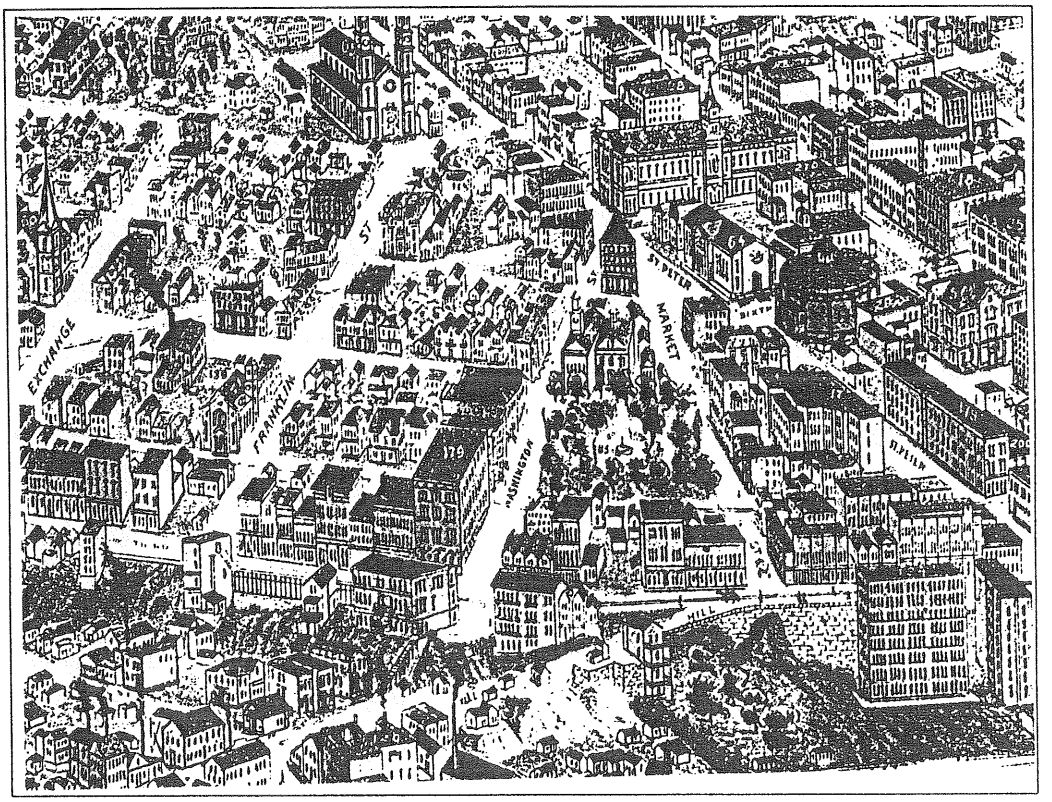
St. Paul Historic Context Studies:

Downtown St. Paul, 1849-1975



St. Paul in 1888.

Prepared for the
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Historic Context
Downtown St. Paul, 1849-1975

Introduction

Downtown St. Paul is the place where the city began and where its name evolved from "Pig's Eye" to the more elegant St. Paul. As the location of the first organized settlement, as well as the steamboat landings that provided the impetus for growth, Downtown has always been the heart of St. Paul. While Downtown once provided a great variety of land uses, for the last half century the area has been primarily devoted to commercial uses.

This historic context examines a specific geographic area bounded by the Mississippi River, Kellogg Boulevard on the west, I-94, and a continuation of I-94 south at roughly Broadway, an area that comprises downtown St. Paul.

Because of redevelopment activity since the 1982 *St. Paul and Ramsey County Historic Sites Survey,* the Downtown Context has taken a different format than other recent contexts. In general, a context begins with a detailed text that offers a framework for understanding a theme or area and then identifies buildings that best represent that context. Here, however, the context is focused primarily on existing buildings. All buildings within the identified geographic area that were surveyed in the 1982 report (approximately 190 properties) were field checked to determine whether they survived. It was found that approximately 50 properties had been razed. The list of still-extant properties surveyed totaled approximately 130. Of those, 40 are on the Lowertown National Register/local historic district. An additional 16 properties have been individually designated as local preservation properties.

In order to maintain consistency, this context study has used the architectural styles attributed to buildings in the 1982 *St. Paul and Ramsey County Historic Sites Survey.*

Locally Designated Properties

Name	*Address*	*Date*	*Architect*
Church of the Assumption	51 W. Seventh St.	1871-74	Reidel
Assumption School	51 W. Seventh St.	ca. 1864	
First Baptist Church	499 Wacouta St.	1875	Boyington/Shiere
Central Presbyterian Church	500 Cedar St.	1880	Hayes
Pioneer Press Bldg.	336 Robert St.	1889	Beman
Endicott Arcade and Building	350 Robert St. 141 E. Fourth St.	1888-90 1889-90	Gilbert and Taylor
Armstrong-Quinlan House	233-235 W. Fifth St.	1886	Bassford
Walsh Block	191 E. Eighth St.	1888	Bassford
Germania Bank Bldg.	359-363 Wabasha St.	1889	Stevens (Ellis)

Merchants National Bank	366-368 Jackson St.	1892	Bassford
Old Federal Courts Bldg.	75 W. Fifth St.	1892-1903	Taylor
Hill Reference Library/ St. Paul Public Library	80-90 W. Fourth St.	1917	Litchfield
St. Paul Women's City Club	305 St. Peter St.	1931	Jemne
St. Paul City Hall/ Ramsey County Courthouse	15 W. Kellogg Blvd.	1930-32	Holabird and Root Ellerbe and Co.
Mickey's Diner	36 W. Seventh St.	1937	
Lowertown Historic District	Vicinity of Kellogg Blvd. and Jackson St., Seventh and Broadway	1880-1910	Various

A list of properties recommended for further designation study is found on page 27.

All surveyed and extant properties in Downtown have been identified and listed by decade of construction. This format provides a listing of properties that may be eligible because of their long survival, and offers a means of comparing them to other properties of their era. The context is organized to discuss properties by the periods of construction:

- **The Pioneer Years--1849-1880**
- **The City of the Northwest--1880-1900**
- **The Golden Era--1900-1920**
- **Approaching Modernism--1920-1950**
- **Postlude or Prelude--1950-1975**

Sources

In developing this context study, published histories such as Williams (1876), Andrews (1890) and Castle (1912) were most useful in documenting the Pioneer Years and late nineteenth-century construction and change. Also excellent were Larry Millett's two urban studies: *Lost Twin Cities* (1992) and *Twin Cities Then and Now* (1996). The overview sections in *Lost Twin Cities* were particularly helpful in providing a sense of time and changes to the built environment.

Several sources were invaluable in examining the architecture of Downtown. Paul Clifford Larson's work, including two chapters written for the "Architectural History of St. Paul" manuscript (ca. 1988), provided helpful insights. Larson's comprehensive *Minnesota Architect: the Life and Work of Clarence H. Johnston* (1996) offered analysis of one of the state's most productive architects.

This study also used the *Historic Sites Survey of St. Paul and Ramsey County, 1980-1983: Final Report*, and the accompanying inventory forms for information about individual buildings. Since this context focused on existing buildings, the survey information provided basic material. The National Register of Historic Places nomination for the Lowertown Historic District, prepared as part of the Historic Sites Survey, offered much information not only about that area, but about architects who designed buildings elsewhere in Downtown.

Because Downtown buildings were frequently photographed, this context study relied on a wealth of photographic material both for research and illustration. The most pertinent photographs have been included with this report to illustrate buildings recommended for local designation study.

The Pioneer Years--1849-1880

Because only a few buildings survive from the city's first decades, the primary remainder of St. Paul's early Downtown is its street plan--a mingling of grids oriented to the river creating a district that not only gives observers the right to complain about the city's founders, but imbues the city with some of what has been called "European charm." St. Paul's street system developed from the hills and bluffs along the Mississippi and from early competition to develop the best landing at St. Paul. The topography has been cut down, filled in, and streets added and removed, but the basic grid remains integral to the character of Downtown St. Paul and much of it has persisted over the years of change.

The earliest residents settled what is Downtown St. Paul almost by accident. Forced from the nearby Fort Snelling military reservation by edicts in 1837 and 1838, a mixture of French-Canadian traders and trappers, Irish soldiers and Scottish and Swiss refugees from the failed Selkirk settlement moved into the area. One discharged soldier, Irish-born Edward Phelan, selected a claim including the land between Eagle and St. Peter streets, from the river to the bluffs. His log house, "a mere hovel," was near the river, below Kellogg Boulevard.[1]

A second claim was made by John Hays, another discharged soldier, just east of Phelan's. Hays' claim ran from the river to the bluffs between approximately St. Peter and Minnesota streets. Hays had the misfortune to be murdered in 1839, reputedly by Phelan, and his claim was later taken over by Vetal Guerin.[2] It was next to Hays that the well-known Pierre Parrant, known as "Pig's Eye" because one eye was "blind, marble-hued, crooked" and gave a "kind of piggish expression to his sodden, low features," made his original claim in what became Downtown St. Paul. Parrant's claim extended from Minnesota Street to Jackson Street, back from the river to the bluffs. Parrant had long made his living selling liquor, at Fountain Cave at the foot of Randolph Street, and later in a shack at the foot of Robert Street, where he resided about a year. Parrant's notoriety and nickname soon became attached to the locale, and the first settlement was known as Pig's Eye by 1839.[3]

The character of the settlement changed with the arrival of Father Lucien Galtier in 1840. The priest accepted a donation of land from Vetal Guerin and his neighbor, Benjamin Gervais, who had subsequently purchased Parrant's claim between Minnesota and Robert streets.[4] Galtier's construction of the Chapel of St. Paul (on Second [Bench] Street, between Cedar and Minnesota) provided a new name for the settlement.

The topography determined the earliest street plans when the town was platted in 1849. Surveyed in 1847 by Ira and Benjamin Brunson, the plat of Saint Paul Proper included the original plat of the town encompassing an area bounded by St. Peter and Wacouta north to Seventh and Rice & Irvine's Addition (west of St. Peter Street). The grid pattern of St. Paul Proper is oriented to the river, rather than the cardinal points of the a compass. Rice & Irvine's Addition west of St. Peter Street was laid out with the streets at a forty-five degree angle to those of St. Paul proper. *Minnesota Pioneer* editor James M. Goodhue noted that the two plats appeared to have "taken a running jump at each other." The angle of the streets led to a configuration described as a "wrenching twist in the grid [that] created endearing anomalies unique to St. Paul."[5] It also led to a street pattern that created Seven Corners (although now greatly altered), streets that ran over the bluff and disappeared, and streets that connected between the Rice and Irvine plat and St. Paul Proper but had different names.

Illus. 1
Rice's Map of the City of St. Paul Minnesota 1875

Rice Park was donated to the city by Henry Rice in 1849 and, with Smith (Mears) Park, is one of two parks included in the original plat of the city. Open-air stalls once lined the east boundary of the park, giving Market Street its name. The park has been redesigned over the years, but retains the original configuration of diagonal walkways from the corners leading to a central fountain.[6] Rice Park has become the center of cultural activity, with the Ordway Theatre, River Centre, Minnesota Club, Public Library, and Landmark Center on its boundaries.

Illus. 2
Rice Park, St. Paul. (Platted 1849). Photograph 1875.

The topography of Downtown has been greatly altered by cutting and filling, and the elimination of Baptist Hill resulted in the development of Smith Park. Baptist Hill, lying roughly between Jackson and Broadway, from Fourth to Seventh, was left some fifty feet above grade as Sibley Street was graded in 1876 and Fifth, Sixth and Wacouta graded in the following years. The hill was removed with the fill used to build up lower Fourth and Third streets and other locations as the railroads were expanding near the Lower Landing.[7]

Smith Park was given to the city prior to platting and was designated a public square on the original plat. Robert Smith, a real estate speculator from Illinois, donated the property, which was not landscaped as a park until the mid-1880s. Its original landscape design was believed to resemble Rice Park, with paths leading to a cast iron fountain in the center. The park was redesigned in 1973 and named Mears Park after Norman B. Mears, who played a major role in Lowertown redevelopment. The park was redesigned again in the 1990s. Smith (Mears) Park is a central focus of the Lowertown area.[8]

Illus. 3
Smith Park, St. Paul. Photograph 1910.

Transportation and Land Use

Steamboats provided a primary means of transportation into Minnesota, with about 50 arriving each year throughout the 1840s. Although Mendota had previously been the landing, St. Paul's growth led boats to stop there. By 1849, there were 95 arrivals at St. Paul; four years later, 235 steamboats arrived in one season.[9]

The first landing was a natural break in the bluffs known as the Lower Landing. (It was also known as the Jackson Street Landing, Robert's Landing and Lambert's Landing, after early merchants in that vicinity). Located near the foot of Jackson Street, it ultimately became the primary steamboat landing in the city, and the surrounding district was known, then as now, as Lower Town. A second landing, upstream at another break in the Mississippi bluff line at the foot of Chestnut and Eagle streets, was called the Upper Landing. The Upper Landing served steamboats from the Minnesota River, and led to a business district in the area near Seven Corners. The residential area to the west became known as Upper Town.[10] Ultimately, the business area of St. Paul developed in the Lower Town area, and the Upper Town vicinity became more residential in the nineteenth century.

