Lichty collection; "A Trotting Meeting," *Saint Paul Globe*, August 5, 1984, 5; "On Trial? Sold for \$500," *Minneapolis Journal*, February 27, 1901, 13.

⁴⁶ "Minnesota Harness Horse Gossip," *Minneapolis Tribune*, Sporting Section, June 16, 1907, 2.

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resulted from advances in farming methods had bolstered the markets for agricultural products and farmland nationwide, these bubbles burst in the summer of 1920, beginning a twenty-year decline. As elsewhere, Murray County farmers had prospered between 1890 and 1920 and the steady increase in their income increased their capacity to re-invest in their businesses by purchasing farm machinery and additional acreage. Although growing demand increased the price of farmland an average of seventy percent between 1913 and 1919, rising profits and easy credit encouraged many farmers to borrow against future gains or mortgage their farms to buy more land.⁴⁷ With the American government's discontinuation of relief programs in Europe, the return of European agricultural productivity, and the imposition of tariffs on American agricultural goods, both food exports and food prices decreased by more than fifty percent between 1919 and 1922, although the prices of manufactured goods remained the same. During the 1920s, as land values plunged and rural property taxes doubled, many farmers could no longer support the debt that had seemed reasonable during the agricultural boom of the previous three decades. As farmers became increasingly unable to repay loans and mortgages, and lost their land to foreclosure, banks that relied on income from farms failed. Given that Minnesota was one of the hardest-hit states in the nation, with nearly four hundred bank failures,⁴⁸ it is not hard to imagine that these events had serious repercussions for banks in largely agricultural Murray County—and for families like the Dineharts who were tied to it.

1.1.3 GROWTH AND DEVELOPMENT OF THE DINEHART FAMILY

When Christopher and Flora Dinehart moved from their rented home at Twenty-Seventh Street and Linden Avenue to the newly-completed one that had been designed for them two blocks south of it, they had two children: Clarence, then fourteen years old, and three-year-old Florence, born in Slayton on March 12, 1888. Since Clarence would have completed eighth grade the preceding spring and Slayton did not yet have a secondary school, he was then beginning high school in Minneapolis. Florence would begin elementary school in Slayton three years later, and Clarence would be enrolled at the University of Minnesota in 1895.



Dinehart family, ca. 1891

After his eight years in Minneapolis as a student, Clarence graduated from the University of Minnesota in 1899 and began working as Assistant Cashier of the State Bank of Slayton. He was elected President of Slayton's Village Council and began his term of office in the spring of 1902—at which time his grandparents, John and Eleanor Dennison, moved to Slayton to live with the family. In failing health, Dr. Dennison died in

⁴⁷ Granger and Kelly, *Minnesota Historic Farms Study*, 44-45.

⁴⁸ Granger and Kelly, *Minnesota Historic Farms Study*, 91.

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April of that year. In the fall, Clarence resigned from the bank and the village council to attend Harvard Law School and his sister began her first year of high school in Slayton. Within a few months, Mrs. Dennison also had died.⁴⁹

In 1905, Clarence came home and resumed his job at the State Bank of Slayton after graduating from Harvard Law School. The following year, after “one of the most phenomenal campaigns ever made in the state” to that time, he was elected as Minnesota’s State Treasurer by an overwhelming majority. Then the youngest person ever to hold the office, he developed a great reputation as a public speaker and easily won a second term. Almost immediately, speculation began about his candidacy for Governor in the next election.⁵⁰

With Clarence’s popularity still high by 1910, rumors that he might run for Congress in the fall election competed with the continuing speculation that he would run for Governor. In either case, he was favored to win. Shortly after filing as a Republican candidate for Congress, however, he experienced an acute recurrence of the appendicitis that had troubled him intermittently for several years, and then died abruptly after apparently successful surgical treatment. As a popular public figure with a promising professional future, Clarence’s unexpected death at the age of thirty-three provoked widespread public mourning that justified memorial services in both St. Paul and Slayton. The first of these was conducted in Minnesota’s state capitol rotunda, after hundreds of mourners had silently passed by the casket while Governor Adolph Eberhart and the Dineharts looked on. The following day, in Slayton, a brief service was held in the Dinehart home—distinguished by a eulogy from Governor Eberhart, effusive floral offerings, and the attendance of several thousand friends, family members, and colleagues from across the country. The number of mourners traveling to Slayton to pay their last respects required the addition of an extra car to the morning train, and a throng of Masonic lodge members joined an honor guard of G.A.R. veterans to escort the casket from the depot to the Dinehart home. The Slayton business district was closed for the day, as was the state capitol, and its store windows displayed black-draped photographs of Clarence Dinehart.⁵¹

After graduating from Slayton High School in 1906, Florence had completed a one-year program at the National Park Seminary in suburban Washington, D.C. and attended the University of Minnesota. Visiting relatives in Montana after Clarence’s death, she met Harvey S. Holt, a thirty-year-old New York native who was then Assistant Cashier of the First National Bank of Missoula. The following year, on the morning of December 6, Florence and Harvey were married in the Dinehart home and enjoyed a festive three-course breakfast, featuring a ceremonial serving of the cake baked for Christopher and Flora Dinehart’s 1875 wedding after the service.⁵²

⁴⁹ “The Grim Reaper,” *Murray County Herald*, February 6, 1903, 1.

⁵⁰ “Obituary,” *Slayton Gazette and Murray County Pioneer*, June 16, 1910, 1; “For Governor in 1910 State Treasurer Dinehart,” *Winnebago City [MN] Enterprise*, November 19, 1908.

⁵¹ “Obituary,” “Dinehart at Rest in Boyhood Home,” *St. Paul Dispatch*, June 11, 1910; “Dinehart Burial to be at Slayton,” *St. Paul Pioneer Press*, June 19, 1910, 14; “Tears of State Fall at Dinehart’s Bier,” *St. Paul Dispatch*, June 9, 1910, 1.

⁵² “Eat Wedding Cake Baked in 1876,” [Minneapolis] *Star Tribune*, December 24, 1911, 9; “Married,” *Slayton Gazette*, December 7, 1911, 4.

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Harvey Holt, ca. 1911



Florence Holt, ca. 1911

The Holts left Slayton for their new home in Montana, where they would remain until the end of 1913, when Harvey yielded to his father-in-law's request that he resign his position as Cashier of the Stockmen's National Bank and move to Slayton to take on some of Dinehart's workload.⁵³ The Dineharts, who both were by then more than sixty years old, had begun to travel more extensively—with long trips to Cuba, Europe, and warmer parts of the United States during the winters of 1909 through 1916.⁵⁴ Until the Holt family's move to San Diego in 1919, Harvey was Cashier of the State Bank of Slayton, and he and Florence and two sons born in Slayton, Harvey S. Holt, Jr. (1914–1994) and John D. Holt (1917–1993), lived with the Dineharts in the family home.

After three years in San Diego, where their son Robert F. Holt (1920–1990) was born, Florence and Harvey Holt moved back to Slayton in 1922. Harvey resumed his work with the State Bank of Slayton and Florence began a forty-year career as the organist for Slayton's First Presbyterian Church, often holding choir practice at the family residence. Christopher and Flora continued to travel, going to Canada that year and spending the winter in San Diego in 1923, as they had when the Holts lived there.

The end of American agriculture's thirty-year "golden age" in 1920, the agricultural crisis of the following decade, and the precipitous decline of the rest of the American economy in the 1930s were difficult for anyone who, like Christopher Dinehart, earned his livelihood as a banker and a real estate investor in an intensely agricultural region. By the 1920s, he was president of four Murray County banks: the State Bank of

⁵³ "Bank News," *Finance and Commerce of the Twin Cities*, November 17, 1913, 1; *Slayton Gazette*, November 13, 1913, 5.

⁵⁴ Christopher Dinehart, diaries, 1909–1916, Margaret Holt Lichty collection.

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Slayton, the First National Bank of Slayton, the First National Bank of Iona, and the State Bank of Hadley. As well, he still had an interest in some national banks he and other State Bank of Slayton officers had organized in Towner County, North Dakota, where the State Bank of Slayton owned several thousand acres of farmland.⁵⁵ To sustain these institutions, Dinehart and other investors were forced to advance personal funds.⁵⁶ A fire that caused heavy damage to the State Bank of Slayton in February of 1926, as well as a precipitous decline in Dinehart's health, undoubtedly made his situation even more trying.⁵⁷

After the competing Citizen's Bank of Slayton closed in April of 1926, the State Bank of Slayton took over the other local bank, the First National Bank of Slayton, which was also controlled by the Dinehart and Weck families. The local newspaper touted the wisdom of this move in January of 1927, and urged its readers to put their money in the new bank, which it described as one of the strongest in the region. The bank subsequently advertised an almost forty-year history of steadily increasing assets, by then totaling \$585,056, to illustrate its stability.⁵⁸ Christopher Dinehart died on February 12, 1927, a few weeks after the bank consolidation, leaving Harvey Holt to manage an estate that included more than 3,000 acres of farmland, in addition to Dinehart's banking interests.

Within a few months, Harvey Holt had taken over as President of the State Bank of Slayton and was engaged in the complicated process of managing a bank through a financial crisis while trying to liquidate his father-in-law's investments in a very unfavorable environment.⁵⁹ By 1930, the State Bank of Slayton had been taken over by the Murray County State Bank, as well as the State Bank of Hadley and the First National Bank of Iona, and Harvey was beginning two years of intensive legal study in St. Paul.⁶⁰ Although the crisis that had gripped the agricultural economy for a decade was still far from resolved, the cost of maintaining Dinehart's real estate investments finally became so burdensome that Harvey put them up for auction in April of 1931. Although an advertisement for the event emphasized that "the safest investment on earth now is earth itself, at this low ebb," the sale of ten farms described as "the best southern Minnesota has to offer, [the] best the sun shines upon" concluded without a single sale.⁶¹

Harvey Holt practiced law in Slayton for the remainder of his career, while he and Florence and their three sons continued to live with Flora Dinehart in the family home. In 1938, after years of declining health, Flora sold the house and the original grounds to Florence for \$1.00, and died a few months later. The Holt children had by this time completed high school, and were advancing through higher education and into their independent lives. Like his father, John Holt pursued a legal education and returned to the family home to practice law in Slayton—eventually becoming a judge of probate court in Murray County and then the judicial officer of the combined Murray-Pipestone court district, before being elected as a judge of county court in Murray County.

⁵⁵ The Towner County banks were the First National Bank of Bisbee (1903–1924), the First National Bank of Rolette (1905–1927), and the First National Bank of Egeland (1905–1930); see "Branching Out," unattributed newspaper clipping [1905], Margaret Holt Lichty collection. For active dates of North Dakota national banks, see "Banks from North Dakota That Issued Nationals," webpage accessed August 18, 2017, *Antiquemoney.com* (<http://www.antiquemoney.com/national-bank-notes/north-dakota/>).

⁵⁶ J. J. Kehoe, letter to Joseph W. McIntosh, July 8, 1925, and Harvey S. Holt, letter to W. F. Hofheins, January 15, 1931, Margaret Holt Lichty collection.

⁵⁷ "Fire Causes Heavy Loss to State Bank and Post Office," *Murray County Herald*, February 11, 1926, 1; "Plans Call for Modern New Bank," *Murray County Herald*, March 4, 1926, 1; "Remodeling of State Bank Room is Well Underway," *Murray County Herald*, March 31, 1926, 1.

⁵⁸ "State and First National Bank Consolidation Perfected," *Murray County Herald*, January 20, 1927, 1; "The State Bank of Slayton," *Murray County Herald*, May 26, 1927, 17.

⁵⁹ "Holt Heads State Bank of Slayton," *Murray County Herald*, May 5, 1927, 1.

⁶⁰ "Viegel Issues Annual Report of State Banks," *St. Cloud Times*, January 3, 1931, 9; Pierson, et al., *History of Slayton*, 99-100.

⁶¹ "That is an Auction: Ten Improved Farms," *Murray County Herald*, April 16, 1931, 5; "No Sales Made," *Murray County Herald*, April 23, 1931, 1. Quotation from "Auction," [Minneapolis] *Star Tribune*, March 22, 1931, 34.

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Although Harvey Holt died in 1956, just a few months after his retirement from the practice of law, Florence Holt enjoyed fifteen more years in the Slayton home where she had spent most of her eighty years. In addition to her long career as a church organist, she earned a notable record of volunteer service to the Murray County Historical Society, the local hospital auxiliary, and Slayton's public library.⁶² At her death in 1971, she left each of her sons a one-third interest in the house and the northern portion of the original grounds, excluding its southern 179 feet. John Holt became the sole owner of the property in 1975, after acquiring his brothers' interests, and continued to live in his family home until his 1993 death.

⁶² "Mrs. Harvey S. Holt," *Worthington Globe*, November 11, 1971, 15.

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1.2 CHRONOLOGY OF DEVELOPMENT AND USE

Designed in 1891 by Minnesota architect Frank Thayer, the Dinehart-Holt House was constructed in that year by Slayton, Minnesota, contractor John A. Huxtable for early Slayton residents Christopher and Flora Dinehart. The building was continuously used as a private residence until its acquisition by Murray County, the current owner, in 2007. While the Dineharts and two succeeding generations of their family lived in the building during its first 105 years of private use, the house had only one subsequent owner, Thomas and Tamara Buesing, before public use by the Murray County Historical Society began in 2007.

Alterations to the house and the grounds have been incremental, as both have gradually evolved to meet the needs and circumstances of successive owners, as well as the evolution of accepted standards of comfort, taste, and safety. Under the family's ownership, the character of the site changed with discontinuation of Christopher Dinehart's horse breeding operation and the loss of associated structures. As well, the house saw some remodeling, changes in decor, and modernization of systems. Although the family sold the south end of the grounds for re-development in the early 1970s, the house has continued to retain its original footprint and late-Victorian style characteristics. In 1982, it was listed on the National Register of Historic Places for its association with the Dineharts, who were influential in the development of Murray County institutions, civic infrastructure and social life, and for its architectural style. With settlement of the estate of John Holt, the last family member to live in the house, most of its interior furnishings were dispersed to family members and area residents in 1994.

In the decade after the property left the Dinehart family's ownership in 1996, its two subsequent owners have focused primarily on general maintenance and refurbishment—although the Buesings initiated some changes to the site and the kitchen, and the Murray County Historical Society has reversed some earlier alterations. While the Buesings continued its use as a family residence during their decade of ownership, the current owner, Murray County, acquired it in 2007 for public use. Now managed by the Murray County Historical Society, the property is formally known as the Dinehart-Holt House and is open for public tours, event rentals, and functions organized by the Historical Society.

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1.2.1 SITE

When Flora Dinehart owned the property (1891–1938), it encompassed all of Block 5 of Slayton’s Park Addition and was used for both residential and agricultural purposes. In addition to the house, it included a 36’ x 38’ cross-gabled barn with a cupola that stabled Christopher Dinehart’s racehorses, as well as a windmill that helped supply spring water for domestic and agricultural use.⁶³

The site lost much of its agricultural character after the sale of Dinehart’s racehorses and the loss of the barn, presumably in the 1920s, although Harvey and Florence Holt did retain its original boundaries throughout Florence’s ownership period (1938–1971). With the settlement of her estate, the property was broken up into four residential lots, and the three that had comprised the southern 179 feet of the original site were sold at the onset of John Holt’s ownership period (1972–1993). The property’s current boundaries were established early in its last period of residential use (1996–2006), when the Buesings purchased it from the Holt estate and sold the southern 60 feet of their lot two months later. The buyer joined this parcel with the one south of it to build the house currently next door to the Dinehart-Holt House at 2838 Linden Street.⁶⁴

Examination of historic photographs reveals several changes within the current site boundaries over time. The earliest of these were the planting of numerous trees around the house and along the property line in 1891 and construction of a perimeter fence before 1896. This appears to have been of relatively substantial construction and featured a wood kickboard, square, pointed wood pickets of alternating lengths, and square wood posts with square wood caps. The Dineharts installed a cement sidewalk just outside the three street-facing sides of the fence shortly thereafter, in 1901.⁶⁵

The fence appears to have been removed in the mid-1910s—when a flagpole, possibly a vestige of Clarence Dinehart’s status as Minnesota’s state treasurer between 1906 and 1910, is evident. This remained at least until the 1920s, along with the two iron hitching posts at the house’s main entrance that presumably were installed during the house’s earliest years.

Changes to the current site after the property passed from family ownership have included construction of a garage southwest of the house in 2002, installation of a ramp at the house’s southwest door, replacement of the historic sidewalks, and erection of a wood identification sign after the change to public use in 2007.⁶⁶

⁶³ *Slayton Gazette*, June 11, 1891, 1.

⁶⁴ Woitaszewski, “Abstract of Title,” items 25–34. The excluded property consists of the present 2828, 2858, and 2868 Linden Street lots.

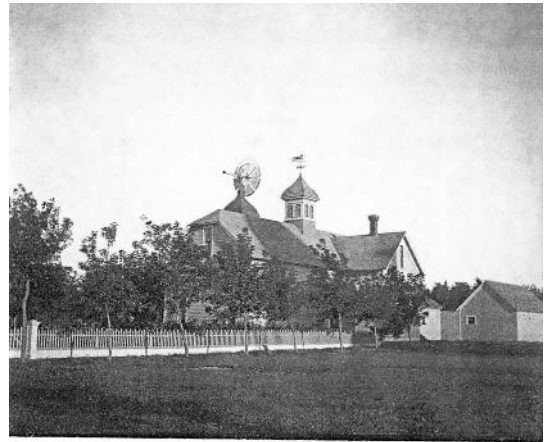
⁶⁵ *Slayton Gazette*, June 13, 1901, 4.

⁶⁶ Tamara Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017 (garage). For records of the ramp, sidewalks, and signage projects, see Alexander Corney, “Eagle Scout Project: Dinehart-Holt House Landscaping Project,” unpublished document, July 17, 2007, Murray County Historical Society; Clerx, “The Dinehart-Holt House”; Murray County Historical Society, Dinehart-Holt Committee minutes, 2008, Murray County Historical Society.

DINEHART HOLT HISTORIC STRUCTURE REPORT



Dinehart residence & barn, from northwest, ca. 1896



Dinehart

Barn and windmill, from northwest, ca. 1900



Dinehart barn from east (note county courthouse in background), ca. 1927



Fence detail, ca. 1905



Florence Dinehart and friend Kenneth Norton from Dinehart front door (note fence posts), ca. 1898



View from northeast (note windmill), ca. 1915

PART I – DEVELOPMENTAL HISTORY



View from north (note flagpole), ca. 1910



View from north, along Linden Street (note hitching posts and flagpole), ca. 1920s

DINEHART HOLT HISTORIC STRUCTURE REPORT

1.2.2 BUILDING EXTERIOR

Over the course of its history, the most obvious changes to the building exterior have been porch remodeling, installation of additional windows and changes in window size, relocation of the west chimney, and construction of the south entrance's current access ramp. As well, available historic photos suggest that the exterior color scheme progressed from the almost uniform dark tones of the earliest photos (ca. 1891–ca. 1895) through approximately three more phases before achieving the uniformly white exterior that characterized the house from the 1920s to the 2000s. Paint colors evolved from the original scheme to a design featuring light siding, white trim, and dark window frames (ca. 1896–1900), then one that added a dark color to the spindles of the porch skirts (ca. 1900–1910), and another in which these again matched the rest of the trim and the screened porch enclosures had dark paint (1910–1925). In an effort to approximate the house's ca. 1895 appearance, the current exterior paint colors were chosen when the house was painted in 2008.



Identification sign from northwest, ca. 2017



Garage from southwest, ca. 2017



Garage, ramp and sidewalks from west, ca. 2017



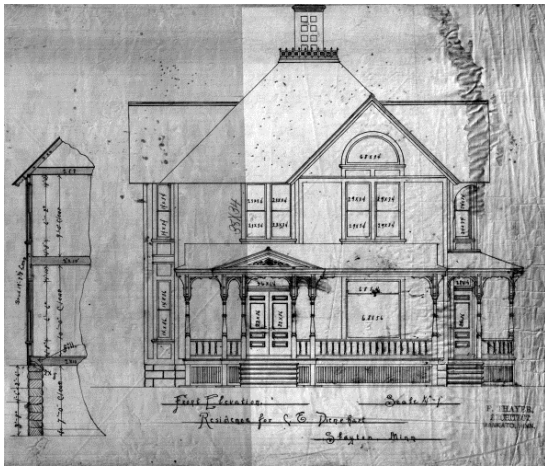
View from northeast (note barn and courthouse in background; Dr. Dennison, Flora Dinehart, and Florence Dinehart on porch; and Christopher and Clarence Dinehart in yard), ca. 1895

PART I – DEVELOPMENTAL HISTORY

East Façade:

In the earliest earliest known photograph of the building, an 1891 view of its east and north sides, the house's east façade closely resembles its original design, except for the fenestration of the south side of its second floor. Although the plan provides a pair of double-hung windows above the house's main entrance, the house was constructed with only one window at this location.

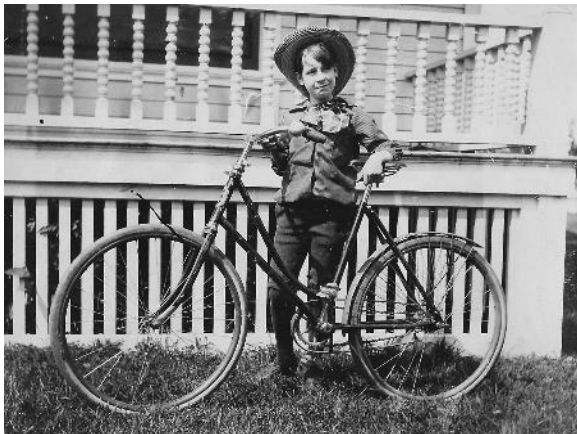
Comparison of the 1891 photo above with three later historic photographs below indicates that the Dinecharts had the front porch enclosed with screening—and a screened entrance door installed—sometime between about 1895 and 1900, and that the porch was further revised before the mid-1930s. The unpainted skirting and missing railing suggest that the changes visible in the ca. 1935 photo may simply have resulted from failure of the railing and a decision not to replace it, rather than a deliberate remodeling effort.



East elevation drawing, 1891



View from northeast, 1891 (earliest known photo)



Front porch detail, ca. 1895



Revised front porch, with screening and screen door, ca. 1900

DINEHART HOLT HISTORIC STRUCTURE REPORT

Although there are no known photographs documenting this side of the house between ca. 1935 and 1974, a photograph of a porch reconstruction project undertaken in 1974, shortly after John Holt assumed ownership of the property, suggests that the screening was removed from the porch, and a stair railing added, during this period. This photograph also indicates that the porch was structurally reinforced as part of the 1974 project, and the 2007 and 2014 photos suggest that the porch railing was never replaced during John Holt's ownership period.



Flora Dinehart and the Holt family at the front porch, ca. 1935



Front porch reconstruction from southeast, 1974



View from northeast (note lack of porch railing), 2007



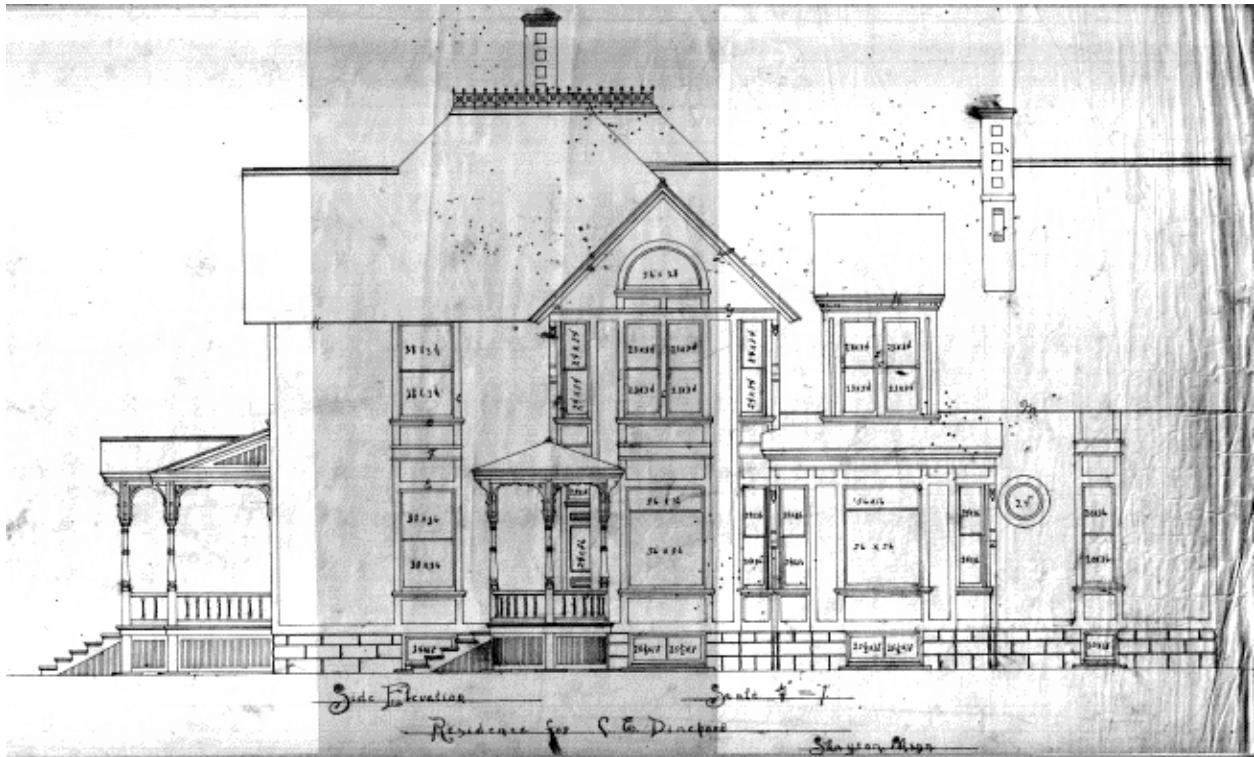
North façade, 2007

North Façade

Historic photographs indicate that some features of the house's north façade were altered between 1900 and about 1903. The *Slayton Gazette* confirms a significant 1900 remodeling project that removed the house's pantry and china closet to construct a conservatory west of the dining room.⁶⁷ This project removed a round window at the west end of this façade, designed to illuminate the former china closet. As well, it eliminated the double-hung window west of it, and installed two double-hung windows at the west end of this façade to light the new conservatory. Also during this period, the central double-hung windows in the second-floor window bay were replaced with the smaller stained-glass ones that exist in 2017, and a dormer was added west of the existing dormer. The dormer was removed in 2010, when the roof was re-shingled.

⁶⁷ *Slayton Gazette*, April 26, 1900, 4.

PART I – DEVELOPMENTAL HISTORY



North elevation, 1891



View from northwest, ca. 1896



View from northeast, ca. 1900

Like the east (front) porch, the small, round north porch underwent several minor stylistic changes after construction. The first of these was a repainting of its skirt spindles, previously the same color as the wood clapboards, in a darker contrasting color (see ca. 1899 and ca. 1905 photos). A pre-1951 project installed a ramp and handrail at this entrance, replaced the early turned-wood balusters with widely-spaced posts, and exchanged the previous roof pillars for plain, square posts (see 1951 photo).

The north porch, which had begun to deteriorate after the mid-twentieth century, was stabilized and its skirting, railings, and roof system were reconstructed in 2010.⁶⁸ The reconstructed porch was similar in style

⁶⁸ Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017; Dan Conway, interview with Jane Bisel and Steve Williams, May 11, 2017.

DINEHART HOLT HISTORIC STRUCTURE REPORT

to the reconstructed front porch: short, square wood skirt balusters with a wide wood head rail, a tall railing with turned-wood balusters, new turned wood roof pillars, and an added stair rail with turned-wood balusters.



Flora Dinehart (third from left) on the north porch with friends (note door and balustrade details), ca. 1899



North side after 1900 renovation (note relocated west chimney), ca. 1902



North porch and window bay from northwest, ca. 1905



Holt grandchildren on the north porch, 1951

PART I – DEVELOPMENTAL HISTORY



View from northwest, 1974



View from northeast, 1980



North porch reconstruction, June 2010



Reconstructed north porch, 2017



Conservatory, 2017



North side, 2017



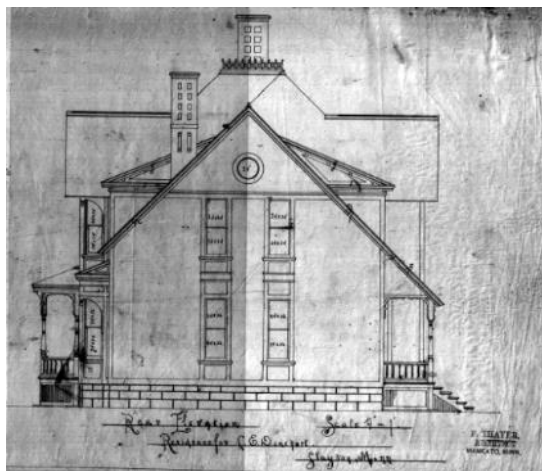
North bedroom windows, 2017

DINEHART HOLT HISTORIC STRUCTURE REPORT

West Façade

In the 1896 historic photograph, the west façade appears identical to the elevation drawing produced five years earlier. However, subsequent photos document changes in the first floor's fenestration, construction of an exterior chimney, and enclosure of the porch at this façade's south end. The Dineharts' documented project to convert the rooms designated as a china closet and a pantry on the building plans installed a pair of windows at the north end of the first floor in 1900.⁶⁹ These are visible in the ca. 1955 and later photos, as is the relocated west chimney clearly shown in the ca. 1920 photo. Comparison of this photo with the 1896 and ca. 1955 photos reveals additional changes to the first floor: replacement of the central windows with shorter versions by 1920 and addition of a similar-sized window south of the chimney and enclosure of the porch by ca. 1955.

Subsequent historic photos show no change to the west façade for more than five decades after the ca. 1955 photo and removal of the windowed porch enclosure during the 2008 access ramp construction.⁷⁰



West façade, architect's rendering, 1891



View from northwest, ca. 1896



John Holt and Harvey Holt, Jr. at the south porch, ca. 1920



View from west, ca. 1955

⁶⁹ *Slayton Gazette*, April 26, 1900, 4.

⁷⁰ Clerx, "The Dinehart-Holt House"; Murray County Historical Society, Dinehart-Holt Committee minutes, 2008.

PART I – DEVELOPMENTAL HISTORY



View from west, 1980



View from southwest, 1991



Porch enclosure repair, 2007

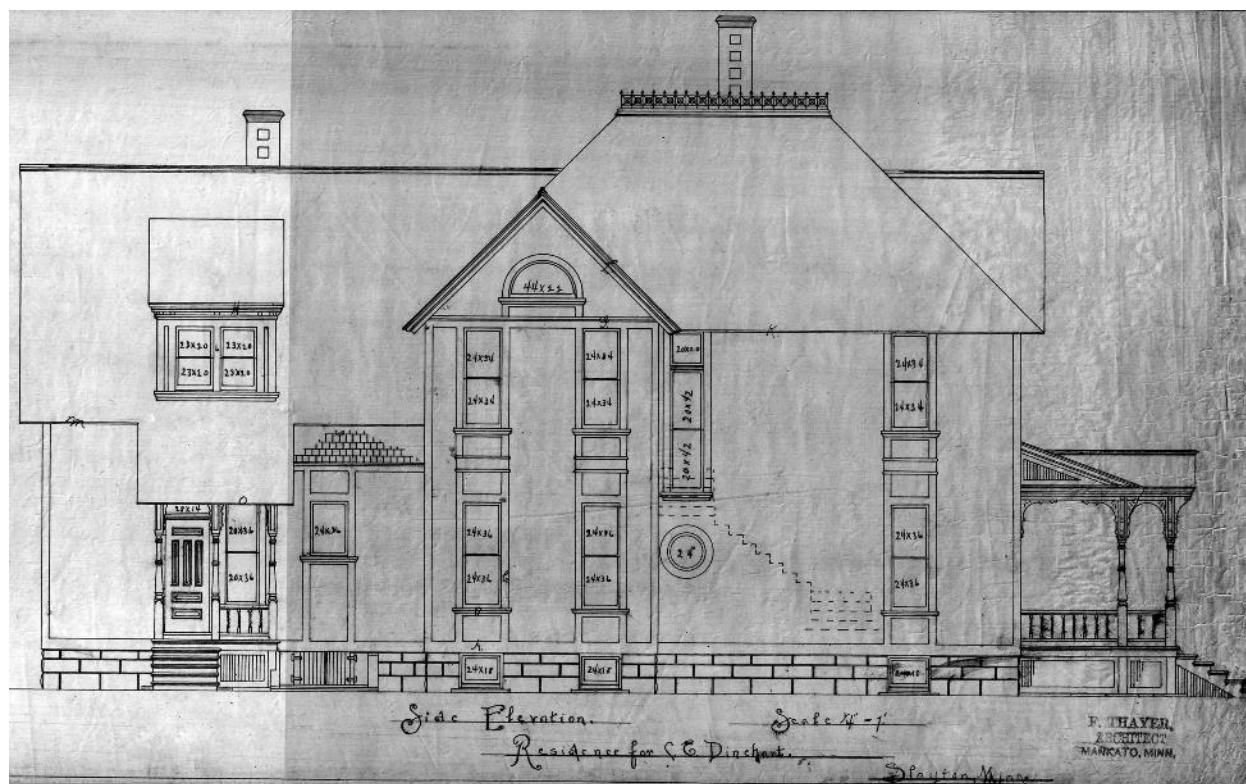


View from west, 2017

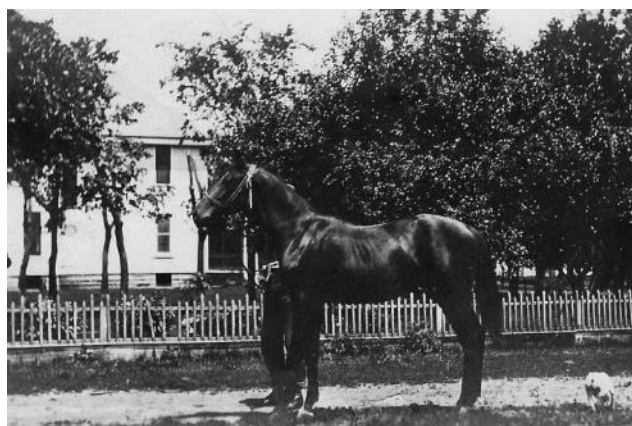
DINEHART HOLT HISTORIC STRUCTURE REPORT

South Façade

The earliest known photographs of the house's south façade, dated ca. 1898 and ca. 1900, indicate several changes from the architectural plan. These include a widening of the south porch to align with the west façade that likely occurred at construction, screening of the porch (likely concurrent with the front porch screening, ca. 1895–1900), and replacement of the double-hung window at the east end of the first floor with a stained-glass panel (ca. 1898–1899).



