

Pioneer-Era Limestone Buildings of Saint Paul
Part 3
Description of Individual Properties

(insert photo here)

Note on designation status of the nominated properties.

Of the five properties included in this thematic nomination, three have previously been individually designated as Saint Paul Heritage Preservation Commission Sites:

- Martin Weber, House, designated in 1995.
- Schillinger-Brings House, designated in 1981 and in 1990 (following move).
- Justus Ramsey House, designated in 1978.

Two properties have not been previously designated:

- Christian Reinhardt House
- Anthony Waldman House

One property has been listed on the National Register of Historic Places

- Justus Ramsey House

1 Christian Reinhardt House

383 Goodhue Street
RA-SPC-8334



Christian Reinhardt House, camera facing northwest.

1. Identification Information:

Historic Property Name: Christian Reinhardt House Current Name
Address 383 Goodhue Street
County Ramsey City Saint Paul Inventory No. RA-SPC-8334
UTM N44.93691° W93.11596° NAD83 USGS Quad: Saint Paul East
Township / Range / Section
Preparer Name Thomas Schroeder, John Beaty Date Prepared 13 Jan. 2015

2. Historic Context(s) of Property:

1. Pioneer Era Limestone Buildings of Saint Paul
2. Pioneer Houses, 1854-1880

3. Architectural Information:

Date(s) of construction: c. 1865, moved from unknown location; c. 1870 rear addition
Historic Designed Use: Single residential
Architect / Builder / Engineer: b. Christian Reinhardt
Stories: 1
Form: Sidehall
Structural System: Frame
Visible Foundation:
Exterior Walls: Wood clapboard
Primary Roof Type: Lateral gable
Roof Material: Asphalt shingle
Chimneys: 1 Left (west) slope of rear addition, rendered (stuccoed)
Doors: Single, front, off-center, with wood batten storm door.
Windows: Rectangular, double-hung, 1/1
Porch(s): Engaged, 4x4 posts, on right side of rear addition
Style(s): Elements of Greek Revival
Addition(s): Rear gabled addition (c. xxxx), coursed limestone rubble, segmental arches on porch door and 4/4 double-hung windows (c. xxxx).

Outbuilding(s):
Other Contributing Features:

4. Description

The Christian Reinhardt House is a one-story, wood-frame, sidehall with an asphalt shingle, side-gabled roof. The building is two rooms wide and one room deep, with the façade divided into four bays. The entry door is the middle right (east) bay, while the other three bays are short, rectangular, one-over-one double hung windows. The eaves feature a wide, two-part frieze, boxed eaves, and cornice returns. The long rear addition would be a symmetrical façade, central-hallway cottage; but the right (north) side, including the centered entry bay, is recessed to create an integral porch with earthfast posts. The stone used in the construction is semi-coursed rubble Platteville limestone, most of which is yellow to ochre in color. The porch windows and doors have segmental-arched heads, while the left two windows are rectangular; using the rafter sill as a lintel. The arch voissors are dressed limestone. The current configuration of the house is L-shaped, with a hipped section of unknown age at the interior intersection of

the original wood house and the stone addition. A rendered chimney sits on the flat roof at this junction.

5. Significance

(1) The properties' character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States

The Christian Reinhardt House addition is one of few remaining Pioneer era solid stone buildings in Saint Paul. The Platteville Limestone used in its construction is characteristic of southeast Minnesota; especially the Twin Cities region.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

The Christian Reinhardt House has a prominent, early addition built with semi-coursed rubble stone. Solid stone masonry was once more common in Saint Paul, but is rare today due to changes in technology, attrition of skills, and loss of historic buildings.

(5) The properties are identifiable as the work of an architect or engineer, or master builder whose individual work has influenced the development of Saint Paul

Christian Reinhardt was a prominent local stonemason during Saint Paul's Pioneer Era. Often partnering with another local stonemason, Jacob Amos, Reinhardt "fill[ed] numerous local contracts of importance" according to his 1886 obituary, including several additions made to Fort Snelling in 1880. Reinhardt also served as contractor for Forts Assiniboine, Keogh and McGinnis in Montana. Both Reinhardt and Amos were German stonemasons who settled in Saint Paul in the 1850s, contributing their significant skills and understated design aesthetics to the city's Pioneer Era of construction.

6. Integrity

The Reinhardt House retains integrity of location, design, materials, workmanship, setting, feeling, and association.

7. Conditions

Currently, the Reinhardt house is in private ownership and is not protected by a local ordinance. It is not under any obvious pressure for alterations or demolition.