The steamboats provided the first order of land use , as the Lower Landing fostered the creation of business houses along Third Street (Kellogg Boulevard). Most of these buildings were constructed of wood and were susceptible to fire. In March 1860, the business district along Third

from Robert to Jackson was destroyed by fire, causing destruction of 25 to 30 businesses. Such fires happened fairly regularly in the early period, and one historian noted that "old settlers have seen Third Street swept by flames nearly from one end to the other and rebuilt again."[11] Despite the fires, Third remained a primary business district in the nineteenth century and buildings were increasingly constructed of brick and limestone.

In 1862, the first ten miles of the St. Paul and Pacific Railroad was constructed, beginning at the Lower Landing and extending to St. Anthony. By the 1880s, the initial construction would transform Lowertown, as steamboat and freight warehouses developed for river travel gradually converted to railroad business. At least ten railroad lines eventually ran into St. Paul. Prior to 1879, each railroad had its own depot in the Lowertown area. The first cooperative depot built by the railroads stood on the east side of Sibley, a block south of Third (Kellogg). The marshy ground required construction on piles. The depot was one of several that served St. Paul as railroad construction remade the riverfront.[12] (See Transportation Context).

Building Types and Uses Downtown

In the pioneer years, Downtown St. Paul had a greater variety of land uses than are now present. Early photographs provide a sense of both the types of buildings and type of construction that were typical in the early city. An 1857 panorama showed that residences, most of wood frame construction, were intermixed with churches and public buildings. Third Street had some three-story business blocks. The first Territorial Capitol was built at Tenth and Wabasha in 1853, a Greek Revival City Hall was constructed in 1857 at Fifth and Washington, and a limestone Cathedral at Sixth and St. Peter in 1858, were among the most substantial buildings in the city.[13] None of these buildings survive.

Brick was manufactured in St. Paul as early as 1849 and by the 1860s was the favored building material for commercial, industrial, and institutional buildings as well as larger houses. Terra cotta, (molded, fired clay manufactured in Red Wing), was used on buildings by the 1870s for both ornamental uses and as a fireproofing material. The North Star Iron Works in St. Paul manufactured cast-iron building fronts that appeared on some early commercial buildings. Platteville limestone was another local building material, first quarried in 1856 in St. Paul. Limestone was readily available and was used for early public buildings, schools and houses.[14]

Early commercial and retail buildings in St. Paul were often three-story brick or limestone structures, with an entry and symmetrical bays on the first floor, and offices or living quarters on upper floors. Most buildings were three stories because of the need to walk to upper levels. In 1876, the Davidson Block at Fourth and Jackson (not extant) was constructed with a steam passenger elevator, one of the first local uses in a commercial building. Reaching four stories, this building heralded the future for construction.[15]

At least two buildings along East Seventh appear to date from the 1870s. A commercial building at 252 East Seventh and the Walterstroff and Montz Building at 216-220 East Seventh have been incorporated into a large furniture store in recent years. The three-story commercial building at 252 camouflages two buildings, one of which has a limestone wall that may date to as early as the 1860s. Although the first floor has been altered, the building has upper level windows aligned between brick piers and segmental arched and round-arched window surrounds with projecting metal window hoods. The Walterstroff and Montz Building is three stories with an altered storefront. The window openings are similar to the building at 252, but with keystones centered in the window surrounds. Although no architect has been identified for either building, the narrow window openings and three-story height of these buildings suggest their construction pre-dates other buildings nearby.[16]

The only other commercial building Downtown pre-dating 1880 is the Vater Rhein Hotel at 448 St. Peter Street (ca. 1870). The northern elevation retains a wall of locally quarried limestone. The simple, three-story building has recently been renovated. It has been known as the Vater Rhein Hotel based on its use in the 1880s; since the 1930s it has housed the Coney Island tavern.[17]

In this period, Downtown St. Paul contained a variety of land uses, including commercial and industrial activity, and houses of worship and residential neighborhoods. Upper-class residential neighborhoods of this period are most easily identified. On the fringes of Downtown were Irvine Park west of Chestnut near the old Upper Landing, College Hill north of Downtown, and the Lowertown residential district around Lafayette Park (northeast of today's Lowertown).[18]

Among the houses of worship that served the Lafayette Park neighborhood, only First Baptist Church (1874-75) remains. Located at 499 Wacouta Street, this building was the third for this congregation when constructed. Designed by Chicago architect William Boyington, the building was possibly the first in St. Paul to be constructed of Kasota stone which became popular as a building material by 1870. Assumption Church (1871-74), designed by Bavarian architect Eduard Reidel, remains at 51 W. Ninth Street.[19] Built for the city's German Catholics, the limestone church's twin spires have been a landmark on the Downtown skyline for over 125 years. (See Religion Context).

Architecture and Architects

Although extant Downtown buildings from the years before 1880 were designed by non-local architects, St. Paul had attracted its own designers. Most were master builders with little or no architectural training, with the exception of Abraham Radcliffe and Augustus F. Knight. Among the early master builders or carpenters were E. P. Bassford (see the next section), W.H. Castner and Didrik A. Omeyer. Their skills were honed while working for Radcliffe, enabling them to move on to develop their own practices. After the 1880s, however, the master builders would face competition from a "massive transfusion" of designers academically trained in architecture.[20]

Surveyed Buildings Constructed Prior to 1880

PRIOR TO 1880			
Smith (Mears)Park	Sibley & Wacouta	1849/1973	
Vater Rhein Hotel (part of Coney Island)	448 St. Peter St.	1870-1890	
Rice Park	Market & Fifth	1849	
Phalen Creek Tunnel	600 Fourth St. E.	1860s	
Commercial Bldg. (western bldg.)	252 Seventh St. E.	1860s	NRHP Lowertown HD
Assumption Church	51 Ninth St. W.	1871-74	NRHP /Local
Assumption School	51 Ninth St. W.	ca. 1864	NRHP / Local
Walterstroff and Montz	216-220 Seventh St. E.	1875-80	NRHP Lowertown HD
First Baptist Church	499 Wacouta St.	1874-1875	NRHP / Local

The City of the Northwest--1880-1900

The economic and population growth of the 1880s encouraged the re-making of Downtown from a frontier capital into a city that had weathered the pioneer years and was ready to assume a position as the capital of not only Minnesota, but of the hinterland tied to St. Paul by the ever-expanding rail network. A new group of architects explored new building materials and techniques for a prosperous clientele of railroad and business leaders.

The years from 1880 to 1900 brought growth for St. Paul, both in population and in the foundation of its economy for much of the twentieth century. While St. Paul fell behind Minneapolis in those years, the two decades were important in building the city's industries, and beginning to refine the types of land uses that were present in the Downtown. In 1880, St. Paul's population was 41,473. The rapid expansion of the following decade brought the capital city to 140,392 by 1895, a striking amount of growth for the city.[21] Accompanying the population growth was a major expansion of the city boundaries, as the city's physical size grew from approximately 20 square miles in 1874 to 55 square miles in 1887 (roughly the city's boundaries today).

Illus. 4
Growth of St. Paul. City Planning Board (1936).

The beginning of railroad construction in the 1860s and 1870s encouraged development throughout the city, as industries developed along the Chicago, St. Paul, Minneapolis and Omaha line on the East Side and near the yards southwest of West Seventh and Randolph. In 1879, steamship agent James J. Hill took over the St. Paul & Pacific Railroad and transformed it into the Great Northern Railway (see Transportation context for a discussion of the railroads and their impact on Lowertown). Other railroads also came to St. Paul: the Northern Pacific, the Wisconsin Central, the Burlington, the Soo Line and others. Just as the steamboats had changed the riverfront landings, in the years after 1880 the railroads transformed the riverfront, the Phalen Creek and Trout Brook marsh east of Lowertown, and led to new construction in Downtown St. Paul.

The railroads precipitated the development of the wholesale industry that transformed Lowertown and built a new economy for St. Paul. In 1881, manufactured goods in the city total $5.4 million; ten years later manufactured goods reach $61.2 million, noted as an increase of over 300 percent.[22] New building types were constructed to serve the wholesale industry, remaking land uses and creating an industrial merchandising center in Lowertown.

Although the 1880s brought new construction to what is now Lowertown, early photos and lithographs in the 1870s and early 1880s identify the concentration of business buildings in the city along Third Street (now Kellogg Boulevard), the main business street running along the edge of the bluff, parallel to the river. With the Lower Landing and railyards at the foot of Jackson and Sibley streets, those streets were also lined with buildings stair-stepped up the hill.[23] Buildings along Jackson were constructed of Platteville limestone and survived until the redevelopment of Third Street (as Kellogg Boulevard) in the 1930s. These were the first businesses to serve the steamboat and rail industries in St. Paul.

Illus. 5
Third Street from Sibley, St. Paul (1883)
Illus. 6
Jackson Street from Third Street to the levee, St. Paul (1869-1870)

By 1880, limestone was increasingly replaced with brick in commercial construction. Railroad transportation made it easier to acquire materials such as the reddish-brown sandstone quarried in Wisconsin and Michigan; beige-colored Hinckley sandstone from east-central Minnesota; and Sioux quartzite from southwestern Minnesota. Terra cotta was often used as a decorative cornice material.[24]

By the 1880s the buildings that are most identified with the Lowertown district began to replace earlier construction or in some cases, residential development in that area. Although some buildings within the Lowertown district were built as late as 1910-1920, many of the buildings were constructed between 1884 and 1895. These buildings were typically four or five stories and clad with red brick. Architectural styles varied, although most constructed in this era derived from Richardsonian Romanesque.

Buildings and Building Types

Because the Lowertown Historic District has been well-documented, this discussion will include only a few examples to illustrate the period 1880-1900. Among the most identifiable Lowertown buildings constructed in this era was the block along East Sixth Street north of Mears Park. All three buildings were designed by J. Walter Stevens in a Richardsonian Romanesque style adapted to commercial buildings. Each building was four or five stories, faced in dark red brick with sandstone detailing. Each was constructed with similar fenestration: first-floor storefronts or large display windows, with double-hung sash for upper levels. The buildings projected their Romanesque character from the round- arch window openings on the upper levels, as well as the large round arches framing the display windows on the Noyes Brothers and Cutler Wholesale Building.[25]

On this block, the five-story Noyes Brothers and Cutler Wholesale Building at 400 Sibley (1886), built for the largest wholesale druggist supply company in the Midwest, was the first constructed. The building was expanded in 1908 to include the easternmost three bays, based on designs by Stevens. Stevens also designed the Konantz Saddlery Company Building at 227-231 E. Sixth Street in 1893 as a warehouse and factory. The Koehler and Hinrichs Company Building at 235-237 E. Sixth Street was constructed in 1891, completing the blockface between Sibley and Wacouta streets. Koehler and Hinrichs specialized in wholesale supplies for butchers and meat packers and "fancy groceries."[26]

Illus. 7
Smith (Mears) Park, with Noyes Brothers and Cutler Wholesale Building in background (1886). Photograph 1925.

Also prominent in Lowertown was James J. Hill's Office Building at 281-299 E. Kellogg Boulevard, built in 1887 for the offices of his Great Northern Railway. The building is one block wide and one-half block deep, originally five stories, with two additional stories added in 1900. Architect James Brodie designed the Hill Office Building in the cubic form and symmetry of the Classical Revival style, but exhibited Romanesque characteristics in its massive form and the arched entrance built of round-faced sandstone voussoirs.[27]

Griggs and Foster's Farwell, Ozmun and Kirk Building at 300 Broadway (1894) represents the work of Edward P. Bassford. Bassford's design for this six-story brick structure also incorporated Romanesque detailing, with windows on the first and second stories set within large rounded arch openings. Upper level windows are rounded arch and rectangular and set on stone sills. A corbelled brick cornice finished the design ensemble. Farwell, Ozmun and Kirk was a wholesale business that sold a variety of merchandise including guns and cutlery.[28]

Commercial Development

While the Lowertown Historic District represents almost half of the extant historic buildings in Downtown constructed between 1881 and 1900, a number of others were also built. Commercial and retail activities tentatively began to move away from their original core along Third Street. By the mid-1880s, retail trade, banking, hotels and office began to relocate farther north and new buildings reflected an expanding central business district.