South elevation drawing, 1891



View from south, ca. 1898



View from southeast, ca. 1899

PART I – DEVELOPMENTAL HISTORY

Four historic family photographs document a series of changes to the south façade between 1900 and 1955. Those dated ca. 1920 and ca. 1924 show the round window installed east of the stained-glass panel in ca. 1900 and the original double-leaf design of the cellar door, and the two photos from the early 1950s indicate that the porch had been replaced by a vestibule, and a hand rail had been constructed, sometime before 1951.

Still visible in photos of the south façade taken in 1980 and 1991 (below), the vestibule was demolished as part of a 2008 project that installed a ramp and a new door at the south (kitchen) entrance.⁷¹



Florence Holt with sons John and Harvey, Jr., ca. 1920



John Holt and Harvey Holt, Jr., ca. 1924



Holt grandchildren at porch, 1951



John Holt and niece, ca. 1953

⁷¹ Clerx, "The Dinehart-Holt House."

DINEHART HOLT HISTORIC STRUCTURE REPORT



View from southeast, 1980



View from southwest, 1991

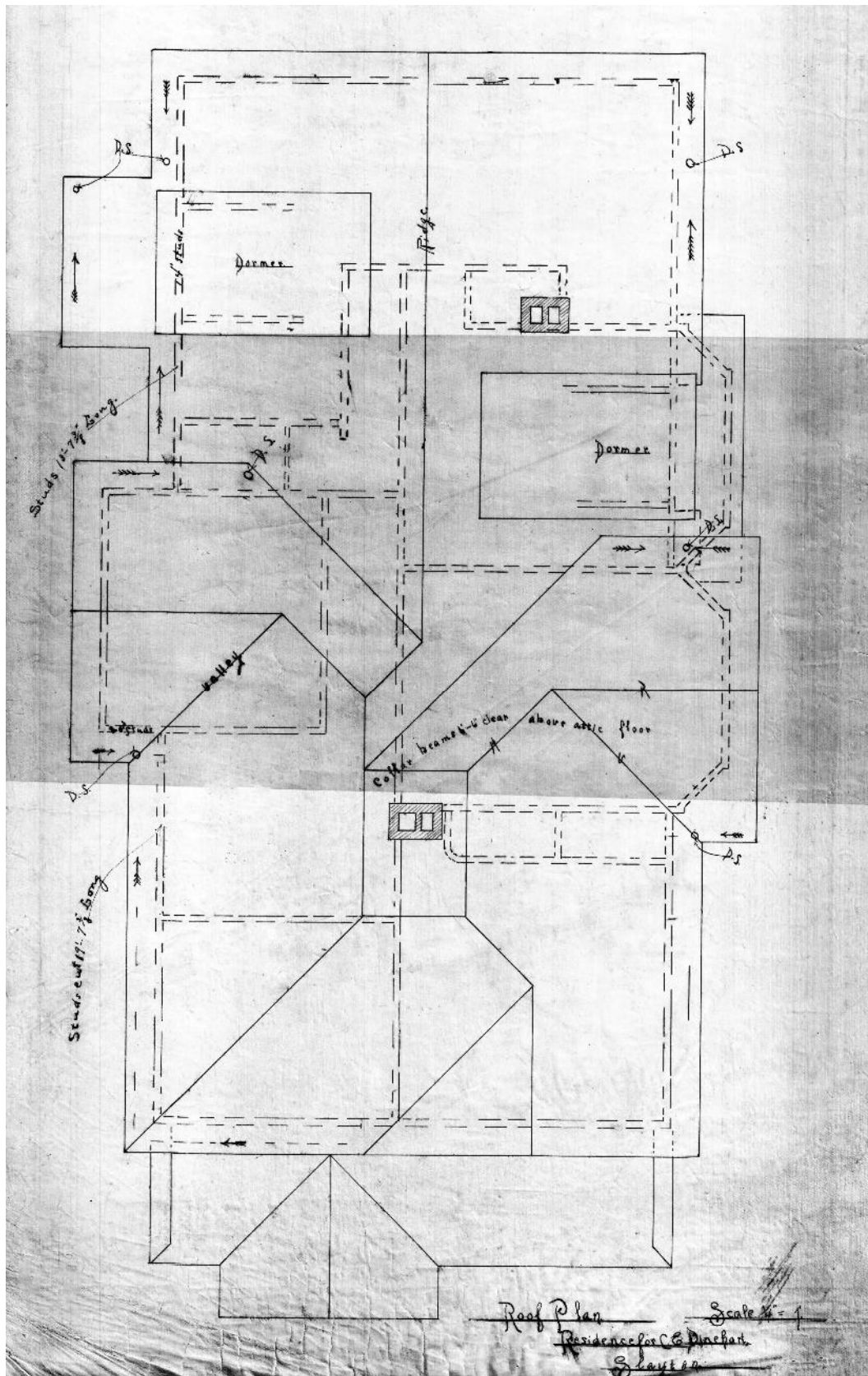


View of access ramp from south door, 2017



View from south, 2017

PART I - DEVELOPMENTAL HISTORY



Roof Plan, 1891

DINEHART HOLT HISTORIC STRUCTURE REPORT

Roof

The architect's roof plan shows the building's complex roof, as well as the wide front porch with an asymmetrically-placed gable at its east end. The roof has multiple peaks and valleys, a hipped section east of center, two roof dormers (one on each side of the ridge line) at its west end, two chimneys, and four inlets that fed downspouts to a basement cistern.

Comparison of the 1891 north elevation drawing and the 1891 photograph below reveals that the decorative metal "widow's walk" detail the architect envisioned around the east chimney was not installed during the house's original construction. As well, these images indicate that the west chimney shown on the north elevation drawing was constructed on the building's south side. A ca. 1897 Dinehart family photo shows the precise location of the chimney, just west of the south dormer.



North elevation (note chimney on north), 1891



View from northeast (note chimney on south), 1891

PART I – DEVELOPMENTAL HISTORY



Florence Dinehart with friend Ada Peick, ca. 1897

A 1900 photograph documents the addition of a second dormer at the west end of the house's north side, constructed after the 1896 photo. This early dormer addition was reversed during a 2010 re-roofing project, which also removed the exterior chimney constructed in about 1910 and four layers of shingles (two layers of wood shingles, covered by two layers of asphalt shingles).

The roof catchment system that fed the house's original basement cistern is visible in photos of its north and south façades until about 1920. This consisted of an integrated gutter above the edge of the roof edge that funneled rainwater into downspouts at the roof inlets, which fed it into a basement cistern. It is not known when the Dineharts had the house connected to Slayton's municipal water supply, but this may have been available to them as early as 1900.⁷²



View from northeast (note second dormer and rooftop water collection system), 1900



Roofing project, 1991

⁷² See *Slayton Gazette and Murray County Pioneer*, December 7, 1899, 4.

DINEHART HOLT HISTORIC STRUCTURE REPORT



Porch roof with catchment system, ca. 1920



North roof with wood shingles and removed dormer, 2017

PART I – DEVELOPMENTAL HISTORY

1.2.3 BUILDING INTERIOR

The Dineharts' house was designed for a family of four who expected long-term visits from extended family members and foresaw a lifestyle that would include entertaining friends and business associates. Accordingly, it was constructed with seven bedrooms and two bathrooms to accommodate the needs of such regular visitors as Flora Dinehart's parents and State Bank of Slayton trustees, young bank clerks who boarded with the family, and the family's live-in domestic help. Changes to the architectural plan at construction, which included reconfiguration of the upstairs hallway and the service stairway to improve access to bathrooms and the house's west end, as well as creation of a main floor laundry room in the space set aside for a woodshed, reflect these lifestyle considerations.

The Christopher and Flora Dinehart oversaw several interior remodeling projects during their occupancy of the house (1891-1938). Subdivision of the servant's bedroom at the west end of the second floor, signaled by the construction of a second roof dormer on the north side of the house in about 1896, is believed to have been the first significant remodeling. Later, an ambitious, documented 1900 project reconfigured the west end of the first floor to create a conservatory from the original pantry. Designed by Frank Thayer,⁷³ the house's original architect, this project demolished the original china closet and replaced it with the dining room's current built-in sideboard, expanded the dining room into the kitchen, and made up for the loss of kitchen space by removing the dividing wall between the kitchen and the laundry room. As well, it installed decorative metal paneling in the new conservatory and dining room, and relocated the kitchen fireplace from the wall that had divided it from the laundry room to the west exterior wall. A project that removed the hall closet and installed new stained-glass windows in the foyer, at the other end of the first floor, is believed to have taken place about a decade later. With the availability of municipal electricity, at least some of the original kerosene lamps likely were replaced with electric ones in 1915.⁷⁴

Interior remodeling was limited under the ownership of Holt family members (1938–1973), with known projects being limited to the kitchen and bathrooms. Likewise, apart from work in the kitchen, most of the Buesings' (1996–2006) interior work focused on refurbishment, such as a project that refinished all of the building's wood floors by applying multiple coats of polyurethane over the previous finish.⁷⁵ In addition to a continuation of the interior refurbishment efforts begun by the Buesings, the Murray County Historical Society's ownership era (2007–present) has brought necessary updates to the house's heating system and the resolution of some electrical issues in 2008.⁷⁶

⁷³ "Residences," *The Improvement Bulletin* 19:22 (April 29, 1899), 20.

⁷⁴ The September 19, 1915 entry in Christopher Dinehart's 1915 diary contains an extensive shopping list of household furnishings, including electric light fixtures, in preparation for a trip to St. Paul to following day. See Christopher Dinehart, diary, 1915, Margaret Holt Lichty collection.

⁷⁵ Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017.

⁷⁶ Clerx, "The Dinehart-Holt House"; Murray County Historical Society, Dinehart-Holt Committee minutes, 2008.

Hand-drawn basement plan of the Residencia C. F. Diquebarre in Sagon, Mexico. The plan shows a rectangular building with various rooms, corridors, and structural details. Key features include a central staircase, a large room with a fireplace, and several smaller rooms. Dimensions are noted throughout, such as 28'-10" and 14'-0". A north arrow is present in the bottom left corner. The plan is signed "Basement Plan Scale 1/4" = 1'-0" Residencia C. F. Diquebarre Sagon, Mexico" in the bottom right corner.

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PART I – DEVELOPMENTAL HISTORY

Basement

An 1892 news story describing the house's features specified that the north end of the basement held a 400-barrel cistern that was fed by inlets at the east, west, southeast, and southwest of the building. As well, it described tile-finished concrete floors with drains, a vegetable cellar, and a Haxtun automatic steam heating system.⁷⁷ Although some of these features have vanished over time, and none are currently in use, some of their vestiges are evident.

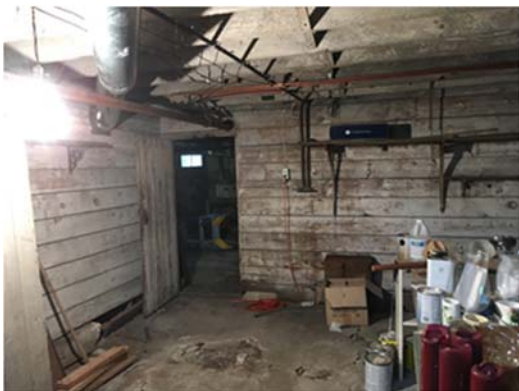
Although the cistern and its inlet pipes are still extant in the house's basement, they clearly have not served for some time. Based on the evidence provided by historic exterior photographs, it seems likely that they were completely abandoned sometime between the early 1920s and the early 1950s, at the latest. The vegetable cellar described in 1891 is presumed to have been the enclosed room south of the kitchen stairway that is still furnished with a large wood storage unit with interior shelves. It is not currently known if the vegetable cellar was used for its intended purpose throughout the period when the building had residential use, or if the abandoned cistern ever enjoyed specific secondary uses.



Cistern interior, contemporary floor reinforcement and PVC pipe, 2017



1Entry to vegetable cellar (note inlet pipe for cistern above door), 2017



Vegetable cellar, southeast corner, 2017



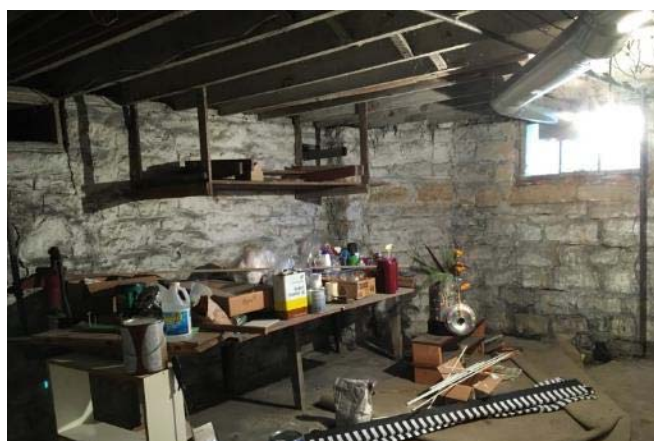
Vegetable cellar, northeast corner (note storage unit), 2017

⁷⁷ "Slayton, the Metropolis of Murray County."

DINEHART HOLT HISTORIC STRUCTURE REPORT

The architectural plan does not designate a use for any part of the basement, except for the cistern and the vegetable cellar. However, both logic and evidence suggest that the room east of the presumed vegetable cellar was once used for coal storage. Other parts of the basement appear to have been used for storage and housing the building's HVAC and water heating equipment, and a Dinehart family member indicates that it was consistently used for washing laundry during the Holts' era.⁷⁸ In addition to these typical uses, the basement is known to have been fitted with cages in the early 1950s, when John Holt operated a chinchilla farm from this part of the house.⁷⁹

The floor tile described in 1891 is no longer extant, removed at some unknown point in the building's history. In its place, it appears that a cementitious top coat was applied over the damaged concrete floor and has, in turn, cracked and spalled in response to movement of the concrete chunks below. Likewise, the Haxtun boiler is gone, replaced most recently in 2009, and the stairway to the southwest cellar door has been sealed off with plywood.



Vegetable cellar, northwest corner, 2017



Coal storage room, northeast corner, 2017



Basement floor surface, 2017



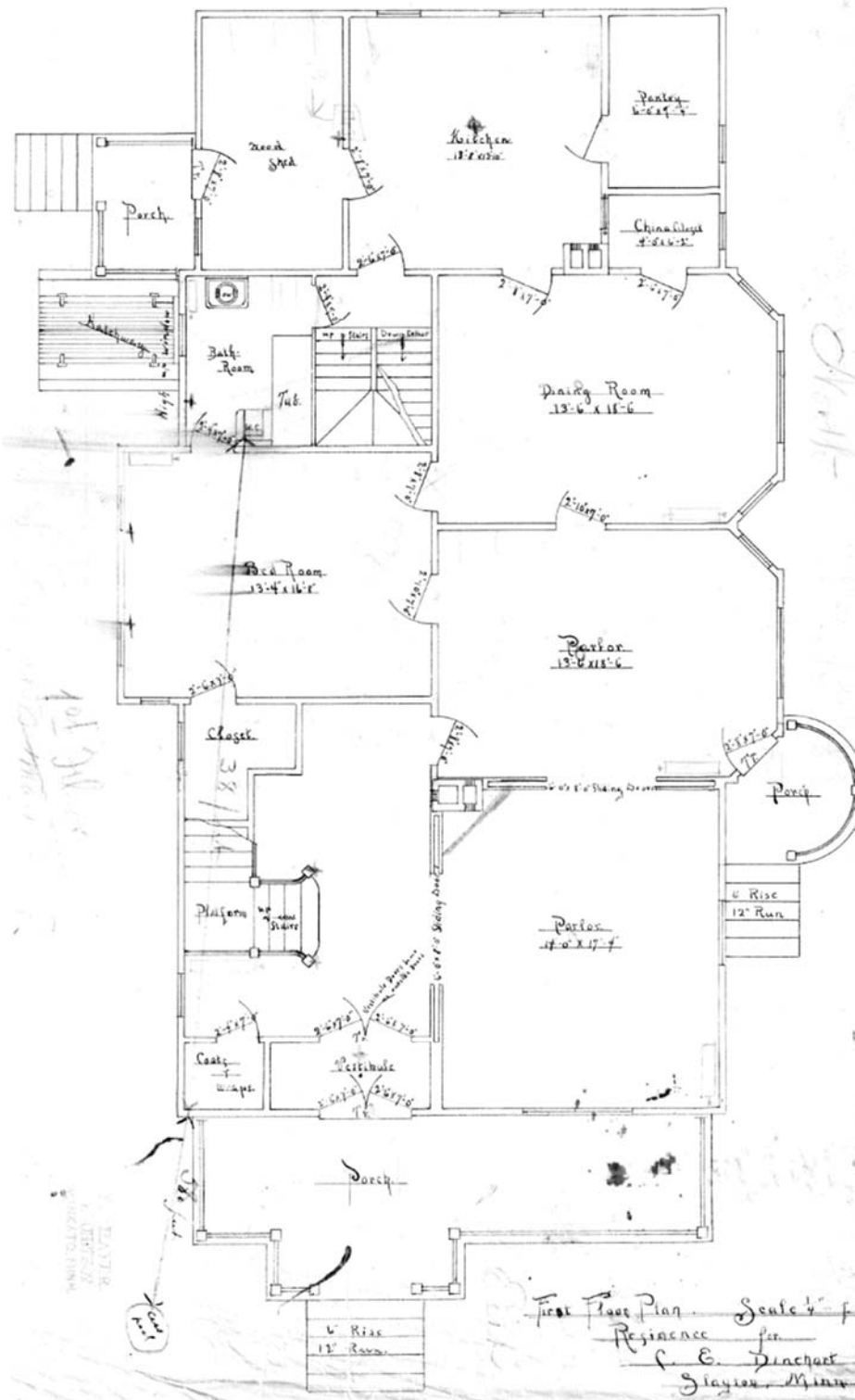
Water heater at disused chimney footing, 2017

⁷⁸ Margaret Holt Lichty, conversation with Jane Bisel, September 21, 2017.

⁷⁹ Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017; Margaret Holt Lichty, conversation with Jane Bisel, July 26, 2017.

PART I - DEVELOPMENTAL HISTORY

First Floor



First floor plan, 1891

DINEHART HOLT HISTORIC STRUCTURE REPORT

Kitchen

The architectural plan depicts the kitchen as a square room with four doors on three sides, providing direct access to a pantry through the north wall, the dining room through the north end of the east wall, the service stairway through the south end of the east wall, and an interior woodshed through the south wall (see plan above). A detailed description of the house published shortly after its completion does not mention the woodshed, but includes a “wash room” (laundry room) with the same measurements as the specified woodshed among the rooms of the first floor.⁸⁰ Especially given this room’s access to the yard, a requirement in the era of air-dried laundry, it seems likely that the planned woodshed was built as a laundry room.

Although the plan specified a chimney at the room’s northeast corner, previously noted historic exterior photos and the extant chimney footing in the house’s basement indicate that the chimney actually was constructed southwest of the location indicated on the first-floor plan, in or near the wall between the kitchen and the laundry room. The photos also indicate that the chimney was moved from its original interior location to the outside of the house in 1900 as part of the conservatory, kitchen, and dining room remodeling. In addition to the changes that are observable from the exterior of the building, a look at the current kitchen configuration confirms that most of the northeast quadrant of the room has been annexed to the dining room, and that the wall between the original kitchen and laundry room has been removed.

The documented 1900 remodeling project that converted the pantry into a conservatory seems to have promoted the change to the kitchen’s southeast corner by replacing its door to the dining room with the relocated kitchen pass-through (see below). To create a new doorway between the kitchen and the dining room, it appears that the south end of the dining room’s west wall was moved about four feet west, into the former kitchen space, to create a four-foot opening that could accommodate a wall with the re-located kitchen door. Given the significant loss of usable space this reconfiguration would have created, it would have been desirable, probably even necessary, to expand the kitchen into the laundry room by removing its south wall.

⁸⁰ “Slayton, the Metropolis of Murray County.”

PART I – DEVELOPMENTAL HISTORY



Kitchen, north end, 2017



Kitchen, west wall, 2017



Kitchen, east wall (note pass-through), 2017



Kitchen, west wall's north window, 2017

DINEHART HOLT HISTORIC STRUCTURE REPORT

The historic exterior photos of the west façade also reveal that the two north windows in this room's west wall were replaced during the 1900 remodeling. Unlike the 1896 northwest view of building, which shows windows in this location that are identical to the ones above them, later photos document shorter windows that are installed higher from the ground than their predecessors were, perhaps to accommodate kitchen cabinets and work space. This scenario also establishes relocation of the chimney from the middle of the kitchen to the west side building exterior. The window at the south end of the kitchen's west wall does not appear in historic photos of the west façade dated before 1951, and no photos dating to the 1920–1950 period are currently available.

At the south end of its east wall, the room currently has a door to the bathroom east of it and two doors to the service stairway, one accessing stairs to the basement and the other accessing stairs to the second floor, rather than the single door to the stair landing indicated on the architectural plan. Because the service stairway is believed to have been constructed in its current configuration, without a landing, these doors are believed to date from the house's construction.

Beaded board wainscoting specified by the architect is not currently found in this room, and it is not known whether it was ever installed. Although the stairway doors in the kitchen's east wall are consistent with others on the building's first floor, the other millwork appears to be contemporary, and its early plaster walls, ceiling, and wood floors have been replaced with gypsum board and the vinyl tile.⁸¹



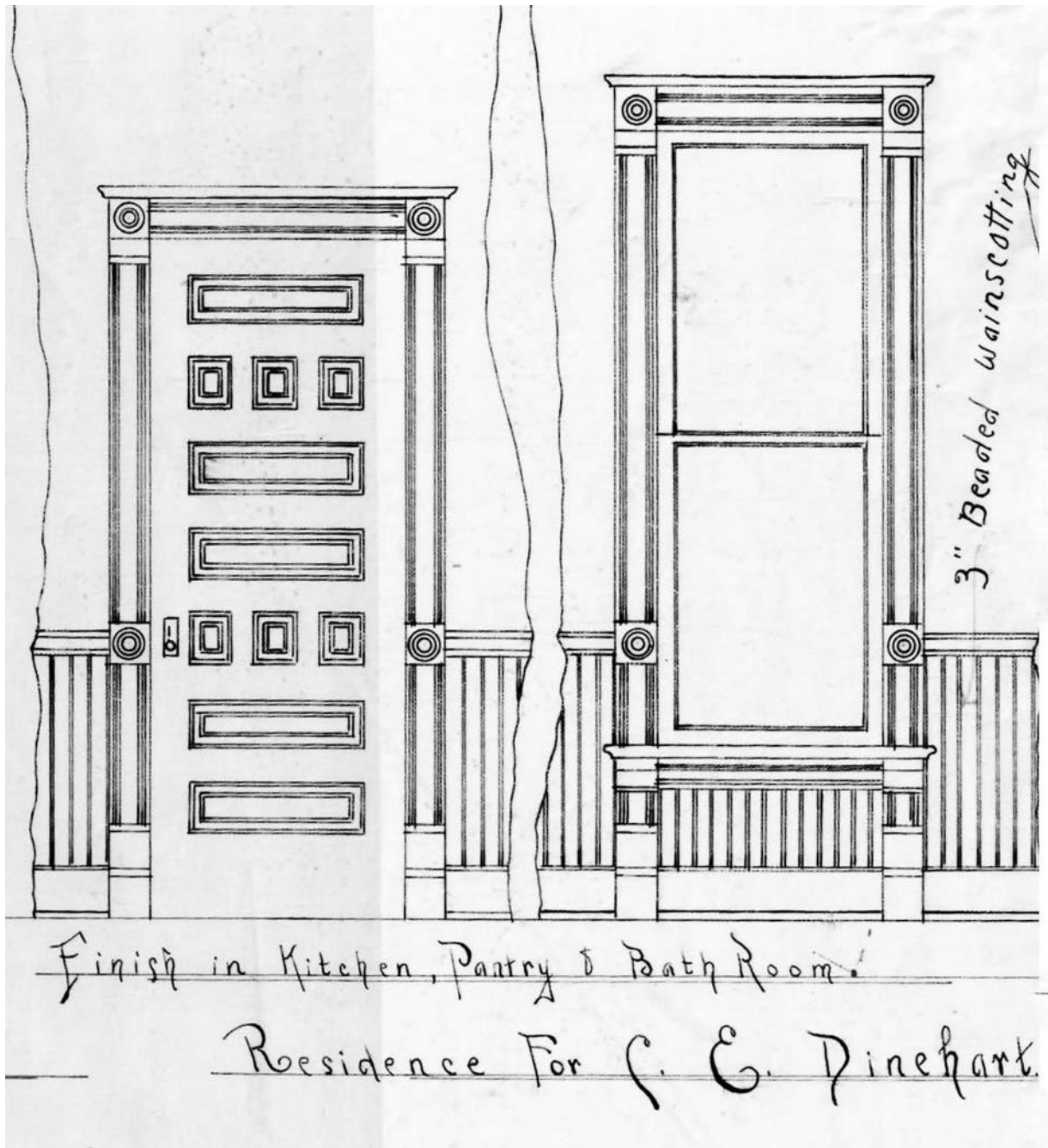
Kitchen, west wall's south windows, 2017



Kitchen, east wall, 2017

⁸¹ An anecdotal report of an early pressed tin ceiling beneath the current gypsum board surface (Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017) has not been investigated.

PART I – DEVELOPMENTAL HISTORY



Kitchen and bathroom, millwork design, 1891

DINEHART HOLT HISTORIC STRUCTURE REPORT

Conservatory

The architectural plan provided a pantry and a china closet at the northwest corner of the building, just west of the dining room at its northwest corner. Accessible via a door in the kitchen's north wall, the pantry had a single window at the east end of its north wall and was separated from the china closet by its east wall. Access to the china closet was through a door at the north end of the dining room's west wall. This small room also featured a pass-through window to the kitchen at the west end of its south wall and an exterior round window in its north wall.

The 1900 project that established a conservatory at the site of the original pantry eliminated the door connecting this room to the kitchen, and demolished the three interior walls of the china closet to create access to the newly visible space from the dining room. As documented by historic photographs of the building exterior, it also filled the west wall of this room with two narrow double-hung windows and added two more at the west end of the north wall. It is not currently known when the stained-glass panel documented in 2017 was installed in the west wall's south window.

Currently, this room retains its early wood flooring, and its walls and ceiling are finished with several styles of decorative pressed metal paneling. Walls feature a wood chair railing separating two styles of paneling. Its current gold color dates to the Murray County Historical Society's ownership period.



Conservatory, 2017



Conservatory, ceiling, 2017

PART I – DEVELOPMENTAL HISTORY

Dining Room

The dining room was designed as a rectangular room with a window bay on its north side. It originally communicated with the kitchen and the china closet through single-leaf doors at the west, to the west parlor through a single-leaf door at the east, and to the downstairs bedroom through a door to the south.



Dining room, southeast corner, ca. 1896

In 1900, the conservatory's construction removed the west wall of this room, except for a few feet at its south end, to expand it four feet into the kitchen and take over the former china closet space. Separation between the kitchen and the dining room was re-established by extending the room's south wall four feet into the kitchen and constructing a new west wall to join it to the southeast corner of the conservatory. To re-establish the kitchen's access to this room, the carved pass-through window that had served the china closet was installed in the newly-constructed west wall, and a door (likely one of the two that had been in the dining room's former west wall) was installed in the new portion of the south wall.

At the north end of the new west wall, an elaborate entryway was constructed to frame the opening into the new room. This consisted of two short and narrow paneled wood dividing walls that serve as a base for carved wood columns and spindle-work panels that appear to support a larger spindle-work panel above.

As part of the 1900 project, a built-in red oak sideboard was constructed along the full width of the original south wall. This large and elaborate storage unit, which would have replaced the demolished china closet, is documented in historic photographs as early as 1905 and features carved wood columns that are identical to those in the conservatory entryway.

DINEHART HOLT HISTORIC STRUCTURE REPORT



Dining room: pass-through, ca. 1990



Dining room: pass-through, 2017



Conservatory entrance, 2017



Conservatory entrance, 2017

PART I – DEVELOPMENTAL HISTORY



Dining room, west wall (note kitchen door, pass-through, and conservatory entry), 2017



Dining room, Florence Dinehart and friends, 1905



Dining room, sideboard detail, 1995

The sideboard's lower cabinet incorporates carved wood bas-relief pieces representing wild game, acorns, shells, and other motifs. All but two of these, which were reportedly carved by a Dinehart household member, are believed to have been acquired during the Dineharts' travels to Chicago and other destinations.⁸² All exemplify the traditional Swiss woodcarving commonly referred to as "Black Forest" carving, which became popular among American collectors after a large exhibit featuring Swiss woodcraft was mounted at the 1893 World's Columbian Exhibit in Chicago. Christopher Dinehart is likely to have attended this event,

⁸² "The Charm of an Old House," *Worthington Globe*, July 28, 1960, 3; Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017.

PART I – DEVELOPMENTAL HISTORY



Dining room, north window bay, 2017



Dining room, ceiling detail, 2017

First Floor Bathroom and Service Stairway

The architectural plans provide for a full bathroom at this location, with the same footprint as the current room and direct access to the bedroom east of it through the current east doorway. As well, it provided a door at the west end of its north wall that opened into a landing of the service stairway. After close examination of the existing service stairway, which does not have a first-floor landing, it appears that the stairway's current configuration is original and that access to this room from the west was never provided.

This room's wainscoting and molding details are consistent with the architect's original millwork specifications. Installation of the current octagonal floor tile and replacement of the original bathtub with a stall shower is known to have occurred in the early 1990s, when John Holt occupied the first floor of the house almost exclusively. The Buesings subsequently and installed the door to the kitchen at the south wall.⁸⁶

⁸⁶ Ibid.

DINEHART HOLT HISTORIC STRUCTURE REPORT



Bathroom, access from bedroom and kitchen, 2017



Bathroom, northeast corner (note millwork details), 2017

First Floor Bedroom / Office

With one door on both its east and its west sides, and two doors on its north side, this room originally had direct access to a large closet under the front staircase to the east, the bathroom to the west, and the dining room and the west parlor to the north. The door originally at the west end of the north wall would have been eliminated as part of the 1900 project that constructed the dining room's built-in sideboard on the other side of that wall. The east closet was eliminated at an unknown date, likely as part of the foyer remodeling project that installed a small, round stained-glass window under the foyer staircase in about 1913. Although the closet currently on the west side of this room was not specified on the architectural plans, and the exact date of its construction is unknown, it certainly was built no later than the demolition date of its east closet.

Except for the doors, which are consistent with others on the first floor, the millwork in this room appears to be consistent with the architect's original specifications. Although the room's wood flooring and plaster walls are original, it is not currently known when the ceiling molding and the wood panels covering the ceiling were installed.