8. Supporting Information

Christian Reinhardt and his wife Margaret were both born in Hesse, Germany in 1837 and came to Saint Paul sometime before 1859, the year their first son was born. The couple had eight children: four daughters and four sons. Christian Reinhardt was identified as a stonemason from his earliest days in Saint Paul, and initially resided with his family on Douglas Street near Smith (now renamed Forbes) Avenue. He constructed his permanent home—or perhaps more accurately, assembled it—at the corner of Goodhue and Western in 1869 or 1870. The wood frame section was moved to the lot from elsewhere, and likely dates from the 1850s. (The West Seventh Street neighborhood is home to numerous structures moved from Saint Paul's expanding downtown during the latter half of the 19th century.) Restoration work in 1992 revealed

wall cavities filled with elm, walnut and other hardwood shavings, suggesting an earlier use as a cabinetmaker's or woodworker's shop. Reinhardt constructed the limestone addition to the house himself, possibly with the aid of fellow stonemason Jacob Amos, his business partner at the time. In addition to building (with Amos) the Martin Weber House and his own home, Reinhardt's obituary in 1896 noted that he "was responsible for filling numerous local contracts of importance," and "had charge, under Col. Lee, U.S.A., of the building, twenty years ago, of Forts Assiniboine, Keogh and McGinnis, in Montana. Mr. Reinhardt was also entrusted with the erection of the additions made to Fort Snelling in 1880." After Reinhardt's death in 1896, the couple's third daughter Clara continued living with her mother in the house until the latter's death in 1900.

After the Reinhardts, the house was occupied by numerous generations of unrelated families and individuals. Sometime in the 1960s the house was clad with pink aluminum siding, which completely obscured not only its limestone construction but seemingly its history as well. Then-local resident and Minnesota historian Donald Empson (author of *The Street Where You Live*, 1992) purchased the home at a sheriff's auction for tax foreclosure in 1991 and re-exposed the building's original stonework, clapboard siding, and Greek Revival details. Empson offered the house for sale for \$10,000 to anyone who would commit to restoring it, generating a front-page article and photograph in the *Saint Paul Pioneer Press* during the summer of 1992. Shortly thereafter the home was purchased and restored by its current owner, professional photographer Larry Marcus.



Christian Reinhardt House, camera facing west.



Christian Reinhardt House, detail, camera facing west.

2 Schillinger-Brings House

178 Goodrich Avenue
RA-SPC-8341



Schillinger-Brings House, camera facing southeast.

1. Identification Information:

Historic Property Name: Schillinger-Brings House Current Name
Address 178 Goodrich Avenue
County Ramsey City Saint Paul Inventory No. RA-SPC-8341
UTM USGS Quad: Saint Paul East
Township / Range / Section
Preparer Name Thomas Schroeder, John Beaty Date Prepared 26 Jan. 2015

2. Historic Context(s) of Property:

1. Pioneer Era Limestone Buildings of Saint Paul
2. Pioneer Houses, 1854-1880

3. Architectural Information:

Date(s) of construction: 1859
Historic Designed Use: Single dwelling
Architect / Builder / Engineer: b. John Schillinger
Stories: 2
Form: Sidehall
Structural System: Masonry
Visible Foundation: Limestone, coursed rubble
Exterior Walls: Limestone, coursed rubble, coursed ashlar on façade
Primary Roof Type: Hipped
Roof Material: Cedar shingle
Chimneys: Brick, interior lateral end, left (east) side
Doors: Single, paneled, right side of façade, with transom and sidelights
Windows: Rectangular 6/6 on façade, side walls blank
Porch(s): Hipped, full-width 1-story on façade, integral 2-story on right rear
Style(s): Elements of Federal and Greek Revival (modillion, sidelights, and transom)
Addition(s): Rear gabled and hipped frame additions, c. 1990
Outbuilding(s): n/a
Other Contributing Features: n/a

4. Description

The Schillinger Brings House, built in 1859, is a two-story load-bearing limestone sidehall topped with a hipped, cedar shingle roof. The boxed eaves have a stone modillion or dentil course on the main (north) façade, but are unadorned elsewhere. The main façade is also differentiated from the side walls by the use of larger ashlar stone. The sides use smaller stones, not as formally dressed and somewhere between rubble and ashlar. All stonework is coursed. Flush stone lintels and projecting stone sills mark the windows. Face-bedded (bedding planes vertical) quoins decorate the front corners. The façade has two tall narrow windows on the first story, and three shorter windows on the second story; all are rectangular six-over-six double-hung sash. The east sidewall is blank; the west has two doors and one window on each floor. The single front door, on the right of the façade, has rectangular sidelights and a transom. Chamfered square columns with simple capitals, topped with a frieze of vertical posts, support the full-width hipped porch roof. A two-story integral porch on the west side of the building employs

the same columns, but with sawn, curved brackets instead of the frieze. The foundation is concrete block. The small amount of stonework at the basement is uneven, with stack bonding and some pinning stones reflecting its completion following the house move.