Not surprisingly, the new commercial buildings also reflected the Romanesque Revival style, from large, major buildings, to smaller-scale commercial. Coupled with the architectural design were building innovations that first appeared in the 1880s. New methods of steel construction, fireproofing and the arrival of passenger elevators contributed to the building of the first skyscrapers in Downtown St. Paul. Among the first buildings to break the standard of four to five stories was the seven-story Ryan Hotel at Sixth and Robert (1885, razed), and the ten-story Globe Building at Fourth and Cedar (1887, razed).[29]

The Germania Bank Building at 6 W. Fifth Street (Fifth and Wabasha) exemplifies early St. Paul skyscraper construction. Built in 1889 and designed by Harvey Ellis for J. Walter Stevens' firm, the Germania Bank Building rose eight stories. The two public facades of the Romanesque building are rusticated red sandstone, divided into the typical tri-partite skyscraper elements of base, shaft and capital. The rusticated exterior, stone piers, and use of four-story round-arch openings for windows on the shaft of the buildings identify the Romanesque design.[30]

Also dating from 1889 is the Pioneer Press Building at 336 Robert Street, originally twelve stories, with four additional stories added in 1910. The design of Chicago architect Solon Beman displays influence of the Chicago School of architecture with less elaborate detailing than other buildings of the period. The building still harkens to Romanesque Revival with its red brick exterior, heavy rusticated base, and round-arch window openings at the tenth and eleventh floors.[31]

Illus. 8
Germania Bank Building, 6 W. Fifth Street (1889). Photograph 1895.
Illus. 9
Pioneer Press Building, 334-335 Robert Street prior to addition of four stories (1889). Photograph 1910.

As the new Pioneer Press Building was joined by the classically inspired Manhattan Building (1889) and the Endicott Building and Arcade (1890), much of the block facing Robert between Fourth and Fifth streets changed. Both the seven-story Manhattan Building, designed by Clarence H. Johnston, Sr., and the Endicott Building and Arcade, designed by Cass Gilbert and James Knox Taylor, exhibited the Renaissance Revival style. The L-shaped Endicott Building wraps around the Pioneer Press Building and has facades on both Robert and E. Fourth streets. The Endicott and Manhattan Buildings were among the first to break away from the Romanesque Revival and introduce new architectural styles to St. Paul.[32]

Illus. 10
Manhattan Building 360 Robert Street (1889) with the Endicott Building (1890) and Pioneer Press Building (1889) in background. Photograph 1925.

Smaller scale buildings also displayed the growth of Downtown. Two remaining survivors are the Walsh Block at 191 E. Eighth Street (1888) and the Fitzpatrick Building at 465-467 Wabasha Street (1890). The Walsh Block was designed by Edward P. Bassford and has two cast iron storefronts facing Eighth Street. The building originally housed retail stores and apartments. The Fitzpatrick Building at 465-467 N. Wabasha Street is a four-story retail store and apartment

building faced in dark red brick. Constructed by pioneer contractor Thomas Fitzpatrick, the building was constructed not with the new steel framing of skyscrapers, but with load-bearing walls, one of the last examples of such construction for Downtown commercial buildings. The corner turret (now without its conical cap) called attention to the building when it was constructed on the northern edge of the expanding business and retail core. Both buildings are among the few pre-1900 smaller-scale commercial buildings that were once prominent in Downtown.[33]

While this discussion of the period 1881-1900 has centered on the business development of the Downtown area, it should be noted that commercial uses were not the only land uses. New churches and residences were still located in Downtown, although increasingly pushed to the fringes of the area. Central Presbyterian Church is an excellent example of the Richardsonian Romanesque applied to a house of worship. Built 1888-1890 and designed by prominent Minneapolis ecclesiastical architect Warren H. Hayes, Central Presbyterian is both architecturally significant and historically noteworthy as one of the city's earliest Presbyterian congregations [34] (see Religion Context).

Virtually the only remaining residential building in Downtown St. Paul from this era is the Armstrong-Quinlan House (1886), a double house designed by Edward P. Bassford. The two and one-half story dwelling incorporated Richardsonian Romanesque detailing on a Queen Anne form. The building is a remnant of the residential neighborhood that once existed between Downtown and Summit Avenue, and has been demolished for commercial expansion. The house is slated to be moved to a site near Irvine Park.

Public Buildings

Among the most prominent landmarks in Downtown St. Paul have been the public buildings serving local, state and federal governments. The growth of St. Paul in the 1880s and development and expansion of the economy required an upgrade of public buildings. The first simple buildings from the 1850s that had served as the county courthouse, the city hall and the market house were replaced. Edward P. Bassford designed a new St. Paul City Hall and Ramsey County Courthouse (1884) that stood on the block between Fourth and Fifth streets adjacent to Wabasha. Described by one historian as "ineptly designed," the vaguely Romanesque building remained in use until the current courthouse was completed in 1932.[35]

Market Hall, designed by Abraham Radcliffe, was built at the corner of Seventh and Wabasha in 1881. Market Hall served as an interim statehouse after an 1881 fire burned the State Capital. The Market Hall building was transferred to the St. Paul Public Library in 1899 and served that function until its destruction by fire in 1915.[36]

State capitol buildings followed a similar pattern. The first building, constructed in a Greek Revival style, stood on the block bounded by Wabasha, Cedar, Tenth and Exchange streets. It suffered through additions and an Italianate remodeling before it was destroyed by fire in 1881. The second capitol was built on the same site, using a LeRoy Buffington design that borrowed from Victorian Gothic, Romanesque and French Second Empire elements. The building was quickly outgrown in 1893, the legislature approved funds for the new capitol (the current capitol building) that was completed in 1904.[37]

Arguably the most monumental survivor of the last two decades of the nineteenth century and the one public building that persisted, was the U.S. Post Office, Court House and Customs House, known as the old Federal Courts Building at 109 W. Fifth Street (1894-1902). Built to replace the 1873 Customs House at the northwest corner of W. Fifth Street and Wabasha, this building served until the 1960s. Designed by James Knox Taylor, the five-story building combines Romanesque and elements of French Chateauesque style on a site overlooking Rice

Park. Its threatened demolition marked the creation of St. Paul's preservation movement, and transfer of the building from the Federal Government to the City of St. Paul and then to Ramsey County in 1972 and its subsequent renovation has remained one of preservation's biggest successes.[38]

Illus. 11
Federal Courts Building, 109 W. Fifth Street (1894-1902). Photograph 1915.

Architecture and Architects

The architects who practiced in St. Paul in the two decades prior to 1900 created buildings that provided strong architectural design in a city that had been somewhat haphazard until that time.[39] The development of Lowertown in the 1880s and 1890s provided work for many architects whose work in the city continued into the twentieth century. In Lowertown, the work of J. Walter Stevens reflected building styles from Richardsonian Romanesque to Classical Revival, and dated from 1880 to 1907. Stevens designed at least eight buildings in Lowertown and his firm was also responsible for the early skyscraper, the Germania Bank Building at Fifth and Wabasha (1889), through the design of Harvey Ellis. Stevens was an "adept organizer and a shrewd judge of talent," enabling his firm to produce work with talented assistants such as Ellis.[40]

Also active in this era was Edward P. Bassford, who arrived in St. Paul in 1866. Bassford was a master builder who worked with architect Abraham Radcliffe to develop his architectural skills. Bassford followed an eclectic approach, borrowing architectural detailing from a wide range of styles including Italianate, Richardsonian Romanesque, French Renaissance and others.[41] Bassford also used political connections to win jobs, including the commission for the St. Paul City Hall and Ramsey County Courthouse in 1889 (although the building was ultimately noted as a "municipal lemon.")[42] Among Bassford's extant buildings are the 1886 Armstrong-Quinlan House (233-235 W. Fifth Street) the 1888 Walsh Block (191 E. Eighth Street), the 1892 Richardsonian Romanesque Merchant's National Bank (366-368 Jackson Street) and the 1894 Grigg's and Foster's Farwell, Ozmun and Kirk Building (319 E. Kellogg Boulevard).

Two other architects in this era are worthy of note although only individual examples of their work have been identified in this section. Clarence H. Johnston, Sr. apprenticed with both Abraham Radcliffe and E. P. Bassford before studying at MIT. He returned to St. Paul in 1882 and in 1886 set up a partnership with William Willcox that lasted until 1891. Although the 1889 Manhattan Building (360 Robert Street) is included in this section, it was only a beginning for a prolific architect whose firm ultimately produced hundreds of residential and commercial buildings as well as many state-funded institutional buildings.[43]

The Endicott Building and the Endicott Arcade were the work of Cass Gilbert and James Knox Taylor. Cass Gilbert also worked for Abraham Radcliffe, studied at MIT and worked as a draftsman for McKim, Mead and White for three years before establishing a practice in St. Paul. His Endicott Building won national acclaim although his design for the new Minnesota State Capitol in 1895 raised his prominence to national levels and he eventually moved to New York City.[44]

The Manhattan Building and the Endicott Building and their architects began a movement away from the Richardsonian Romanesque styles of the late nineteenth century and pointed the direction toward new styles and interpretations. The Renaissance Revival styles of both buildings veered away from the heavy, ponderous buildings that typified the construction in Lowertown and some Downtown business blocks. After 1900, new architectural directions would create a more refined style in Downtown St. Paul.

Surveyed Buildings Constructed 1881-1900

1881-1890			
Central Presby. Church	500 Cedar St.	1888-1890	NRHP /Local
Pioneer Press Bldg.	336 Robert St.	1889	NRHP /Local
Endicott Arcade	350 Robert St.	1888-1890	NRHP / Local
Manhattan Bldg.	360 Robert St.	1889	NRHP
Commercial bldg. (Pedro's)	501 Robert St.	ca. 1890-1910	
John Wann bldg.	350-364 Sibley St.	ca. 1882	NRHP Lowertown HD
Bishop Block (Facade in Galtier Plaza?)	371-375 Sibley St.	ca. 1882-1883	
Noyes Bros. & Cutler Bldg.	400 Sibley St., 219-225 Sixth St. E.	1886/1908	NRHP Lowertown HD
J. P. Allen bldg. (facade in Galtier)	379-381 Sibley St.	1888	
Gebhard Eck Hotel & Saloon (Coney Island)	444 St. Peter St.	1888	
Colonnade Hotel	534-544 St. Peter St.	1889/1899	
J.J. Hill Office Bldg.	281-299 Kellogg Blvd. E.	1887, 1900	NRHP Lowertown HD
Northwestern Railroad Bldg.	431 Kellogg Blvd. E.	1890	
West Publishing Co.	50 Kellogg Blvd. W.	1887, 1965	
Office Bldg. (glassed over)	24 Fourth St. E.	1884, 1975	
Endicott Bldg.	141 Fourth St. E.	1889-1890	NRHP /Local
Industrial Bldg.	205-213 Fourth St. E.	1884/ca.1910	NRHP Lowertown HD
Comm. Bldg.	258-260 Fifth St. E.	1880s	NRHP Lowertown HD
Double Residence (Armstrong-Quinlan House)	233-235 Fifth St. W.	1886	NRHP /Local
Commission House	282 Sixth St. E.	1889	NRHP Lowertown HD
Comm. Bldg. (western bldg)	212 Seventh St. E.	1884	NRHP Lowertown HD
Hotel Economy /Constans Block (eastern bldg.)	224 Seventh St. E.	1884	NRHP Lowertown HD
Comm. Bldg. (eastern bldg.)	256 Seventh St. E.	ca. 1885	NRHP Lowertown HD
O'Connor Bldg.	264-266 Seventh St. E.	1887	NRHP Lowertown HD
Comm. Bldg.(pet hospital; older in rear, new facade)	185 Eighth St. E.	pre-1884	
Walsh Block	191 Eighth St. E.	1888	NRHP / Local
Germania Bank Bldg.	359-363 Wabasha	1889	NRHP /Local
Fitzpatrick Bldg.	465-467 Wabasha	1890	NRHP

1891-1900

Merchants Natl. Bank Bldg.	366-368 Jackson St.	1892	NRHP /Local
Griggs & Foster	319 Kellogg Blvd. E. (at Broadway)	1894	NRHP Lowertown HD
New York Life Bldg. Eagle	NW corner of Fourth St. E. and Jackson	1891	
Hackett Block	262-270 Fourth St. E.	1890	NRHP Lowertown HD
Fairbanks-Morse Co.	220 Fifth St. E.	1895	NRHP Lowertown HD
Powers Dry Goods Co.	230-236 Fifth St. E.	1892	NRHP Lowertown HD
Conrad Gotzian Shoe Co.	242 Fifth St. E.	1892	NRHP Lowertown HD
Old Federal Courts Bldg. (US P.O, Courthouse & Customs House)	75 Fifth St. W.	1892-1903	NRHP /Local
Konantz Saddlery Co/ Railroad Printing House	227-231 Sixth St. E.	1893	NRHP Lowertown HD
Koehler and Hinrichs	235-237 Sixth St. E.	1891	NRHP Lowertown HD
Comm. Bldg. (Gopher Bar)	241 Seventh St. E.	Ca. 1900/Ca. 1950	
Gotzian Bldg.	352 Wacouta St.	1894-1895	NRHP Lowertown HD
Wacouta St. Warehouse	413 Wacouta St.	1893-1894	NRHP Lowertown HD

The Golden Era--1900-1920

The years after 1900 to the outbreak of World War I were a golden era in St. Paul, as the city built on the railroads and wholesale distribution networks flourished. The early pioneers were passing from the scene and a new style of business leader--organizers rather than entrepreneurs--were better suited to the twentieth century. Downtown St. Paul began to assume the land use pattern that would continue throughout the century, as Lowertown's industrial expansion eliminated all traces of former residential neighborhoods, the retail district continued to shift north and west from its beginnings on Third, Jackson and Robert, and many churches moved out to Summit Avenue or other outlying locations to follow their migrating congregations. In the years before World War I there was a flowering of civic and cultural institutions in Downtown, and the buildings reflected new architectural styles in a city that now received national attention.