PART I – DEVELOPMENTAL HISTORY



First floor bedroom, southeast corner (note hall window), 2017



First floor bedroom, northwest corner (note closet), 2017

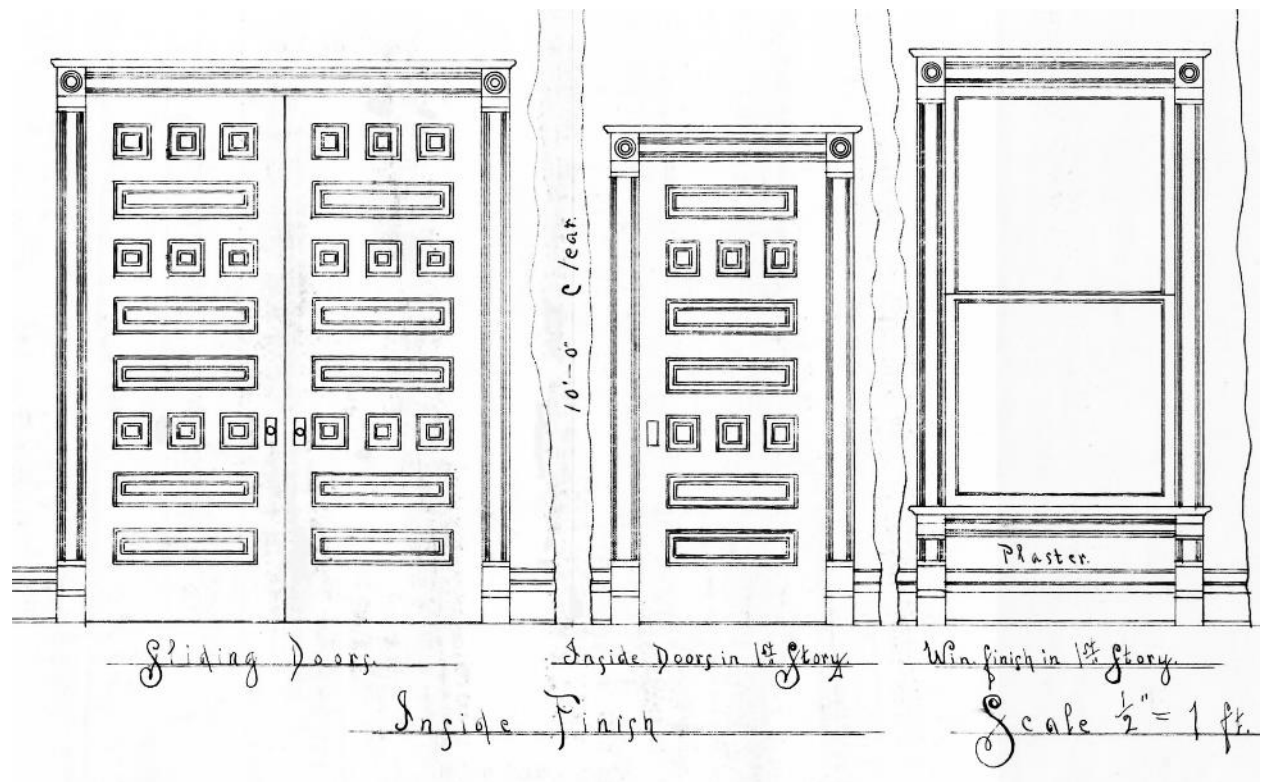


First floor bedroom, 1994



First floor bedroom, 1994

DINEHART HOLT HISTORIC STRUCTURE REPORT



First floor, millwork design, 1891



Bedroom, millwork detail, 2017



Bedroom, ceiling detail, 2017

PART I – DEVELOPMENTAL HISTORY

West Parlor

The west parlor's design mirrors the original dining room in size and shape. As in the architectural plan, it has direct access to that room through the door in its west wall, to the north porch through a door in the east wall of the window bay, to the east parlor through a sliding door in its east wall, and to the foyer and first floor bedroom through doors in its south wall.

Changes to this room have been minimal. Although its original millwork, floors, and plaster walls appear intact, the original plaster ceiling was covered with wood panels similar to the first-floor bedroom's at an unknown date. The light fixture in this room is was exchanged with the one in that previously hung in the dining room during the Buesings' ownership period, and the contemporary wallpaper was installed by the Murray County Historical Society in 2008.⁸⁷ As part of this project, a sample of the wallpaper previously in this room was retained.



West parlor, southwest view to bedroom and dining room (note kerosene ceiling lamp), ca. 1896

⁸⁷ Clerx, "The Dinehart-Holt House"; Murray County Historical Society Dinehart-Holt Committee minutes, 2008.

DINEHART HOLT HISTORIC STRUCTURE REPORT



West parlor, northwest corner, 2017



West parlor, southeast corner, 2017



West parlor, northwest corner (note wall finish), 1994



West parlor, southwest corner (note relocated ceiling lamp and framed sample of previous wallpaper), 2017

PART I – DEVELOPMENTAL HISTORY

Vestibule and Foyer

Just inside the house's front entrance, the building plans provided a small vestibule that led west into a much larger foyer that offered a cloakroom south of the vestibule door. The foyer had direct access to the house's east parlor through sliding wood doors in the center of its north wall, and communicated with the west parlor through a single leaf door at its north end. The central opening in the north wall does not currently hold sliding doors, nor does it show any evidence of ever having held them. The door currently at the south end of this room's west wall once served a closet under the stairway, visible in historic photos of the foyer, which is presumed to have been removed prior to installation of the small, round stained-glass window currently in this location.

The building's main staircase has always occupied most of the west half of the foyer, and is still its most striking feature. Early photographs indicate that the staircase once featured a pair of large wood sculptures in the "Black Forest" style, each representing a bear climbing a tree trunk, which served as finials for the newel posts at the base of the stairway and supported kerosene lamps with glass shades. These presumably dated to before 1900, contemporary with the carvings integrated into the dining room's built-in sideboard, and before the house acquired electric lights.⁸⁸ Although the bear sculptures were removed in 1994, other early features of this highly visible interior feature—its switchback configuration with two landings and the carved wood balusters, drops, and finials—are extant.

The Dineharts decorated the vestibule and foyer walls and ceilings with Lincrusta wallcoverings, a feature of that era's most elegant and fashionable homes. They also are believed to have acquired three stained-glass windows to replace the two originally in the stairwell and add another under the stairway, likely prompting removal of the earlier closet in this location.⁸⁹

Recent changes to the foyer have included restoration of the stained-glass window in the south end of the first floor in 2000, installation of an unrelated period light fixture above the foyer staircase after 2007,⁹⁰ and removal of Lincrusta wallcovering above the wainscoting and on the ceiling, at an unknown date.

⁸⁸ Although the village of Slayton authorized a municipal power plant in late 1899, and evidence suggests that Christopher Dinehart may have purchased several electric light fixtures in 1915 (see note 106), it is not currently known when the Dineharts first installed electric light fixtures.

⁸⁹ The Dineharts donated stained glass windows to Slayton's First Presbyterian Church in memory of their late son Clarence in 1913 (see "Church History," webpage accessed May 26, 2017, <http://www.slaypres.org/history.html>) and may have commissioned these windows at roughly the same time.

⁹⁰ Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017. The lamp in question was reportedly acquired from a Murray County farmhouse (Gaylene Chapman, conversation with Jane Bisel and Steve Williams, May 10, 2017).

DINEHART HOLT HISTORIC STRUCTURE REPORT



Foyer, south wall (note bear sculptures, wall coverings, and early stained-glass window), ca. 1896



Foyer, southwest corner (note closet), ca. 1896

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Foyer, southwest corner (note windows), 2017



Foyer, southeast corner (note wallcoverings and round window in closet), 2017



Foyer, stairwell detail (note millwork), 2017



Vestibule, southwest corner, 2017



Foyer, northeast corner, 2017



Foyer, window and lamp detail, 2017

DINEHART HOLT HISTORIC STRUCTURE REPORT

East Parlor

The east parlor was designed as a rectangular room with direct access to the west parlor through a sliding door at the center of its west wall, and to the foyer through another sliding door. Plans also provided for a central window in its north and east walls, and a fireplace in its southwest corner. As noted earlier, it does not appear that sliding doors were ever installed between this room and the foyer, but they are present in the doorway between the east and west parlors.

The 1892 newspaper account of the house's construction describes the spindle-work panel currently installed in the doorway between the east parlor and the foyer, and a similar panel is barely visible in the ca. 1896 photograph of this room's west wall.⁹¹ Although the north doorway's panel is currently missing, holes in the door jamb suggest that it was once installed on the east parlor's side of the sliding doors.⁹²

The fireplace in the northwest corner of the room is original to the building, but its decorative tile dates to 1912.⁹³ Although the Buesings had moved it to the room's east wall and converted it to gas, the Murray County Historical Society restored it to the current, original location after 2007.⁹⁴

Subsequent changes to this room—including an early replacement of the pre-1896 kerosene ceiling lamp with an electric fixture, and the later installation and decoration of wood panels at the ceiling—have been relatively superficial.



East parlor, south wall, 2017



East parlor, west wall, 2017

⁹¹ "Slayton, the Metropolis of Murray County."

⁹² Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017.

⁹³ Christopher Dinehart, diary, 1912, Margaret Holt Lichty collection.

⁹⁴ Buesing and Janet Timmerman, conversation with Jane Bisel and Steve Williams, May 10, 2017.

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where he received an award,⁸³ and may have acquired some of the wood carvings visible in historic photos of the first-floor interior shortly thereafter. The fact that a recent Swiss immigrant, a clerk at the State Bank of Slayton, lived with the Dineharts around 1895 also may offer a clue to the provenance of some of these pieces.⁸⁴

As in the conservatory, the 1900 remodeling project applied several styles of pressed metal paneling to the dining room's walls and ceiling, and installed a wood chair rail at the seam between the wainscoting of embossed squares and the stylized fleur-de-lis pattern of the wall above. It is difficult to define the walls' original pale color from historic photographs, as even later color images do not render the subtle tone consistently, but it is reported to have been a light aqua when the house passed from family ownership in 1996. Shortly after purchasing the house in that year, the Buesings repaired sagging ceiling panels in this room with foam insulation spray, painted the walls and ceiling ivory, and exchanged the ceiling light fixture in this room with the one that had hung in the west parlor.⁸⁵ Sometime after 2007, the Murray County Historical Society re-painted this room's tin paneling in the red-and-gold color scheme observed in 2017.



Dining room, east wall, 2017



Dining room, south wall with built-in sideboard, 1994

⁸³ *Worthington Advance*, January 18, 1894, 5.

⁸⁴ 1895 Minnesota State Census, Slayton, Murray, Minnesota, population schedule, household 36, C. E. Dinehart, digital image accessed June 13, 2017, *Ancestry.com*, citing *Minnesota State Population Census Schedules, 1865-1905* [microfilm], St. Paul: Minnesota Historical Society, 1977. It is worth noting that Christopher Dinehart affixed a label from the large Brienze, Switzerland, woodcarving firm Binder & Cie. in his 1892 diary, suggesting that at least one piece of the Dineharts' woodcarving collection was made there, although this does not necessarily establish the origins of the various carved pieces in the sideboard. See Christopher Dinehart, diary, 1892, Margaret Holt Lichty collection.

⁸⁵ Buesing, conversation with Jane Bisel and Steve Williams, May 10, 2017.

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East parlor, southwest and west walls, 2017



East parlor, east wall, 2017



East parlor, north wall, ca. 1896

DINEHART HOLT HISTORIC STRUCTURE REPORT

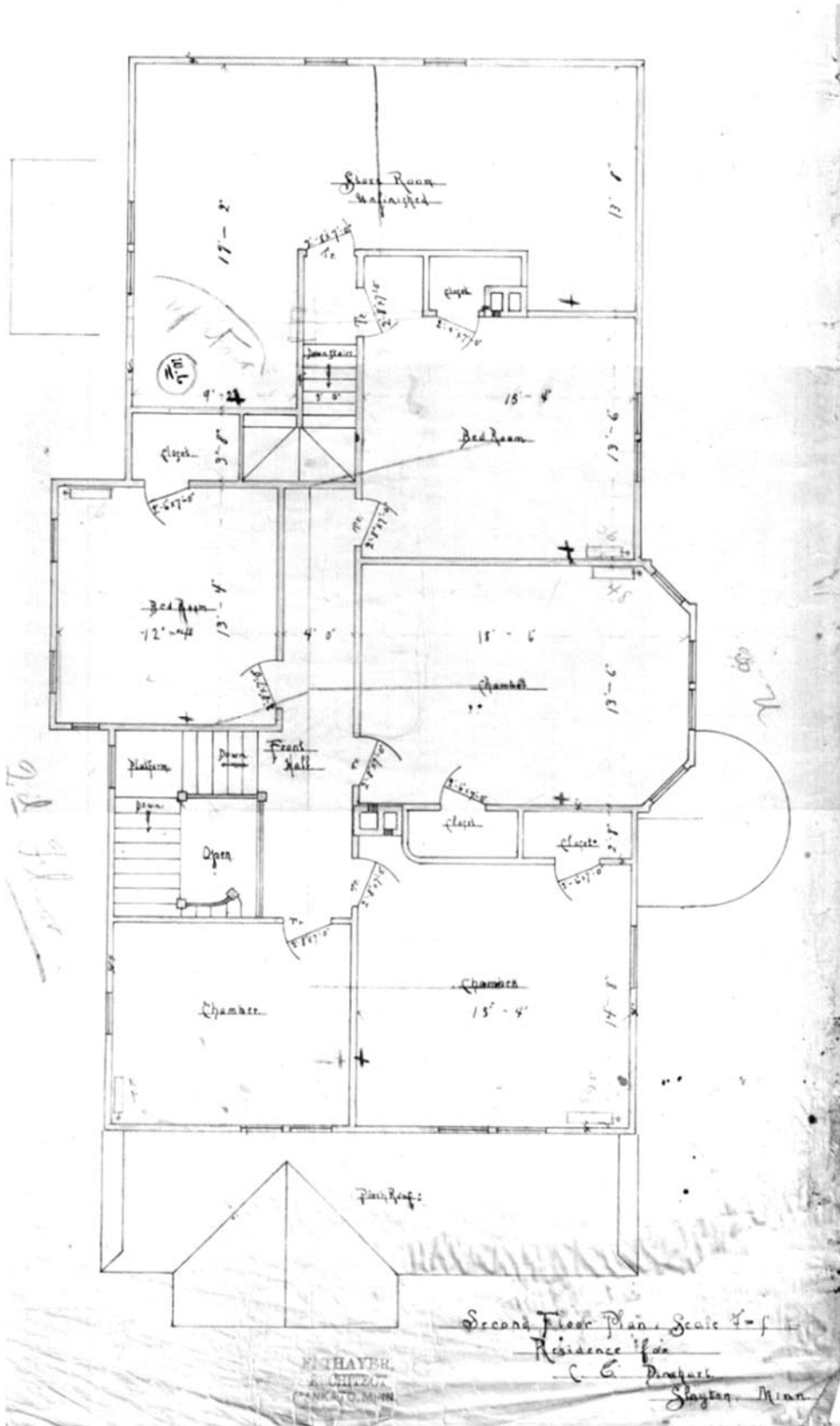


East parlor, east wall, ca. 1896



East parlor, Florence Holt at the fireplace, 1960

PART I - DEVELOPMENTAL HISTORY



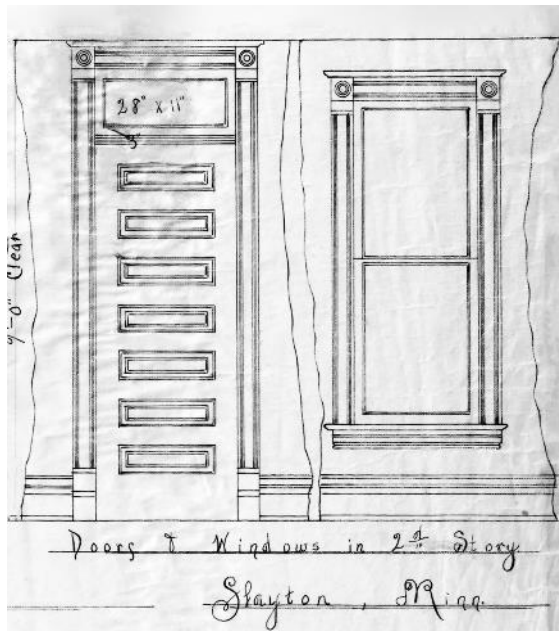
Second floor plan, 1891

DINEHART HOLT HISTORIC STRUCTURE REPORT

Second Floor

At the east end of the building, the original design provided five second-floor bedrooms around a central hallway that opened to the front staircase and the foyer below. The west end was accessible via the service stairway, which was separated from the rest of this floor by the west wall of the front hall. One door off this stairway's second floor landing provided access to an L-shaped storeroom that occupied the full width of the building, and another offered a second point of access to the front hall's westernmost bedroom.

The architect also provided millwork designs that were specific to this floor. Doors here featured transoms, and the window trim was simplified to omit the decorative columnar molding detail specified at the lower corners of the first-floor windows. Like most of the first-floor doors and windows, those on this floor have a much simpler design than is prescribed in the architectural plan, although they do preserve the intended distinction between the first and second floors—and add a distinction between the doors at the east “front” end of the house and those at its west “service” end. In contrast with the six-panel downstairs interior doors, the second floor's east doors have five panels, except for one hallway door, and its west doors have four, and the rosettes at the upper corners of the door and window surrounds are simpler than those on the floor below. Except for the hallway woodwork, doors, windows, and moldings on this floor have been painted since at least 1994.



Second floor millwork design, 1891



First floor bedroom, northwest corner (note six-panel door), 1994

PART I – DEVELOPMENTAL HISTORY



Second floor (east) 5 panel door design, 2017



Second floor (west) 4 door design, 2017

Second Floor Hallway and Service Stairway

The original building plans indicate that this hallway was designed to serve five upstairs bedrooms—two rooms at its east end, two opposing rooms at its center, and one room at the north side of its west end—before terminating with a wall at the service stairway. Construction of the service stairway west of its planned location, as noted previously, changed the intersection of the stairway and the second-floor hallway. Although the stairway's original design terminated with seven steps west of the landing between the first and second floors, its eventual configuration required two steps east and west of the landing to reach the second floor. A door installed in the wall that was to separate the hallway from the service stairway established continuity between the two hallway sections, and allowed the *Slayton Gazette* to report that the hallway was twenty-four feet long.⁹⁵ Closets currently observed in the north wall of the hallway's east section were not indicated on the original plan, and their doors do not match those specified in the architect's millwork designs, but the consistency of the doors and moldings with those elsewhere on the second floor suggests that they are original.

The service stairway's second floor landing originally was to have served only the large west storeroom and the northwest bedroom. Subdivision of the storeroom to create a full bathroom and two smaller storage / sleeping rooms, and elimination of the bedroom's west doorway to add a flight of stairs to the attic, reconfigured the landing to provide doorways to these three rooms and the attic stairway.

⁹⁵ "Slayton, the Metropolis of Murray County."

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Second floor hallway, view to the west, 2017



Second floor hallway, west section, 2017



Second floor hallway, closets, 2017



Attic stairway, 2017

PART I – DEVELOPMENTAL HISTORY

Southeast Bedroom (Bedroom 1B) and Northeast Bedroom (Bedroom 1A)

These two rooms are unchanged from their original design—except that they connect through a double-width doorway that is not indicated on the original plan. Although it is not known when this change was effected, it clearly pre-dates 1994.



Southeast bedroom, northeast corner, 1994



Southeast bedroom, north wall, 2017



Northeast bedroom, south wall, 2017

DINEHART HOLT HISTORIC STRUCTURE REPORT

North Bedroom (Bedroom 2)

This room retains the doorway indicated on the architectural plan, but lost about 2.75 feet along its south wall when the hallway closets were added. Comparison of the 1896 photo of the house's north facade with later historic photos reveals that this room's window openings were modified when stained glass windows were installed ca. 1900. Other known changes to this room are installation of the current wallpaper in 2008, repair of the stained-glass windows in 2014, and replacement of the ceiling light fixture at an unknown time.



North bedroom, northwest corner, 2017



North bedroom, southeast corner, 2017

South Bedroom (Bedroom 3)

This room appears to be essentially unchanged from the original building plans.



South bedroom, southwest corner, 2017



South bedroom, northwest corner, 2017

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Northwest Bedroom (Bedroom 4)

As part of the apparently original reconfiguration of the service stairway, the south wall of this room was moved approximately 2.75 feet north to allow construction of a flight of stairs to the attic, and create a closet beneath it that serves this room. This change eliminated the closet and second entrance planned in the southwest corner of this room.



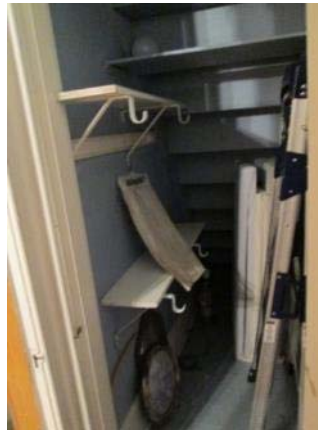
Northwest bedroom, south wall (note closet), 2017



Northwest bedroom, southwest corner, 2017



Northwest bedroom, east wall, 2017



Northwest bedroom closet, attic stairs), 2017



Northwest bedroom, west (note wall), 2017

DINEHART HOLT HISTORIC STRUCTURE REPORT

Bathroom

Although the 1891 architectural plan specified a toilet at the southeast corner of the second-floor storeroom, it did not provide a full bathroom at this location. Construction of a dividing wall from the storeroom's doorway to its south wall, and insertion of a doorway in the hallway's south wall, created a separate room that could accommodate a full complement of bathroom fixtures. The *Slayton Gazette's* January 1892 description of the house as having more than one bathroom—as well as the similarity of this room's sink to the one in the bathroom below it, and the apparent age of its bathtub—confirm that this room dates to the building's construction. The present toilet and octagonal floor tile were reportedly installed in 2012.⁹⁶



Bathroom, north wall, 2017



Bathroom, southwest corner, 2017



Bathroom, southeast corner, 2017

North Storeroom (Storeroom 1) and South Storeroom / Laundry Room (Storeroom 2)

Like the second-floor bathroom, these rooms occupy the space indicated as a storeroom on the architectural plans. Another significant change to the planned storeroom's perimeter, in addition to construction of the bathroom, resulted from the decision to extend the service stairway into the attic and, concurrently, create a closet for the northwest bedroom that was larger than the one originally planned for it. Without the south and west walls of the planned closet to provide a right-angled corner at the north side of the service stair's landing, the wall that completed the storeroom's perimeter formed a 135-degree angle with the south wall at its west end, and is the fifth wall of the current north storeroom.

The likelihood that the Dineharts, at least, understood the designated storeroom to be a bedroom is indicated by the *Slayton Gazette's* 1892 house description, which includes seven bedrooms: the one downstairs, the five off the east hallway section upstairs, and one other. Such use of the storeroom space, just off the service stairway, seems particularly likely given the picture of the Dinehart household documented by the 1885 Minnesota census, which enumerated an unrelated single man and woman living with them in their previous Slayton residence. From this evidence, it seems likely that the family was accustomed to live-in help, and/or boarders, and would have foreseen a need to accommodate them in the design of their new home.⁹⁷

⁹⁶ Valerie Scherbart Quist, "Holiday Finery Adorns Historic Slayton House," *Lake Wilson Sailor*, December 2012, 7.

⁹⁷ 1885 Minnesota State Census, Slayton, Murray, Minnesota, population schedule, household 8, C. C. Dinehart [C. E. Dinehart], digital image accessed June 13, 2017, *Ancestry.com*, citing *Minnesota State Population Census Schedules, 1865–1905* [microfilm], St. Paul,

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The 1895 census’s account of the Dinehart household as including the aforementioned Swiss bank clerk, but no domestic worker, may indicate that the storeroom space did not have permanent use as a bedroom at that point.⁹⁸ However, installation of a dormer in the storeroom’s north wall by about 1896, as documented in historic exterior photos, implies a desire to provide the light and ventilation desirable for bedroom use. This deliberate remodeling suggests that the Dineharts housed at least one domestic worker in the storeroom space by that time. The 1900 U.S. census further supports this hypothesis by specifically identifying a young woman in the household as the Dineharts’ live-in servant, and a young man as a boarder. Since the young man, Chris Paxton, was Christopher Dinehart’s nephew, it is very likely that he would have occupied one of the house’s nicer bedrooms, leaving the “north storeroom” bedroom as the likely bedroom of the domestic worker.⁹⁹

The 1910 U.S. census indicates that both a male stable worker and a female domestic worker were living in the house by that time, implying that both sides of the storeroom space were then used as bedrooms. By 1920, however, there was only a single female domestic worker living in the house with the Dinehart and Holt families. Available census data indicate that neither Flora Dinehart nor the Holt family employed live-in workers after Christopher Dinehart’s 1927 death.¹⁰⁰ Similarly, they suggest that the family may have discontinued the practice of taking in young professional men as boarders, at least between the early 1900s and the mid-1930s—although John Holt is reported to have said that the “north storeroom” bedroom housed a least one male boarder during the Holts’ ownership period.¹⁰¹

The pine wainscoting and ceiling paneling in this room suggest a historic use for purposes other than storage. Although their installation date is unknown, this clearly was prior to 2010, when a roofing project replaced the north dormer with a gypsum board patch.

MN: Minnesota Historical Society, 1977.

⁹⁸ 1895 Minnesota State Census, Slayton, Murray, Minnesota, population schedule, household 36, C. E. Dinehart, digital image accessed June 13, 2017, *Ancestry.com*, citing *Minnesota State Population Census Schedules, 1865–1905*.

⁹⁹ 1900 U.S. Census, Slayton, Murray, Minnesota, population schedule, household 169, Christopher C. Dinehart [Christopher E. Dinehart], digital image accessed June 13, 2017, *Ancestry.com*, citing NARA microfilm publication T623_777, 11A.

¹⁰⁰ 1910 U.S. Census, Slayton, Murray, Minnesota, population schedule, household 55, Christopher E. Dinehart, digital image accessed June 13, 2017, *Ancestry.com*, citing NARA microfilm publication T624_708, 3A; 1920 U.S. Census, Slayton, Murray, Minnesota, population schedule, household 114, Christopher E. Dinehart, digital image accessed June 13, 2017, *Ancestry.com*, citing NARA microfilm publication T625_848, 11A; 1930 U.S. Census, Slayton, Murray, Minnesota, population schedule, household 161, Harvey S. Holt, digital image accessed June 13, 2017, *Ancestry.com*, citing NARA microfilm publication T626_1107, 7A. The 1940 U.S. Census is inconclusive in this regard, as lawyer Henry Whitney and a boarder named Paul Keller are enumerated within the Holt household, although Whitney also is listed as the owner of a home valued at \$5,000 (see 1940 U.S. Census, Slayton, Murray, Minnesota, population schedule, household 241, Harvey S. Holt, digital image accessed June 13, 2017, *Ancestry.com*, citing NARA microfilm publication T627_1941, 10B).

¹⁰¹ Dan Conway, interview with Jane Bisel and Steve Williams.

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North storeroom, northwest corner, 2017



North storeroom, northeast corner, 2017

The south storeroom's current hot and cold water lines, utility sink, and glazed door panels are obvious indicators of a more recent use of this space as a laundry room. After the presumed loss of the original downstairs laundry room to the 1900 kitchen remodeling project, laundry was washed in the basement, which had easy access to the cistern and to seasonal outdoor and attic clotheslines. This room became the designated laundry room much later, after the house was purchased by the Buesings.¹⁰²

Recent refurbishment projects in the south storeroom have included installation of wood panels over the original ceiling finish and painting of the floors at an unknown date, and installation of contemporary wallpaper in 2007.

¹⁰² Margaret Holt Lichty, conversation with Jane Bisel, September 21, 2017.

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South storeroom, southeast corner, 2017



South storeroom, northeast corner, 2017



North storeroom, southeast corner, 2017



North storeroom, southeast corner, (note four-panel door), 2017

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Attic

Despite the fact that a portion of it is walled in at the west end, the unfinished and uninsulated attic is unlikely to have been used for any designated purpose other than storage and the drying of laundry. It originally held a hot water tank, warmed by the building's steam heating system, which was removed at an unknown date.



Attic, northeast corner, 2017



Attic, west room, 2017



Attic, looking east, 1994



Attic, looking north, 2017

1.3 PHYSICAL DESCRIPTION

The Dinehart-Holt House is a two-story wood-framed structure on a stone foundation. It has a steeply pitched hipped roof with gabled dormers at the front portion, typical of the Queen Anne style, and a gabled roof with shed dormers at the rear. The roof is covered in wood shingles.

The floor plan is primarily rectangular with several projecting bays and cutaway windows. The windows are simple one over one or two over two double or single-hung units, except for a few that are stained glass or fixed picture windows. A front porch with decorative spindlework extends across the width of the front elevation. A circular porch is located off the second parlor entrance and another small porch is located at the rear of the building at the kitchen entrance. While the roof form, bays, windows, and porches exemplify the Queen Anne style, the wood lap siding, which is sectioned into smaller areas by borders of horizontal and vertical trim, is reminiscent of the preceding Stick style.

The house has a full basement with a cistern. The first floor has an entrance vestibule, a main hall and stairwell, two parlors, a dining room, kitchen, bathroom, and one bedroom. The second level has seven bedrooms and a bathroom. The attic is unfinished.

1.4 STATEMENT OF SIGNIFICANCE

The Dinehart-Holt House was listed on the National Register of Historic Places in 1982.¹⁰³ It has local historic significance for its association with Christopher (1845–1927) and Flora (1852–1938) Dinehart, pioneer residents of Murray County, Minnesota, who played a leading role in developing the agricultural economy of Murray County, as well as the commercial, civic, and social life of Slayton. Mr. Dinehart distinguished himself in a very public career as a banker, a real estate investor, and an agriculturalist, and was active in local and state politics. Less conspicuously, Mrs. Dinehart played an important role in the community by promoting education, social welfare, and culture, and was a recognized leader of Slayton's social and religious life. Together, both of these individuals had a meaningful impact on the early evolution of their community. Their house was, and continues to be, conspicuous within the region for its size and relatively expensive features and finishes, such as stained-glass windows, imported wallcoverings, and carved woodwork. Its local architectural significance derives from its design by Frank Thayer (1854–1936), a Minnesota pioneer who built a successful Southern Minnesota architectural practice that contributed to the development of business districts in cities throughout the region and produced schools, churches, and a number of fine residences. The house is a leading representation of late Victorian residential style within its surrounding area, incorporating Stick and Queen Anne style features to speak of its owners' standing in the community during the period between 1891 and 1927, when both Mr. and Mrs. Dinehart lived in the house and most actively supported their community.

1.4.1 HISTORIC SIGNIFICANCE

The historic significance of the Dinehart-Holt House derives from its association with the professional activities and civic engagement of Christopher and Flora Dinehart in the early years following its construction. As an early resident and champion of Slayton, a founder of its first banking institution, a leader in its struggle to become Murray County's leading community, and a lifelong agricultural enthusiast who modeled the principles of scientific farming, Christopher Dinehart fostered the development of the regional agricultural economy and helped to establish Slayton as the commercial hub of Murray County. Flora

¹⁰³ The Dinehart-Holt House's historic contexts and period of significance were not established as part of a formal nomination process prior to its listing in the National Register of Historic Places. The contexts and period of significance articulated in this report are, however, consistent with the significance basis offered for this property by the Minnesota state historic properties inventory (See Susan Roth, "Minnesota Historic Properties Inventory Form, Dinehart-Holt House," Minnesota State Historic Preservation Office inventory files, 1982. Accessed May 15, 2017, <https://npgallery.nps.gov/GetAsset/be9d53ce-ad31-471d-88d4-1a73cff65025/>).

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Dinehart undeniably facilitated these achievements, even serving as a director of the State Bank of Slayton in the first few decades of the twentieth century, and had a distinct individual role in building social relationships and institutions within the community. Together, these two early residents of Murray County contributed to its economic viability, regional identity, and quality of life by helping to develop its agricultural economy and playing a vital role in the growth of Slayton.