5. Significance

(1) The properties' character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States

The Schillinger-Brings House is one of few remaining Pioneer-era solid stone buildings in Saint Paul. The Platteville limestone used in its construction is characteristic of southeast Minnesota; especially the Twin Cities region. Even as early as 1899, Joseph Brings' obituary in the *Pioneer Press* referred to the "old stone house" as "one of the old landmarks" of Saint Paul.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

The Schillinger-Brings House is a notable example of stone masonry because the ashlar stonework continues across the front and sides of the building. Solid stone masonry was once more common in Saint Paul, but is rare today due to changes in technology, attrition of skills, and loss of historic buildings.

6. Integrity

The Schillinger-Brings House retains integrity of design, materials, workmanship, setting, and feeling. Because of its move from its original location at 314 Smith (Oak) Street in 1989 to save it from demolition, it has lost its integrity of location and has diminished integrity of association. The move was a short distance and the house remains within the original West Seventh Street neighborhood.

7. Conditions

The Schillinger-Brings House is currently in a residential area and is not under pressure for demolition or alterations. The current owner is aware of the building's historic significance. The property was designated as a Saint Paul Heritage Preservation Site first in its original location in 1981 and then after the move in 1994.

8. Supporting Information

The house was built in 1859 for John Charles Schillinger and his wife Maria Magdalena (Hofman). Both were born in Weggis, Switzerland, in 1823 and 1830, respectively. Schillinger worked as a stonemason in Saint Paul and likely worked on the construction of this house. In 1863 the house was purchased by Joseph and Lucia Brings. The Brings were born near Cologne, Germany and arrived in Saint Paul in 1857. Joseph worked as a cooper (barrel maker), and later opened a feed and general store at 314 West Seventh Street. Joseph's descendants continued to operate the "Brings Feed Store" at the same location until the 1970s. The Brings raised a total of eight children in the house before selling it in 1873, after which the family moved to the second story of the Brings Store. A subsequent owner added a front porch to the house in approximately 1890. In 1989 the house was moved to its present location at 178 Goodrich Avenue to make way for the construction of a new outpatient clinic and surgical center for United and Children's Hospitals. A complete interior and exterior

restoration, based on historic photographs, was completed the following year, including a new wood frame rear addition. The house was purchased by its current owner, Dr.



Robert M. Frame III, in 1990.



3 Martin Weber House

202 McBoal Street
RA-SPC-4353



Martin Webber House, camera facing southwest.

1. Identification Information:

Historic Property Name: Martin Weber House Current Name
Address 202 McBoal Street
County Ramsey City Saint Paul Inventory No. RA-SPC-4353
UTM N44.93805° W93.10831°, NAD83 USGS Quad: Saint Paul East
Township / Range / Section
Preparer Name Thomas Schroeder, John Beaty Date Prepared 20 Jan. 2015

2. Historic Context(s) of Property:

1. Pioneer Era Limestone Buildings of Saint Paul
2. Pioneer Houses, 1854-1880

3. Architectural Information:

Date(s) of construction: c. 1867
Historic Designed Use: Single residential
Architect / Builder / Engineer: b. Jacob Amos and Christian Reinhardt
Stories: 1-1/2
Form: Sidehall
Structural System: Masonry
Visible Foundation: Random rubble
Exterior Walls: Random rubble
Primary Roof Type: Longitudinal gable
Roof Material: Cedar shingle
Chimneys: 1 Center ridge, brick, corbelled
Doors: Single, paneled, left side of façade
Windows: Rectangular, double-hung, 6/6
Porch(s): n/a
Style(s): Elements of Greek Revival
Addition(s): 2 rear gabled wood-framed additions, c. xxxx and c. 1939
Outbuilding(s):
Other Contributing Features:

4. Description

The Martin Webber House is a one-and-one-half story masonry sidehall with a front gabled, cedar-shingle roof. Two gabled dormers are located on the left (east) side of the roof and another on the right (c. 1939). A single, corbelled brick chimney is centered on the ridge. Under the boxed eaves, a wide frieze board marks the raking cornice, the cornice returns, and the lateral sides. The building is constructed of random (uncoursed) rubble limestone. There are some ashlar-cut stones; including the quoins, the lintels, and the projecting sills. Three six-over-six windows on the main (north) façade; one above and two below to the right of the paneled single-entry door with a square transom above. All openings on the façade are rectangular with flush lintels; the windows have projecting sills. The west facade has two blind-arched windows with projecting, thick, stone-faced sills. The east facade has a blind-arched door and a later window at the rear of the building. The window arches have cut stone voisoirs except for the left side front window. Another opening has been cut into the east wall, and, like the left side

front window, it has an “arched” opening supported by wood. There are two multiple gabled, frame, rear additions, the later added around 1939. *(check date of first addition)*

5. Significance

(1) The properties’ character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States

The Martin Weber House is one of few remaining Pioneer era solid stone buildings in Saint Paul. The Platteville Limestone used in its construction is characteristic of southeast Minnesota, especially the Twin Cities region.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

The Martin Weber House stands out because it is stone construction without a full façade of ashlar stones. The entire building is built of rubble construction that was used for less significant elevations on other residences. Solid stone masonry was once more common in Saint Paul, but is rare today due to changes in technology, attrition of skills, and loss of historic buildings.