This period of architectural development in St. Paul is dominated by two great symbols of the city: the Cathedral of St. Paul (by Emmanuel L. Masqueray) and the Minnesota State Capitol (by Cass Gilbert). Set atop two of the hills that ringed Downtown, these two architectural masterpieces attracted not only national attention but must have encouraged greater awareness of the national scene by Twin Cities architects.

While the two great institutions moved out of Downtown proper, the retail district continued to evolve to reflect new economic trends. This era was the heyday of the Downtown retail district. St. Paul's district, where the primary retail, banking and entertainment activities were located, was concentrated in the area bounded roughly by Fourth and Seventh streets, St. Peter and Robert by the Teens and 1920s. This area remained St. Paul's main shopping district until the 1960s. Streetcar networks radiated from Downtown, where department stores began to develop as major shopping emporiums. Outlying retail stores were limited, and downtowns were the primary location for acquiring most goods. Without a need to provide parking lots, stores were concentrated into areas well-served by streetcars. The methods of doing business changed to reflect the twentieth century as well, as office buildings were designed to hold the numbers of white collar workers that were increasingly needed in a business economy.

Many of the extant buildings that define Downtown St. Paul and provide its modern character were built in the years prior to World War I. With a few notable additions from the 1930s, this period of growth has played a major role in creating the image of St. Paul throughout the past century.

Illus. 12
West on Seventh from Robert Street (1903).
Illus. 13
Seventh Street East from Wabasha (1910).

Buildings and Building Types

Between 1900 and 1920, Lowertown continued to solidify as a center of warehousing and distribution. Of extant buildings in the Lowertown Historic District, 16 were constructed in the years between 1901 and 1920. The predominant Romanesque warehouse buildings of the 1880s contrasted with new construction such as the Neoclassical 1911 Finch, Van Slyck and McConville Dry Goods Company building designed by Chicago architect James F. Denson (1923 addition by Clarence H. Johnston, Jr.).[45]

Chicago architect Charles Frost, whose firm specialized in railroad buildings, designed three dominant Lowertown buildings in the Teens. The Classical Revival Railroad and Bank Building was the largest office building in the Midwest until the IDS Building in Minneapolis was

completed in 1973. The building was a monument to the contributions of James J. Hill, as it housed the offices of Hill's Great Northern Railway, and the Northern Pacific Railway. In 1912, Hill bought the First National Bank and it, along with the Northwest Trust Company, also held space in the massive building.[46]

Frost's other significant buildings were the restrained Beaux Arts Union Depot, (1917-23) 214 E. Fourth Street and the Classical Revival Chicago, St. Paul, Minneapolis and Omaha Railroad Office Building (1916-17) at 275 E. Fourth Street. Both buildings were among the last major buildings devoted to the railroad industry in Lowertown. By the 1920s, some warehouse and distribution firms had begun to leave cramped quarters in Lowertown to move to the Midway industrial district.

The years from 1900 to 1920 saw the development of department stores as the temples of consumer culture and the evolution of Seventh Street into a major retail corridor. Two of St. Paul's stores erected in this era were the Golden Rule (1915) and the Emporium (1911, 1915) on the northwest and northeast corners of Seventh Street and Robert. They faced the Bremer Arcade, completed in 1916[47] and the Cardozo Furniture store on the south side of Seventh Street E. between Robert and Minnesota (both razed). Although the Emporium has been covered with glass panels, the Golden Rule retains adequate integrity to identify its historic use.

The Golden Rule store was established in St. Paul in 1886 and moved into a three-story building on the current site in 1891. Under the direction of Clarence H. Johnston, Sr., additions were made in 1901, 1910 and 1914, and a new facade added. Johnston remade the older structure into a six-story Classical Revival building with an elaborate cornice and classical detailing. In 1928, the store became Donaldson's Golden Rule and remained at this location until 1980 when the business moved into the Town Square complex.[48] The store building has been renovated for office use. It remains the best example of department store architecture and the only remaining building to represent the once-vibrant Seventh Street retail district.

Illus. 14
Looking south along Robert Street, at Seventh, Golden Rule Department Store (1915) at right. Photograph ca. 1917.

The years from 1910 to 1917 witnessed great change in Downtown St. Paul, with the construction of several office buildings, banks and hotels. The Lowry Arcade Building (1912) at 350 St. Peter Street and the Association of Commerce Building (1911) 2-16 E. Fourth Street both exemplified the new office buildings. Both were 12-story buildings designed in a Commercial style and constructed on the edge of the main business area. While the business and retail core had previously been farther east, by 1910 and beyond, new buildings were being built in the area west of Wabasha. The Association of Commerce Building, designed by Herman Kretz, was built as the headquarters building of the St. Paul Association of Commerce, a civic promotional group.[49]

Illus. 15
Lowry Medical Arts Building, 358 St. Peter Street (1912). Photograph 1916.

Illus. 16
Commerce Building, 8 E. Fourth Street (1911). Photograph 1915.

The site that had long held the St. Paul Cathedral at Fifth and St. Peter streets was vacated when the new Cathedral was built. The old buildings were demolished in 1914, and as a religious use moved out, the site became commercial with the construction of one of the city's most elegant commercial structures-- the Hamm Building. Designed by Roy Childs Jones of the firm of Toltz, King and Day, the Hamm Building is a six-story building of steel frame construction. It is the

only St. Paul building to use terra cotta tile over the entire facade, and is distinguished by ornate detailing, a round-arch entrance on St. Peter, and an intact interior lobby with a ribbed vaulted ceiling.[50]

Illus. 17
Hamm Building, 408 St. Peter Street (1915-1920). Photograph ca. 1922-1925.

Although not located in the changing district west of Wabasha, one of the most significant buildings of the decade was the Merchants National Bank (1915) at 339 N. Robert Street. Designed by the prominent Chicago architect Jarvis Hunt, Merchants National reflected the Renaissance Revival style. Merchants National was constructed on a steel and concrete frame and rose 15 stories, making it the tallest building in St. Paul when completed. Merchants National Bank was founded in 1872 and in 1892 located at 366-368 Jackson Street (the McColl Building). After merger with the German American Bank, the combined institutions built their new building on the German American Bank site. Merchants Bank was one of St. Paul's oldest and most significant banking institutions and would later merge with First National Bank.[51]

Illus. 18
Fourth Street east looking toward Robert Street. Merchants National Bank (1915) and the Pioneer Press Building with the four-story addition (built 1910). Photograph 1915.

Hotels

St. Paul's grand hotel since its opening in 1885 had been the Ryan at Sixth and Robert. By the turn of the century, new standards required bathrooms in each room and amenities not included only a few years before. In 1910, the new St. Paul Hotel at Fifth and St. Peter streets assumed prominence. Designed in Renaissance Revival style by the firm of Reed and Stem, the St. Paul entrance was originally at Fifth Street, with its back on Rice Park. The St. Paul hosted numerous presidents and was known as the first million dollar hotel in the Midwest.[52]

Illus. 19
St. Paul Hotel, Fifth and St. Peter streets (1910). Photograph 1911.

A more modest hotel, but perhaps more representative of Downtown hotels, was the St. Francis, built on the site of the former Market House-turned-library that burned in 1915. The St. Francis, designed by Buechner and Orth in Beaux Arts style, officially opened on New Year's Eve 1916 as a hotel and "downtown entertainment complex." Not only did the St. Francis offer 210 guest rooms, but it had a ballroom, shops and businesses on the first floor including the St. Francis Cafeteria. The building also contained the New Palace Theatre (later the Orpheum) that hosted vaudeville acts at its opening. The basement contained the St. Francis Billiard Hall, the largest single room pool hall in the U.S. when it opened. Later the Granada Club, a nightclub that attracted "substantial gangster activity" was in the basement and advertised as "A Picture of Old Spain at Seventh and Wabasha."[53]

Illus. 20
St. Francis Hotel, 9 W. Seventh Street (1916). Photograph 1933.

Entertainments and Retreats

While the St. Francis Hotel incorporated the New Palace Theatre, the Sam S. Shubert Theater and Shubert Building were constructed for theatre use. Both were located in St. Paul's entertainment district, which concentrated around the intersection of Seventh and Wabasha. At least seventeen theatres of various types were present in Downtown St. Paul in 1916.[54] The six-story Shubert

Building was designed by Buechner and Orth as an office building, while the Shubert Theatre was designed by Marshall and Fox of Chicago. The Shubert originally featured traveling plays and vaudeville performances; by the 1920s, movies were introduced. It was eventually named the World Theatre and equipped for talking movies in the 1930s and operated as a theatre until the 1970s.[55] The Shubert and the New Palace theatres are the only remaining Downtown theatres that date to the era of great theatre construction in the Teens and 1920s.

Illus. 21
The Shubert Theater and Shubert Building, 494 Wabasha (1910). Photograph 1910.

The prosperity of the years before World War I brought a flowering of cultural institutions. St. Agatha's Conservatory of Music and Art, (26 East Exchange Street) built between 1908 and 1910, replaced a previous facility operated by the Sisters of St. Joseph of Carondelet. St. Agatha's offered classes in music, art, and dance from 1884 until 1962.[56]

The Junior Pioneers of Ramsey County formed in 1889, with membership restricted to early settlers who arrived in the county prior to 1861. Similar organizations formed in many cities and/or states when the original settlers were aging and wanted to ensure that pioneer struggles were remembered. In Minnesota, there was a flurry of actions to recall pioneer years, from efforts to restore Henry Hastings Sibley's house in Mendota, to publication of early settlers' memoirs in the *Collections of the Minnesota Historical Society*. The Junior Pioneers constructed a headquarters building at 192 W. Ninth Street in 1909. The two-story building has a classical temple front in the Beaux Arts style.[57]

Two other clubs catered to the city's leading movers and shakers. The 1916-1918 St. Paul Athletic Club at 340 N. Cedar Street is a 14-story Renaissance Revival building designed by A. H. Stem and Beaver Wade Day Associates.[58] The Minnesota Club had a much longer tradition than the Athletic Club since it was announced as a "gentlemen's social club in this city" in 1869 and began in the Presley Mansion at 25 E. Eighth Street. A clubhouse was built in 1883 at the southeast corner of Fourth and Cedar. In 1909, the club purchased the site of the Metropolitan Hotel at Fourth and Washington, where a new club was designed by Clarence Johnston, Sr.[59] Both the Minnesota Club and the Athletic Club are significant in St. Paul's social history as meeting places for the city's influential residents. The Minnesota Club's location is an important landmark among the various significant buildings fronting on Rice Park.

Illus. 22
Junior Pioneer Association Building, 192 W. Ninth Street (1909). Photograph 1925.

Illus. 23
Athletic Club, 340 Cedar Street (1916-18), the Minnesota Building (1929) and the Globe Building at the intersection of Fourth and Cedar. Photograph 1949, taken from the Northern States Power Company Building at 360 Wabasha.

Illus. 24
Minnesota Club, Fourth and Washington (1914-1915). Photograph 1920.

Complimenting the Minnesota Club and contributing to the important urban space that began to develop around Rice Park was the construction of the St. Paul Public Library and the James J. Hill Reference Library. Designed in the Italian Renaissance style by architect Electus D. Litchfield of New York City,[60] the library was a visual manifestation of the wealth brought to St. Paul by James J. Hill. Hill's philanthropy enabled the construction of the Reference Library and aided the City in building the public library. Much as the Ordway Theatre would contribute to St. Paul in

the 1980s, the St. Paul Library and Hill Reference Library was an important symbol of the support provided by city leaders in St. Paul and the development of local arts and culture.

Architecture and Architects

Perhaps it was a mark of St. Paul's coming of age that between 1900 and 1920, greater numbers of architects from outside the city received commissions for major buildings. Charles Frost of Chicago was responsible for three significant Lowertown buildings: the Union Depot, the Railroad and Bank Building and the Chicago, St. Paul, Minneapolis and Omaha Office Building. Trained at Massachusetts Institute of Technology, Frost practiced with Henry Ives Cobb and later with Alfred Granger when the firm specialized in railroad buildings.[61]

Electus D. Litchfield of New York City was tapped to design the new public library, while Marshall and Fox of Chicago, who had recently won an American Institute of Architects Medal of Honor for their design of the Blackstone Hotel in Chicago, completed the design for the Shubert Theatre. Jarvis Hunt, also of Chicago, completed the design for downtown's tallest building, the 15-story Merchant's National Bank.