The Development of Murray County's Agricultural Economy

Raised in rural New England, Christopher Dinehart had a lifelong interest in agriculture that stemmed from his early rural upbringing and his later professional experience in the agricultural implement industry. Throughout his forty-three year residence in Slayton, much of his livelihood was derived, directly and indirectly, from farming. He directly contributed to building the reputation and viability of Murray County agriculture through his own achievements in the field, breeding and raising thoroughbred racehorses at his "home farm" and Shropshire sheep, Poland China hogs, Jersey dairy cattle, and Aberdeen Angus beef cattle at his stock farm south of Slayton. This farm, encompassing 1,100 acres at its peak and considered a "model farm," established his local reputation as a proponent of scientific farming. His efforts also were recognized by agricultural experts, earning him a reputation as "the sheep king of Murray County," as well as the distinction of being one of three Murray County farmers to receive an award for wheat cultivation at the 1893 World's Columbian Exposition Chicago.¹⁰⁴ Indirectly, he contributed to the regional agricultural economy as a founder, officer, and significant stockholder of four Murray County banks, as well as through his partnership in several land agencies, by enabling the establishment and growth of family farms in Murray County and helping to support their owners through lean times.¹⁰⁵

The Growth of Slayton

Christopher Dinehart's agricultural interests also contributed to building the village of Slayton into a commercial and agricultural processing center for the surrounding rural community. As an officer of the State Bank of Slayton, he supported the bank's construction of Slayton's original wood sidewalks, which connected the bank with the train depot, and participated in its decision to offer choice commercial lots at \$10 to anyone who would construct a commercial building. He was a partner in the construction and ownership of the Masonic Block, Slayton's largest commercial building apart from the bank, as well as in Slayton's first roller mill for grinding wheat into flour.¹⁰⁶

Almost immediately after his 1884 move to Slayton, he helped to organize the Murray County Fair Association, becoming one of its founding officers, and participated in the State Bank of Slayton's decision to donate a site for the Murray County Courthouse, thus influencing the selection of Slayton as the Murray County seat.¹⁰⁷ In the face of many years of stiff opposition from proponents in nearby Currie, Dinehart and other community leaders successfully promoted Slayton as the permanent site of the County courthouse and the Murray County Fair, began to develop the present County fairgrounds site, and ensured that Slayton would become the leading city of Murray County.¹⁰⁸

Public Service and Community-Building

Politically engaged and socially active, the Dineharts supported Slayton's early civic and religious institutions through participation and philanthropy, and strengthened social bonds within the community by hosting numerous, widely-attended functions in their home. As the first president of Slayton's village council,

¹⁰⁴ "From Groceries to Bank;" *Worthington* [MN] *Advance*, January 18, 1894, 5.

¹⁰⁵ "From Groceries to Bank;" unattributed newspaper article, [1906–1910], Murray County Historical Society.

¹⁰⁶ Although another party had constructed the mill the previous year, Dinehart and a partner purchased it in 1887 and managed it until 1890 (see Pierson, et al., *A History of Slayton*, 3, 112, and 115).

¹⁰⁷ Unattributed newspaper article, [1906–1910], Murray County Historical Society.

¹⁰⁸ Gaul, *Homey Girls and Pretty Babies*, 64–65.

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Christopher Dinehart held an elective office similar to that of mayor in a larger town or city. In this capacity, and as a founding member of the Murray County Agricultural and Mechanical Fair Association and an officer for most of the 1890s, he was a leader in the local efforts to establish Slayton as the seat of Murray County and the site of the Murray County Fair. Despite his own lack of formal education, he served at least thirteen years on Slayton's school board, helping to build a local school system that would include twelve grades by the time his daughter Florence reached high school age.¹⁰⁹ In these elected offices and as an officer of the State Bank of Slayton, he played an important role in Slayton's development from a frontier outpost to an up-to-date regional commercial and social center serving the surrounding rural population.

Like his son Clarence, Christopher Dinehart was a progressive Republican, active in both local and state politics from the 1880s through at least the first decade of the twentieth century. In 1886, two decades before Clarence began his brief but notable political career as Minnesota's State Treasurer, Christopher Dinehart was chosen as a delegate to the Republican Party's county convention in Fulda. His political advocacy peaked in 1903, when Minnesota Governor Samuel Van Sant chose him to serve on the state Board of Equalization. This was the first such appointment ever to be received by a Murray County resident.¹¹⁰ Flora Dinehart served several terms on Slayton's school board, like her husband, and was elected Treasurer in 1900.¹¹¹ Although she did not personally aspire to political office, as her husband and son did, her work as a hostess and community volunteer undoubtedly furthered their achievements and contributed, in its own right, to strengthening Slayton as a community.

Christopher and Flora Dinehart were independently engaged in philanthropy: he as a charter member of Slayton's Masonic and M.W.A lodges, a sponsor of its first organized church (the Methodist Episcopal church), and an agent for the 1891 national Russian famine relief effort; she as a leader in Minnesota's Red Cross organization, and in Slayton's Eastern Star chapter, G.A.R. auxiliary, and cemetery association.¹¹² Together, they worked as volunteers and as donors to support the work of Slayton's Presbyterian Church, where Christopher Dinehart was a long-term trustee and Flora Dinehart was an officer of the Women's Missionary Society. The gift of a stained-glass window during the church's 1913 remodeling is, undoubtedly, their most enduring tangible legacy to this local institution.¹¹³

Locally renowned as a hostess and celebrated posthumously as the "First Lady" of Slayton, Flora Dinehart made her home the social center of early Slayton and continued the practice of open hospitality for many years. Reputedly the owner of the first piano in Slayton, she began this tradition by opening her parlor to the entire community for weekly sing-alongs in the 1890s, and continued it by hosting elaborate, often themed, receptions and parties. In addition to the predictable celebrations of family milestones, her house welcomed the school board and Women's Relief Corps members, the "old settlers of Slayton," local youth and women, the State Bank of Slayton board members and their families, and the University of Minnesota's Ski-U-Mah quartet. Many of these events reportedly had sixty or seventy attendees and others, such as the Dineharts' fiftieth wedding anniversary celebration and Clarence Dinehart's funeral, had many more.¹¹⁴

¹⁰⁹ Unattributed newspaper article, [1906–1910], Murray County Historical Society.

¹¹⁰ "Conventions," *Worthington Advance*, September 9, 1886, 1; "Appoints Board of Equalization," *St. Paul Globe*, April 23, 1903, 2.

¹¹¹ *Slayton Gazette*, August 16, 1900, 4.

¹¹² "Masons to Honor Charter Members," *Murray County Herald*, n.d., 1, Margaret Holt Lichty collection (Masonic lodge); Pierson, et al., *A History of Slayton*, 3 (lodges); "Slayton, the City Which Piously Goes to Church," *Murray County Herald*, May 26, 1927, 25, and Carlson, et al., *A History of Murray County*, 52–53 (M.E. church); "For Russian Relief," *Saint Paul Globe*, December 23, 1891, 9 (Russian relief); *Slayton Gazette*, August 30, 1900, 4, and *Murray County Herald*, March 20, 1903, 5 (Red Cross); "Relief Corps Notes" (G.A.R.) and "Piano Presentation," (Eastern Star), *Murray County Herald*, n.d., Margaret Holt Lichty collection.

¹¹³ News of the Northwest," *Saint Paul Globe*, January 20, 1902, 3; "Golden Jubilee of Local Presbyterian."

¹¹⁴ "A Pleasant Gathering," "Relief Corps Notes," and untitled newspaper clippings, *Murray County Herald*, n.d., Margaret Holt Lichty collection; "Slayton Social Event," *Saint Paul Globe*, November 17, 1894, 1; "News of the Northwest," [Minneapolis] *Star Tribune*, December 28, 1896, 2.

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1.4.2 ARCHITECTURAL SIGNIFICANCE

In addition to its historical significance, the Dinehart-Holt House is notable as an example of a residential design by Frank Thayer, a Minnesota pioneer and self-taught architect who enjoyed a brief but successful career in southern Minnesota during the late nineteenth century, and for its representation of typical features of the late Victorian Queen Anne and Stick styles. Although there once were many substantial Thayer-designed homes and buildings in southern Minnesota, some of which are also now on the National Register, their number has declined with the passage of more than a century. With relatively few changes in ownership and only moderate remodeling over the more than one hundred twenty-five years it has stood at the corner of Slayton's Twenty-Eighth Street and Linden Avenue, this building remains a testament to its original owners' role in their small community. As well, it serves as a relatively intact example of Frank Thayer's mid-career residential architecture and a local representation of the standards and the tastes of the late Victorian era.

Frank Thayer's Life and Work

Born on a farm in Livingston County, New York, Frank Thayer studied mathematics as part of his public school education and began training as a carpenter at the age of 14, but learned the other skills of the architectural profession through experience. After leaving home for Minnesota in 1871, he arrived in southern Minnesota to begin the more than ten years of work as an itinerant laborer and carpenter that enabled him to begin establishing himself as a landowner. Following one of the quickest routes to property ownership available in the era, he "pre-empted" a land claim in Dodge County, Minnesota, by building a house on it and declaring his intention to purchase it. By virtue of hard work, frugal living, and one winter of teaching school in Nicollet County, he was able to acquire a second property in Murray County under the Timberland Acts of 1874 and 1878 and to realize his goal of an architectural career.¹¹⁵ He established a full-time architectural practice in the city of Mankato at roughly the same time the officers of the State Bank of Slayton hired him to design its building in the emerging village of Slayton.¹¹⁶ Especially following a commission for the New Ulm residence of Senator John Lind (later a Minnesota Governor) two years later, Thayer was well on the way to building his thriving practice by the time he started to work on Dinehart's residence and the Murray County Courthouse, the two other projects he undertook in Slayton, in 1891.

Before the end of the nineteenth century, Thayer's other Minnesota projects would include designs for the Lyon County Courthouse (1891), public schools in Sleepy Eye (1890), Adrian (1894), Morgan (1894), Amboy (1894), Fairmont (1894), Avoca (1894), and Alden (1895), as well as a number of residences throughout the region.¹¹⁷ Much of his practice eventually focused on designing commercial buildings and substantial private residences in Mankato and New Ulm, a small city in Brown County, Minnesota, where he had once resided. In addition to homes, banks and business blocks in both locations, notable commissions included the Immanuel Swedish Lutheran Church (ca. 1890), the Security Flats (1894), and the Odd Fellows Hall (ca. 1897) in Mankato and the Masonic Block in New Ulm (ca. 1891).

Thayer entered into partnership with architect Olof Hanson (1862–1933) in 1901. After the new firm received a commission for the Juneau, Alaska, courthouse and jail later that year, Thayer and Hanson closed their Mankato office and prepared to move to Seattle to facilitate management of this project. Thayer left for Seattle the following April, planning to re-establish the partnership's offices and his own permanent residence

¹¹⁵ Thayer, Frank C., journal, 1875–1880, SMHC Manuscript Collection 189, Southern Minnesota Historical Center, Minnesota State University, Mankato; "Our Architects," *Mankato Free Press*, Special Illustrated Edition, December [9], 1895, 4.

¹¹⁶ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary*, Minneapolis: University of Minnesota Press, 2010, 208.

¹¹⁷ Ibid.; "Architect Thayer: Some of the Buildings Which He Designed in 1894," *Mankato Daily Free Press*, January 2, 1895, 3; "The Northwest," *New Ulm Weekly Review*, May 27, 1891, 3 (Lyon County Courthouse); "Notice to Contractors," *Minneapolis Tribune*, Mar 22, 1890, 6 (Sleepy Eye school); "Notices," *Minneapolis Tribune*, May 28, 1895, 7 (Alden school); "Local News," *New Ulm Review*, July 24, 1895, 5 (New Ulm bank); and Daniel J. Hoisington, "National Register of Historic Places Registration Form, New Ulm Commercial Historic District," 2005, digital image accessed June 1, 2017, <http://www.mnhs.org/preserve/nrhp/nomination/05001438.pdf>.

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there, as well as to manage a branch office of the Alaska Fish and Lumber Company.¹¹⁸ Although Hanson joined him shortly thereafter and the firm began work on a second Alaska commission, Thayer soon became seriously ill and retired from professional life, forcing dissolution of the partnership in 1903. Both men remained in the state of Washington until their deaths in the 1930s.¹¹⁹

While extant buildings known to be designed by Thayer are not extremely numerous, even in his “home cities” of Mankato and New Ulm, at least six are listed on the National Register of Historic Places. In addition to the John Lind and Christopher Dinehart residences, these are the Slade Hotel (1891) in Adrian, the Lorin Cray residence (1897) in Mankato, and the Masonic Block and Louis Buenger furniture store (1892) that now contribute to the New Ulm Commercial Historic District.¹²⁰

Architectural Style

The Dinehart-Holt House is a good example of late Victorian residential architecture, exhibiting many characteristic features of the late-nineteenth-century Queen Anne and Stick styles. Both of these have roots in medieval English vernacular architecture and influenced buildings constructed throughout the United States between about 1880 and 1900. Although there are differences between the two styles, both typically present the irregular form, asymmetrical façades, decorative surface treatments, and steep-pitched roofs with pronounced, patterned masonry chimneys that distinguish the Dinehart-Holt House.

Perhaps not surprisingly, since the Queen Anne style was well-entrenched as the most popular architectural style of the era (and popularity of the Stick style was waning) when Frank Thayer designed the house in 1891, its Queen Anne style features are relatively pronounced. Because the aesthetic principles of this style were based on irregularity and the avoidance of flat surfaces, representative buildings often feature porches that are open, or recessed at the second story, and overhangs created by positioning a window bay beneath a roof gable to create a “cut-away” bay. As is typical, the Dinehart-Holt house has an irregular form with asymmetrical façades, a full-width one-story front porch and a round side porch that mimics the style’s more-common side tower, a complex roofline that features a hipped section at its highest point and lower asymmetrically-placed cross gables and dormers, and a cut-away window bay on its north façade.

Many of the house’s exterior decorative features also are typical of the Queen Anne style. These include the house’s varied window types (single-light plate glass windows, cut glass and stained-glass panels and transoms, and round and semi-circular windows), its turned-wood porch balusters, porch pillars, and drops at the bay window cutaways, its carved-wood porch roof brackets, and its front gable decoration.

In addition to these features, it exhibits the defining characteristic of the Stick style—exterior clapboard siding with raised “stick work” bands that accentuated doors, windows, and framework—and that style’s characteristic overhanging eaves and exposed rafter tails. These, like many of the Queen Anne style features, helped to achieve the overriding Victorian goal of avoiding flat, regular surfaces.

¹¹⁸ *Mankato Review*, April 2, 1902.

¹¹⁹ “Thayer and Hanson, Architects (Partnership),” *Pacific Coast Architecture Database*, accessed July 3, 2017, <http://pcad.lib.washington.edu/firm/3654/>; *Living Places website*, accessed July 3, 2017, <http://www.livingplaces.com/people/olaf-hanson.html>. Thayer died on June 2, 1936, in Seattle. Several biographical sources erroneously offer a death year of 1911, likely based on confusion with a salesman named Frank G. Thayer who lived in Mankato at the time architect Frank G. Thayer was based there. For a record of architect Thayer’s death, see: Washington State Archives Digital Archives, *Department of Health Death Index, 1907–1960; 1965–2014*, accessed July 3, 2017, <https://www.digitalarchives.wa.gov/Record/View/839FA94528E4BBEE10281DB6D2FB7477>.

¹²⁰ Lathrop, *Minnesota Architects*, 208; Hoisington, “New Ulm Commercial Historic District,” For a listing of National Register properties in Minnesota, see the National Register property search on the Minnesota Historical Society website, <http://www.mnhs.org/preserve/nrhp/>.

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Ideally, the interiors of Victorian-era homes were richly decorated and offered flexible spaces defined by sliding doors, as can be seen in historic interior photos of the Dinehart home. Turned-wood spindles like those used in the entryways of the Dinehart-Holt House's west parlor and conservatory were very popular, and textured surface treatments like the pressed metal and Lincrusta wallcoverings seen in the house's foyer, stairway, dining room, and conservatory were prized. Always eschewing the unadorned surface, as is typical of the Victorian ideal, even such functional features as its exterior doors, its front staircase, and the interior door and window millwork are embellished with carved or turned wood.

Many buildings exhibiting Queen Anne, Stick, and other Victorian-era architectural styles were constructed during the late nineteenth century, when builders of residential and commercial buildings benefitted from the availability of detailed pattern books, new band saw technology, and the availability of affordable pre-manufactured "gingerbread" trim that could be ordered from catalogues. However, not all of them could equal the Dineharts' house in size and quality of materials and design. Especially in Victorian-era Slayton, where the Dinehart family and others were still striving to build a town that offered basic amenities, an architecturally-designed home was—in itself—worthy of notice. With the passing years, the house has continued to serve as a local landmark that represents the prevailing tastes of the era in which it was constructed, as well as the social aspirations of its original occupants. It is significant for its association with Slayton pioneers Christopher and Flora Dinehart, its history as the site of many early community events, and its late-Victorian design by Minnesota architect Frank Thayer.

1.5 CONDITION ASSESSMENT

The assessment observations of the historic Dinehart-Holt House located in Slayton, MN were completed by Historic Preservationist Phil Waugh, Assoc. AIA, LEED AP; Structural Engineer Stephen Hearn, PE, LEED AP; Historical Architect Laura Faucher, AIA; and Architectural Designer, Caralyn Stevens, Assoc. AIA on May 10, 2017. We conducted our assessment in accordance with the recommendations contained in ASCE's Guideline for Structural Condition Assessment of Existing Buildings, (SEI/ASCE 11-99), the National Park Service's Preservation Briefs 43, "The Preparation and Use of Historic Structure Reports" and 35, "Understanding Old Buildings: The Process of Architectural Investigation." The scope of work was limited to the following:

- Visual inspection of the exterior of the building from ground level and of the interior at each floor level.
- Documentation of existing conditions
- Review of existing historical information and research findings by Blue Planet.
- Preliminary condition evaluation

The conclusions and recommendations found within this report are based on visual observations only; no testing or invasive investigation was undertaken. There are no guarantees direct or implied within this report.

1.5.1 OBSERVATIONS

Foundation Observations:

Basement walls are rubble stone below grade and rock face ashlar limestone blocks where exposed above grade. Except for the main central brick chimney and isolated wood 6x6 posts, footings were not visible. Those that were visible were stacked granite blocks, which matches what is shown on the original plans. The plans do not indicate any footings under the basement walls however it would not be atypical to find granite slabs under the walls.

- Mortar joints on the inside of the basement are loose or missing.
- There are several large cracks in the basement wall at the south-east corner of the basement.
- At the top of basement wall at the south-east corner under the 2x8 wood sill some stones are missing or displaced.
- Basement below grade walls are plumb, there is no sign of bowing or displacement.
- The chimney rubble stone foundation has loose or missing mortar.
- Foundation walls at exterior basement stair have loose or missing mortar. Stones are loose and displaced.
- Foundation walls at exterior basement stair have separated from main basement walls.
- Concrete cap at exterior basement stair is cracked and crumbling.
- Exterior basement walls above grade have loose or missing mortar. Earlier re-pointing efforts are clearly distinguishable from the original mortar joints.

Structural Framing Observations:

First floor framing is 2x10 wood joists that bear on a 2x8 sill plate on top of the basement walls or on 6x6 wood beams at the interior. The 6x6 wood beams are supported on 6x6 wood posts at the interior or the basement walls around the perimeter. The framing appears to match what is shown on the original plans except for one interior wall that was shown as stone that is a wood beam and column. This change from the original plans appears to be original construction and not a later modification.

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Exterior and interior bearing wall framing above the basement was not visible but appear to be conventional 2x6 wood stud framing.

The wood beam and column lines in the basement align with 1st and 2nd floor walls above, so even though 2nd floor and attic floor framing was not visible it is reasonable to assume that framing above matches the 1st floor framing.

Roof framing is 2x10 rafters that bear on exterior and interior wood stud walls, collar beams, or the remaining main brick chimney.

The rear portions of the 1st and 2nd floor, along with the rear stair have been extensively remodeled. In the basement below (cistern) a 6x6 wood beam supported by 6x6 wood posts has been added under the 1st floor framing. This may have been added when the 1st floor above was remodeled.

Refer to attached original floor plans with our markups showing framing changes from the original construction and original plans (see Appendix E).

- There is minor checking of some of the beams, joist and columns.
- One or two 6x6 beams supported on 6x6 wood posts have been added under the first-floor joists in the cistern. Columns appear to be setting directly on the floor of the cistern or on wood blocks without any footings.
- First floor at the rear of the building slopes noticeably downward to the west. Slope begins over the east wall of the cistern below and continues westward.
- Second floor framing at the rear of the building slopes downward to the west. Slope seems to mirror first floor slope below (see item 14).
- Second floor hallway above the main stair slopes to the south.

Siding & Trim Observations:

The exterior siding is painted wood lap siding with 4 1/2" exposure. The majority of the exterior facades are painted a tan color, with multiple layers of paint underneath. All exterior trim is painted brown, with some of the siding painted a dark red directly above and below window openings. Much of the siding appears to be original, with several layers of paint peeling down to bare wood. The wood grain is also raised in some areas. The paint failure is widespread across all facades and paint chips were observed on the ground. There is also some splitting and cupping of the siding and some loose pieces were observed. A minimal amount of siding sections have been replaced with a color matched piece of alternate composite material.

The trim consists primarily of flat stock pieces that run both horizontally and vertically to create banding at windows and floor levels. Bullnose and other simple trim pieces are used as accents. Slightly more detailed trim is reserved for porch brackets, posts, and spindles; soffit bracketing at the gable roof eaves; and brackets at cutaway windows. Paint failure is also prevalent at the trim. Areas of rot at some of the trim at the top of the stone foundation walls were also observed.

Some of the shrubbery is overgrown and touching the painted wall surfaces.

Window & Door Observations:

The exterior windows consist of a mix of fixed and double hung units with single pane glazing. They appear to be original to the house. The double-hung windows have single lites (rather than divided panes) at each sash, although some of the storm windows are divided into four panes, giving the windows a two over two lite appearance. One cracked pane was noted at Bedroom 3 on the second level.

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There are several stained-glass windows throughout the house. Most of these are simple geometric patterns and are located at transoms or in fixed windows, but a few in the foyer/front entry hall are more elaborate. Two of these are double-hung windows and the third is a round window. These latter windows were later additions to the house. According to staff, the geometric stained-glass transom windows at the dining room and west parlor are reproductions which replaced missing windows. One cracked pane was observed in the breakfast nook stained glass window, but otherwise the windows appear intact.

The window sashes are painted on the interior and exterior. The interior window trim has a transparent finish throughout most of the first level, except at the kitchen and bathroom, which are painted. The trim at the second level is also painted. The window sashes have areas of peeling paint and deteriorated wood, particularly where stiles and rails meet at the bottom of the window. Putty used to seal gaps at the perimeter of windows has been used as patching material on one sash in Parlor 2 (west). Glazing putty at the exterior of the windows was noted to be cracked and loose in some areas and has been replaced but not repainted in others. The windows were not checked for operability. One upper sash in the first level bedroom was observed to have dropped down a few inches and could not be closed.

On the exterior, most of the windows have removeable storm windows that are installed and removed seasonally. Some of these windows are wood, while others are aluminum combination storms that have been painted. Exterior window trim is painted brown while the storm window frames are painted black. The paint is chipping or peeling at all visible surfaces of the window systems, particularly at the window sill. Some of the wood appears to be loose, deteriorated, and in some cases severely rotted, particularly at the storm window frames.

The south side exterior door at the kitchen, is a 36” wide white fiber glass door, with half lite glazing. The north side exterior door is a solid wood (oak) panel door that appears to be original to the house. It exits to the porch at the north side of house from Parlor 2 (west). It has an exterior screen door of painted wood. The east (front) entry doors are a solid pair of wood (oak) panel doors with half lites that appear to be original to the house. Each leaf is 30” for a total opening of 60”. The east exterior doors feature a stained-glass transom window overhead. The National Register of Historic Places plaque is located on the exterior face of these doors.

The exit door from the basement to the exterior stair is boarded up. The original door is stored in the basement. The exterior door to the exit stair, commonly referred to as a “Dorothy Door” is constructed out of plywood and framed in 1x boards. It has strap hinges, a hasp, and a pull handle. The door is not historic.

All interior doors on the first level are wood, inset with a 6-panel pattern. Most are oak and stained with a light gold or dark cherry wood tone. A few exceptions are located in the kitchen. The first is the door to the basement, which is a 6-panel wood door that has been stripped and left unfinished. Another is the door to the rear stair, which appears to be faux finished. The third is the bathroom door, which appears to be a modern door that is of similar panel construction, but doesn’t exactly match the detailing of the other doors. It is painted. Other than the bathroom door, the doors appear to be original to the house, although it is probable that some have been relocated.

While most of the doors on first level are swinging doors, dividing Parlor 1 (east) from Parlor 2 (west) (west) are a pair of pocket doors. The doors match the others but are much larger and are unable to close fully. There is also a pass-through window from the kitchen to the dining room.

The second level doors are wood, the majority of which have 5-panel inset patterns, but one hallway closet has a 6-panel door and there are also a few 4-panel doors. Some doors are painted white, others have a faux finish to approximate quarter sawn oak, and some have a natural stain. Faux finished and stained doors are located off of the hallway, while the painted doors are primarily to closets within the bedrooms. Additionally,

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the bathroom and the two rear storage rooms have painted doors off the hallway. The door to Storage Room 1 also has lites at the upper half.

Overall, the doors have some wear to the finishes, particularly around door handles and along the latching edge. The hardware is mostly original, except where new locks have been added at exterior doors and at newer doors.

Porch Observations:

One porch is featured at each of the north, east and south sides of the home for a total of three. The north porch is semicircular, with a composite trim board piece wrapping the exterior, at the base of the porch floor. Much of this porch was reconstructed in 2010. It is accessible off of Parlor 2 (west) with 5 steps down to grade and a concrete landing. This walk is not connected to a continuous sidewalk around the home or to a public way. The east porch is historically the main entrance to the home and stretches the full width of the east facade. The railings and balusters are not original and were installed in 2014. The southwest porch was enclosed at one point, but is now open. It is currently used as the main entry and exit for staff and guests. The only access to this south side porch is by the switchback ramp, there are no stairs, and the ramp does connect to a sidewalk that leads out to a public way. All porches are painted wood, have tan balusters, brown posts and a light blue ceiling. The ceilings are tongue and groove bead board. The porch decking is tongue & groove. Paint is missing and peeling from the stair treads and deck boards of the porches. There is a crawl space below each porch screened by vertical wood slats and wood trim.

Brick Chimney Observations:

A chimney toward the west end of the home was removed at some point and floor patching within Storage Room 1 is assumed to be where this chimney was located. Another chimney was then built at the west elevation, but this chimney has also been removed, leaving only a capped foundation at grade.

There is one remaining brick chimney, which is centrally located toward the east end of the house above the fireplace at Parlor 1 (east). It runs internally and is only exposed above the roofline for approximately 4 feet. It has been modified from its original appearance as it no longer has recessed panels at each side or a stepped out cap. From ground level, the joints of the remaining chimney appear intact. According to staff, it was recently repointed. It is also visible from within the attic where there are some cracked and open joints and what appears to be water staining.

Roof Observations:

The roof was observed from the ground and noted by staff as recently reroofed. All slopes appear to be unfinished smooth sawn wood shingles. The west end of the roof is gabled. The north end of the home has a gabled dormer near the center of the facade with a smaller shed dormer to the west of it. The east portion of the roof is hipped with a gabled dormer to the north side of the east facade. There is a lower shed roof covering the east porch with a shallow gable over the stair. The south side of the home has a gabled dormer, and west of that is a smaller shed roof dormer. At each gabled roof end, the soffit is framed with repeating decorative wood brackets, and a stepped wood fascia board, all painted dark brown to match the porches and trim previously noted. The ridges have metal caps with a ball finial at each gable end. There is a small flat area at the central portion of the roof around the chimney. We were unable to observe how this area is roofed from the ground level.

Flooring Observations:

The basement flooring consists of exposed ground/soil in the former coal storage room and cistern. The remainder of the basement has a concrete slab floor that has extensive cracking and large pieces which are heaving and/or crumbling in areas.

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The kitchen has a black and white checkered vinyl composition tile flooring that is from the 1990s. It transitions to a white hexagonal ceramic tile floor in the bathroom, which is accessible from the kitchen. The ceramic tile is recently installed, but is similar to a common tile from the first part of the 1900s. The remainder of the first floor is narrow oak wood flooring and the first-floor bedroom has a parquet floor. There are multiple areas of scratches, water damage, penetrations, and wear throughout all the wood floor surfaces, but in most areas, the finish is intact. The parquet flooring has many open joints and loose pieces throughout, and likely the most damage to its finish in the form of scratches and chips. The varied heights of wood flooring present at room transitions indicate an overlay at Parlor 1 (east), Parlor 2 (west), and the first-floor bedroom as they are slightly higher than flooring in adjacent rooms and closets. Surplus pieces of the matching the overlay flooring wood species, thickness, and width were found in the basement.

The wood flooring continues up the front hall stair, throughout the second level hallway and all bedrooms. The hallway floor slopes toward the opening to the front hall below. All upstairs bedrooms and most of the hallway are narrow oak wood floors. The flooring has scratches, stains, and general wear throughout, but again, in most areas, the finish is intact. The landing between the front hall and rear hall steps down and is painted wood flooring, as are the service stair treads. The rear hall beyond this landing is finished in the narrow oak. The second level bathroom has a hexagonal ceramic tile flooring that matches the first-floor bathroom. Both Storage Rooms 1 and 2 have painted wood floors. The boards in Storage Room 1 are narrow and there is a missing board and some holes in the flooring near the utility sink on the east wall. There is also an area of patched wood flooring assumed to be an infill from the original chimney removal. The flooring is painted with a border of light green and center of light blue. Storage Room 2 has wider boards that are painted lime green throughout. The floors in both these rooms appear to be the subfloors as they are slightly lower than the hardwood finished flooring at the hallway and they have slight gaps between many of the boards. The flooring has general wear such as scratches and indentations.

The attic stairs are painted wood and flooring throughout the attic is unfinished wood sub-floor.

Wall & Ceiling Observations:

The basement/foundation walls are stone at the exterior and around the cistern at the interior. There are some wood framed walls clad with horizontal wood boards partitioning the interior. The foundation walls have cracks and missing and deteriorated mortar is prevalent throughout, particularly at the lower portion of the walls. The painted stone surfaces are worn and peeling. The basement ceiling is exposed wood framing with some cracking at beams. See Foundation section for additional wall observations.

The gypsum board walls and ceiling of the kitchen are painted off white. Reportedly, there is a pressed metal panel ceiling above the gypsum board. Some of the walls have surface mounted half-round joint covers rather than taped joints. The main level bathroom also appears to have gypsum board walls and ceiling, which are painted white. The walls also have a white bead board wainscoting. The wainscot appears newer, but a wainscot is also shown on some of the historic drawings.

In the dining room, the floor base and chair rails extend along all walls and abut either door trim pieces or built-in features such as the buffet. The walls and ceilings are covered with historic pressed metal panels. The panels below the chair rail is a repeating inset square pattern, painted red. Above the chair rail the walls are a decorative floral panel application also painted red. The metal crown molding and ceiling are painted yellow, and the metal panel ceiling has a repetitive decorative pattern. All walls and ceiling in the breakfast nook are yellow painted metal panel applications. The painted metal panels show some dents and bulging at both the wall and ceiling applications. The decorative panels at the ceiling of the dining room bay window are bulging and deteriorating. This area was reportedly repaired with spray foam at one point and repainted.

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The walls and ceiling in the east Parlor 1 have a paper liner covering the plaster that is painted pale yellow and have painted decorative stenciling around the top border of the room. Liner papers were sometimes used to conceal minor damage and provide a smooth surface for painting. The west parlor features a decorative reproduction wallpaper over the walls. At the west wall, there is a framed area of wall that shows a piece of historic wallpaper. It is not known when this wallpaper dates to. Both parlor ceilings have what appears to be painted Masonite panels with battens covering the seams. The ceilings are painted a pale yellow.

The first-floor bedroom walls have a paper liner covering the plaster that is painted red and has visible cracking and water damage. There is a wallpaper border at the top of the wall. The ceiling in this room has the same Masonite treatment on the ceiling as the parlors do.

The walls in the front hall and stair have a historic Lincrusta wainscot with vinyl wallcovering above. Lincrusta is a decorative covering that is similar to linoleum and was meant to emulate decorative plaster or tooled leather. There is some peeling and cracking of finishes and the vinyl wallcovering is wrinkled in some areas. Cracks in the plaster are evident through the wallcovering. There is also damage to the Lincrusta in one location behind a radiator and another at the top of the stairs where there is a large crack in the wall. The ceiling is painted plaster with a light spray texture applied. It appears to have been repaired in the past with gypsum board in one area and the taped joints are failing. The front entry vestibule has Lincrusta covering both the walls and ceiling, with alternating patterns and borders. The Lincrusta is painted with multiple colors that emphasize the texture.

The upstairs hallway carries the same vinyl wallcovering above the wainscot at the main stair area throughout the entirety of the wall surfaces. Cracks in the plaster are visible through the wallcovering. The ceiling is continuous from the stair area through the hallway and is painted white plaster with evident repairs and a light spray texture.

The upstairs bedrooms have plaster walls with vinyl wallcovering; some surfaces are peeling, revealing additional layers of wallpaper below. One bedroom has an embossed wallpaper. The ceilings are plaster with spray texture and have some cracks and water damage.

The north and west walls of the upstairs bathroom are finished with a white tile wall board wainscot (see Millwork section). Above the chair rail is vinyl wallcovering with borders above the wainscot and at the top of the wall.