(5) The properties are identifiable as the work of an architect or engineer, or master builder whose individual work has influenced the development of Saint Paul

Jacob Amos and Christian Reinhardt were prominent local stonemasons during Saint Paul’s Pioneer Era. Amos’ younger partner Christian Reinhardt “fill[ed] numerous local contracts of importance” according to his 1886 obituary, including several additions made to Fort Snelling in 1880. Reinhardt also served as contractor for Forts Assiniboine, Keogh and McGinnis in Montana. Both Amos and Reinhardt were German stonemasons who settled in Saint Paul during the 1850s, contributing their significant skills and understated design aesthetics to the City’s Pioneer Era of construction.

6. Integrity

The Martin Weber House retains integrity of location, design, materials, workmanship, setting, feeling, and association.

7. Conditions

Currently, the Weber house is in private ownership and was designated as a Saint Paul Heritage Preservation Site in 1994. It is not under any obvious pressure for alterations or demolition. The current owners are aware of its historic significance.

8. Supporting Information

The Martin Weber House was built for Martin Weber and his wife Katerina (Catherine) in 1867 by local stonemasons Jacob Amos (276 Banfil) and Christian Reinhardt (383 Goodhue). Weber, born in Prussia in 1830, was a recent immigrant to Saint Paul where he worked as a cooper (barrel maker). His wife, Catherine (Keil) also emigrated from Prussia, bearing a first son in New York (William, b. 1858) and a second in Wisconsin (August, b. 1860) by a previous husband who may have died in the Civil War. Martin and Catherine were married on May 24, 1869 in Assumption Church in Saint Paul. By this time they already had two children of their own—Joseph (b. 1867)

and Martin (b. 1868). Catherine's oldest son William died of cholera in 1870, and Martin Sr. died in 1871. A few months following her second husband's death, Catherine gave birth to their last child, whom she again named William (b. 1872). Catherine lived in the house with her son Martin Jr., who worked as a sign painter, until her death in 1895. Martin Jr. continued to live in the house with his wife and children until 1923. The house was restored in stages by its current owners, John and Becky Love Yust, between 1989 and 2008.



Martin Weber House, camera facing south



Martin Weber House, camera facing southeast.

4 Justus Ramsey House

252 West Seventh Street (Fort Road)
RA-SPC-8334



Justus Ramsey House, camera facing south.

1. Identification Information

Historic Property Name: Justus Ramsey House Current Name
Address 252 West Seventh Street
County Ramsey City Saint Paul Inventory No. RA-SPC-5296
UTM USGS Quad: Saint Paul East
Township / Range / Section
Preparer Name Thomas Schroeder, John Beaty Date Prepared 13 Jan. 2015

2. Historic Context(s) of Property

1. Pioneer Era Limestone Buildings of Saint Paul
2. Pioneer Houses, 1854-1880

3. Architectural Information

Date(s) of construction: c. 1852
Historic Designed Use: Single dwelling
Architect / Builder / Engineer: Ezra Cook and William Beaumette (masons); J.R. Lumbeck (carpenter)
Stories: 1
Form: Hall-Parlor (narrow end to street)
Structural System: Masonry
Visible Foundation: Ashlar limestone
Exterior Walls: Ashlar limestone on the façade; mostly rubble limestone with some ashlar on east side and rear; west elevation subsumed by later building.

Primary Roof Type: Gable, longitudinal
Roof Material: Asphalt shingle
Chimneys: 1 Brick, center ridge, c. 1940, capped with metal
Doors: 9-light 3/4-glazed centered on façade.
Windows: 9/9 on façade; 18-light fixed on east elevation, rear elevation hidden

Porch(s): n/a
Style(s): Greek revival elements
Addition(s): n/a
Outbuilding(s): n/a
Other Contributing Features: n/a

4. Description

The Justus Ramsey House is a one-story, front-gabled, stone building facing West Seventh Street but set to the back of the lot. The building measures 16'-4" by 32'-10", with the shorter side facing West Seventh Street. The interior of the building consists of a space that had been two rooms with a wood floor and a wood frame roof system. The building has a shallow crawl-space below the main floor. Overall, the impression of the building is that of a small, simple, but thick-walled vernacular building with some elements of the Greek Revival style.