New architects had great impact on the city. Emmanuel L. Masqueray came to St. Paul as the designer of the Cathedral of St. Paul. He also designed St. Louis Catholic Church (1910, 506 Cedar Street) and the Basilica of St. Mary in Minneapolis (1907-25). Other local architects continued to build their businesses. Clarence H. Johnston, Sr. designed a wide variety of buildings in an extremely productive career. Charles Buechner, an early employee of Johnston, established a partnership with Henry Orth in 1902 and produced local buildings as well as courthouses in Iowa and North Dakota.

In the years before 1920, the ponderous Romanesque and Victorian buildings were replaced by more elegant Renaissance Revival buildings, and the classically oriented Beaux Arts style appeared in public buildings such as the Union Depot.

Surveyed Buildings Constructed 1901-1920

1901-1910			
Tighe Bldg.	364-382 Broadway	1902	NRHP Lowertown HD
St. Louis King of France Church	506 Cedar St.	1909	
St. Louis Parish House	506 Cedar St.	1909	
St. Agatha's Conservatory of Music & Art	26 Exchange St. E.	1908	NRHP / Local
Junior Pioneer Assn. Bldg.	192 Exchange St. (W. Ninth St.)	1909	
Northern Pacific Railway Warehouse	308 Prince St.	1907-08	NRHP Lowertown HD
St. Paul Hotel	363 St. Peter St.	1910	
Farwell, Ozmun, Kirk & Co. (American Center Bldg.)	150-160 Kellogg Blvd. E.	1905	
Weyerhaeuser-Denkman Bldg.	255 Kellogg Blvd. E.	1901	NRHP Lowertown HD
Wells Fargo Express Co.	271 Kellogg Blvd. E.	1907	NRHP Lowertown HD
Michaud Brothers Bldg.	249-253 Fourth St. E.	1909	NRHP Lowertown HD

St. Paul Rubber Co.	300 Fourth St. E.	ca. 1905	NRHP Lowertown HD
Rayette Bldg.	261-279 Fifth St. E.	1909	NRHP Lowertown HD
Crane Bldg.	281-287 Fifth St. E.	1904-1905	NRHP Lowertown HD
George Somers Co.	245 Sixth St. E. (orig. 400 Wacouta St.)	1905	NRHP Lowertown HD
Allen Bldg.	287 Sixth St. E.	1906-1907	NRHP Lowertown HD
Office Bldg. (Northern Furn.)	81 Eighth St. E.	1907	
Factory (Elvgren Paint)	137-139 Eighth St. E.	1905/1931	
Shubert Bldg.	484-496 Wabasha St.	1910	
Sam S. Shubert Theatre (Fitzgerald Theatre)	494 Wabasha St.	1910	
Livery and Boarding Stable	444 Wacouta St.	1901	
Western Machine Co.	443 Wall St.	1908	
1911-1920			
Allen Building Annex	417 Broadway St.	1915	NRHP Lowertown HD
Golden Rule Dept. Store	453-499 Robert St. (85 Seventh Place)	1890-1914	
St. Paul Athletic Club	340 Cedar St.	1916-1918	
Merchants Natl. Bank	339 Robert St.	1915	
Comm. Bldg.	472-476 Robert St.	1916	
Hotel/Stores	480-484 Robert St.	1915	
Foot, Schulze & Co.(Rossmor)	500 Robert St.	1916	
Gordon & Ferguson Bldg.	331-341 Sibley St.	1913	NRHP Lowertown HD
Hamm Bldg.	408 St. Peter St.	1915-1920	
Lowry Arcade Bldg.	350 St. Peter St.	1912	
St. Paul Assn. of Commerce Bldg. (Fourth & Wabasha)	2-16 Fourth St. E.	1911	
Union Depot	214 Fourth St. E.	1917-1923	NRHP Lowertown HD
Chicago, St. Paul, Mpls. and Omaha office bldg.	275 Fourth St. E.	1916	NRHP Lowertown HD
James J. Hill Reference Library/St. Paul Public Library	80-90 Fourth St. W.	1917	NRHP /Local
Railroad & Bank Bldg.	176 Fifth St. E.	1914-1915	NRHP Lowertown HD
Lowry Medical Arts Addition	14-20 Fifth St. W.	ca. 1920	
New Palace Theater/St. Francis Hotel	9 Seventh Place	1915-1916	
Industrial Facility	178 Ninth St. E.	1913	
Finch, VanSlyck and McConville Dry Goods Co.	366 Wacouta St.	1911/1923	NRHP Lowertown HD
Minnesota Club	317 Washington St.	1914-1915	

Approaching Modernism--1920-1950

While Beaux Arts and Renaissance Revival dominated the architectural design for major buildings in St. Paul in the first two decades of the twentieth century, the 1920s ushered in a more modernist approach. Downtown architecture in St. Paul clearly displayed Art Deco and Moderne influences, leaving a legacy of architecture that is somewhat unusual in Minnesota. While residential architecture in these years concentrated on the Period Revival styles that harkened back to an earlier era, commercial buildings reflected the future.

Perhaps the new architecture put a good face on a city adjusting to a new economic order. In 1916, James J. Hill died, and with him, a symbol of old St. Paul and its wealth. While his family, and those of other early entrepreneurs continued to have St. Paul connections, the old leaders who built the city were increasingly gone. The railroads that fueled St. Paul's growth would continue to operate for another 40 years, but competition from automobiles for passenger travel, and trucks for hauling freight would ultimately begin to reduce the rail markets. For a city built on the railroad, like St. Paul, this fundamental transportation change would eventually exert major influences.

By 1920, it was clear that St. Paul had lost the battle for supremacy with Minneapolis. The capitol city had 234,698 people, while Minneapolis reached 380,592 and had been named the location for the Federal Reserve Bank. Minneapolis also led in bank clearings, retail trade, wholesaling and manufacturing. While St. Paul was not the business center of the state by the 1920s, it did continue to gain steadily, with new industries. The Ford Assembly Plant was built in St. Paul in the 1920s and encouraged transportation connections and development of the Highland neighborhood. Minnesota Mining and Manufacturing Company (3M) moved to St. Paul in 1909 and continued to build and expand on the city's East Side.[62]

Construction in St. Paul was somewhat limited in the years between 1920 and 1950 because of national events. The agricultural economy began to slip into a depression in the early 1920s, as demand for agricultural products declined steeply. Construction provided work for the unemployed, but in general, only government agencies could afford to construct any buildings. The severity of the Depression and war years constricted the investment in new construction to government-related projects.

The appearance of Downtown changed drastically in 1928 with one of St. Paul's earliest urban renewal projects, the creation of Kellogg Boulevard. The deteriorated buildings on the south side of Third Street that dated back to the mid- to late- nineteenth century were razed between Hill and Robert streets. Third Street was widened and re-named Kellogg Boulevard, honoring St. Paul attorney and former Secretary of State Frank B. Kellogg. The old buildings on the north side of the street remained east of Wabasha, but the site of former buildings on the south became the east-bound lanes of a divided street with a central grass boulevard. The wide expanse of bluff south of the boulevard became a landscaped plaza providing a river overlook on the site that had been the home of the city's first settlers and businesses.[63] Construction on Kellogg Boulevard began with city financing but was completed with Public Works Administration (PWA) support as federal programs became available during the Depression.

But in 1920, the railroads were still in control, and St. Paul could point to the new Capitol, the new Cathedral, the Minnesota Historical Society, the St. Paul Public and James J. Hill Reference Library and a dozen new buildings in the Downtown, all of which had been finished in the previous two decades. While new buildings would not come so quickly over the next 30 years, St. Paul would acquire some distinctive structures that enhanced those from previous years.

Illus. 25
Kellogg Boulevard construction between Cedar and Minnesota streets. Photograph 1931.

Illus. 26
Newly constructed Kellogg Boulevard, looking east. Photograph 1936.

Buildings and Building Types

Many of the most distinctive buildings in Downtown St. Paul that remain from the period between the two world wars were built in either an Art Deco or Moderne style. Several of the buildings resembled the Art Deco skyscrapers of New York City with stepped-back facades, but with simpler ornamentation. The versions that appeared in St. Paul were often more restrained than the flamboyant examples that appeared in theatre architecture. Yet St. Paul's buildings provided an updated vision in a Downtown that still had rows of three- and four-story brick and limestone buildings overlooking the river on Third Street.

In actuality, most of the new construction occurred within a ten-year period: 1926 to 1936. The buildings served primarily office and government functions. Construction was focused on the western edge of Downtown generally west of Wabasha Street, although other buildings went up in areas where old landmarks were removed.

Just as the old Federal Courts Building on Rice Park had provided an architectural identification for St. Paul in the 1890s, the new St. Paul City Hall/Ramsey County Courthouse defined the style in the 1930s. The building was designed by Holabird and Root of Chicago, with Ellerbe and Company serving as the local architectural firm. Sited on the new widened Kellogg Boulevard and looking out over the river bluff, the Art Deco City Hall and Courthouse must have provided a bold gesture for the future of St. Paul. Much has been written about the City Hall/Courthouse as a great monument, from its setback tower to the relief sculptures adorning entrances, and Carl Milles' Peace Memorial in the War Memorial concourse inside the building. One author noted that in the courthouse, "the bringing together of theatre and architecture characteristic of the 1920s is fully realized."[64]

Surrounding blocks were also being redeveloped as the new City Hall and Courthouse building went up. Most of the block between Wabasha and St. Peter, Fourth to Fifth was reconstructed between the mid-1920s and mid-1930s. The Germania Building (having become the Pittsburgh Building during World War I and the St. Paul Building in 1934)[65] remained. The Lowry Medical Arts Building, anchoring St. Peter Street between Fourth and Fifth streets since 1910, sprouted a four-story addition along Fifth in 1920. A more elaborate, 15-story addition along Fourth in 1930-31 was designed by the firm of Clarence H. Johnston, Sr.[66] In 1926, the Lowry Hotel had opened at the corner of Fourth and Wabasha. Adjacent on Wabasha Street, and filling in the space to the Germania Building were the Lowry Hotel Annex (345 Wabasha Street) and the Field-Schlick Building (349 Wabasha Street). While the Lowry Hotel was a more restrained Classical Revival style, the Annex and Field-Schlick displayed Art Deco. The Annex has stylized carved stone floral panels and carvings at the cornice. Field Schlick (now the Lowry Garage), retains an eight-bay facade divided by smooth brick piers, although altered at the first floor.

Illus. 27
View of the Lowry Medical Arts Building Annex (City Hall Annex) (1930-31), Lowry Hotel (1926) and the Ramsey County Jail and Courthouse construction in the foreground. Photograph 1931.

Illus. 28
Lowry Hotel, Fourth and Wabasha (1926). Photograph 1927, showing old Ramsey County Courthouse and St. Paul City Hall at right.

The block east of Wabasha between Fourth and Fifth streets was also vacated with the demolition of the old St. Paul City Hall/Ramsey County Courthouse (1889) in 1933. The entire block was sold to the Morris T. Baker Company of Minneapolis. Baker's proposal to erect a skyscraper on the site was halted by the Depression. Baker sold the northwest corner of the block to Northern States Power Company, which constructed a Moderne office building, designed by Ellerbe and Company. The Northern States Power building (1930) (360 Wabasha Street) features a base of polished Morton gneiss (granite) and smooth walls of buff Mankato stone. The elaborate Wabasha Street entrance is crowned by metal sculptures depicting figures representing Flame, Sunlight and Water Power.[67]

The Tri-State Telephone Company Building at Fourth and St. Peter streets, overlooking Rice Park, added another gracious building to those circling the city's earliest open space. Designed by Clarence Johnston, Jr. in 1936, the Moderne Tri-State Telephone Company Building exerts a strong verticality with windows aligned in narrow bands between stone piers. The facade steps back in height with an irregular roofline accented with carved stone blocks. Tri-State Telephone Company was an early competitor of Northwestern Bell and acquired by them in 1944. The building marked the first of three on this block that ultimately were constructed for the telephone industry.[68]

Illus. 29
Northern States Power Co., 360 Wabasha, (1930). Photograph 1930.

Illus. 30
Tri-State Telephone Co., 70 W. Fourth Street (1936). Photograph 1937.

Other major investments occurred along Fourth Street, but farther east. The 1929 Minnesota Building, designed by Charles Hausler, was the first high-rise building constructed since World War I. The twelve-story Minnesota Building had no cornice, but instead a blind frieze of checkerboard stonework. The entries were adorned with the Minnesota state seal and eagle medallions, and Moderne brass and frosted glass lamps.[69]

Perhaps as significant as the City Hall/Courthouse was the 1931 Graham, Anderson, Probst and White design for the First National Bank. The 32-story skyscraper became the tallest building in the city upon its completion in 1931, with a four-story red neon "1st" serving as a beacon for St. Paul. The building faces Minnesota Street, with ten bays on the facade; 16 bays on the Fourth Street elevation are broken by a light well at the eighth story. The building is stepped back to the top, terminating in low relief carved chevrons. Owned by James J. Hill, First National had been located in Hill's Railroad and Bank Building until its merger with Merchant's National Bank in 1929. At that time, plans were begun for the new building, adjoining the 1915 Merchant's National Bank Building.[70]

Illus. 31
First National Bank Building, Fourth and Minnesota (1931).

