

# Louis Lockwood Rowhouse

## 568-74 Dayton Ave.

### St. Paul, Minnesota

This rehabilitation project was the author's most significant in terms of time, money, and neighborhood importance. It was the first such project completed north of Selby Ave. in the now historic neighborhood of Ramsey Hill. When this project was started, the area was so hopeless, even the city planners had given up on it. Today, it is one of the best addresses in Minnesota's capital city

See also the account of this project as written in the [Minneapolis Star Tribune](#).

It took real imagination to see this mess as fine urban housing.



It is not a good sign when plaster falls from the ceiling. Eventually all these ceiling joists would be replaced.



Abandoned buildings contain a LOT of junk.



**This stairwell had been damaged by a small fire.**



**The brickwork was heavily damaged by weather and required sandblasting and tuckpointing.**



Replacement of those rotten ceiling joists has begun.



A complete gutting of the interior was followed by extensive reframing. Here, the atrium framing has been completed.



One of the completed atriums. (570)



The three levels from the atrium side. (570)



A teakwood crystal display case separates the kitchen from the dining area



Even after a new roof, there were still leaks. This was due to a badly designed roof line dating back to the original construction. The valley was reinsulated, vented, and paneled with tapered cedar planking.



The author's "teak" period led to this custom-built kitchen.



**Much to the author's distress, those hastily constructed window louvers usually garnered more attention than that carefully constructed chest of drawers on those many house tours conducted after project completion.**



The author fell in love with teak for a valid reason. It is an absolutely gorgeous wood.



**The unit at 568 was completed first and featured an atrium next to a semicircular open kitchen.**



The summer after completion. The building certainly has lost its slum look.



This may have been the first completed project on Dayton Ave. but by now, every building on the street has received some attention. In fact, 568 (far left) has undergone another round of remodeling since this picture was taken.