The front (north) façade facing West Seventh Street was originally divided symmetrically into three bays: a double-hung 9-over-9 divided light window, a centrally

positioned door, and another double-hung 9-over-9 divided light window. The window and door frames appear original and feature a round bead on their inside edges. The building is missing a 1'-4"-wide vertical slice of stone wall at the west property line, and the roof of the building has been reconstructed (probably after the construction of the former auto garage on the adjacent lot in the 1940s). As a result, the ridge of the gable roof now appears asymmetrically located 1'-2" to the east. This also suggests that the existing chimney is also a later reconstruction. There is no longer an eave overhang on the west side of the building. Uniform courses of stacked, stone-faced ashlar blocks of Platteville limestone fill the surface of the façade and these bands turn the corner. Three large flush-mounted limestone lintels bridge the tops of the windows and door with gray limestone sills beneath each window. An unornamented 12"-wide wood frieze and soffit lie below the gabled roof.

The east façade of the building features semi-coursed yellow rubble limestone with fairly level joints between larger, ashlar corner quoins. Two 18-light sash windows were probably added during the 1940s alterations of the building. These windows have wooden lintels and no sills. The foundation (the lowest 2-3 stone courses) is coursed ashlar limestone, which matches the stone on the front of the building.

The south façade is primarily semi-coursed limestone rubble, with a 6-over-6 double-hung window on the east side and a sealed doorway on the west side. The west façade stone wall was removed and replaced by the intrusion of the adjacent brick commercial building, which apparently was constructed over the west property line.

5. Significance

(1) The properties' character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States

The Justus Ramsey House is one of few remaining Pioneer era solid stone buildings in Saint Paul. The Platteville Limestone used in its construction is characteristic of southeast Minnesota; especially the Twin Cities region. Built circa 1852 in Territorial Minnesota, the house is also one of the earliest surviving houses in the city.

(3) The properties are identifiable with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

Robert A. Smith was among the earliest occupants of the Justus Ramsey House beginning in 1853 and subsequently devoted over 50 years of elected public service at the municipal, county, territorial, and state levels. Smith served as Territorial Librarian and Private Secretary to Minnesota Territory's second governor, Willis A. Gorman; Ramsey County Commissioner and Treasurer from 1856-1868; a two-term City Alderman representing the Fourth Ward, including one term as President of the City Council; Mayor of Saint Paul spanning eight terms over three non-consecutive intervals between 1887 and 1908; and as a Representative in both the Territorial Legislature in 1856 and the state Legislature in 1885.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

The Justus Ramsey House is built with coursed ashlar and random rubble stone on the side and rear. Solid stone masonry was once more common in Saint Paul, but is rare today due to attrition of skills and loss of historic buildings.

6. Integrity

The Justus Ramsey House retains integrity of location, materials, and workmanship. Because of the intrusion of the commercial building to one side, integrity of design is compromised. The changed immediate environment has diminished, but not eliminated, the integrity of setting, feeling, and association.

7. Conditions

Currently, the house is being used as seating for a restaurant and bar. The building is being maintained for this use, and does not appear to be threatened with demolition. In part, given the property's listing on the National Register of Historic Places and being designated as a Saint Paul Heritage Preservation Site in 1978.

8. Supporting Information

The Justus Ramsey House was constructed sometime prior to December of 1853¹, when it was occupied by Robert A. Smith as a rental home.² Smith arrived in Saint Paul from Warrick County, Indiana in May of 1853 and immediately assumed the duties of Private Secretary to then-Territorial Governor Willis A. Gorman, whose sister Smith had married. Smith also served as Territorial Librarian until 1858 and as Ramsey County Treasurer from 1856 to 1868. He later represented Saint Paul's Fourth Ward as Alderman for four years, serving two years as President of the City Council; he served eight terms as Mayor of Saint Paul over three non-consecutive intervals between 1887 and 1908; and he was elected twice to the Minnesota Legislature, in 1856 and 1885.³ Historian J. Fletcher Williams described Smith as "one of the best financiers in Minnesota, and . . . deservedly popular, as his repeated election shows."⁴ Smith likely

¹ A Historic American Building Survey prepared in 1964 by John D. Milner, an architect with the National Park Service, lists a date of construction of 1851 and credits Ezra Cook and William Beaumette as the stone masons. No source is cited for this information, and extensive research has been unable to verify it. HABS No. MINN-47, p. 1. The surveyor for the National Register nomination cites a construction date between 1855 and 1857, and lists W.A. Munger as the building's first recorded occupants, once again without citation. Thomas Lutz, National Register of Historic Places Inventory—Nomination Form, "Justus Ramsey House" (March 26, 1975).

² In an interview in December of 1902, the *Saint Paul Globe* quoted Robert A. Smith, then 75, as follows: "'As far as Christmas is concerned, that one in '53 was just as enjoyable and surrounded with as many comforts as the one you will celebrate in a few days. . . . I lived on Seventh Street, near Walnut, in a small stone house and, by the way, it is still standing[.]' . . . The first house that Mayor Smith ever lived in and the one where his first Christmas was spent still stands on Seventh Street, near Walnut, and he says that if he is alive and well next Thursday he intends to visit it. It is a stone structure, well built, and in as good condition as when first erected." *Saint Paul Globe*, Dec. 21, 1902.