A small building, but noted as "St. Paul's acknowledged masterpiece of the Moderne style" was the Women's City Club. Built in 1931, this small gem of a building was lodged on the corner of Kellogg and St. Peter, in the shadow of City Hall. Magnus Jemne designed the curved facade of limestone trimmed with black granite. Bands of windows follow the facade and provide a view

toward the river. The Women's City Club grew out of the women's club movement and was founded in 1921 to provide women the same social and educational opportunities that men had long enjoyed in their clubs.[71]

As the Depression grew deeper in the early years of the 1930s, the federal government created programs such as the Public Works Administration (PWA) and later the Works Progress Administration (WPA) to provide work for the unemployed. PWA funds supported the construction of Kellogg Boulevard, and PWA workers were active in the construction of the new U.S. Post Office at 180 East Kellogg Boulevard. Like the city hall/courthouse, the post office was designed by Holabird and Root of Chicago, with Ellerbe and Company serving as the local architects. Completed in 1934, the U. S. Post Office is a Moderne style built of smooth stone, with 16 stories that step back from the base above the fourth and fifth floors. The new Post Office replaced buildings dating to the mid- to late-nineteenth century, when Sibley and Jackson streets were lined with limestone buildings leading to the levee.[72]

Illus. 32
U.S. Post Office Building, 180 E. Kellogg Boulevard (1934). Photograph 1952.

The City Hall/Courthouse and the U.S. Post Office were not the only public construction in Downtown. Public safety functions were housed in the Police Department offices at 100 E. Tenth Street, and the Public Safety Building across the street at 101 E. Tenth Street, both completed ca. 1930. The elegant Robert Street bridge (1926, Toltz, King, Day) connected Downtown with the West Side and made Robert Street, which had been widened in 1913, into an enhanced traffic way.

In contrast to the years from the mid-1880s to World War I, Downtown St. Paul's construction was less strong after 1920. Some institutions built new buildings, although increasingly those would be located outside of Downtown. St. Joseph's Hospital, Downtown since the 1850s, constructed a five-story wing in 1921 and the six-story Mary Hall as a nurse's residence five years later (W. Ninth and Main). The Church of St. Mary, in Lowertown since 1867, erected a new building and parish house at 275 E. Eighth Street, despite the fact that no Lowertown residential neighborhood remained by 1921 (see Religion Context).

Some elements of Downtown were not constructed at all, but manufactured. Mickey's Diner was prefabricated in Elizabeth, New Jersey in 1937. Shipped by rail, the diner was installed at St. Peter and W. Ninth Street in 1939.[73] The only known dining car of its type in Minnesota, Mickey's is a rare survivor of the period before World War II when diners were commonplace. Mickey's was moved [one]? block, to the corner of Seventh and St. Peter, where it continues in business in the shadow of the 1990s St. Paul Companies headquarters and the 1869-73 Assumption Church.

Architecture and Architects

The post-World War I period saw less downtown construction than the previous 40 years as St. Paul's economy slowed, and the national economy slipped into the Depression. Some monumental buildings were constructed in this period, such as the St. Paul City Hall/Ramsey County Courthouse, the U. S. Post Office and the First National Bank. All three, however, were designed by nationally known Chicago firms rather than local architects. The construction of this period clearly set a Modernist tone, and government buildings in particular often reflected the Moderne style.

Surveyed Buildings Constructed 1921-1950

1921-1930			
St. Joseph's Hospital (north wing)	69 Exchange St. W.	1921	
Robert St. Bridge	Robert St. S. of Kellogg Blvd.	1924-1926	NRHP
Depot Bar	241 Kellogg Blvd.	1924	NRHP Lowertown HD
Minnesota Bldg.	42-48 Fourth St. E.	1929	
Lowry Medical Arts Addition (City Hall Annex)	15-27 Fourth St. W.	1930	
O'Halloran & Murphy Funeral Home (Catholic Charities)	215 Old Sixth St. W.	1925	
Parish House	261 Eighth St. E.	ca. 1921	
Church of St.. Mary	275 Eighth St. E.	1921	
Auto Garage	134 Ninth St. E.	ca. 1930	
Mary Hall	Ninth St. W. & Main St. (Hospital Address, 69 Exchange St. W.)	1926	
City Warehouse (Public Safety Annex)	100 Tenth St. E.	ca. 1930	
Public Safety Building	101 Tenth St. E.	1930	
Office Building / Exchange Bank	145-153 Tenth St. E.	ca. 1925	
Lowry Hotel	333-339 Wabasha St.	1926	
Comm. Bldg. (Inc. into Lowry)	ca. 345 Wabasha St.	1930-1935	
Minnehaha Engine Co. (building rebuilt 1921)	412 Wacouta St.	1872-1921	NRHP Lowertown HD
Northern States Power Bldg.	360 Wabasha St.	ca. 1930	
1931-1940			
St. Paul Women's City Club	305 St. Peter St.	1931	NRHP /Local
Main Post Office	180 Kellogg Blvd. E.	1934-1964	
St. Paul City Hall/Ramsey Co. Courthouse	15 Kellogg Blvd. W.	1930-32	NRHP /Local
Tri-State Tel. Co. Bldg.	59 Kellogg Blvd. W.	1935-36	
First National Bank Building	332 Minnesota St.	1931	
Mickey's Diner	36 Ninth St. W.	1937	NRHP / Local
Field-Schlick (Lowry Garage)	349 Wabasha St.	1935	
1941-1950			
Assumption Rectory	51 Ninth St. W.	1941	

Postlude or Prelude--1950-1975

Downtown St. Paul at mid-century headed toward an uncertain economic future. Planning efforts in the 1940s included a group a group that evolved into the Central Business Development

Committee by 1944. Other planning committees focused on the need to clean up the approach to the Capitol, since the streets leading to the grand building still were covered with rowhouses, apartments, churches and small commercial buildings.[74]

Plans approved by the State in 1945 called for acquisition and clearance of 103 acres for a fan-shaped Capitol approach area. The project did not begin until 1950, but ultimately took all buildings from the Capitol area south toward Twelfth Street.[75] The plans for Interstate 94 were envisioned in 1946, and ultimately ran through a corridor between Eleventh and Twelfth streets, creating a physical disconnect between Downtown and the capitol area. Both of these major planning efforts had their beginning in the 1940s although they were not carried out until the 1950s and 1960s.

Downtown business leaders hired industrial designer and planner Raymond Loewy, who presented his Downtown development plan in January 1945. Loewy's world of the future emphasized making Downtown look better, and he proposed efficiency, modernization and facelifting of existing buildings. He suggested riverfront apartments on Kellogg Boulevard, a tourist and convention hotel, and multi-story parking garages connected by pedestrian "cross-overs" at the second level of buildings. Loewy's industrial design background encouraged the stripping off of excess ornament on buildings, including "ugly and superfluous architectural detail, such as cornices, pediments and rococo ornaments." The report was not an official city document, but did influence Downtown business people for at least two decades.[76]

Still, redevelopment activity occurred slowly in Downtown in the 1950s. Philip H. Nason, president of First National Bank, played a leadership role in attracting Dayton's department store to St. Paul. In 1958, Dayton's moved into the old Schuneman and Evans store at the northwest corner of Sixth and Wabasha streets. Two years later, the block from Sixth to Seventh and Cedar to Wabasha was cleared and a new Dayton's opened in St. Paul. Dayton's built the Wabasha Court building to replace their previous store site.[77]

Minnesota Mutual Insurance Company built a new headquarters in 1955, noted as a "courageous decision, considering the state of downtown." Their new building at 345 Cedar (now the Pioneer Press) was the first major business investment for two decades. The St. Paul Fire and Marine Insurance Company (the St. Paul Companies), another longtime firm, rebuilt its headquarters complex at Fifth and Washington streets between 1958 and 1961.[78]

Another civic committee, the Metropolitan Improvement Committee, was formed with joint action from city government and the Chamber of Commerce. The MIC was instrumental in attracting a 22-story Hilton that opened in 1965 at the corner of Kellogg Boulevard and Wabasha Street. The MIC also promoted a downtown renewal plan called Capital Centre. The plan called for clearance of 12 square blocks and over 100 buildings using a $19 million federal grant.[79] Most of the historic buildings in the Capital Centre area along Fourth, Fifth and Sixth were torn down between 1965 and 1970, although the Pioneer and Endicott buildings survived. The project had a detrimental effect on retail business, as more than two hundred stores left Downtown between 1963 and 1975.[80]

Capital Centre led to the construction of many of downtown's new office buildings: the Osborn Building (370 Wabasha, 1968) and the Northern Federal Savings & Loan (386 Wabasha, 1973) both face Capital Centre Plaza and are clearly identified with the plan. Northwestern National Bank (Norwest/Wells Fargo) moved into a new building at 55 East Fifth in 1969, integrated into a system of skyways that increasingly connected downtown's new office buildings. American National Bank moved to a new 26-story building at Fifth and Minnesota in 1974, also on the skyway system.[81]

The Warren Burger Federal Courts Building was constructed in 1966 at Kellogg Boulevard and Robert. The new Courts Building took over that function from the old building on Rice, ultimately leading to the old building's preservation and transformation into Landmark Center. The Kellogg Square Apartments, finally responding to the vision of Raymond Loewy almost 30 years earlier, went up across Robert from the Burger Courts Building in 1972. The Arts and Science Building opened in 1964 at Tenth and Cedar, site of the second and third state capitol buildings. The Arts and Science building would be joined, in 1978, by a new building for the Science Museum of Minnesota west across Wabasha.

By the mid-1970s, interest in heritage preservation grew. Saving the old Federal Courts Building was a visible success, and the preservation focus soon turned to Lowertown and its massive warehouse buildings. Neighborhoods such as Ramsey Hill were also attracting preservation-minded homeowners, who would also aid in the revitalization of Grand Avenue and other areas around the city. Downtown would experience a new wave of redevelopment and preservation led by Mayor George Latimer after 1976. Under his long tenure (until 1990) Downtown would see a flowering of new construction that would attract national attention and revitalize the city while encouraging preservation of historic resources.

The twenty-five years after 1950 were a time of transition for downtown St. Paul. They were a relatively quiet period in which St. Paul was fortunate that it did not destroy all historic buildings. The plans of that period reflected national trends for urban renewal, yet St. Paul moved more slowly than most cities and kept at least some of its historic fabric. The Capital Centre program ultimately took out the greatest numbers of buildings. Yet it provided opportunities for new construction, without which some companies may have left St. Paul. Some of these companies have proved to be important contributors to more recent Downtown redevelopment efforts in the 1980s and 1990s.

Surveyed Buildings Constructed 1951-1975

1951 to Present			
Town Square	444 Cedar St.	1980	
Public Health Center	555 Cedar St.	1957	
Federal Bldg./U.S. Courthouse	316 Robert St.	1966	
Ramsey Co. Adult Detention Center	12-14 Kellogg Blvd. W.	1977	
Northwestern Bell Tel. Co. Bldg.	59 Kellogg Blvd. W.	1967-68	
Northwestern Bell Bldg.	59 Kellogg Blvd. W.	1976-1977	
Commercial Bldg.	278 Seventh St. E.	ca. 1960	NRHP Lowertown HD
Minnesota Public Radio	45 Eighth St. E.	1966/1980	
Minnesota Arts & Sciences Center	30 Tenth St. E.	1964	
Science Museum of Minnesota	30 Tenth St. E.	1978	
Osborn Bldg.	370 Wabasha St.	1968	
Northern Federal Savings & Loan	386 Wabasha St.	1973	
St. Paul Fire & Marine Ins. Co.	385 Washington St.	1960/61, 1981	

Downtown Historic Context Recommendations

Downtown is the heart of the city, and where St. Paul began. Downtown buildings hold different meanings for each citizen, but they represent the essence of St. Paul to residents and visitors alike. Because of the vast amount of change that Downtown has experienced, it has undergone greater losses than most areas (except perhaps those that have been cleared for freeway construction).

While it may not be possible to save every building over 50 years old in Downtown, it is important to recognize the significance of the area as a whole, and carefully consider the historic and architectural significance of each remaining building. They are worthy of special consideration because they are frequently threatened by development projects. While no one would suggest that Downtown should not be a dynamic and changing place (as this context study proves in examining the last 150 years) it is also important to choose carefully when Downtown redevelopment is planned, so that no significant properties are lost. Since historic buildings are a major component of the character of Downtown St. Paul, it is important to retain as many as possible to maintain the city's unique identity.

The most significant buildings identified as priorities for designation in Downtown St. Paul are noted below. These buildings appear to meet St. Paul Heritage Preservation designation criteria and are recommended for further study.