Storage Room 1 walls have a variety of finishes, including tile board, paint, and vinyl wallcovering. The ceiling is covered with Masonite with battens at the seams and painted white. This room also has a utility sink.

Storage Room 2 wall finishes include a wood wainscot (see Millwork section) with vinyl wallcovering above. The ceiling is partially tongue and groove pine and unfinished drywall where a dormer was removed.

Millwork Observations:

Millwork in the parlors, dining room, breakfast nook, hallways, and bedrooms generally consists of baseboard with a base shoe and cap; profiled door and window trim with plinth blocks and bullseye corner blocks; and a framed panel below each window sill. At the main level, the framed panel is wood, while at the upper level, it is flat plaster. The millwork on the main level and at the second level hallway is stained oak, while at the upper level bedrooms it is painted wood. Generally, the millwork has some wear of the finishes, such as scratches and nicks at door jambs and water damage at window sills. Damage has also been caused by the installation of electrical and phone wiring at some areas of baseboard and window sills, where trim has been notched or drilled to accommodate wiring. "Alligatoring" of the wood finish was also observed in some locations, such as at the round stained glass window under the main stair.

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Some of the spaces have additional decorative and functional millwork. The dining room has a framed wood pass through to the kitchen with a wood panel that slides up and down and is pocketed within the wall. The panel is stained at the dining room side and painted at the kitchen side. It has an open vertical crack down the center and is missing its trim on the kitchen side. The dining room also has a decorative wood framed opening to the breakfast nook; a built-in buffet at the south wall of the room; and a chair rail. There are some cracks in the buffet and at an arched panel at the base. The east parlor has a wood fireplace surround, a decorative wood spindle work header within the framed opening to the entry hall, and a picture rail at the perimeter of the room. The first-floor bedroom has a built-in armoire in the northeast corner. It is missing some drawer pulls and trim at the drawer face.

The kitchen has been remodeled several times and currently has modern kitchen cupboards with plastic laminate countertops, ranch window casings, and fluted door casings with bullseye corner blocks that do not match, but are similar in style to those throughout the rest of the house. There is some wood baseboard that is unfinished, but most of the walls have vinyl base.

The main level bathroom has baseboard, door, and window trim similar to the rest of the house, but does not have a wood panel below the window and also has a bead board wainscot. All the trim is painted.

The upper level bathroom has baseboard, door, and window trim similar to the rest of the house, but does not have a wood panel below the window and also has a tile board wainscot that is not historic. The tile board is a thin composite material with a textured face to look like 4x4 tile. The tile board is white and the trim is painted to match.

The storage rooms have baseboard, door, and window trim similar to the rest of the house, but do not have a wood panel below the windows. The trim is painted. Storage Room 1 has non-historic tile board similar to that of the bathroom on most of the east wall. Storage Room 2 has a wainscot of non-historic bead board wall paneling (plywood) and tongue and groove knotty pine on the ceiling and sloped portion of the wall/ceiling that is also not historic. Both the wainscot and the tongue and groove pine are unpainted.

Stair Observations:

The house has four staircases; the main entry hall stair, which connects the first and second levels; the service stair toward the west end of the house, which connects the first and second levels; the basement stair, which connects the first level to the basement; and the attic stair, which connects the second level to the attic.

The main entry stair is located at the east end of the house. It is an open stair with decorative oak railings and two landings. The second level hallway overlooks the stair. The stair is roughly “U”-shaped, with two short legs that run north-south and a longer leg that runs east-west between two landings. The outside corner of the middle landing has sagged and the middle stair run from the lower landing to the middle landing has pulled away from the wall. There is an approximately 1/2” gap between the stair treads and risers and the wall. A section of handrail has been installed as trim under the main stair run from lower to middle landing where it is pulling away from wall. Additionally, the plaster along the upper leg of the west wall has a large horizontal crack in it. The wood finishes are somewhat worn, particularly at the center of the stair treads.

The service stair at the west end of the house connects the kitchen to the second level hallway. It is an enclosed stair, that is very steep. There is a door at the wall to the kitchen and no landing between it and the stair. The treads and risers are painted wood and the walls are plaster. It has angled treads at the top, where it turns to meet the landing at the hallway. There are no handrails. The stairs and their painted finish are worn and have some damage. There are three treads in the middle of the run that appear to have been replaced and are unpainted.

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The stair to the basement is a straight run of wood framed stairs that are open to the basement on one side. They are located off the kitchen adjacent to the service stair. There is again a door at the kitchen wall with no landing between the door and the stair. The stair treads and risers are wood at the upper portion and carpeted at the bottom. There is a handrail at one side of the stair. The wood stair treads are very worn as is the painted finish.

The attic stair is enclosed and located off the rear hallway, adjacent to the storage rooms. It is accessed through a door and there is no landing between the door and the stair. The treads and risers are wood and the stair is open to the attic on both sides. There is a handrail on one side of the stair. The stairs and their painted finish are quite worn.

It is our understanding that the public is only allowed on the main entry stairway and not on the service, basement, or attic stairways.

Fireplace Observations:

There is a decorative fireplace in the southwest corner of Parlor 1 (east), that is currently boarded off at the face. The interior opening surround is a light blue, brown, and cream square tile pattern. Around this is an oak paneled surround with decorative wood brackets supporting the mantel above. It does not appear that the fireplace is functional since it is closed off.

Hazardous Materials Observations:

Insulation on exposed piping in the basement has a manufacturer's label indicating that it is asbestos insulation. The insulation is torn in several locations.

As noted elsewhere, there are deteriorated paint finishes at various interior and exterior surfaces throughout the building and extensive paint chip debris at grade.

Insulation Observations:

The attic is uninsulated at either the floor or the roof. Exterior wall cavities were not visible so it was not possible to determine if insulation is present. No insulation was present at the basement rim joists, either.

Mechanical, Electrical and Plumbing (MEP) Observations:

- Steam boiler is new
- No significant defects were observed on the painted cast iron radiators
- Some pipe insulation in basement is damaged
- Equipment generally appears to be well maintained
- There is a mix of periods and modern electrical switching
- Knob and tube wiring is visible – additional wiring suspected in walls and ceilings
- Contemporary wiring and electrical components appear in good condition
- There was no detection system observed
- Many faceplates are missing
- There are misaligned electrical boxes
- Lighting fixtures throughout appear to be period
- Contemporary gas water heater and water softener serve plumbing
- Water softener is late model galvanized and shows some minor rusting
- Some copper water lines were observed
- Galvanized water piping was observed

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1.5.2 DISCUSSION

The following rating system was used in assessing the building condition:

- Good: The building component is new or like new, with no apparent defects.
- Average: The building component is able to perform its originally intended function in its current condition. Any defects are minor and do not affect the performance of the building component.
- Poor: The building component is unable to perform its originally intended function in its current condition. The component has major defects, but is repairable.
- Unacceptable: The building component is unable to perform its originally intended function in its current condition, and cannot be economically repaired. Replacement of the building component is required.

Foundation Discussion:

The basement walls are in poor condition. They are not however in unexpected condition for a structure of this age. Over time the effects of moisture, temperature variations and settlement all contribute to mortar failures in rubble stone walls. There is no noticeable bowing but much of the mortar between the rubble stones is loose or missing. There are several large cracks particularly at the SE corner of the basement. A small section of the stones is missing at the top of the wall at the SE corner, the void has been filled with fiberglass insulation. The large cracks are most likely the result of settlement of the wall and or footings at this area. The missing stones at the top of wall may have been dislodged by the cracking and possible settlement. The cracks have not significantly compromised the structural integrity of the wall now, however if they remain unrepaired and worsen they could lead to structural problems in the future.

The walls for the exterior basement stair are in poor condition. They are pulling away from the main basement wall and the mortar between the stones is completely eroded away in many locations. Many of the stones are displaced from their original locations. The concrete cap is crumbling and broken. The exterior wood door over the basement access does not adequately seal the access stair. The deterioration of walls is a result of water infiltration from the door.

The exposed portions of the finished limestone block basement wall on the exterior are in average condition. There are many places where the mortar between the blocks is missing or failing. There is evidence that the wall was re-pointed in the past; mortar color and profile does not match the original mortar. In many locations, the re-pointed mortar is smeared over the exposed face outside of the joints of the limestone blocks. Regular re-pointing of mortar joints is required of all masonry walls so the condition we observed are not unusual.

Structural Framing Discussion:

Exposed wood framing all appears to be in good condition. There is minor checking and cracking of some of the beams, joists, and columns but this does not appreciably affect their structural load carrying capacity. This cracking and checking typically occurs as wood dries out over time and is not unexpected. A structural analysis to determine the load carrying capacity of the floors was not completed, it was outside the scope of our current investigation.

Wood posts supporting added beams in the cistern do not appear to have any footings or anchorage to the floor; some appear to be sitting on wood blocking. Direct access to the cistern was not possible and visibility was limited to a small access hole where the original chimney was removed (flues were visible in the wall above the access hole), so a detailed assessment of the condition of the floor above, beams and posts could not be done.

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The first-floor framing is in average condition. The first-floor slopes to the west from approximately the location of the cistern wall below. It is impossible to determine if the floor slope was present before the first floor was remodeled or if it is a result of the changes to the first-floor layout. Newer support beams and columns have been added in the cistern under the first-floor joists; we do not know if this was added during the remodel to support the changes above or prior to or after the remodel to deal with the slopping floor. The original chimney that was in the kitchen was removed when the first-floor was remodeled. It is possible that some of the floor problems are related to how the floor was reframed and supported where the chimney was removed.

The second-floor area at the rear of the building also slopes to the west. It appears to slope to a low point at the location where the rear chimney was originally. There is floor patch on the 2nd floor that seems to align with the location of the original chimney. The framing for the second floor was not visible but it is possible the chimney provided support for the floor framing. We could not determine how the floor was reframed when the chimney was removed.

Siding & Trim Discussion:

The siding and trim are in average to poor condition due to areas of deterioration. The paint finish is in unacceptable condition due to paint that is peeling down to bare wood. It may also be creating an unsafe condition if there is lead paint present, which is very likely with paints that were applied prior to the 1970s, when the use of lead in paints was discontinued (see also Hazardous Materials section). The cupping and splitting of wood pieces is common as it ages and loses its moisture content. A deteriorated paint finish and water infiltration through cracks will exacerbate this condition as excess water causes the wood to rot. Moisture sitting on ledges and getting into gaps between materials will also cause deterioration to occur. However, this does not necessarily mean that sealing gaps between siding and trim is a good idea because this will trap any moisture that gets into the wall assembly. Unless a drainage plane with outlets for moisture is present behind the finished surface, sealing joints will lead to decay. With historic construction, it is better to allow the wall to “breathe” so that moisture can move out of the wall if it gets in. Sealant use should be considered carefully.

The paint failure, which has reportedly occurred after a fairly recent repainting of the house, could be due to a few causes. First, if the house was power-washed prior to painting, excessive moisture could have been introduced into the wall that did not dry adequately before the painting occurred. The new paint film would slow the drying of the wall and peeling could result. Secondly, it is possible that the house was not adequately scraped prior to repainting. Scraping is a laborious process that requires a fair amount of pressure. Often, painters try to shortcut this step with power washing. Lastly, if several layers of an oil-based paint are present and are painted over with latex, the latex paint film can cause failure of the underlying paint. As oil-based paint cures, its binder oxidizes. This process never stops, making the paint more brittle over time. Latex paint shrinks slightly as it cures, which can pull the brittle oil paint completely off the wall. (Article citation). A thorough scraping will remove loose paint, but any remaining oil paint that is exhibiting signs of cracking, even if not loose now, is likely to peel in the future. One way to slow this progression is to use oil rather than latex paint when the house is repainted. It should be anticipated that future touch-up painting may be needed.

Window & Door Discussion:

The windows and storm windows appear to be in average to poor condition. Deterioration at both has primarily been caused by water infiltration and condensation at the window interiors over time. Water infiltration occurs when paint finishes and glazing putty on exterior window surfaces are not maintained, or when shrinkage of wood members due to aging causes joints in the wood to open up. Condensation forms on the interior of glass surfaces when there is excess humidity within the interior environment during cold weather.

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The stained glass appears to be in good to average condition, but an evaluation by a stained-glass conservator would be useful in planning for future work.

Exterior and interior doors appear to be in average condition, except for the Dorothy door to the basement, which is not watertight and is in poor condition. General wear has been the cause of any defects or deterioration of finishes to the doors. The pocket door function has likely been impacted by settling and/or heaving of the house or floor – the floor is visibly higher at the center of the framed opening.

Porch Discussion:

The porches are in good to average condition with worn and peeling paint at stairs and decking and some loose ceiling board ends. The paint issues are likely due to wear and improper preparation as discussed under the Siding & Trim section. The loose board ends at the bead board ceilings are due to shrinkage of the wood as it ages and possibly movement of the porches over time.

Brick Chimney Discussion:

The chimney is in good condition at the exterior and in average condition at the interior. The minor cracking at the interior are likely due to settlement or lateral wind forces on the exterior portion of the chimney. The few open joints are typical of interior masonry construction, which does not require joints that are water tight. Water staining is likely due to water from precipitation traveling down the inside surfaces of the chimney.

Roof Discussion:

The roof is in good condition due to the recent reroofing. Some peeling paint was observed at soffit areas, which is again likely due to improper preparation when the house was last painted.

Flooring Discussion:

The basement concrete slab on grade is in poor to unacceptable condition. It is heavily cracked and there is significant heaving of broken sections of the floor in several areas, which creates tripping hazards. Due to the deterioration of the slab it was difficult to determine its thickness but it appears to be between 1 and 2 inches thick. The overall poor conditions of the slab is related to movement of the subgrade due to changes in moisture content from seasonal and annual variations. The slab is also very thin and as such has little structural capacity to withstand any movement of the subgrade. There was no evidence of control joints in the slab that may have helped to limit some of the extensive cracking that has occurred. Given its current condition, the slab is beyond repair.

The wood flooring throughout the house is in average condition, except in the first level bedroom, where it is in average to poor condition. The overall condition of the wood floors has been caused by general wear. Additional wear could eventually damage the flooring if a good finish coat is not maintained, particularly in high traffic areas. The ceramic tile floors in the bathrooms are in good condition as they are fairly new. They are also compatible with the historic finishes. The vinyl composition tile floor in the kitchen is in good to average condition. This type of vinyl tile is a commercial grade flooring material, which is likely why it has held up so well. However, it is not particularly compatible with the historic finishes in the house. If the kitchen is reconfigured, it will need to be modified or replaced, providing the opportunity to install something that is more compatible, but still durable.

Wall & Ceiling Discussion:

The walls and ceilings are overall in average condition with a few areas in poor condition (see Foundation section for basement wall discussion). Damage is primarily to the plaster and has been caused by water infiltration, settlement/movement of the house, and removal of the closet under the front entry stairs. This in turn has affected the finishes such as the vinyl wallcoverings, the Lincrusta, and the metal ceiling/wall panels.

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The metal wall panels have also had minor damage, such as denting and paint chipping, caused by general wear.

The metal panel ceiling damage requires closer inspection and possibly some paint removal to determine the extent of the damage and previous spray foam repairs. Correction may require removal of the metal panels to repair any plaster damage. The panels will also need to be repaired or replaced.

Some of the newer finishes are less compatible with the historic character of the house than others. This includes the vinyl wallcoverings that appear to date to the 1980s-90s, spray texture ceilings, and the Masonite ceiling panels and battens that do not appear in the historic photos. The reproduction and embossed wallpapers and flat plaster are more compatible with the historic finishes. While a Rehabilitation approach does not require replacement of these materials, their removal to repair the underlying plaster does leave this open as an option. If they are replaced, reproduction wallpapers at the walls and flat plaster ceilings would be more compatible with the house's historic character. Uncovering historic materials, such as the metal panel ceilings in the kitchen, would also be appropriate.

Millwork Discussion:

Generally, the millwork is in average condition with some wear of the finishes and minor damage. The wear on the finishes is due to general use, particularly at doorway jambs where there are nicks, scratches, and wearing off of the finishes. Water infiltration has caused damage at some window sills. Cracks in wood panels along joint lines are due to shrinkage and loss of moisture content of the wood as it ages. Cracks not located along joints are typically caused by fasteners and/or impacts to the wood. The "alligatoring" of finishes indicates that the finish is likely shellac. It is typically caused by aging of the finish.

In order to increase the use of the house as an event space, the functionality of the kitchen and its associated non-historic millwork needs to be modified. MCHS would also like the kitchen finishes to be more compatible with the historic character of the house. Rehabilitation of the kitchen will provide the opportunity to replace the millwork and help achieve both of these goals. Additionally, we understand that the upper level bathroom and the west storage rooms are not used by the public. If this use changes, then it may be desirable to remove the non-historic finishes and rehabilitate these rooms.

Stair Discussion:

The main stair is poor condition. The middle stair run from the lower to the middle landing is pulling away from the wall. The stair itself slopes downward towards the north away from the wall. The north-east corner of the middle stair landing appears to have dropped approximately 1-2". There is a section of wood handrail attached to the wall below the middle stair run. This was probably added to provide some support for the stair above where it is pulling away from the wall. The upper hallway above the stair is sloping towards the stair opening. The middle stair landing and the upper stair run was originally supported on the walls of a closet underneath. The closet was removed at some time in the past which compromised the support for the stair landing and middle and upper stair run. The stair is now inadequately supported. As the stair landing sagged, it pulled the middle run of stairs away from the wall. Without the closet walls to support it from below, the middle stair landing and the upper stair run are now hanging from the upper hallway landing. This has added loads to the second-floor landing area and the second floor above the stair opening is being pulled downward. It has also caused the crack in the west wall adjacent to the upper run of stairs.

Our inspection was limited to visual non-invasive techniques. A detailed investigation that would expose the structure may be required to fully assess and address the problems. It is possible that the stair landing and stair run could be jacked up to their original position before the new support is added. This would potentially close the gap between the stair and the wall as well as removing loads from the second-floor landing that is not designed to support. There are at least two options for re-supporting the stair. The closet that was

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originally present could be rebuilt; however, this would conceal the stained-glass window beneath the stair. Alternately, a new support post could be added at the outside corner of the middle landing. If a post is added this would impose a significant point load on the first-floor joists that they were probably not designed to support, therefore if this approach is selected a structural analysis of the first-floor framing would be required to determine if additional framing modifications would be required.

Wear and damage to paint finishes at the remaining three stairs is due to general use.

It is worth noting that none of the stairs would meet all aspects of the current building code for tread depth, riser height, winding stairs, guardrails, and handrails. While they are not required to be brought up to code unless a major renovation were to occur, it is possible to make some minor changes that will not impact historic integrity, but will improve safety, such as adding handrails at the non-public stairs, removing shag carpeting at basement stairs, and alerting people to safety concerns.

Fireplace Discussion:

The fireplace surround is in good condition. We were unable to determine if the fireplace is functional. It is assumed that there is no intention of using the fireplace.

Hazardous Materials Discussion:

Asbestos pipe insulation was commonly used historically for its insulating properties and fire resistance. If it is intact and encapsulated, it can remain safely in place. However, if it can become airborne, it is not safe.

Prior to the 1970s, paint commonly contained lead. Lead made the paint very durable. Absent any hazardous materials testing, it should be assumed that all painted surfaces contain lead. Lead paint is of greatest concern when it is deteriorated, such as flaking, peeling, or chalking.

Insulation Discussion:

The attic is completely uninsulated. The wall cavities were not visible but we would expect that they are also uninsulated unless insulation was added at some point. Insulation did not become prevalent in homes until into the 1900s and early types of insulation often did not have a very high R-value. It is not surprising that the Dinehart-Holt House would not have been insulated at the time it was constructed, particularly as coal was used to fire the boiler and coal was relatively cheap at the time. It is somewhat surprising that retrofit insulation has not been installed, particularly in the attic where it is open and would be relatively easy to add. Insulation could be added at the floor to create a “cold” attic, since the attic is only used for storage. Alternately, it could be installed at the underside of the roof at the exposed rafters. Both locations have pros and cons. Installation at the floor limits use of the attic, even for storage purposes. It also makes inspection of the attic difficult. Additionally, two of the attic windows are located right at the floor level and insulation would not be able to be installed in these areas as it would be visible from the exterior. However, insulating at the floor is more economical, as heat is not being lost into the attic space. In addition to being less economical, insulating at the rafters also makes spotting roof leaks more difficult and conceals the roof framing. However, it leaves the attic floor open for uses like storage and inspection.

Adding wall insulation is more problematic as the cavities are enclosed and insulation can impede the movement of moisture through the walls, causing condensation to form. Condensation can lead to mold. If a continuous vapor barrier cannot be added in conjunction with the insulation to prevent this problem, then installing insulation at the walls is not advisable. Because the vapor barrier should be installed on the warm side of the insulation, it would involve removing all the interior finishes, therefore, this approach is not appropriate for a historic building. Fortunately, this is not as much of a problem at the attic, where a vapor barrier can be added more readily. Insulating is also the most cost effective at the attic. The rim joist in the basement is another place where insulation can be added without causing this problem.

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MEP Discussion

The house is currently heated and cooled by two separate systems. Heating is provided by a steam boiler and cast iron radiant heat system. Cooling is provided through a ducted dehumidification/cooling system. The HVAC system appears to be well maintained and in functional order. Given the age and type of cooling system the refrigerant is likely R22 which is being phased out therefore, new cooling system will need to be considered when the current one is no longer working.

The electrical is a residential type electrical service that has been generally modernized over time. The modern electrical that was able to be observed is in good working order. There is some period knob and tube wiring visible and likely within the walls and ceiling. If live knob and tube wiring can be considered a fire hazard. There were no carbon monoxide detectors observed in the basement which should be installed. Though not required, a fire alarm system can be installed in high hazard areas as an extra precaution. The lighting throughout the house appears to be mainly period fixtures. The condition of the fixtures was not assessed as part of this project as it can only be ascertained by disassembling and inspecting the unit. As the lights require maintenance or bulb replacement they can be inspected for loose or frayed wiring damage and heat damage to the shades.

Generally, the plumbing fixtures in the house appear to date from the early 1900s and are in average condition. There is some galvanized water piping that was observed. Galvanized piping will deteriorate over time and given the age of the systems it may be advantageous to consider phased replacement of the galvanized piping – especially if it on the supply side. The copper piping that was observed appears in good condition.

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PART 2 – TREATMENT AND WORK RECOMMENDATIONS

2.1 HISTORIC PRESERVATION OBJECTIVES

Having observed and assessed the current condition of the Dinehart-Holt House, the next step is to select an appropriate treatment approach. The National Park Service (NPS) guidance in selecting a treatment approach explains that, “The choice of treatment depends on a variety of factors, including the property's **historical significance, physical condition, proposed use, and intended interpretation**”. The NPS has established four possible treatment approaches, as outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards)*. They are as follows:

- “Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.”
- “Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.”
- “Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.”
- “Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.”

A property with exceptional individual historic significance may warrant Preservation or Restoration, while a building that requires changes to be adapted to a new use, is more appropriately a candidate for Rehabilitation. Reconstruction is appropriate when a lost structure is integral to the interpretation of the site.

The building owner has the most direct influence on the factors of proposed use and intended interpretation and a change in either can affect the treatment approach that is selected, both now and in the future. If a treatment and interpretation plan cannot be immediately identified, Preservation may be the most appropriate treatment in order to stabilize the structure until further work can occur.

The Dinehart-Holt House is individually significant, is in fair physical condition, and is intended to continue in its adapted use as a house museum and event venue. Its interpretation primarily includes the timeframe that it was occupied by Clarence and Flora Dinehart up to Clarence's death (the period of significance from 1891-1927), but also touches on the continuing occupancy of the Dinehart-Holt family up until John D. Holt's death in 1993 and subsequent sale of the house in 1994. In order to ensure its continued use, Murray County would like to increase its use as an event venue, therefore; the kitchen, which has been significantly changed over time and retains very little historic fabric, needs to be modified to better function as a serving kitchen for various events. Additionally, the County would like the kitchen's finishes to be more sympathetic to the character of the house. Therefore, **Rehabilitation is an appropriate treatment for the Dinehart-Holt House**. This is supported by the description of Rehabilitation in the Standards, a portion of which states,

“When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.”

While Restoration is frequently selected for buildings of this type, it is not appropriate in this case because there is not strong documentary evidence on which to base a restoration. Additionally, no one date during

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the building's period of significance has been identified as more significant than another, which is necessary to justify the removal of extant materials. Due to the lack of documentation, the extended period of significance, the many changes that were made to the kitchen and dining room areas, plus the current need to remodel the kitchen, an exact restoration to a particular date is not appropriate.

Additionally, the other treatment approaches are easily ruled out. Preservation is not an appropriate treatment because the house requires changes to continue its adapted use. Reconstruction can also be ruled out because the historic building is largely intact and does not have missing portions that require reconstruction in order to interpret the space.

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2.2 REQUIREMENTS FOR WORK

In Minnesota, the State Building Code (the Code) applies to the construction, reconstruction, alteration, and repair of buildings. It supersedes any local municipal codes. The Code does not require that existing buildings be continually brought into compliance as the Code changes, but when new work or a change of occupancy is undertaken for a building is undertaken, then it must meet the Code. The building permit application process is often the trigger for review of the project for compliance with the Code. Typically, permits are not required for routine maintenance work such as minor repairs and exterior finish work such as painting. The requirements for building permits and applicability of the Code should be reviewed with the Authority Having Jurisdiction, which may be at the local, county, or state level. Applicable codes that have been adopted by the State of Minnesota that may apply to the work outlined in Section 2.3 include:

- 2015 MN State Building Code or the MN Conservation Code for Existing Buildings
- 2012 International Building Code
- 2000 NFPA Life Safety Code
- 2014 National Electric Code
- 2012 International Fire Code
- 2012 International Mechanical Code
- 2015 MN State Plumbing Code

See the following sections for a Building Code Overview for the Dinehart-Holt House.

Accessibility requirements are covered both by the building code, which is an ordinance at the local and/or state level and by the American with Disabilities Act (ADA), which is a law at the federal level. The AHJ oversees enforcement of the code, while the ADA is not overseen or enforced by the AHJ. Instead, it is a mechanism by which people with disabilities may hold building owners liable for making their buildings accessible. See the following section for an Accessibility Audit

Conservation requirements consist primarily of the Secretary of the Interior's Standards for Historic Properties, which are requirements set forth by the federal government for the treatment of properties designated as historic at either the local, state, or federal level. The Standards are enforced by the State Historic Preservation Office (SHPO), which in Minnesota is part of the Minnesota Historical Society. If the local jurisdiction has a Heritage Preservation Commission that is certified by the SHPO, and the building is designated by the HPC as locally significant, the HPC also enforces the Standards. SHPO may have additional requirements if grants that they administer such as Minnesota Cultural and Heritage Grants or Heritage Partnerships (Legacy Amendment Funding), State Capital Projects Grants-in-Aid, or Certified Local Government Grants.

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2.2.1 ACCESSIBILITY AUDIT

Most historic properties have aspects that do not meet accessibility requirements set forth by the building code and the ADA. Adapting properties to be accessible can be challenging. The NPS Preservation Brief 32: Making Historic Properties Accessible provides guidance for this process. It lays out the steps as follows:

1. *Review the historical significance of the property and identify character-defining features;*
2. *Assess the property's existing and required level of accessibility; and*
3. *Evaluate accessibility options within a preservation context.*

Items 1 and 2 are covered below. Item 3 is outside the scope of this report and would be covered in a design phase for a future project.

Significance and Character-Defining Features. The Dinehart-Holt house is historically significant both for its association with the Dinehart family and for its architecture. Character-defining features on the exterior include the two-story volume, roof forms, porches, projecting bays, dormers, windows and window patterns, wood siding, wood trim patterns, wood roof shingles, and the textured foundation stone. At the interior, character defining features include the spatial relationships of the various rooms, the extensive millwork and doors, the grand entry stair, high ceilings, windows and stained-glass windows, wood floors, marble bathroom sinks, light fixtures and some of the decorative wall and ceiling coverings.

Accessibility Observations:

The American Disabilities Act and the MN State Building Code Chapter 1341 both have requirements for accessibility. The following observations compare the existing conditions to both sets of requirements.

Exterior Accessible Route: The accessible route begins with arrival at the site. Currently there are no accessible parking spaces marked at either the street or the driveway. There is a sidewalk along the east side of the site at 28th Street that has a curb cut at the corner with Broadway. Connected to this is another sidewalk along the Broadway Avenue. The Broadway sidewalk terminates before the driveway at the southwest corner of the site and connects to an internal site sidewalk that runs east-west along the south side of the house. Bordering this sidewalk to the south is the garage apron, which extends out about six feet from the garage. Beyond this, the driveway is gravel. The only accessible access to the site is the curb cut at the corner of 28th and Broadway or via the gravel driveway.

The east-west sidewalk at the south side of the house connects to a ramp at the southwest porch entrance. The floor of the house is approximately 3'-6" above grade so the wood ramp, built to harmonize with the porch, is a switchback ramp due to its length of about 57 feet. It begins at grade adjacent to the garage and ends at the south entry into the house's kitchen, with an intermediate landing. This entry is at the rear of the house off of the side street. The entry door into the kitchen meets the width requirements for accessibility.

Interior Accessible Route: The accessible route continues into the kitchen and the adjacent bathroom, however doors beyond this into the dining room and other adjacent spaces vary in width and many do not meet the minimum width requirement of 32". Additionally, several of the doors do not have adequate clearances for approaching the door and reaching the latch.

The second level of the house is not accessible as there is no elevator. The basement and attic levels are also not accessible, but these areas are not open to the public.

Restroom: There is only one bathroom on the first level, which is accessed from both the kitchen and first floor bedroom, however it only meets required ADA widths at the kitchen door, which also has lever handles. The cabinet and radiator on the toilet room side, and full height cabinet on the kitchen side of the

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toilet room door encroach on the required minimum door clearances. The historic sink does not meet accessible clearances below the apron, and there are no grab bars at the toilet.

Accessibility Discussion:

The Americans with Disabilities Act and the MN State Building Code Chapter 1341 both have requirements for accessibility. The following assessment is based on both sets of requirements. Additionally, the NPS Preservation Brief 32: Making Historic Properties Accessible recommends that determining what modifications should be made for accessibility be based on the following priorities,

1. *Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;*
2. *Providing access to goods, services, and programs;*
3. *Providing accessible restroom facilities; and,*
4. *Creating access to amenities and secondary spaces.*

The route to the building appears to be accessible, although no accessible parking spaces are provided. The entrance off the ramp at the southwest porch is accessible, given its 3'-0" width. The primary problem is the interior accessible route since interior door opening widths do not meet minimum width requirements. Door openings are required to be 32" clear minimum width when opened to 90 degrees and measured from the door stop to the face of the door.

Design solutions should consider whether removing doors and stops but leaving frames could provide the required clearances and/or if there is another way to access the building because although most visitors currently access the house through this rear entrance, it is not the most desirable way to enter both for a museum use (from an interpretative standpoint of how guests would have entered the home) and for an event center use where the kitchen may be occupied by caterers.

The bathroom layout could likely be modified to meet the requirements for grab bars and door clearances, but the sink clearances at the historic sink is more problematic, as it is desirable to maintain the sink. Adding a second sink could be explored, although the room is fairly small.

Making the second floor accessible could arguably be the lowest priority as bedrooms could be seen as secondary spaces on the priority list. Otherwise, it would involve adding an elevator or a residential type lift, both of which would be costly and would significantly impact the character defining features of the house. Design solutions could also consider ways to interpret the second floor through exhibits or virtual tours utilizing technology on the first level.

Accessibility Recommendations:

Undertake a design project to field verify dimensions of accessibility components, examine alternatives, and provide possible design solutions for site access, building access, restroom improvements and interpretation/access to the second level.

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2.2.2 BUILDING CODE OVERVIEW

The primary purpose of the MN State Building Code (the Code) is to safeguard public health, safety and welfare. The Code does this by setting requirements for building materials, size, height, exiting, occupancy, fire resistance, and fire protection to name a few.

Per Section 1300.0030 of the MN State Building Code, the primary purpose of the code is to,

“establish minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.”

As noted previously, existing buildings don’t have to be continually modified to meet changes to the Code, but when alterations are made, then new work must meet the Code. Additionally, when the building undergoes a change of occupancy, the building code official may require that some life safety items be upgraded. The Code does recognize that it may be difficult for historic and existing buildings to meet the same requirements for new construction and therefore offer alternative methods of compliance in Chapter 1311 Minnesota Conservation Code for Existing Buildings. The general philosophy is that a building shall not be made less safe than it was prior to the alteration. The building code official has a great deal of jurisdiction in interpreting the Code.

Building Code Observations:

Note: The following code review comments are based on a preliminary review and include only highlights of items within the Code. It should not be taken as a comprehensive code assessment.