³ J. Fletcher Williams, *A History of the City of Saint Paul to 1875* (Saint Paul, Minnesota: Minnesota Historical Society Press, original publ. 1876; repr. 1983) (hereinafter "Williams"), p. 339-40; T.M. Newson, *Pen Pictures of Saint Paul, Minnesota and Biographical Sketches of Old Settlers* (Saint Paul, Minnesota: Brown, Treacy & Co., 1886), 389-91.

⁴ Williams, p. 340.

occupied the Justus Ramsey House for only a year or two before building a much more substantial residence across Fort (now West Seventh) Street on two lots he had bought in 1853.⁵ His final residence after 1880, the David and Mary Stuart House at 312 Summit, still survives as Summit Avenue's oldest mansion, completed in 1858.

The Justus Ramsey House gains its name from the property's owner at the time of Smith's rental and occupancy, Justus Cornelius Ramsey, younger brother of Minnesota's first Territorial Governor, Alexander Ramsey. From the time of their first arrival in the newly created Territory of Minnesota, brothers Alexander and Justus Ramsey invested heavily in real estate, purchasing over \$50,000 in land including partial undivided interests (along with Henry Sibley) in 35 acres that had just been platted as Rice & Irvine's Addition immediately uphill from Saint Paul's burgeoning Upper Landing.⁶ In April of 1852, the investors partitioned their interests, assigning Justus Ramsey an undivided ownership in approximately one-eighth of the lots in Rice & Irvine's Addition, including Lot 8 on which the Justus Ramsey House was built.⁷ Justus Ramsey's association with the property ended in 1859 when, heavily in debt following the Financial Panic of 1857, he sold all of his remaining lots in Rice & Irvine's Addition to his brother Alexander for \$34,000 in order to satisfy his creditors.⁸

No evidence has been found that Justus Ramsey constructed or ever lived in the Justus Ramsey House. His residency in so humble a building seems unlikely, given his status as one of the wealthiest men in the Territory and his part ownership of the far more luxurious American House only a block away, "one of the largest hotels north of St. Louis,"⁹ completed in June of 1849—and where the City's first printed directory lists Justus Ramsey as boarding.¹⁰

From the Civil War to the present the Justus Ramsey House has been used variously as a rental house, hotel kitchen, antique storage shed and most recently an outdoor seating area for a restaurant and bar. The house experienced significant alterations in the 20th century, including the gutting of the interior, the addition of two rectangular windows with wood lintels in the northeast wall (side elevation), the complete removal of the southwest wall (opposite side elevation), and the reconstruction of the entire roof and gables to re-center the ridge line over the narrowed width of the building that remains. In 1933, fifteen feet was taken from the front lot by eminent domain to accommodate the widening of West Seventh Street.

⁵ Newson, p. 390.

⁶ St. Croix Book 225, Ramsey County Recorder's Office.

⁷ Book K of Deeds 686, Ramsey County Recorder's Office.

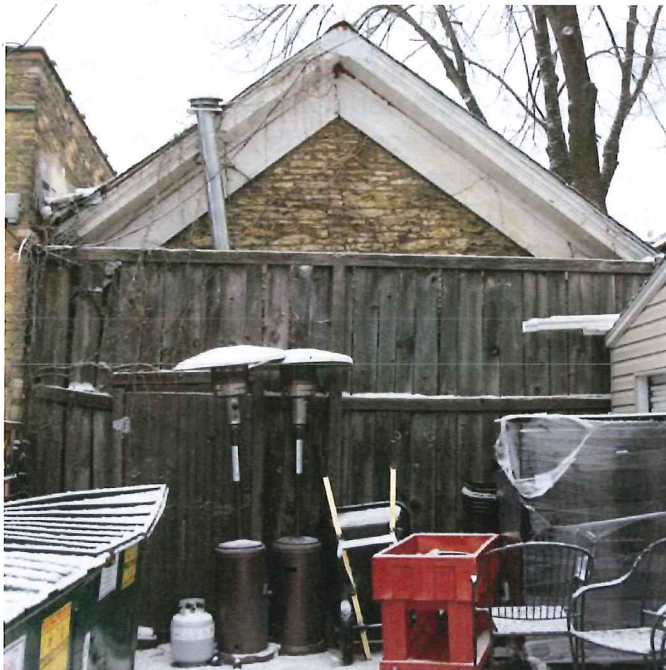
⁸ Book U of Deeds 568.

⁹ *Pioneer & Democrat*, June 14, 1849 (quoted in Williams, p. 223).