It should be noted that the list below is intended to include what appear to be the most critical priorities for designation. This list does not imply that other buildings are not also worthy of designation. Buildings that are not as well documented are also threatened, and smaller-scale, two- and three-story buildings that once made up Downtown are rapidly disappearing. These properties often lack the compelling indicators for designation that more imposing buildings possess; yet they are significant in retaining a human scale and contribute greatly to redevelopment activities in various sections of Downtown. Further research may uncover information about some properties, including those on North Robert Street and around the edges of the North Quadrant adjacent to Lowertown, that will encourage further study.

Context studies generally rely on existing survey information. *The Historic Sites Survey of St. Paul and Ramsey County, 1980-1983* included a handful of properties in Downtown dating from the post-1950 period that were still quite new in 1980. Because the survey was not able to provide much perspective on buildings of the 1960s and later, these buildings should be surveyed and evaluated. Properties from the 1950s, 1960s and beyond are achieving significance, and should be evaluated with a more complete survey.

<u>Recommended for Designation Study:</u>
Downtown Historic Context

Potential Rice Park District Study Area

Rice Park
Market & Fifth streets
1849

St. Paul Hotel
363 St. Peter St.
Reed & Stem
1910

Minnesota Club
317 Washington St.
C. H. Johnston, Sr.
1914-15

Tri-State Telephone Co. Bldg.
59 Kellogg Blvd. W.
C. H. Johnston, Jr.
1935-36

(These properties would add to already designated properties in area, including the Landmark Center and St. Paul Public and James J. Hill Reference Libraries.)

St. Peter Street Corridor

New Palace Theatre/St. Francis Hotel
9 Seventh Place
Buechner & Orth
1915-16

Hamm Building
408 St. Peter St.
Toltz, King and Day; Roy Childs Jones
1915-1920

Commercial Buildings

Golden Rule Dept. Store
453-499 Robert St. (85 Seventh Place)
C. H. Johnston, Sr.
1902, 1910, 1914

Fitzpatrick Building (NRHP)
465-467 Wabasha St.
C.H. Johnston, Sr.; Thomas Fitzpatrick, Fitzpatrick and Son
1890

Merchants National Bank
339 Robert St.
Jarvis Hunt (Chicago)
1915

First National Bank Building
332 Minnesota St.
Graham, Anderson, Probst and White
1931

Public Buildings and Facilities

Main Post Office
180 Kellogg Blvd. E.
Holabird & Root
1934

Also Significant

Commercial Buildings

Lowry Arcade Building
350 St. Peter St.
Kees & Colburn (Mpls)
1912

St. Paul Athletic Club
340 Cedar St.
A.H. Stem, Beaver Wade Day Associates
1916-1918

Minnesota Building
42-48 Fourth St. E.
C.A. Hausler
1929

Northern States Power Building
360 Wabasha St.
Ellerbe and Company
1930

Arts and Culture

Shubert Building
484-496 Wabasha St.
Buechner & Orth
1910

Sam S. Shubert Theatre (Fitzgerald Theatre)
494 Wabasha St.
Marshall and Fox (Chicago)
1910

Public Buildings and Facilities

Robert Street Bridge
Robert St. south of Kellogg Blvd.
Toltz, King and Day
1924-26

City Warehouse (Public Safety Annex)
100 Tenth St. E.
ca. 1930

Public Safety Building
101 Tenth St. E.
St. Paul City Architect
1930

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[81]Kunz, *Renaissance,* 91, 82.

Illustration 1

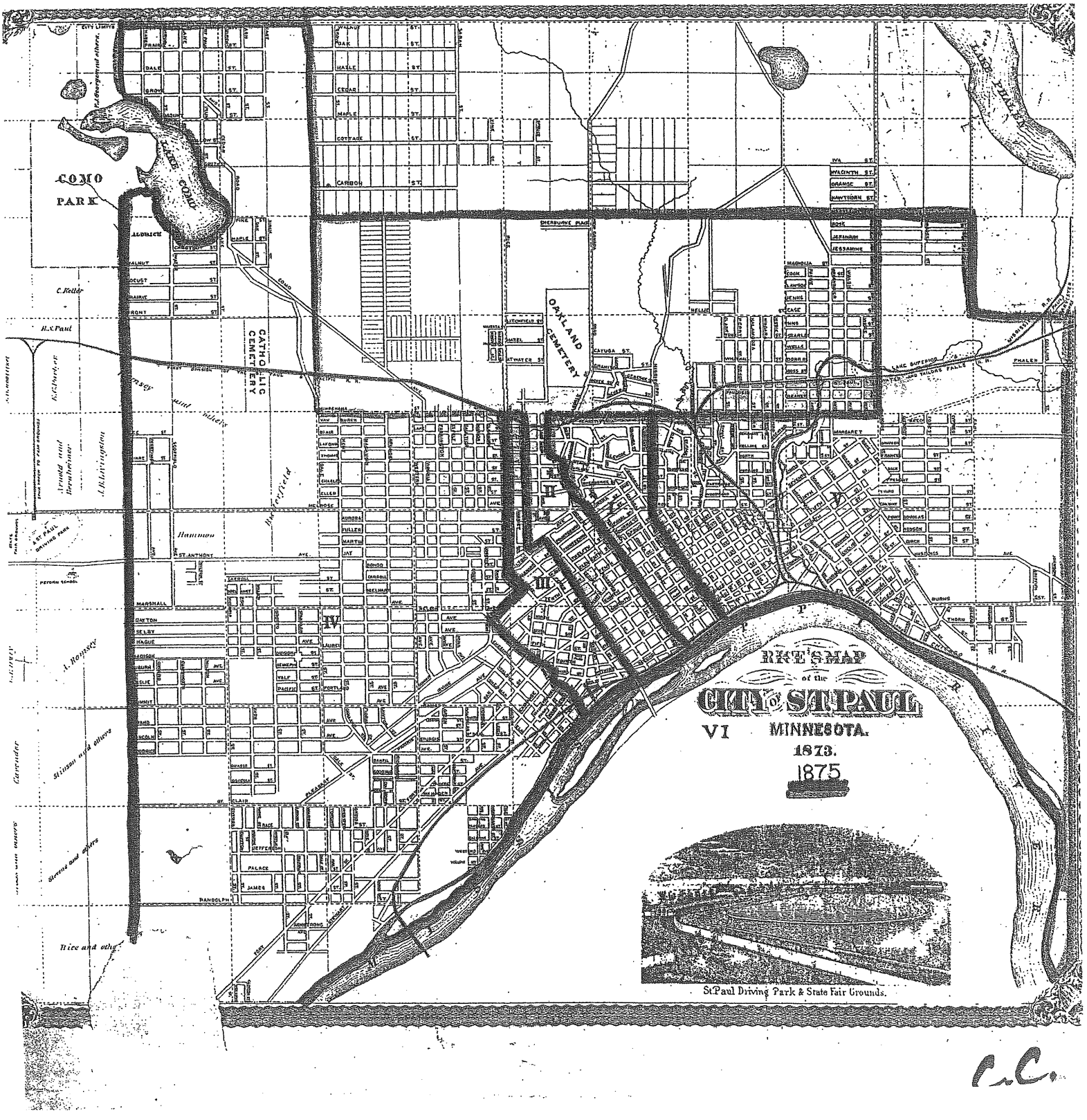
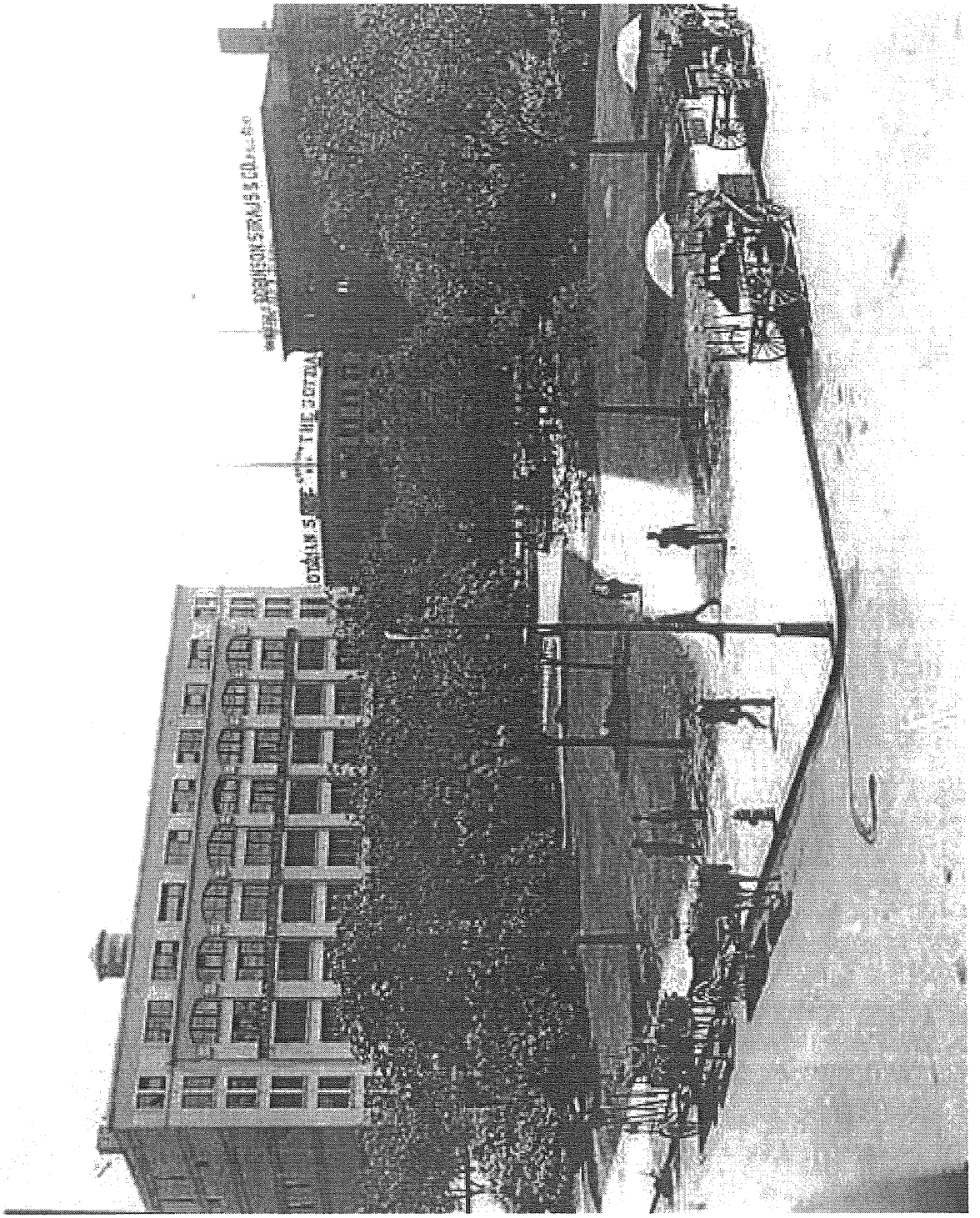
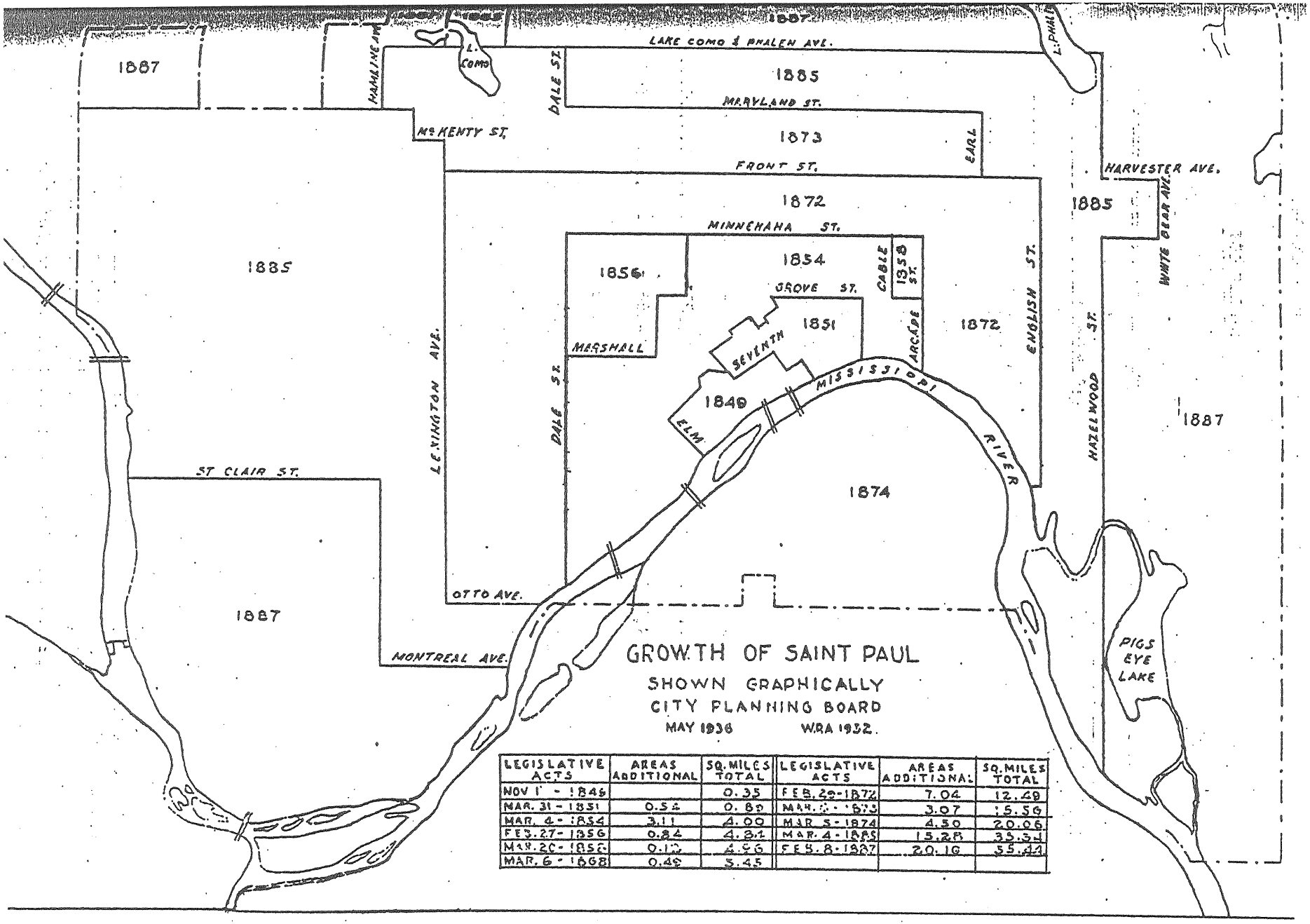