The Dinehart-Holt House is a two-story building with a full basement and attic that is constructed of wood framing, siding, and roofing on a stone foundation. The construction assemblies are not fire resistant aside from the foundation and the building is not sprinklered. There is a wood-framed garage covered in vinyl siding and asphalt shingles less than 10 feet from the south wall of the house.

A preliminary Code review of the house under the MN State Building Code indicates that it is an Assembly (A-3) occupancy with accessory uses of Storage (S-2) and Mercantile (M) because of the kitchen. This is a change of occupancy from the previous Residential (R) occupancy. The construction type is V-B. The approximate square footage of the house is as follows:

Basement	1,913 sq. ft.
First level	2,200 sq. ft. (this includes the porches, which are 310 sq. ft.)
Second level	1,832 sq. ft.
Attic	1,475 sq. ft.

The height of the house, including the roof, is approximately 38 feet.

The house meets the Allowable Area requirements but does not meet the Allowable Height requirements of Chapter 5, which only allows an un-sprinklered Type V-B building to be one story. Two stories are allowed if the building is sprinklered.

Fire separation requirements per Chapter 9 for adjacent buildings indicate that because the house and the garage do not exceed the allowable areas of Chapter 5, the garage and the house may be considered one

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building. Therefore, it does not appear that fire resistance rated walls, limits on the percentage of wall openings, or opening protections are required. Chapter 9 does appear to require that a sprinkler system be provided because there is a second floor (per 903.2.1.3.3). It does not require a fire alarm system due to the occupant load being less than 300 (per 907.2.1)

Chapter 10 of the Code addresses exiting and is based on the possible number of occupants in the building, which is a function of the building square footage and an “occupant load” defined by the Code. Given the use as a museum and event venue, we evaluated the occupant load of the first floor – except the kitchen - based on an Assembly occupancy for “standing” occupants, rather than with tables and/or chairs. This is the most concentrated load at 5 square feet per person. An example of an event where such a load would be present is a reception where guests stand and socialize. The second floor of the house was evaluated as a museum use, which is less concentrated at 30 square feet per person. The remaining spaces in the basement and attic were classified as storage spaces which is calculated at 300 square feet per person. The total occupant load resulting from these calculations is 293. Chapter 10 requires that the building be provided with two exits from the first level and one from the second level based on this number. The current conditions generally meet these requirements; however, some of the specific details such as enclosure of the stairway (1009.2), guardrail heights, handrail requirements, door width, and door hardware do not.

Plumbing fixture requirements are also based on the occupant loads determined by Chapter 10. Based on an occupant load of 293, two men’s toilets and three women’s toilets with one lavatory for each sex are required. This far exceeds the existing single toilet and lavatory existing in the house. Additionally, a drinking fountain and a mop sink are also required.

Building Code Assessment:

It is not apparent that the building went through any type of code upgrades when the change of use from Residential to Assembly occupancy occurred in 2007, aside from the addition of the exterior ramp and a new door at the kitchen. However, the most apparent concerns are rather significant as far as the impact on the historic building and their cost. These include the requirement of a sprinkler system, enclosure of the monumental stair, exit door widths and hardware, and plumbing fixture requirements. It is possible that alternating to use of the MN Conservation Code for Existing Buildings may alleviate some of these requirements. A more in-depth code review and a discussion with the building code official would be helpful in discussing the alternatives.

Building Code Recommendations:

- Conduct an in-depth code review by a design professional
- Initiate a discussion with the building code official to discuss

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2.3 WORK RECOMMENDATIONS AND ALTERNATIVES

The following repair and cyclical maintenance recommendations are designed to retain the building's historic fabric, stabilize the building, and to preserve it into the future. Any recommendations undertaken should be designed to follow the Secretary of the Interior's Standards for Historic Preservation (the Standards).

Repair Recommendations

Repair recommendations are prioritized as High importance (should occur within 1-3 years), Medium importance (should occur within 3-5 years), and Low importance (should occur within 5-10 years). Priority levels are assigned based on the recommendation's importance to maintaining the building's structural integrity, the building envelope's integrity, the public's safety and access, the building's programmatic function, and the building's historic integrity.

2.3.1 HIGH PRIORITY (1-3 YEARS)

Foundation Recommendations - Repairs:

- The basement wall needs to be 100% repointed on the inside. Cracks need to be filled with new mortar. The missing area of the wall at the south-east corner of the basement needs to be repaired and restored. (HIGH)
- The rubble stone foundation for the main chimney needs to be re-pointed. (HIGH)
- The exposed limestone wall on the exterior needs to be re-pointed. Mortar from early repointing efforts should be removed and replaced with appropriate mortar that matches the hardness, color, texture and profile of the original mortar. (HIGH)
- The exterior basement access stair enclosure needs to be rebuilt. The rubble stones and exposed limestone blocks should be able to be reused. The concrete cap will need to be replaced and a new secured access door provided. Until this work is complete the door should be secured to prevent anyone from accessing this stair. The poor condition of the walls creates a hazardous condition. (HIGH)

Structural Component Recommendations - Repairs:

- The condition of the floor joists, walls, beams and posts within the cistern needs to be evaluated. Access will need to be provided to the area which will involve either cutting an access through the stone wall or the kitchen floor, or, hiring a consultant that is certified in confined spaces access. If it is determined that the added structure is required to support the 1st floor above then proper footings and anchorage for the columns should be provided. Additional recommendations or repairs may be also result from additional investigation. (HIGH)
- The first-floor at the rear of the building where it slopes to the west appears to be stable now and no repairs are recommended. However, this recommendation may change once a thorough inspection of the floor structure below in the cistern is completed. The floor should be periodically monitored to see if the slope gets worse or if additional problems develop (HIGH)
- A detailed structural analysis to determine the load carrying capacity of the first and second floors should be conducted to determine if the structure can accommodate the increased code requirements of an Assembly occupancy, which both the museum and event uses fall under. (HIGH)
- The second-floor at the rear of the building where it slopes to the west appears to be stable and no repairs are recommended now. The floor should be periodically monitored to see if the slope gets worse or if additional problems develop. (HIGH)

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Siding & Trim Recommendations - Repairs:

- Scrape siding and trim thoroughly. Patch and sand damaged pieces or install “Dutchman” repair – a replacement of the damaged area only - if beyond repair. Do not pressure wash. Use garden hose to wash debris off of surfaces. Prime and repaint. (HIGH)
- Trim back shrubbery and plants that are touching siding. (HIGH)

Window & Door Recommendations - Repairs:

- Inspect windows and doors. Check for operability, missing hardware, and weather-stripping. Repair/replace damaged or missing components and make adjustments to frame, sash, or door to ensure operability. (HIGH).
- Repair wood window sash and storm windows, including consolidating and epoxy patching of wood, “Dutchman” or partial patch of damaged wood, or full replacement of wood components if beyond repair; replacement of damaged or missing glass; and replacing glazing putty where loose or missing. (HIGH)
- Scrape wood window sash and storm windows thoroughly. Do not pressure wash. Use garden hose to wash debris off of surfaces. Prime and repaint. (HIGH)
- Replace Dorothy door and frame with a watertight wood or possibly metal-clad unit.

Porch Recommendations - Repairs:

- Professionally test existing paint for lead. (HIGH)
- Re-secure loose ends of tongue & groove ceiling boards. Match existing nailing techniques.
- Scrape wood porch component thoroughly. Patch and sand damaged pieces or install “Dutchman” repair – a replacement of the damaged area only - if beyond repair. Do not pressure wash. Use garden hose to wash debris off of surfaces. Prime and repaint. (HIGH)

Flooring Recommendations - Repairs:

- Repair parquet flooring at first level bedroom. Re-nail/re-glue loose places, replace missing pieces, lightly sand, and install additional coats of varnish to create a durable finish. (HIGH)
- First level wood strip flooring – Repair any damage (including re-nailing/re-gluing loose pieces, replacing missing pieces, patching damaged areas or installing “Dutchman” repairs), lightly sand, and install additional coats of varnish to create a durable finish. Does not include complete removal of finish. (HIGH)

Wall & Ceiling Recommendations - Repairs:

- At the foyer/front entry hall stair, repair damaged areas of Lincrusta using plaster of Paris repair kit after structural repairs are made to stair. (HIGH)

Stair Recommendations - Repairs:

- Design and install a support or supports at the foyer/front entry hall stair rather than reconstructing the closet walls, which would conceal a stained-glass window and alter changes that occurred during the period of significance. The supports should be compatible with the historic character of the stair, but discernable as new. As the post will impose a significant point load on the first-floor joists that they were probably not designed to support, a structural analysis of the first-floor framing should be conducted to determine if additional framing modifications or supports at the basement would be required. (HIGH) Until the repairs are implemented, the main stair should be periodically monitored. We recommend two monitoring points. The elevation above the first floor of the outside corner of

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the middle stair landing should be measured to establish a baseline. Periodic measurements will then indicate if the stair continues to drop. Also, the gap between the stair and the wall should be measured and then periodically monitored to see if it gets wider. If measurements indicate a gradual downward trend or a sudden increase, then immediate action to support the stair may be required. A corner crack gauge installed between the stair and the wall would provide accurate measurements of stair movement, see Appendix F. It would be normal to see some variation in both measurements over time, with gaps opening or closing and landing elevation going up or down. This would be the result of seasonal changes that affect the heat and humidity levels in the building. Until further investigation is done we recommend limiting access to the stair as much as possible.

- Add guardrail around stair opening at attic (HIGH)
- Alert visitors to low railing heights at main entry hall stairs with signage, including at upper landing. (HIGH)

Hazardous Materials - Repairs:

- Pipe insulation in the basement contains asbestos and is in poor condition. Before any work is undertaken in the building a hazardous material assessment should be completed and appropriate remedial actions taken. (HIGH)
- Professionally test existing paint at both the exterior and interior for lead, along with the surrounding grade for lead contamination. (HIGH)

HVAC Recommendations - Repairs:

- Repair/replace steam pipe insulation where damaged (HIGH)

Electrical Recommendations - Repairs:

- Replace remaining knob and tube wiring. (HIGH)
- Provide carbon monoxide alarms in basement. (HIGH)
- Install fire alarm system, perhaps limited to boiler room and other “hidden” hazard areas. (HIGH)
- Provide missing faceplates. (HIGH)

Lighting Recommendations - Repairs:

- Inspect period lighting for wiring damage. (HIGH)
- Remove/replace fabric corded “drop” fixtures in basement and attic with modern fixtures. Recondition fabric corded “drop” fixtures in public areas. (HIGH)

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2.3.2 MEDIUM PRIORITY (3-5 YEARS)

Window & Door Recommendations - Repairs:

- Have stained glass inspected by a stained-glass conservator or fabricator (MEDIUM)
- Inspect pocket doors and verify if possible to make operational without removing wall finishes to access. (MEDIUM)

Flooring Recommendations - Repairs:

- Replace the existing concrete slab on grade at the basement and install a vapor retarder below the slab before it is poured. (MEDIUM)
- Replace kitchen flooring as part of kitchen rehabilitation with materials that are compatible with the house's historic finishes such as wood or linoleum. (MEDIUM)
- Second level wood strip flooring (varnished only) - Repair any damage (including re-nailing/re-gluing loose places, replacing missing pieces, patching damaged areas or installing "Dutchman" repairs), lightly sand, and install additional coats of varnish to create a durable finish. Does not include complete removal of finish. (MEDIUM)

Wall & Ceiling Recommendations - Repairs:

- Repair damaged plaster throughout, removing non-historic wall and ceiling coverings as needed. Investigate underlying layers of ceiling and wall coverings for possible historic coverings and document. Preserve areas of historic coverings for interpretation (similar to dining room framed area) and for finding an appropriate replacement covering. (MEDIUM)
- Investigate and establish extent of metal panel damage at dining room ceiling. Remove and repair underlying plaster, if needed. Repair damaged metal panels, reinstall, and repaint. (MEDIUM)
- Remove gypsum board ceiling at kitchen and repair and repaint historic tin ceiling, if present. (MEDIUM) (OPTIONAL with a Rehabilitation treatment approach)
- Remove painted panels and batten strips at ceilings in east parlor, west parlor, and first level bedroom and repair underlying plaster. Investigate and document any potentially historic coverings or finishes. (MEDIUM) (OPTIONAL with a Rehabilitation treatment approach)

Millwork Recommendations - Repairs:

- Re-glue panels at pass-through door to repair crack (MEDIUM)
- Re-glue panels at buffet to repair cracks (MEDIUM)
- Repair any damaged millwork including re-nailing/re-gluing loose places, replacing missing pieces, patching damaged areas or installing "Dutchman" repairs. (MEDIUM)

Stair Recommendations - Repairs:

- Add handrail at rear service stair and at landing and steps within rear hallway (MEDIUM)
- Paint unfinished treads at rear service stair (MEDIUM)
- Replaced worn treads at basement stairs and remove carpet at bottom treads (MEDIUM)

Insulation - Repairs:

- Add insulation such as blown-in cellulose, mineral wool, or fiberglass batts along with a vapor barrier at the attic. Installation could be at either the floor or between the rafters (MEDIUM)
- Add insulation such as extruded polystyrene or fiberglass batt at the rim joist in the basement. (MEDIUM)

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Plumbing Recommendations - Repairs:

- Remove and replace remaining galvanized water piping. (MEDIUM)

HVAC Recommendations - Repairs:

- Replace cooling system due to phase out of R22 refrigerant (assumed to be used in this unit). (MEDIUM)

2.3.3 LOW PRIORITY (5-10)

Window & Door Recommendations - Repairs:

- Replace aluminum storm windows with wood. (LOW) (OPTIONAL under a Rehabilitation approach)

Flooring Recommendations - Repairs:

- Second level wood strip flooring (painted only) - Repair any damage (including re-nailing/re-gluing loose places, replacing missing pieces, patching damaged areas or installing “Dutchman” repairs), and touch up paint to match or repaint. (LOW)

Wall & Ceiling Recommendations - Repairs:

- At the east parlor, replace stenciling with wallpaper border similar to what is shown in historic photo. (LOW)

Plumbing Recommendations - Repairs:

- Replace water softener with non-metallic type unit. (if still used). (LOW)

Electrical Recommendations - Repairs:

- Replace modern light switches with new period style push button switches (LOW)

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2.3.4 CYCLICAL MAINTENANCE RECOMMENDATIONS

The following recommendations are intended to be utilized on a regular basis for the maintenance of existing building systems. Refer to Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings for more detailed information.

Foundation Recommendations - Cyclical Maintenance:

- Annually inspect the grounds around the building for areas of standing water and verify that no water is being trapped against the building.
- Annually conduct staff inspect of exterior and interior masonry for signs of loose or deteriorated mortar, cracking, or stone movement. Also monitor for water infiltration at the interior masonry.
- Professionally inspect masonry every 5-10 years if concerns are noted during staff inspections
- Keep de-icing salts away from masonry. For slip-resistance adjacent to masonry surfaces, use a product such as New Ulm Cherrystone Poultry Grit, which is a sharp, angular, quartzite gravel that provides traction on ice and snow. It is chemically inert and will not harm masonry or plants.

Structural Component Recommendations - Cyclical Maintenance:

- Inspect annually for signs of movement or damage such as insect or water damage.

Siding & Trim Recommendations - Cyclical Maintenance:

- Inspect annually in the spring and repair items such as:
 - Cracked, peeling, or otherwise deteriorating paint and touch up as needed
 - Rot – patch with epoxy or do Dutchman repair (replace only the damaged area)
 - Popped nails – reset nails
 - Areas of organic growth - scrub growth off with water and bleach
 - Overgrown vegetation – trim back so that it is not touching siding and/or trim
- Fully repaint approximately every 10-15 years or, as needed.

Window & Door Recommendations – Cyclical Maintenance:

- Inspect annually in the spring and repair items such as:
 - Cracked, peeling, or otherwise deteriorating paint and touch up as needed
 - Rot – patch with epoxy or do Dutchman repair (replace only the damaged area)
 - Broken glass, loose or missing glazing putty – replace
 - Binding sash – adjust stop, wax sash frame, etc.
 - Damaged or worn weather-stripping - replace
- Fully repaint exterior window sash and storm windows approximately every 10-15 years or, as needed.
- Wash windows at least once a year by hand. Do not pressure wash.
- Clean hardware with a damp cloth annually. Also lubricate hinges, sash locks, etc.

Porch Recommendations – Cyclical Maintenance:

- Inspect annually in the spring and repair items such as:
 - Cracked, peeling, or otherwise deteriorating paint and touch up as needed
 - Rot – patch with epoxy or do Dutchman repair (replace only the damaged area)
 - Popped nails – reset nails
 - Areas of organic growth - scrub growth off with water and bleach
 - Overgrown vegetation – trim back so that it is not touching siding and/or trim

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- Fully repaint approximately every 10-15 years or, as needed.

Brick Chimney Recommendations - Cyclical Maintenance:

- Inspect chimney at the basement, the attic, and from the ground with binoculars on an annual basis for signs of water infiltration, cracking, and/or open joints at the exterior - repair/repaint.

Roof Recommendations – Cyclical Maintenance:

- Inspect roof annually in the spring for evidence of damage, loose shingles, debris accumulation, and water staining in attic – remove/repair as needed. Check throughout the winter for ice dams and have professionally removed. Check attic during and after rains for evidence of leaks.

Flooring Recommendations – Cyclical Maintenance:

- Tile floors - sweep or dry mop weekly or monthly depending on frequency of use to remove dirt and debris. Wash weekly or monthly with water and mild detergents. Apply grout sealer annually to prevent staining of grout.
- Vinyl composition tile - sweep or dry mop weekly or monthly depending on frequency of use to remove dirt and debris. Wash weekly or monthly with water and mild detergents.
- Concrete floors – sweep monthly to remove dirt and debris

Wall & Ceiling Recommendations – Cyclical Maintenance:

- Inspect annually for signs of wear and/or damage that might require repair or refinishing.
- Dust wall surfaces as needed with a soft cloth. Wash as needed with damp sponge.
- Repaint painted wall finishes as needed, or approximately every 5-10 years. Repaint painted ceiling finishes as needed, or approximately every 10-15 years.

Millwork Recommendations – Cyclical Maintenance:

- Millwork – dust monthly. Wipe down with a damp cloth as needed.
- Inspect annually for signs of damage, wear, or finish deterioration that may need to be addressed.

Stair Recommendations – Cyclical Maintenance:

- Varnished wood flooring at stairs – sweep or dry mop weekly or monthly depending on frequency of use to remove dirt and debris. Wash monthly with a damp sponge and dry with a soft cloth. Do not use wood oil soaps or chemicals.
- Painted wood stairs – sweep or dry mop weekly or monthly depending on frequency of use to remove dirt and debris. Wash monthly with a damp sponge and dry with a soft cloth.
- Unfinished wood stairs – sweep or vacuum monthly or quarterly depending on frequency of use.
- Railings/millwork – dust and wipe down with a damp cloth monthly

Fireplace Recommendations – Cyclical Maintenance:

- Inspect tile for damage, cracked, or missing grout on an annual basis.
- Clean tile as needed with water and mild detergent.
- See Millwork recommendations for maintenance of wood surround/mantel.

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Miscellaneous Recommendations – Hazardous Materials - Cyclical Maintenance:

- If pipe insulation remains in place, it should be inspected annually to verify that it has not been damaged and is intact.
- Inspect interior and exterior surfaces annually for peeling, flaking, and chalked paint.

Insulation – Cyclical Maintenance:

- None

Plumbing Recommendations – Cyclical Maintenance:

- Plan for future gas water heater replacement. Due to low use, consider non-metallic tank electric or heat pump type to reduce problems with venting and corrosion.
- Replace faucet washers on a periodic basis.
- Inspect water heater venting and drain tank annually.

HVAC Recommendations – Cyclical Maintenance:

- Change cooling system filters bi-annually.

Electrical Recommendations – Cyclical Maintenance:

- Inspect period light fixtures during lamp replacement for heat damage.

Lighting Recommendations – Cyclical Maintenance:

- Exterior inspection of lighting fixtures when replacing lamps.

PART 2 – TREATMENT AND WORK RECOMMENDATIONS

2.4 OPINION OF PROBABLE COST

The following is an opinion of probable cost to undertake the recommendations discussed in the report and is intended to give the general order of magnitude of the work. Each line item demonstrates a scope of work that can be undertaken individually or as part of a larger project. Additional costs such as permitting, design fees, contractor general conditions and contingencies are not reflected in the individual line items but are calculated by priority group. The dollar amounts shown are for 2017 and not adjusted for inflation in subsequent years.

HIGH PRIORITY WORK SCOPE

Item	QTY	Unit	Unit Cost	Extended Cost	Subtotal
LANDSCAPING					\$400
Trim back shrubs/plants that touch siding	1		\$400	\$400	
MASONRY					\$59,159
Repoint interior stone foundation - 100%	1,680	SF	\$16	\$26,880	
Repoint stone foundation at chimney - 100%	56	SF	\$16	\$896	
Repoint exterior stone foundation - 100%	696	SF	\$23	\$16,008	
Rebuild exterior basement access stair walls, cap w/ concrete	205	SF	\$75	\$15,375	
STRUCTURAL FRAMING					\$5,000
Assess the wood framing within the cistern	1	LS	\$2,500	\$2,500	
Monitor first & second floors at west end of house for changes in slope	1	LS		\$0	
Structural analysis to determine load-carrying capacity of floors 1 & 2	1	LS	\$2,500	\$2,500	
SIDING & TRIM					\$16,450
Patch & sand damaged wood or replace in kind-10%	400	SF	\$7	\$2,800	
Scrape siding & trim, prime & repaint	3,900	SF	\$3.50	\$13,650	
PORCHES					\$8,360
Resecure loose ends of t&g ceiling boards	1	LS	\$300	\$300	
Patch & sand damaged pieces - 10%	150	SF	\$12	\$1,800	
Scrape porch, prime & repaint	1,565	SF	\$4	\$6,260	
WINDOWS & DOORS					\$126,600
Rehab all historic windows	52	EA	\$1,900	\$98,800	
Rehab all historic storm windows	24	EA	\$1,100	\$26,400	
New exterior door to basement access stairwell	1	EA	\$1,400	\$1,400	
FLOORING					\$13,230
Repair parquet flooring at 1st floor bedroom, sand, refinish	207	SF	\$15	\$3,105	

DINEHART HOLT HISTORIC STRUCTURE REPORT

Item	QTY	Unit	Unit Cost	Extended Cost	Subtotal
Repair wood flooring at 1st floor, sand, & refinish	1,125	SF	\$9	\$10,125	
INTERIOR STAIRS					\$2,660
Design & install a permanent support at foyer stair	1	LS	\$1,800	\$1,800	
Until support is installed, monitor stairs periodically for settlement	1	LS	\$500	\$500	
Add signage to alert to low railing heights at foyer stair (upper & lower landings)	2	EA	\$30	\$60	
Add guardrail around stairs at attic	10	LF	\$30	\$300	
WALLS & CEILINGS					\$3,800
Repair damaged areas of Lincrusta at upper stair runs in Foyer	1	LS	\$3,800	\$0	
HAZARDOUS MATERIALS					\$6,800
Conduct hazardous materials testing	1	LS	\$3,800	\$3,800	
Abate damaged steam pipe insulation	1	LS	\$3,000	\$3,000	
HVAC					\$3,000
Insulate steam pipes after abatement	200	LF	\$15	\$3,000	
ELECTRICAL					\$16,000
Replace remaining knob & tube wiring	1	LS	\$10,000	\$10,000	
Install carbon monoxide alarms in basement	1	LS	\$500	\$500	
Install fire alarm system at basement	1	LS	\$5,000	\$5,000	
Install missing faceplates	1	LS	\$500	\$500	
LIGHTING					\$2,300
Inspect period lighting for wiring damage	1	LS	\$200	\$200	
Replace fabric corded drop fixtures in basement and attic w/ modern fixtures	8	EA	\$200	\$1,600	
Recondition fabric-corded drop fixtures in public areas	1	EA	\$500	\$500	
SUBTOTAL					\$267,822
GENERAL					
ARCHITECTURAL FEES			8-10%		\$26,782.20
GENERAL CONDITIONS			10%		\$26,742
MOBILIZATION/ACCESS			7%		\$18,747.54
CONTINGENCY			15%		\$91,127
TOTAL					\$431,221

PART 2 – TREATMENT AND WORK RECOMMENDATIONS

MEDIUM PRIORITY WORK SCOPE

Item	QTY	Unit	Unit Cost	Extended Cost	Subtotal
WINDOWS & DOORS					\$28,100
Have stained glass inspected by conservator or fabricator	110	SF	\$250	\$27,500	
Inspect pocket doors and make operational	1	LS	\$600	\$600	
FLOORING					\$25,390
Replace concrete floor slab at basement & install vapor retarder below new slab.	1,595	SF	\$8	\$12,760	
Replace kitchen flooring with wood	240	SF	\$14	\$3,360	
Repair varnished wood flooring at 2nd floor, sand, & refinish	1,030	SF	\$9	\$9,270	
MILLWORK					\$2,080
Re-glue panels at dining room millwork	1	LS	\$800	\$800	
Repair damaged millwork - 10%	160	SF	\$8	\$1,280	
STAIRS					\$658
Add handrail at rear service stair, and at landing in 2nd floor rear hallway	24	LF	\$12	\$288	
Paint unfinished replacement treads at service stair	10	SF	\$2	\$20	
Replace worn treads at basement stair & remove carpet at lower section	1	LS	\$350	\$350	
WALLS & CEILINGS					\$4,116
Repair damaged plaster throughout	286	SF	\$4	\$1,144	
Repair damaged metal panels & plaster at dining room ceiling	20	SF	\$14	\$280	
Remove gyp. board ceiling in kitchen & restore tin ceiling, if present	240	SF	\$12		
Remove panels & battens at 1st floor ceilings & restore plaster	673	SF	\$4	\$2,692	
INSULATION					\$6,098
Insulate attic at floor	1,575	SF	\$3.50	\$5,513	
Insulate the rim joist in the basement	195	SF	\$3	\$585	
PLUMBING					\$7,500
Replace galvanized water piping	1	LS	\$7,500	\$7,500	
HVAC					\$5,000
Replace cooling system	1	LS	\$5,000	\$5,000	
SUBTOTAL					\$56,228
GENERAL					
GENERAL CONDITIONS	1	LS	8-10%		\$7,894
MOBILIZATION/ACCESS	1	LS	-		\$0
CONTINGENCY			15%		\$21,460
TOTAL					\$164,523

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LOW PRIORITY WORK SCOPE

Item	QTY	Unit	Unit Cost	Extended Cost	Subtotal
WINDOWS & DOORS					\$6,300
Replace aluminum storm windows with wood storms	21	EA	\$300	\$6,300	
FLOORING					\$1,252
Repair painted wood flooring at 2st floor, repaint	313	SF	\$4	\$1,252	
WALLS & CEILINGS					\$1,915
Replace stenciling at east parlor w/wallpaper border	122	SF	\$4.50	\$549	
Repaint east parlor with above	976	SF	\$1.40	\$1,366	
PLUMBING					\$500
Replace water softener w/ non-metallic type unit (if still in use)	1	LS	\$500	\$500	
ELECTRICAL					\$1,800
Replace light switches w/ period style push-button switches	24	EA	\$75	\$1,800	
SUBTOTAL					\$11,767
GENERAL					
GENERAL CONDITIONS	1	LS	8-10%		\$2,353
MOBILIZATION/ACCESS	1	LS	-		\$0
CONTINGENCY			15%		\$3,883
TOTAL					\$29,772

PART 2 – TREATMENT AND WORK RECOMMENDATIONS

DINEHART HOLT HISTORIC STRUCTURE REPORT

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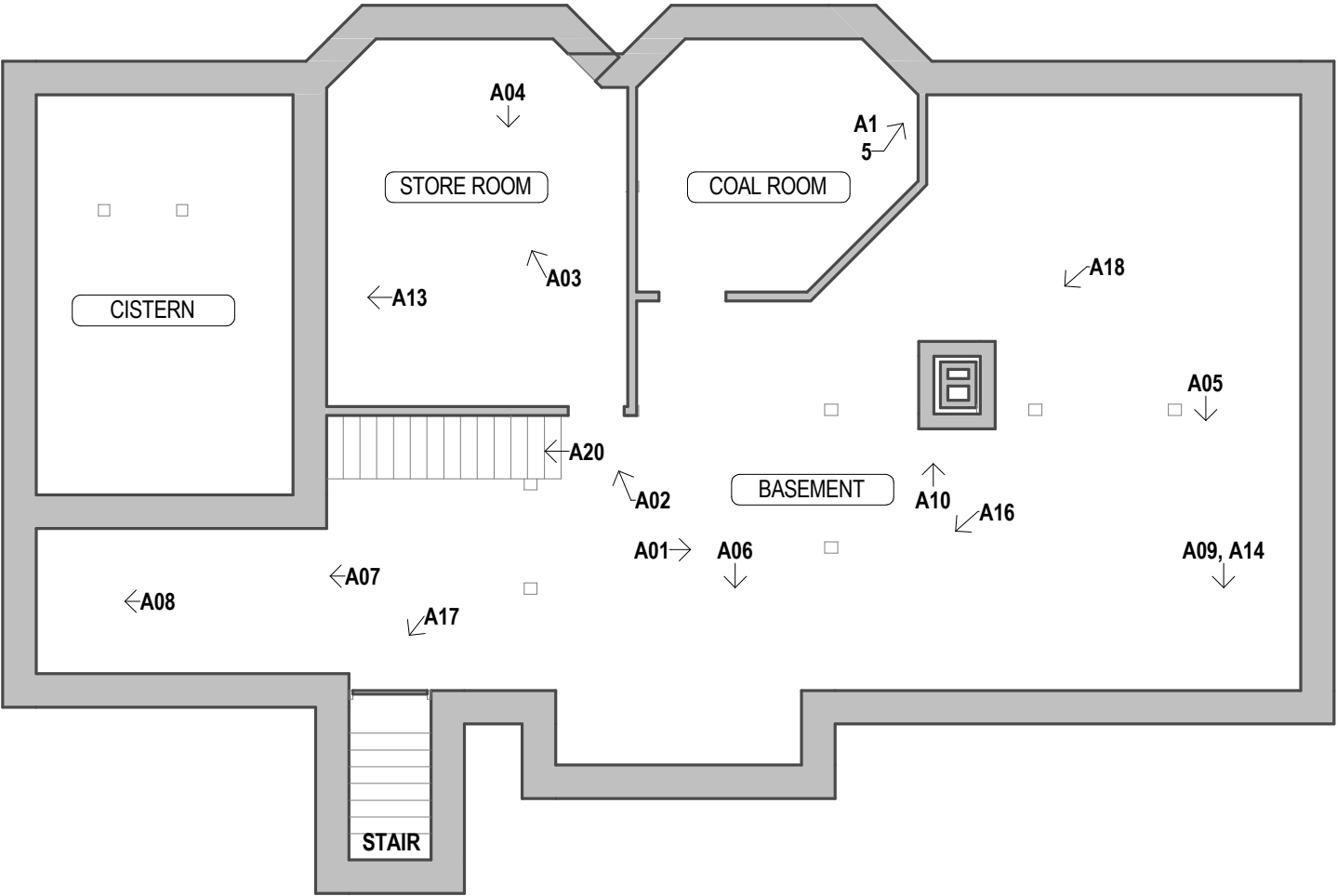
PERSONAL COMMUNICATIONS

Buesing, Tamara. Conversation with Jane Bisel, Steve Williams, Janet Timmerman, and Gaylene Chapman. May 10, 2017.

Conway, Dan. Interview with Jane Bisel and Steve Williams, May 11, 2017.

Lichty, Margaret. Conversation with Jane Bisel, June 6, 2017.