¹⁰ The city's first directory, published in January of 1857, lists Justus Ramsey as boarding at the American House. *Saint Paul City Directory* (Saint Paul, Minnesota: Goodrich & Somers, 1857).



Justus Ramsey House, camera facing southwest.



SHPO Review Justus Ramsey House, camera facing north.
Pioneer-Era Limestone Buildings Thematic Nomination
Saint Paul Heritage Preservation Commission

5 Anthony Waldman House

179 Goodrich Avenue
RA-SPC-8341



Anthony Waldman House, camera facing southwest.

1. Identification Information:

Historic Property Name: Anthony Waldman House Current Name
Address 445 Smith Avenue
County Ramsey City Saint Paul Inventory No. RA-SPC-3406
UTM N44.93805° W93.10831°, NAD83 USGS Quad: Saint Paul East
Township / Range / Section
Preparer Name Thomas Schroeder, John Beaty Date Prepared 20 Jan. 2015

2. Historic Context(s) of Property:

1. Pioneer Era Limestone Buildings of Saint Paul
2. Pioneer Houses, 1854-1880

3. Architectural Information:

Date(s) of construction: 1857
Historic Designed Use: Commercial and Residential, then Residential
Architect / Builder / Engineer: b. Jacob Amos
Stories: 2
Form: Sidehall
Structural System: Masonry
Visible Foundation: Rubble limestone
Exterior Walls: Limestone, ashlar and rubble
Primary Roof Type: Lateral hipped
Roof Material: Wood shingle
Chimneys: Brick, interior end
Doors: 2, 1 paneled, 1 paneled and 1/2 glazed, both c. 2014
Windows: 6/6 double hung on upper story, 2 9-light display on façade
Porch(s): c. 2014 full-front stoop
Style(s):
Addition(s): c. 1885 rear gabled clapboard frame addition, rear shed addition, late 20th cent.

Outbuilding(s):
Other Contributing Features:

4. Description

The Anthony Waldman House is a two-story masonry building built in 1857. The building is rubble limestone on three sides, and ashlar limestone on the primary façade. A simple wood frieze and boxed eave line the soffit of the hipped, wood shingle roof. Stone lintels and sills highlight the three double-hung windows on the upper façade and the one on the left (south) elevation (second story). The north elevation is a blank wall of rubble masonry. Parts of the building were extensively rehabilitated in 2014, including the reestablishment of a storefront on the lower west façade in place of the then-existing two-over-two double-hung windows, the restoration of six-over-six windows in the upper front in place of existing one-over-one windows, the restoration of the stone sills, the rebuilding/corbell of the chimney, and the addition of stone steps and stoop in front. There is a circa 1885 wood frame addition at the rear and inside there is an opening on each level at the masonry wall to access the addition.

5. Significance

(1) The properties' character, interest or value is part of the heritage or cultural characteristics of the city of Saint Paul, State of Minnesota, or the United States

The Anthony Waldman House is one of few remaining Pioneer-era solid stone buildings in Saint Paul. The Platteville Limestone used in its construction is characteristic of southeast Minnesota; especially the Twin Cities region.

(4) The properties exhibit a distinguished characteristic of an architectural or engineering specimen.

The Anthony Waldman House is an example of "typical" stone masonry in Saint Paul; with coursed, larger ashlar stone used for the façade and uncoursed, smaller rubble pieces used on other elevations. Solid stone masonry was once more common in Saint Paul, but is rare today due to changes in technology, attrition of skills, and loss of historic buildings. It also is representative of the "store-and-flats" or, in this case, "saloon-and-flats" configuration that is referenced in the significance statement for the Schmidt Brewery.¹¹

6. Integrity

The Waldman House retains integrity of location, materials, workmanship. It has lost its integrity of residential design and setting. The early stone infill which turned the first level from commercial to housing was removed and a new storefront opening was recreated. Also, there were two other wood frame houses on the same lot which have been removed, hence changing the property's setting. For much the same reason, it has a compromised integrity of feeling and association.

7. Conditions

The Anthony Waldman House is being rehabilitated by the current owner and is not under pressure for demolition. The owner plans to demolish the rear wood frame addition and construct new additions. The early infill limestone was removed from the storefront area and reused for a new raised stoop across the façade of the building. The current owners are aware of the building's historic significance.

8. Supporting Information

The Anthony Waldman House was built in 1857 as a commercial/residential building (store-and-flats) adjacent to the original overland route between Saint Paul and the Fort Snelling Ferry known as the Old Fort Road. By the close of the Territorial Period, a number of businesses lined this early transit corridor, including A. Vance Brown's large limestone livery stable along Old Fort Road near the city limits, Stahlman (later Schmidt's) brewery, and several saloons. The latter included Henry Shearn's Head Quarters Saloon on Leech Street near Ramsey Street; William Schimmel's saloon on Wilkin Street near the Saint Paul College; Alexander Erb's saloon and grocery at the corner of Smith (now Forbes) and Forbes (now Smith), John Fetzer's one-story home

¹¹ See Jacob Schmidt Brewing Company Historic District, Statement of Significance, May 4, 2011, p. 2-9.

and lager beer saloon on Forbes near McBoal; and the Cave House Saloon just past the city limits near Richmond and Old Fort Road.