APPENDIX A: PHOTO KEYS



1 BASEMENT - PHOTO KEY
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

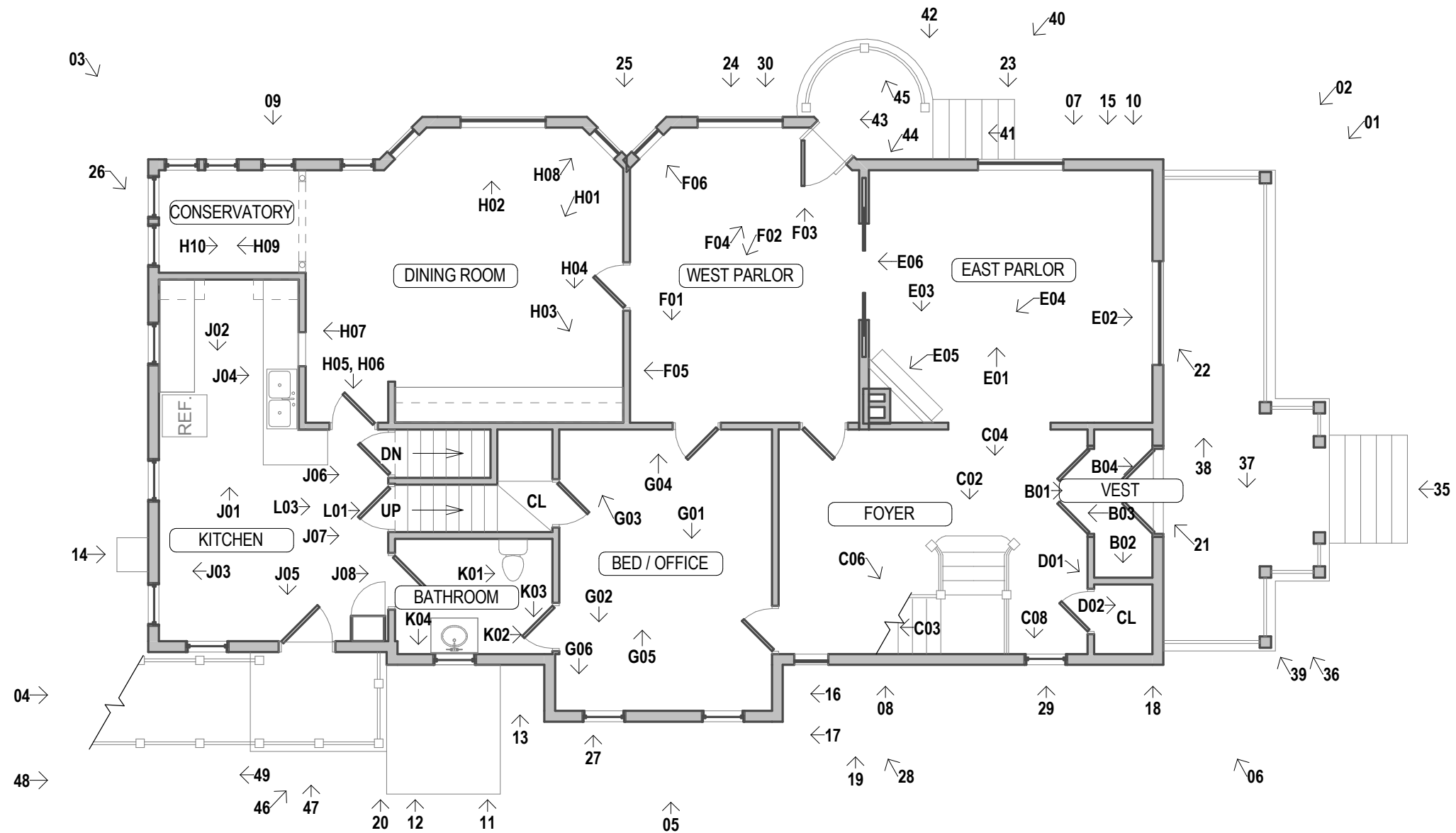
CLIENT:
MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
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PROJECT
NAME: **DINEHART-HOLT HOUSE**

DRAWN BY: CMS
PROJ. NO: 170037

A.00



1 LEVEL 1 - PHOTO KEY
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

CLIENT:

MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
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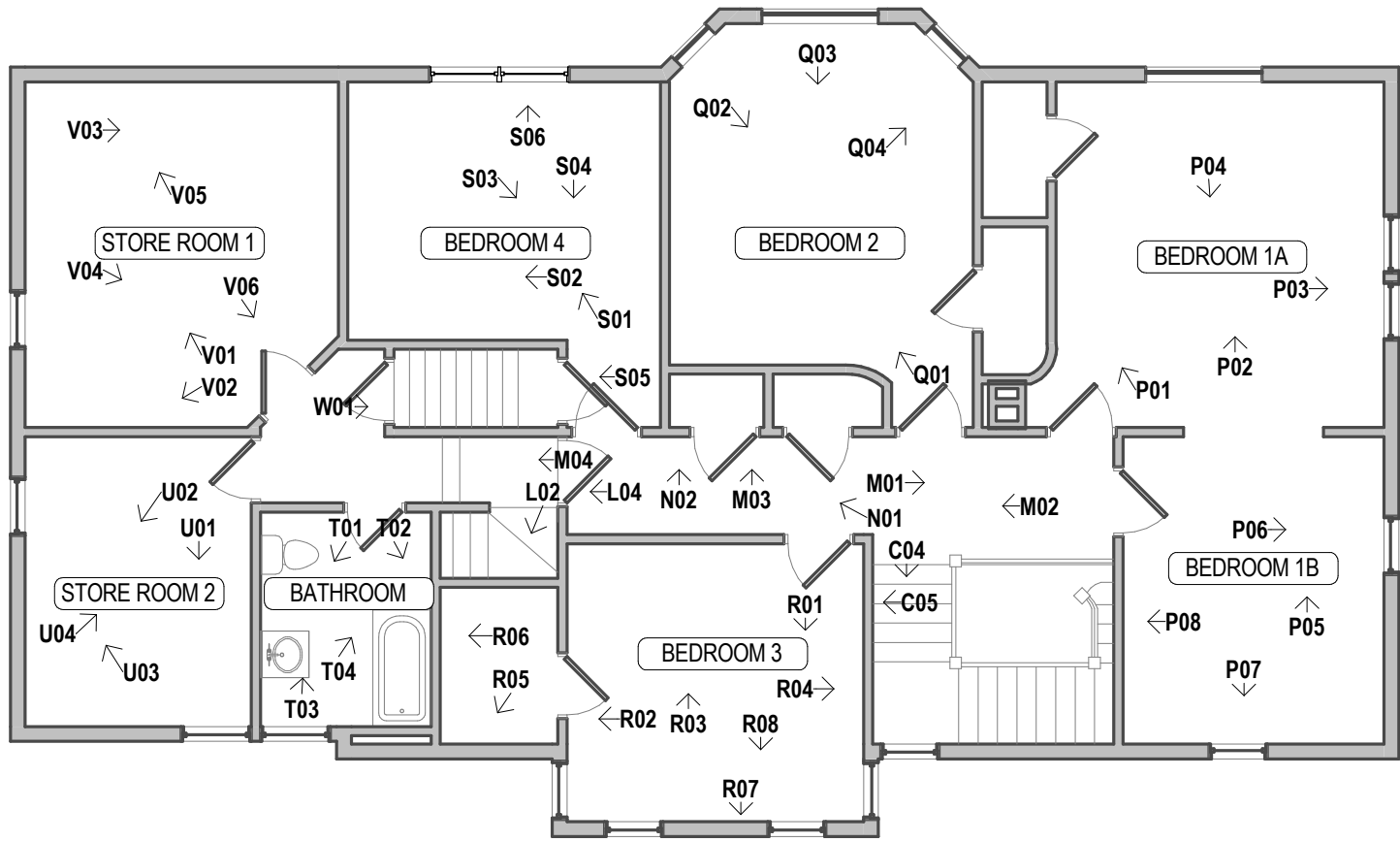
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PROJECT
NAME:

DINEHART-HOLT HOUSE

DRAWN BY: CMS
PROJ. NO: 170037

A.11



1 LEVEL 2 - PHOTO KEY
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

CLIENT:

MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE:

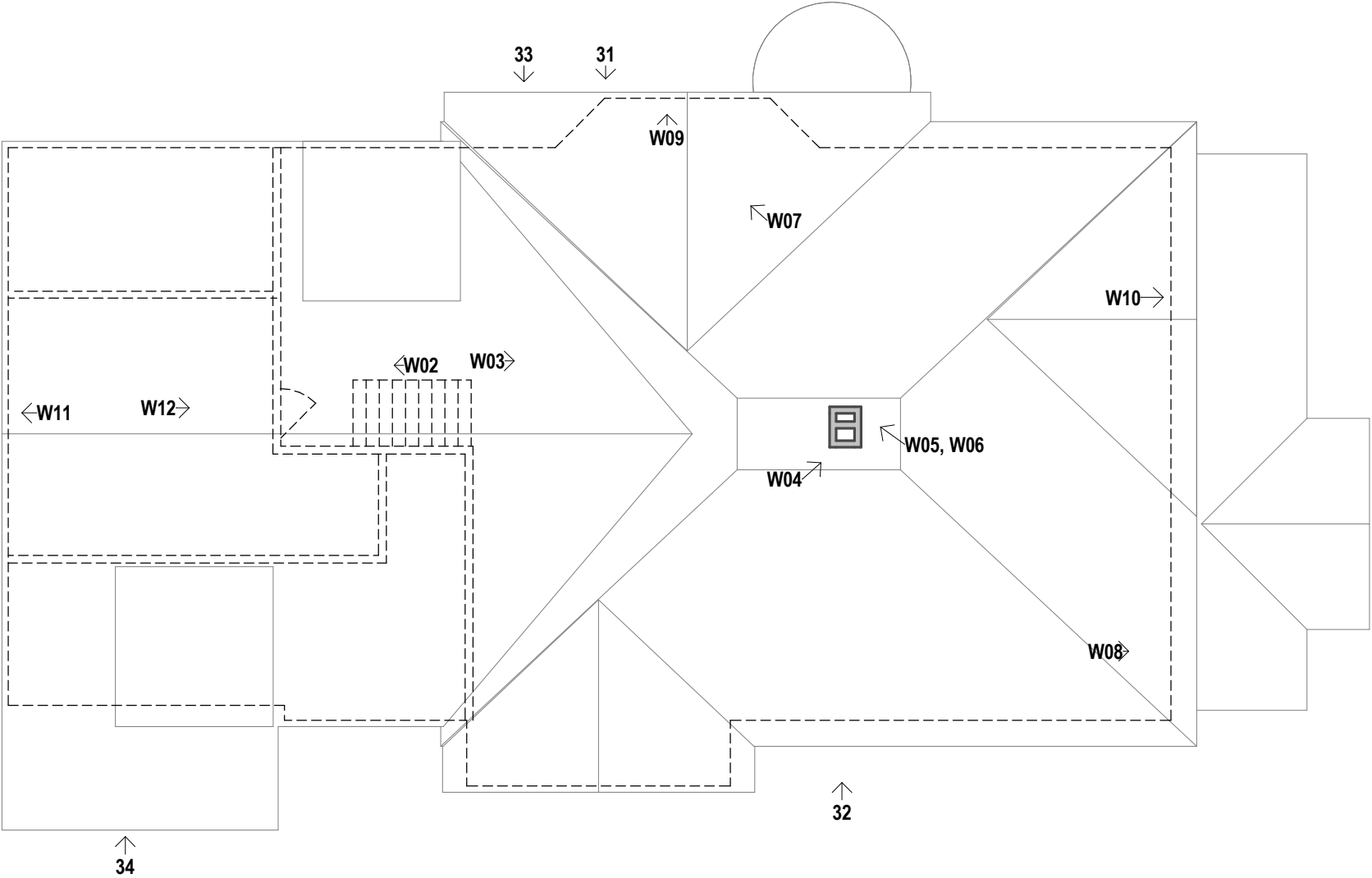
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PROJECT
NAME:

DINEHART-HOLT HOUSE

DRAWN BY: CMS
PROJ. NO: 170037

A.22



1 ATTIC & ROOF - PHOTO KEY
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
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MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE: **PHOTO KEY**
PROJECT
NAME: **DINEHART-HOLT HOUSE**

DRAWN BY: CMS
PROJ. NO: 170037

A.33

APPENDIX B: PHOTOS

APPENDIX B: PHOTOS



01 Front (east) Elevation



02 North Elevation



03 North and West Elevations



04 West Elevation



05 South Elevation



06 South and East Elevations

DINEHART-HOLT HISTORIC STRUCTURE REPORT



07 Typical area of limestone wall with loose mortar, prior re-pointing



08 Typical area of limestone wall with loose mortar, prior re-pointing



09 Hole patch at limestone wall



10 Closeup of repointing at limestone



11 Exterior basement access door



12 Exterior Basement Stair

APPENDIX B: PHOTOS



13 Exterior Basement Stair



14 Abandoned chimney foundation



15 Siding with peeling paint



16 Siding & trim with peeling paint and areas of rot 03



17 Loose siding



18 Split and cupped siding with peeling paint

DINEHART-HOLT HISTORIC STRUCTURE REPORT



19 Area of replacement siding



20 Siding & Trim



21 Front entry doors



22 East porch window



23 North parlor window



24 North windows

APPENDIX B: PHOTOS



25 North windows at bay window



26 Peeling paint at window trim



27 South windows, storm window, peeling paint



28 South windows, storm windows



29 Basement window and sunken sill



30 Basement window sill above grade

DINEHART-HOLT HISTORIC STRUCTURE REPORT



31 Roof Details



32 Chimney



33 Roof Details



34 Shed Dormer at Roof



35 Front (east) Entry Porch



36 Base of Front Porch

APPENDIX B: PHOTOS



37 Ceiling at front porch



38 East porch railings



39 East porch post



40 North porch



41 North Porch entry



42 North porch crawl space

DINEHART-HOLT HISTORIC STRUCTURE REPORT



43 North porch ceiling



44 North porch flooring, chipped paint



45 North porch flooring



46 West Porch



47 West Porch



48 Ramp at west porch



49 Ramp at west porch

DINEHART-HOLT HISTORIC STRUCTURE REPORT



A01 Basement - Looking east



A02 Basement



A03 Basement



A04 Basement



A05 Basement



A06 Basement

APPENDIX B: PHOTOS



A07 Basement



A08 Typical rubble stone basement wall - missing or loose mortar 2



A09 Basement - SE corner wall crack, missing loose mortar



A10 Chimney foundation - note missing loose mortar



A11 Basement - Framing at ceiling



A12 Typical rubble stone basement wall - missing or loose mortar

DINEHART-HOLT HISTORIC STRUCTURE REPORT



A13 typical floor joists bearing at 2x8 plate



A14 Top of basement wall is missing at SE corner



A15 coal storage area with dirt floor



A16 Cracked, broken and heaving basement floor slab



A17 Basement - Door opening to exterior basement access stair



A18 Door to exterior basement access stair

APPENDIX B: PHOTOS



A19 Basement - Stairway



A20 Basement - Stairway



B01 Vestibule



B02 Vestibule

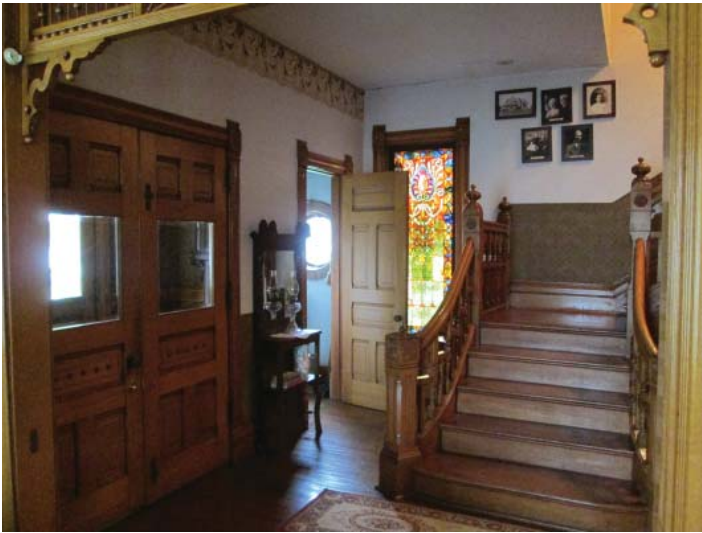


B03 Vestibule



B04 Vestibule

DINEHART-HOLT HISTORIC STRUCTURE REPORT



C01 Front Hall & Stair



C02 Front Hall & Stair



C03 Front Hall & Stair - Stair pulling away from wall



C04 Front Hall & Stair



C05 Front Hall & Stair



C06 Front Hall & Stair - Handrail installed under stair

APPENDIX B: PHOTOS



C07 Front Hall & Stair



C08 Front Hall & Stair



D01 Front Hall Closet



D02 Front Hall Closet



E01 Parlor 1



E02 Parlor 1

DINEHART-HOLT HISTORIC STRUCTURE REPORT



E03 Parlor 1



E04 Parlor 1



E05 Parlor 1



E06 Parlor 1



F01 Parlor 2

B.16



F02 Parlor 2

APPENDIX B: PHOTOS



F03 Parlor 2



F04 Parlor 2



F05 Parlor 2



F06 Parlor 2



G01 1st Level Bedroom



G02 1st Level Bedroom

DINEHART-HOLT HISTORIC STRUCTURE REPORT



G03 1st Level Bedroom



G04 1st Level Bedroom



G051st Level Bedroom



G061st Level Bedroom



H01 Dining Room



H02 Dining Room

APPENDIX B: PHOTOS



H03 Dining Room



H04 Dining Room



H05 Dining Room



H06 Dining Room - Floor slopes to rear of building



H07 Dining Room



H08 Dining Room window

DINEHART-HOLT HISTORIC STRUCTURE REPORT



H09 Breakfast Nook



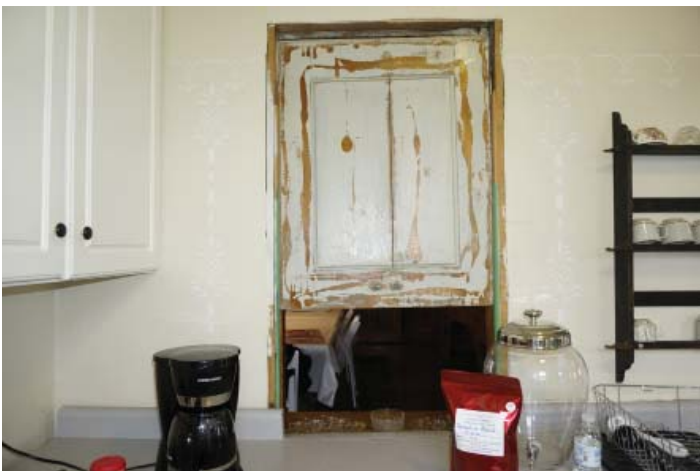
H10 Breakfast Nook



J02 Kitchen



J03 Kitchen



J04 Kitchen

B.20



J05 Kitchen - Exterior door

APPENDIX B: PHOTOS



J06 Kitchen - Door to Basement stair



J07 Kitchen - Door to rear stair



J08 Kitchen - Door to Bathroom



J01 Kitchen



K01 Bathroom



K02 Bathroom

DINEHART-HOLT HISTORIC STRUCTURE REPORT



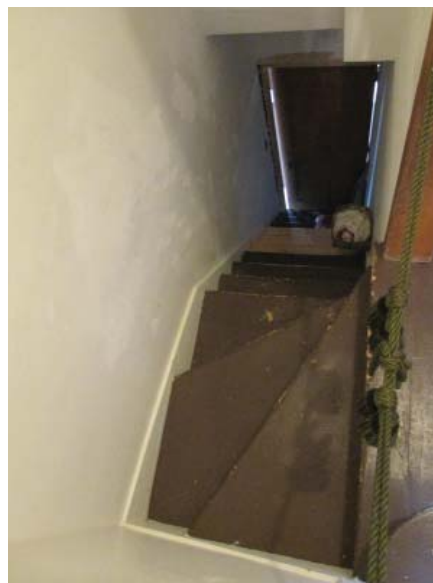
K03 Bathroom



K04 Bathroom Window



L01 Rear Stair



L02 Rear Stair



L03 Door to Rear Stair



L04 Rear Stair - Upper landing

APPENDIX B: PHOTOS



M01 2nd Level Hall



M02 2nd Level Hall



M03 2nd Level Hall



M04 2nd Level Hall



N01 Hall Closets



N02 Hall Closet

DINEHART-HOLT HISTORIC STRUCTURE REPORT



P01 Bedroom 1a



P02 Bedroom 1a



P03 Bedroom 1a



P04 Bedroom 1a



P05 Bedroom 1b Looking north
B.24



P06 Bedroom 1b Looking east

APPENDIX B: PHOTOS



P07 Bedroom 1b - Looking south



P08 Bedroom 1b Looking west



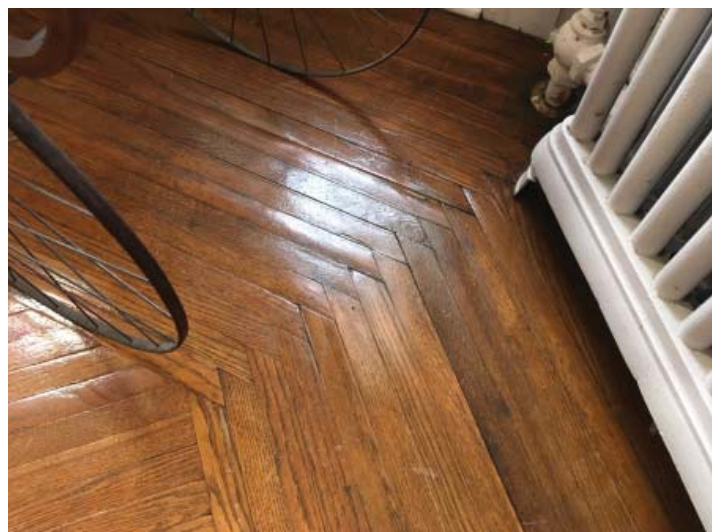
Q01 Bedroom 2



Q02 Bedroom 2



Q03 Bedroom 2

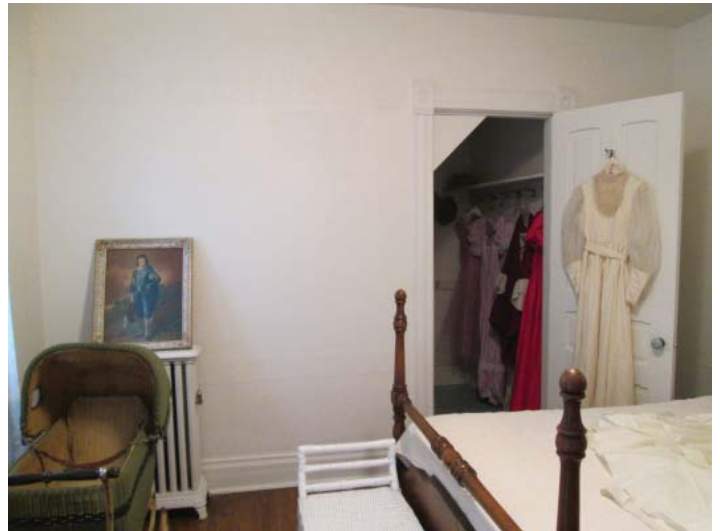


Q04 Bedroom 2

DINEHART-HOLT HISTORIC STRUCTURE REPORT



R01 Bedroom 3



R02 Bedroom 3



R03 Bedroom 3



R04 Bedroom 3



R05 Bedroom 3 closet



R06 Bedroom 3 closet

APPENDIX B: PHOTOS



R07 Bedroom 3 Embossed wallpaper & wood trim with patch



R08 Bedroom 3 Wood floor



S01 Bedroom 4



S02 Bedroom 4



S03 Bedroom 4



S04 Bedroom 4

DINEHART-HOLT HISTORIC STRUCTURE REPORT



S05 Bedroom 4



S06 Bedroom 4



T01 2nd Level Bathroom



T02 2nd Level Bathroom



T03 2nd Level Bathroom



T04 2nd Level Bathroom

APPENDIX B: PHOTOS



U01 Storage 1



U02 Storage 1



U03 Storage 1



U04 Storage 1



V01 Storage 2



V02 Storage 2

DINEHART-HOLT HISTORIC STRUCTURE REPORT



V03 Storage 2



V04 Storage 2



V05 Storage 2



V06 Storage 2



W01 Attic Stairs



W02 Attic

APPENDIX B: PHOTOS



W03 Attic



W04 Attic



W05 Attic



W06 Attic



W07 Attic



W08 Typical attic framing

DINEHART-HOLT HISTORIC STRUCTURE REPORT



W09 Attic window



W10 Attic window



W11 Attic window



W12 Attic_7662

APPENDIX C: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Secretary of the Interior's Standards for Rehabilitation

The following information is as published by the National Park Service, U.S. Department of the Interior at: <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

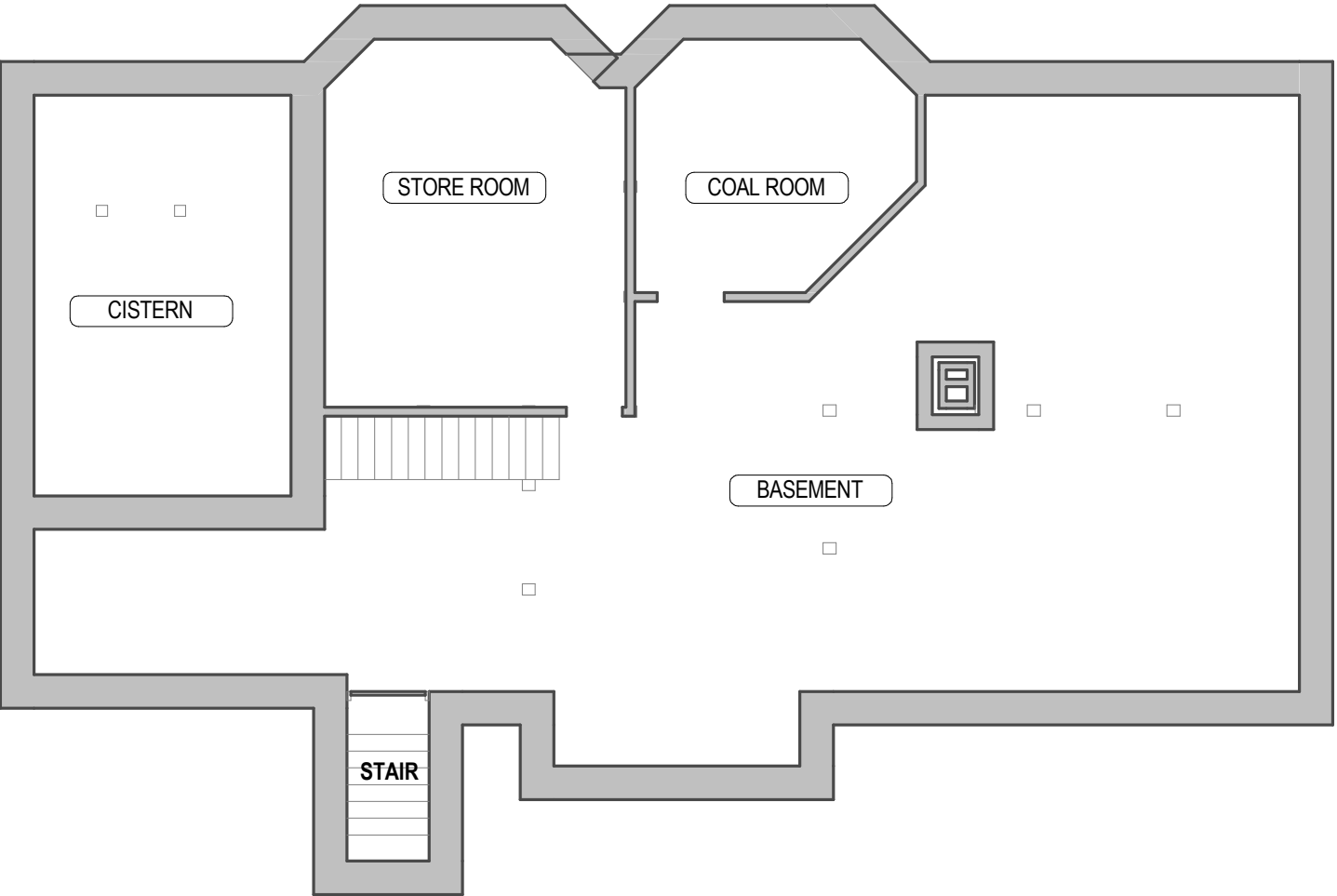
Rehabilitation as a treatment

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. They are also published by the National Park Service, US Department of the Interior. The Guidelines for Preserving Historic Buildings may be found here:

https://www.nps.gov/tps/standards/four-treatments/standguide/preserve/preserve_approach.htm

APPENDIX D: FLOOR PLANS



1 **BASEMENT - FLOOR PLAN**
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

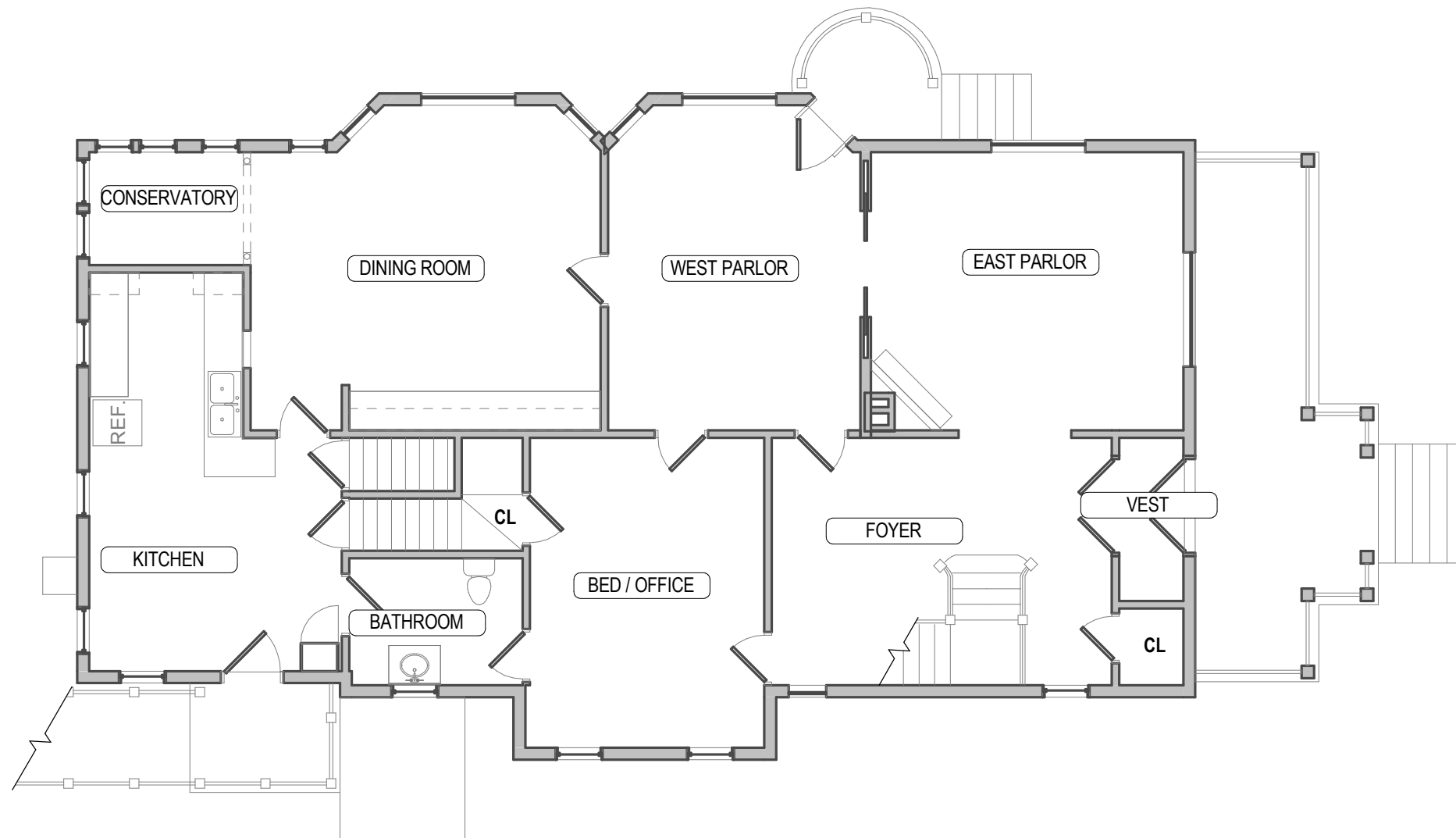
CLIENT:
MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE: **BASEMENT**
PROJECT
NAME: **DINEHART-HOLT HOUSE**

DRAWN BY: CMS
PROJ. NO: 170037

A.0



1 LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

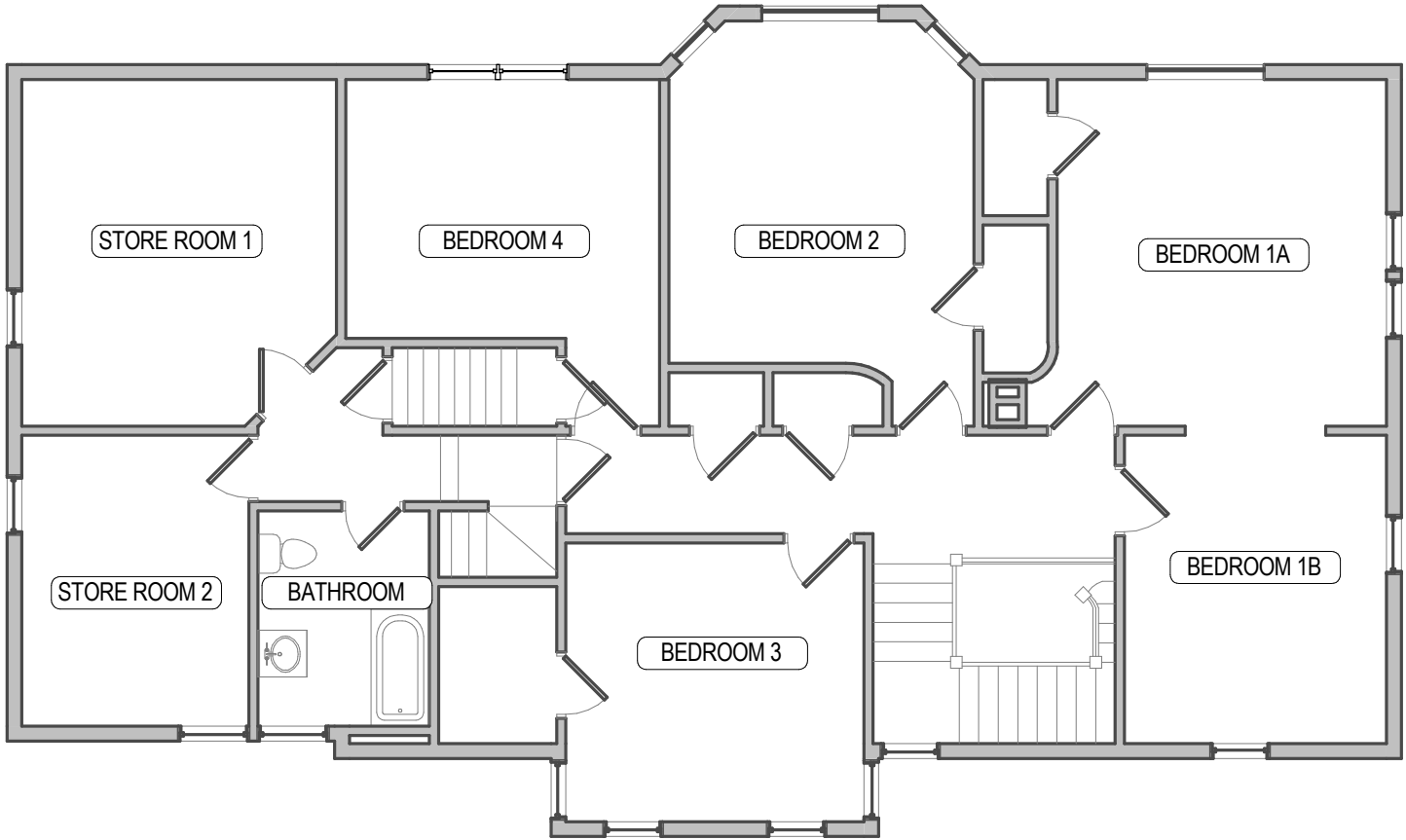
CLIENT:
MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE: **FIRST FLOOR**
PROJECT
NAME: **DINEHART-HOLT HOUSE**

DRAWN BY: CMS
PROJ. NO: 170037

A.1



1 LEVEL 2 - FLOOR PLAN
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

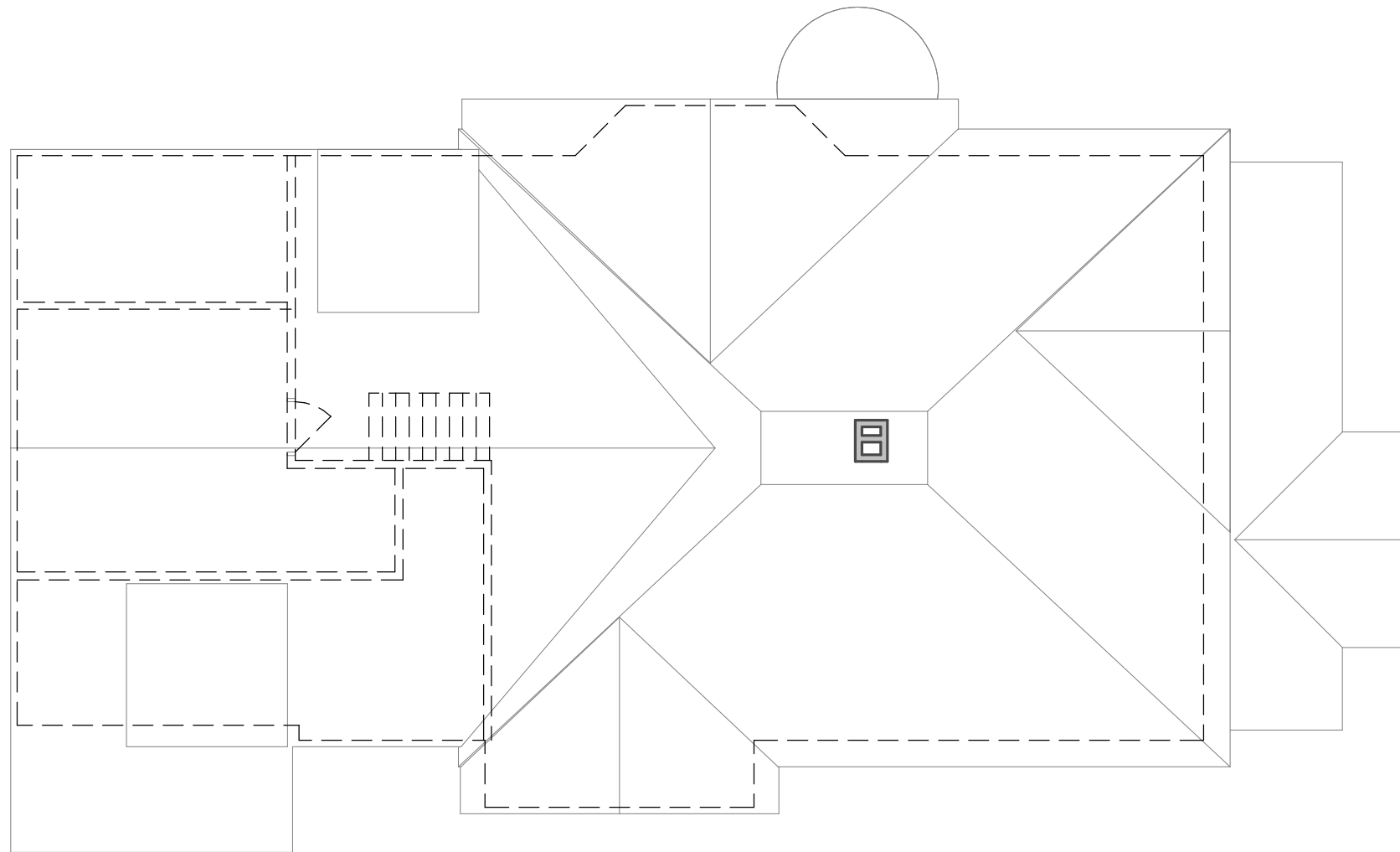
CLIENT:
MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE: **SECOND FLOOR**
PROJECT
NAME: **DINEHART-HOLT HOUSE**

DRAWN BY: CMS
PROJ. NO: 170037

A.2



1 **ATTIC & ROOF PLAN**
1/8" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

CLIENT:

MURRAY COUNTY HISTORICAL SOCIETY AND MUSEUM

2480 29TH STREET, SLAYTON, MN 56172

DRAWING
TITLE:

ROOF

PROJECT
NAME:

DINEHART-HOLT HOUSE

DRAWN BY:
PROJ. NO:

CMS
170037

A.3

APPENDIX E: OBSERVED CHANGES TO STRUCTURE

NORTH



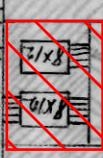
foundation for chimney that was added on the exterior of the building when the interior chimney was removed. this chimney has also been removed.



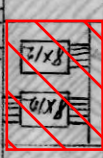
chimney was originally at this location, it was removed during a later renovation



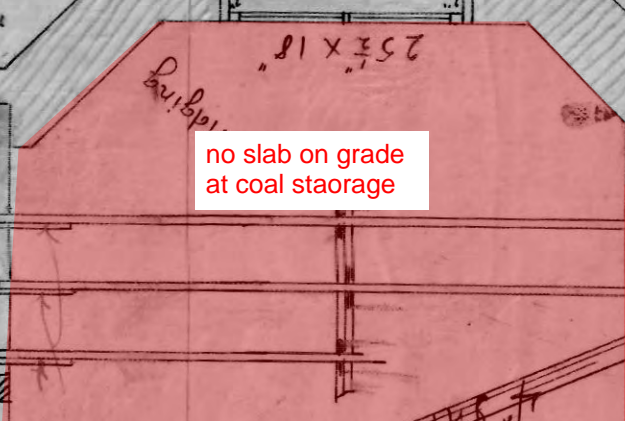
6x6 wood beam w/ 6x6 wood posts. This appears to be a latter addition, possible added when 1st floor above was remodeled.



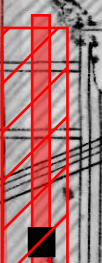
no chimney here



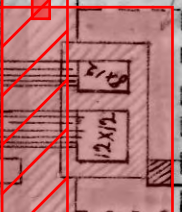
no slab on grade at coal staorage



6x6 wood beam w/ 6x6 wood posts in lieu of wall



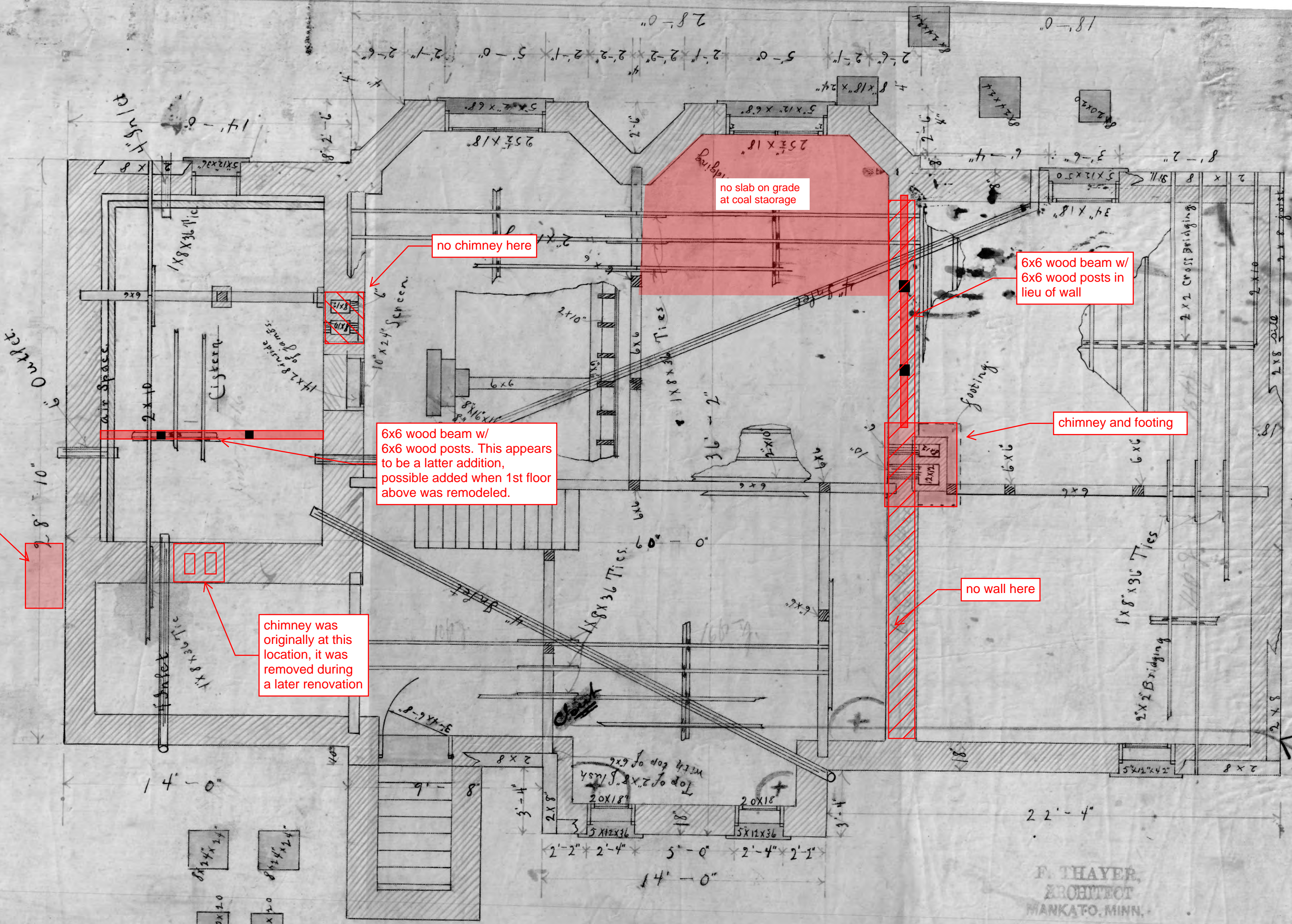
chimney and footing

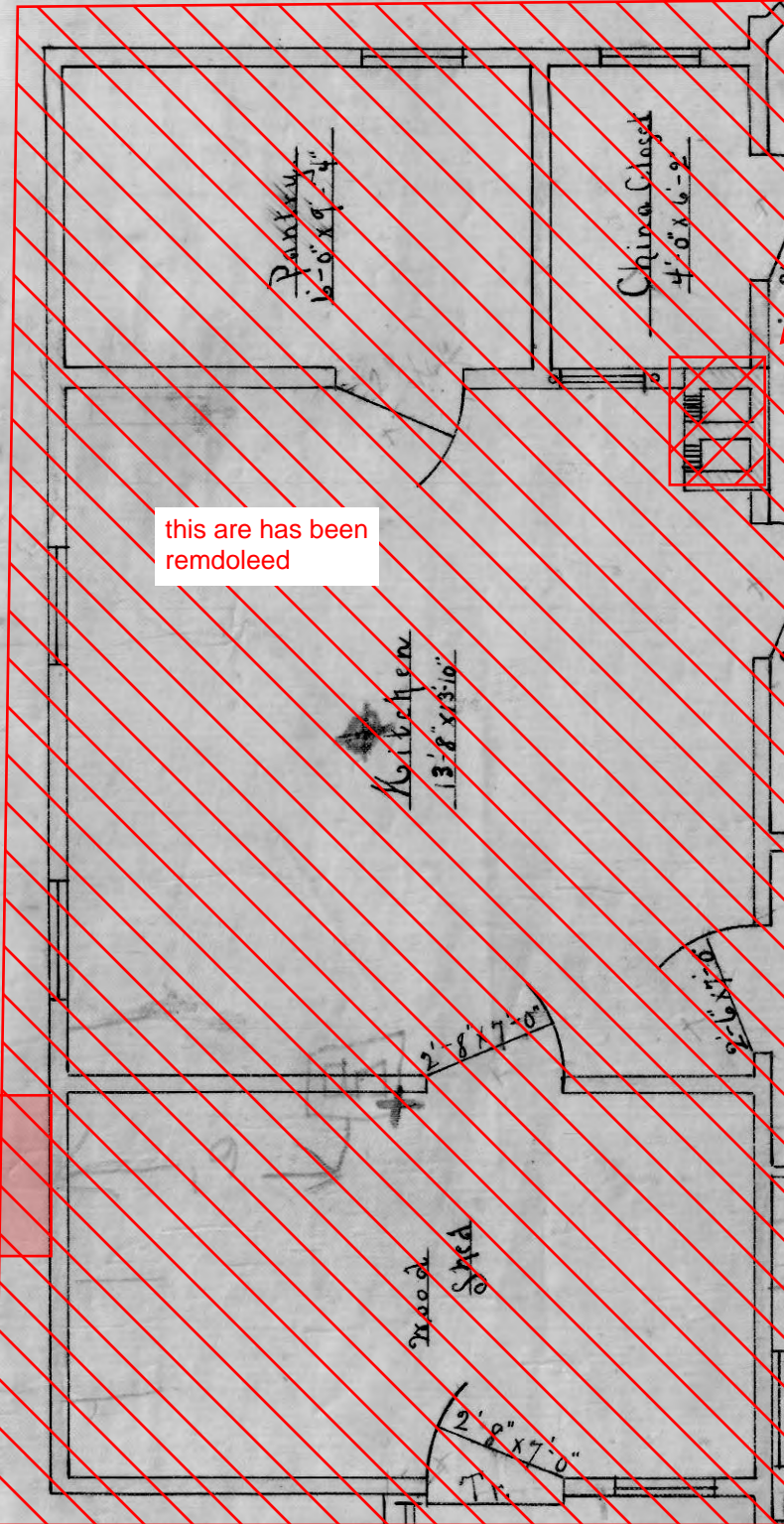


no wall here



F. THAYER,
ARCHITECT
MANKATO, MINN.





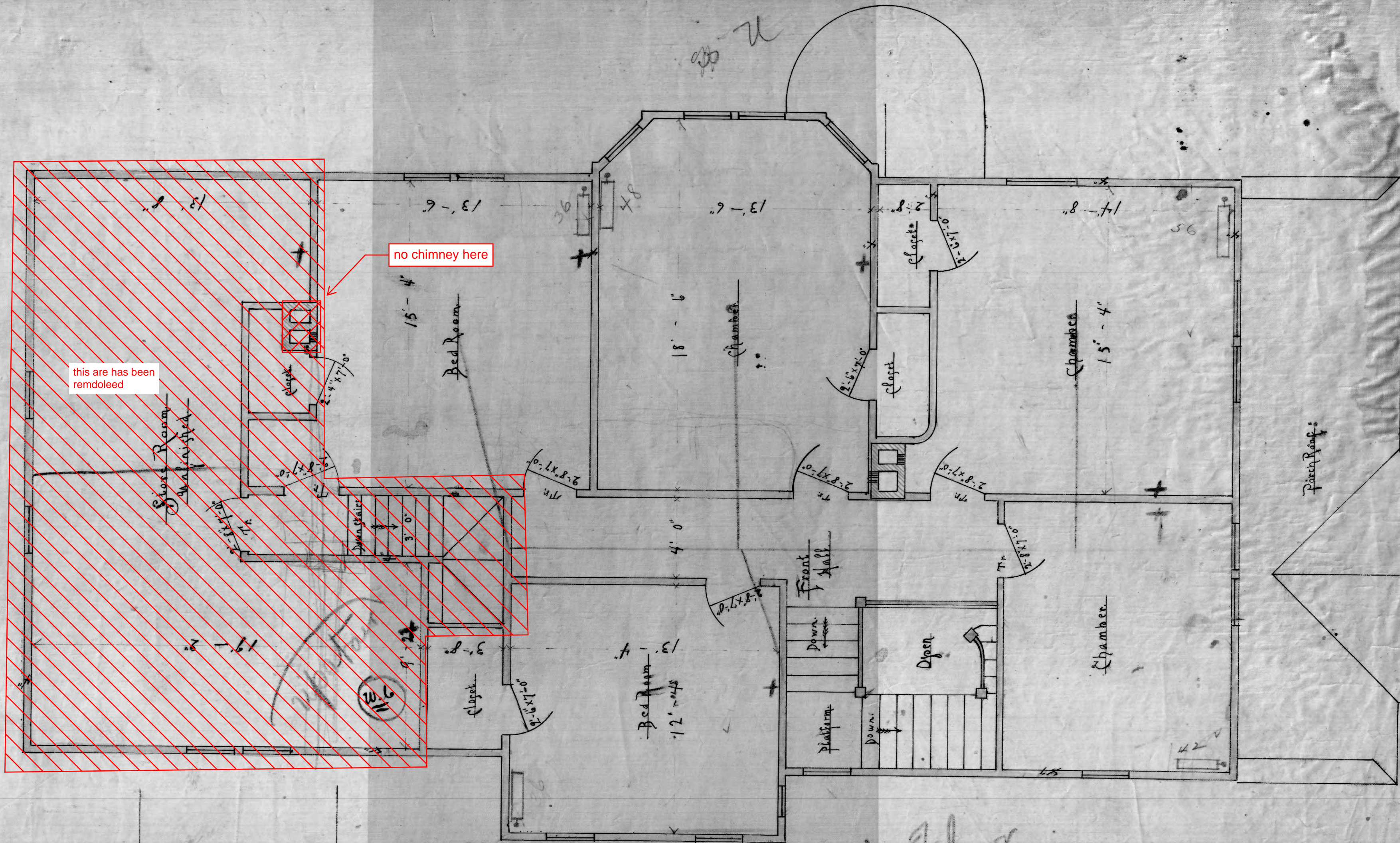
this are has been
remdoleed



closet and walls
below stair have
been removed

East

F. THAYER,
ARCHITECT.
MANKATO, MINN.

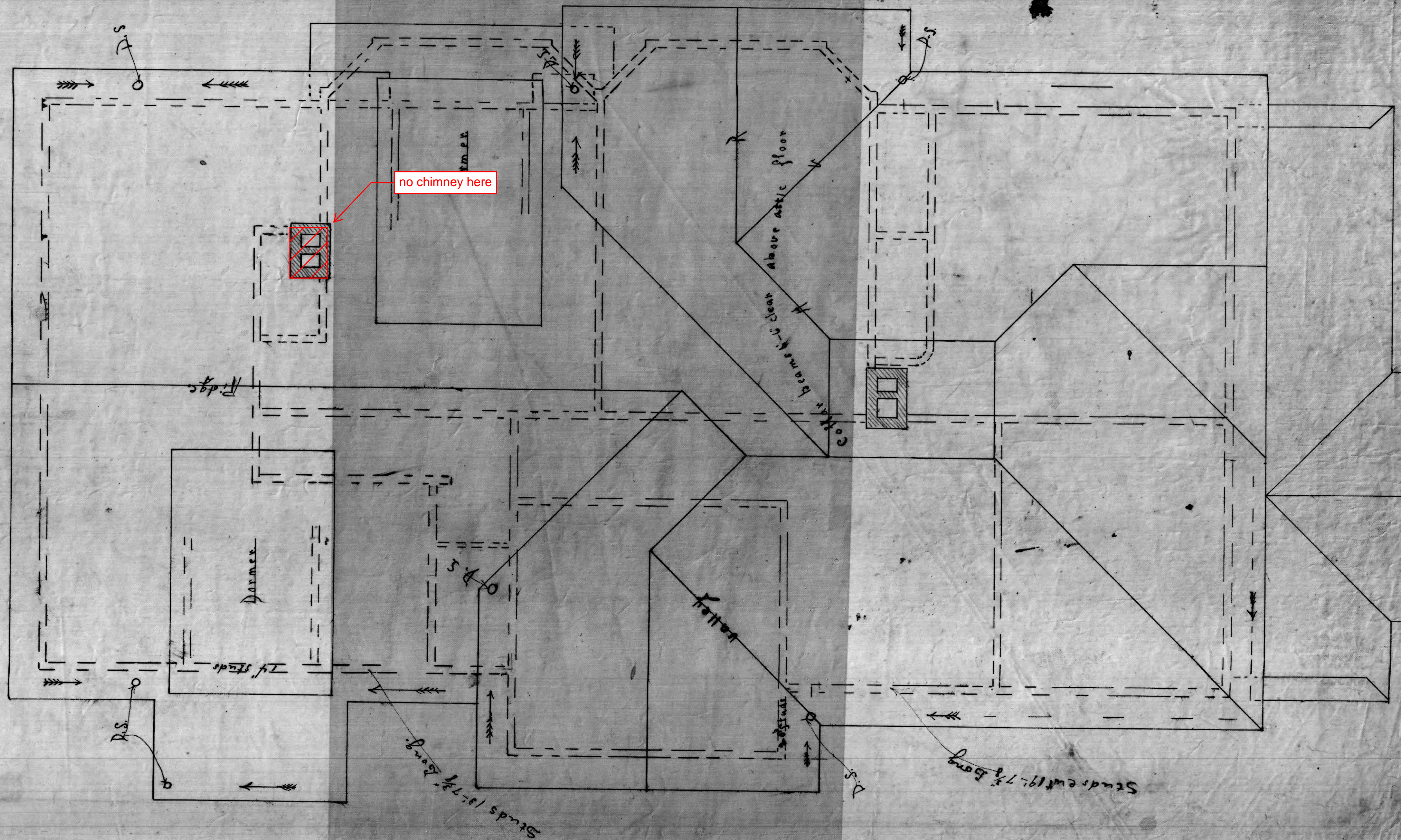


Second Floor Plan, Scale 1/4" = 1'

Residence for
C. E. Dinehart

Stoughton, Minn.

F. CHAYER,
ARCHT
MINNAPOLIS, MINN.



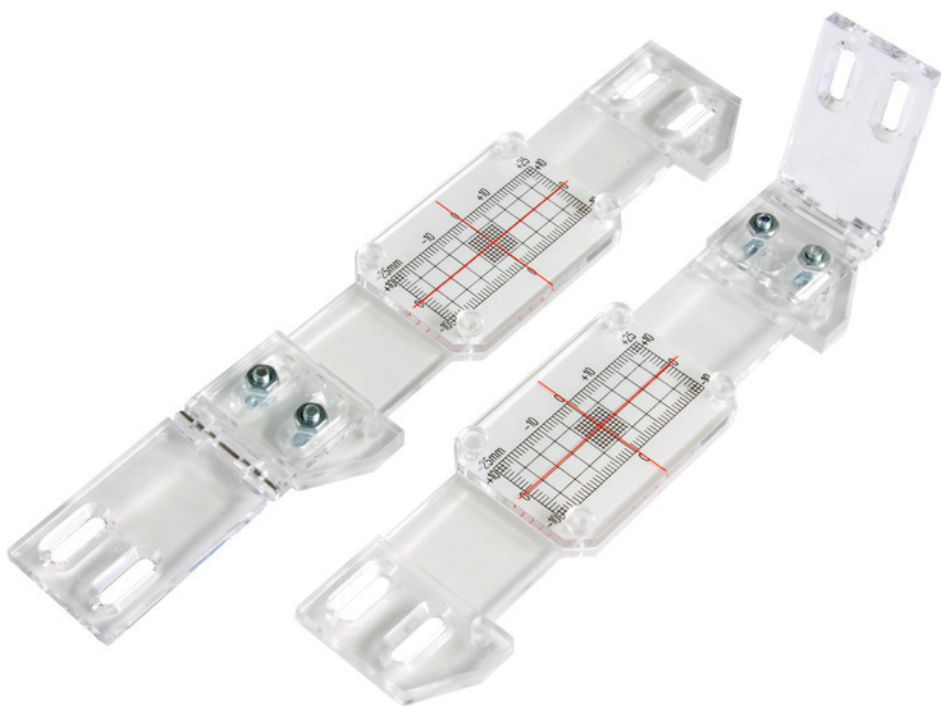
no chimney here

Roof Plan Scale 1/4" = 1'

Residence for C. D. Dinehart

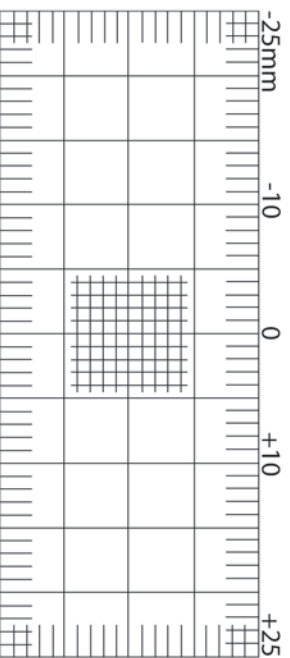
Clayton

APPENDIX F: CORNER CRACK GAUGE MONITOR INFORMATION



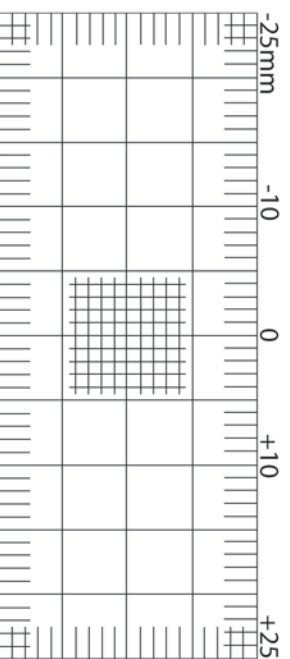
Corner Crack Monitor

Date of Reading: _____



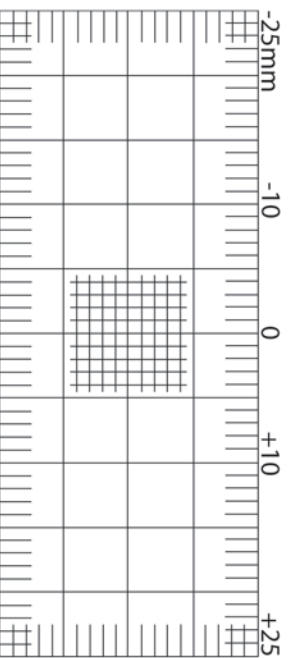
Distance Between Spigots: _____ mm

Date of Reading: _____



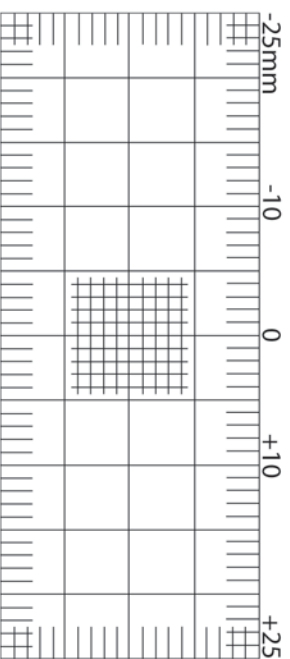
Distance Between Spigots: _____ mm

Date of Reading: _____



Distance Between Spigots: _____ mm

Date of Reading: _____



Distance Between Spigots: _____ mm



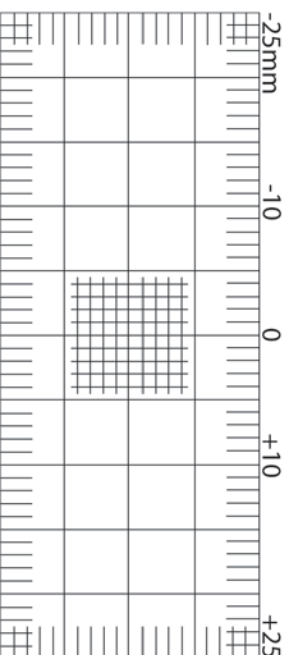
Project _____

Location of Monitor _____

During each monitoring event, indicate on the diagrams below, the movement of the crack monitor. This should be done after the crack widths have been measured using the crack width gauge.

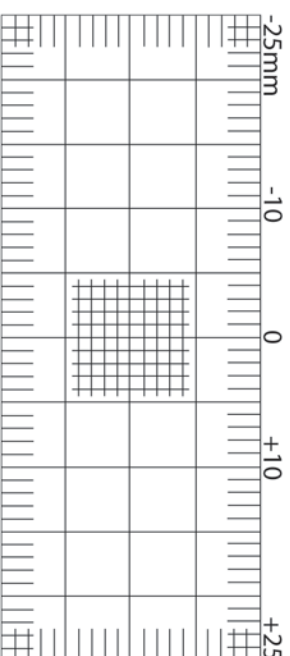
- + represents crack opening on horizontal scale
- represents crack closing on horizontal scale

Date of Reading: _____

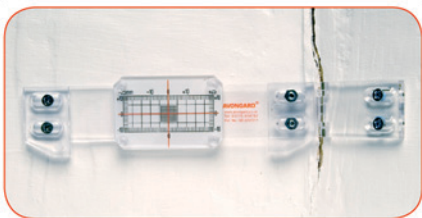


Distance Between Spigots: _____ mm

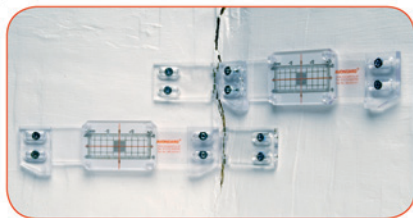
Date of Reading: _____



Distance Between Spigots: _____ mm

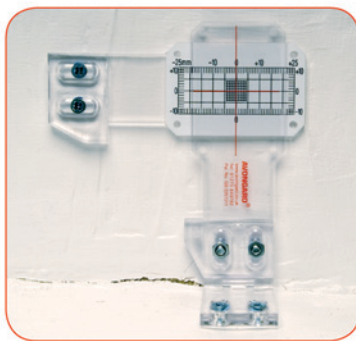


The Corner Crack Monitor is used to monitor two dimensional movement. (Ensure the scale and cursor plate are fixed on the side of the crack which is moving.)



Corner Crack Monitors are used in pairs and designed to monitor three-dimensional movement.

The components of the Corner Crack Monitor can be reconfigured so that cracks at the junction of ceilings and walls or floors and walls can be monitored.



Humboldt Mfg. Co.

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Elgin, Illinois 60123 U.S.A.

U.S.A. Toll Free: 1.800.544.7220

Voice: 1.708.456.6300

Fax: 1.708.456.0137

Email: hmc@humboldtmfg.com

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HUMBOLDT

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