The Waldman House followed this pattern of local development, particularly in regards to its early use as a saloon. Initially owned by Charles C. Fuchs, the building was leased for short intervals to a variety of business owners prior to 1860, including saloon operator Edward Shindel,¹² grocer and real estate speculator Elisha W. Eddy, who owned a saloon,¹³ and finally Anton (Anthony) Waldman—who ultimately purchased the building in October of 1860.

Waldman was born in the Bavarian Palatinate in 1823 and immigrated to the United States in May of 1853. After arriving in Saint Paul in the fall of 1856, he initially sold fuel wood to steamboats on the Upper Levee. In March 1858 Waldman petitioned the Common Council of Saint Paul for a liquor license to operate a saloon.¹⁴ His request was granted, and he renewed his license in April of 1859.¹⁵ The July 1860 federal census listed Waldman's occupation as "Lager Beer Saloon."¹⁶ In September 1862 he paid federal excise taxes on his "retail liquors" business,¹⁷ confirming his official status as a saloon owner rather than employee.¹⁸ Waldman had native connections in the brewing industry. In October of 1859, he loaned \$500 to Christoph and Henry Stahlman,¹⁹ fellow Bavarians who would become among Saint Paul's most successful brewers.

Between 1864 and 1878 Waldman operated a series of business and the city directories list no occupation for Waldman after 1878. In April 1885, he sold his limestone building to Thomas Manning, a Canadian real estate investor who owned numerous rental properties throughout the city. Shortly thereafter Waldman returned to Germany with his wife, dying in June 1886 in Edenkoben, Pfalz at the age of 62.

¹² Minnesota Territorial Census of 1857, Ramsey County, City of Saint Paul, at 94.

¹³ Elisha Eddy also owned another property two blocks east on Wilken Street that was leased out as a saloon (see Recorder's Office, Book M of Deeds, p.372; leased to William Schimmel).

¹⁴ Council Proceedings, Mar. 23, 1858, at 39; Mar. 30, 1858, at 45. A printed version of the Council Proceedings can be found in *Proceedings of the Common Council of the City of Saint Paul, for the Year Ending 1858* (Saint Paul: Daily Minnesotan Print, 1858), at 216.

¹⁵ Proceedings, 1860 at 219.

¹⁶ 1860 Census, 4th Ward Saint Paul, at 257. The 1860 census, like the 1857 Territorial Census, distinguished between owner-operator "saloon keepers" and non-owner "bar keeps" or "barkeepers." The excise taxes later paid by Waldman confirm that he was among the former.

¹⁷ U.S. Excise Tax of 1862, Division 4, District 2, Minnesota (<http://Ancestry.com>) (\$20 levied).

¹⁸ The federal excise tax was enacted by Congress during the Lincoln administration to help fund the war effort. The tax defined a "retail liquor dealer" as a person who sells "distilled spirits, fermented liquors or whine of any description, in quantities of three gallons or less, and whose annual sales do not exceed \$25,000." Amasa A. Redfield, *Handbook of the U.S. Tax Law with All the Amendments to March 4, 1863* (New York: John S. Voorhies, 3rd Ed. 1863).

¹⁹ Recorder's Office, Book P Mortgages, at 519 (Lots 4, 5, 16 and 17, Stinson Brown & Ramsey's Addition). As security for the loan, Waldman received a mortgage on the four lots comprising the core of the Stahlmans' brewery operations—today's Schmidt Brewery site.

The limestone building, including the primary façade, remained essentially unchanged from 1857 until Manning modified it for residential use as a rental house after 1885. The storefront façade was filled in with stonework laid up between the existing flooring, baseboards and plaster walls and ceiling at the front of the building. The commercial cornice, storefront windows and central entrance door were removed and two double-hung windows, similar to those on the second story, were substituted. It is also during this time the rear wood frame addition with clapboard siding was added.

Thereafter the Waldman House experienced six decades of renters and absentee landlords²⁰ until it was purchased by owner-occupants John and Francis Dreyling in 1947. Francis Dreyling remained in the house until 2008 when it was purchased by Tom and Ann Schroeder.



Anthony Waldman House, camera facing northwest.

²⁰ See, e.g., *Saint Paul Daily Globe*, July 10, 1889, at p.7 (advertising "Rent, five-room house, 445 Smith av. Inquire Thomas Manning, 436 Jackson St.")



Anthony Waldman House, camera facing west.