Illustration 2



Illustration 3





LEGISLATIVE ACTS	AREAS ADDITIONAL	SQ. MILES TOTAL	LEGISLATIVE ACTS	AREAS ADDITIONAL	SQ. MILES TOTAL
NOV 1 - 1849		0.35	FEB. 29-1872	7.04	12.49
MAR. 31 - 1851	0.5±	0.85	MAR. [illegible] - 1873	3.07	15.56
MAR. 4 - 1854	3.11	4.00	MAR 5-1874	4.50	20.06
FEB. 27-1856	0.82	4.81	MAR. 4-1885	15.28	35.34
MAR. 20-1856	0.1±	4.96	FEB. 8-1887	20.10	55.44
MAR. 6-1868	0.49	5.45			

Illustration 4

Illustration 5

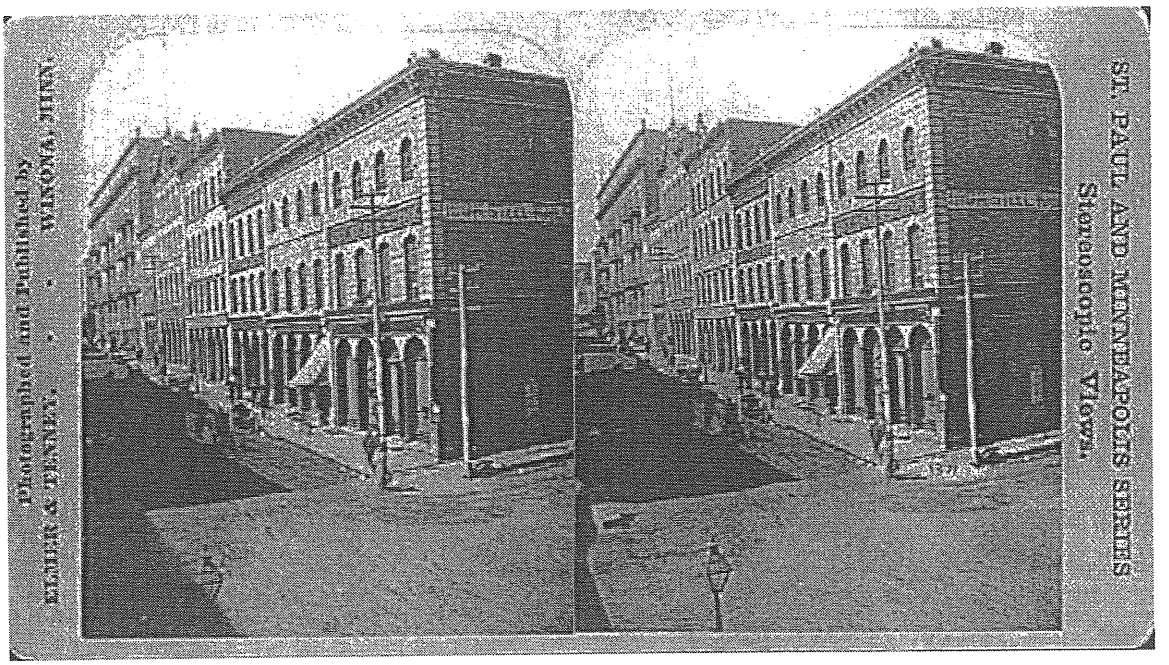


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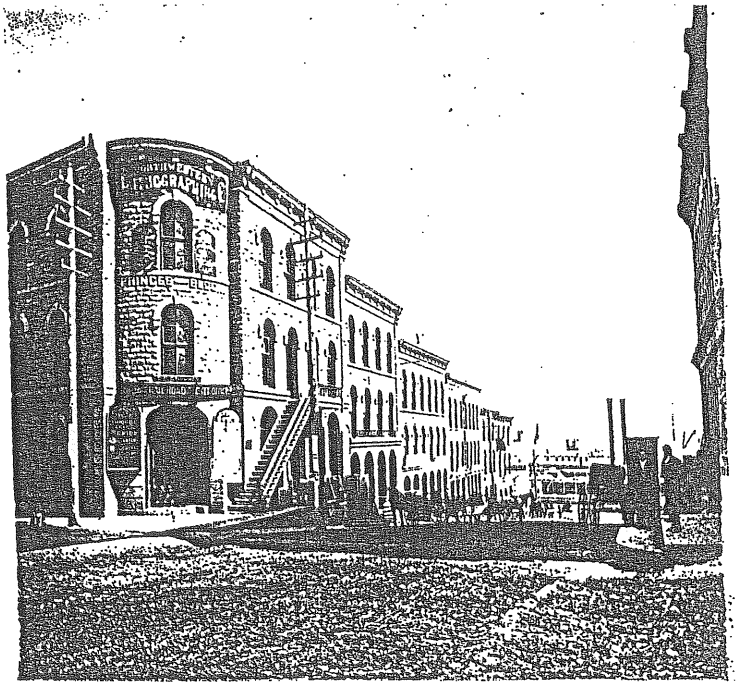


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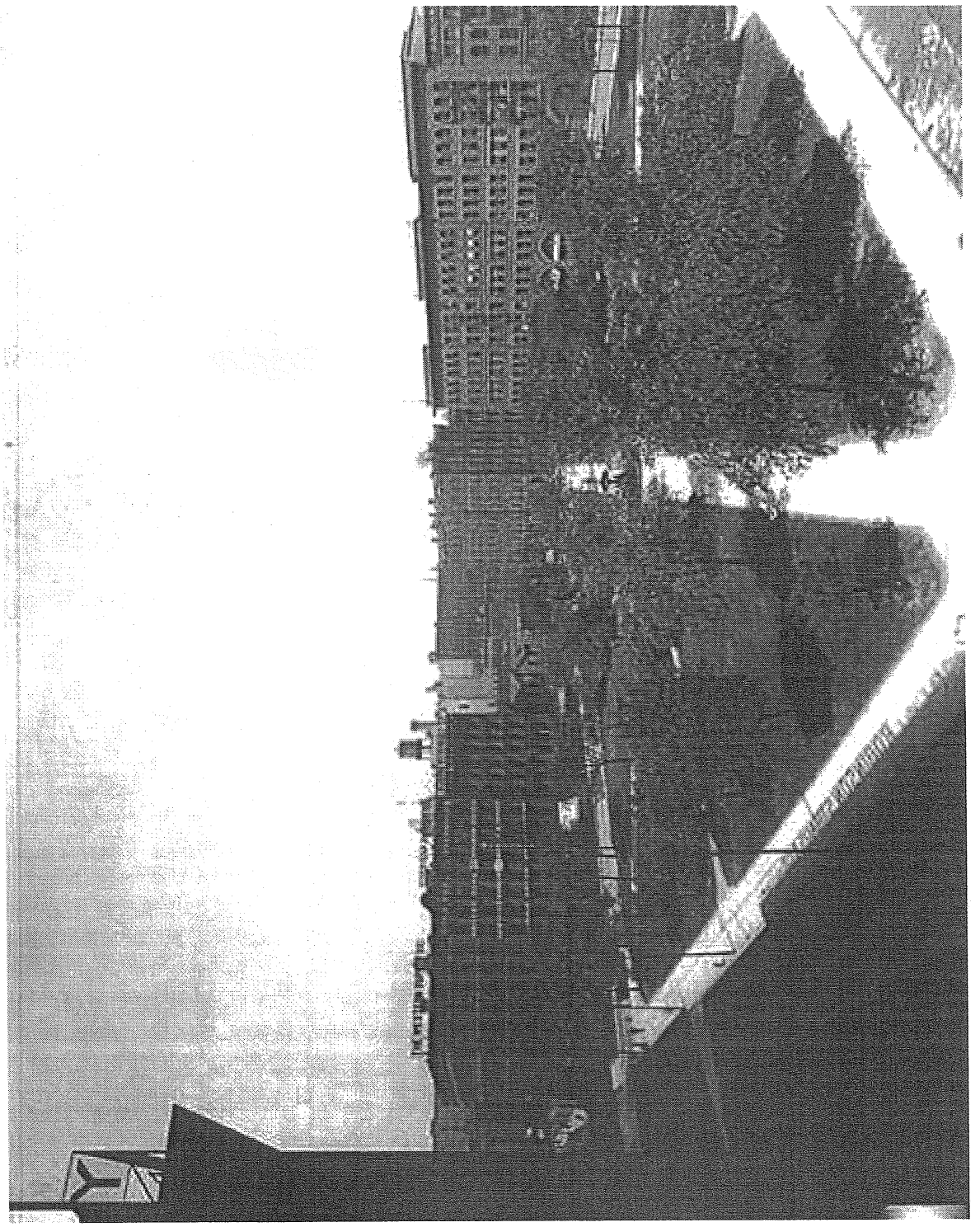


Illustration 8



Illustration 9



Illustration 10



Illustration 11



Illustration 12



Illustration 13

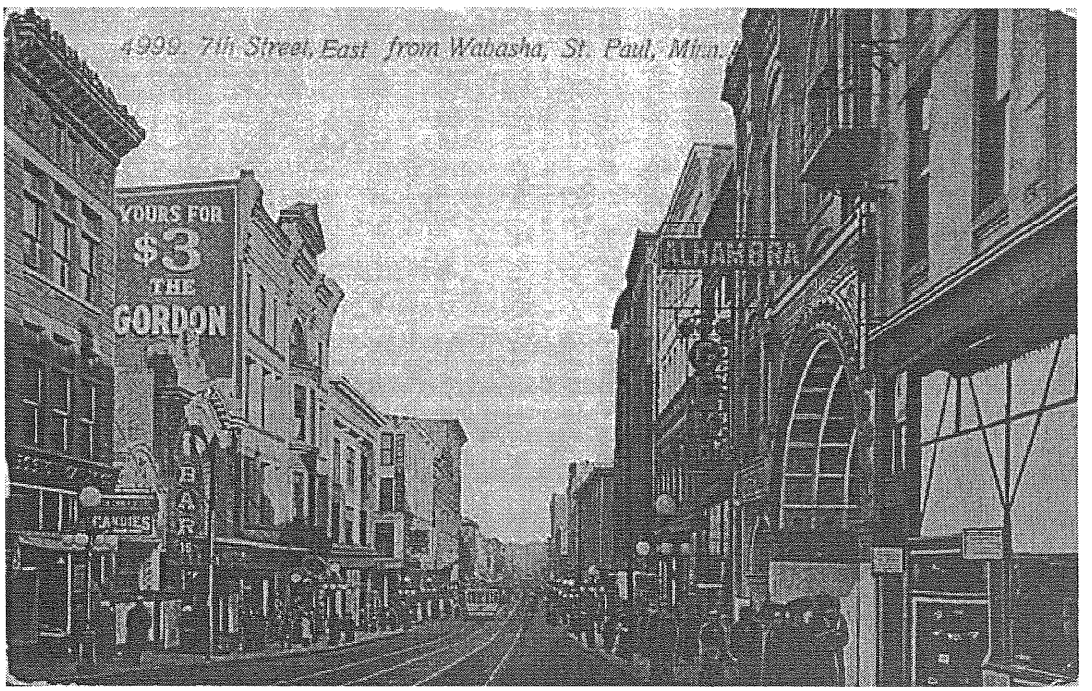


Illustration 14



Illustration 15



Illustration 16



Illustration 17

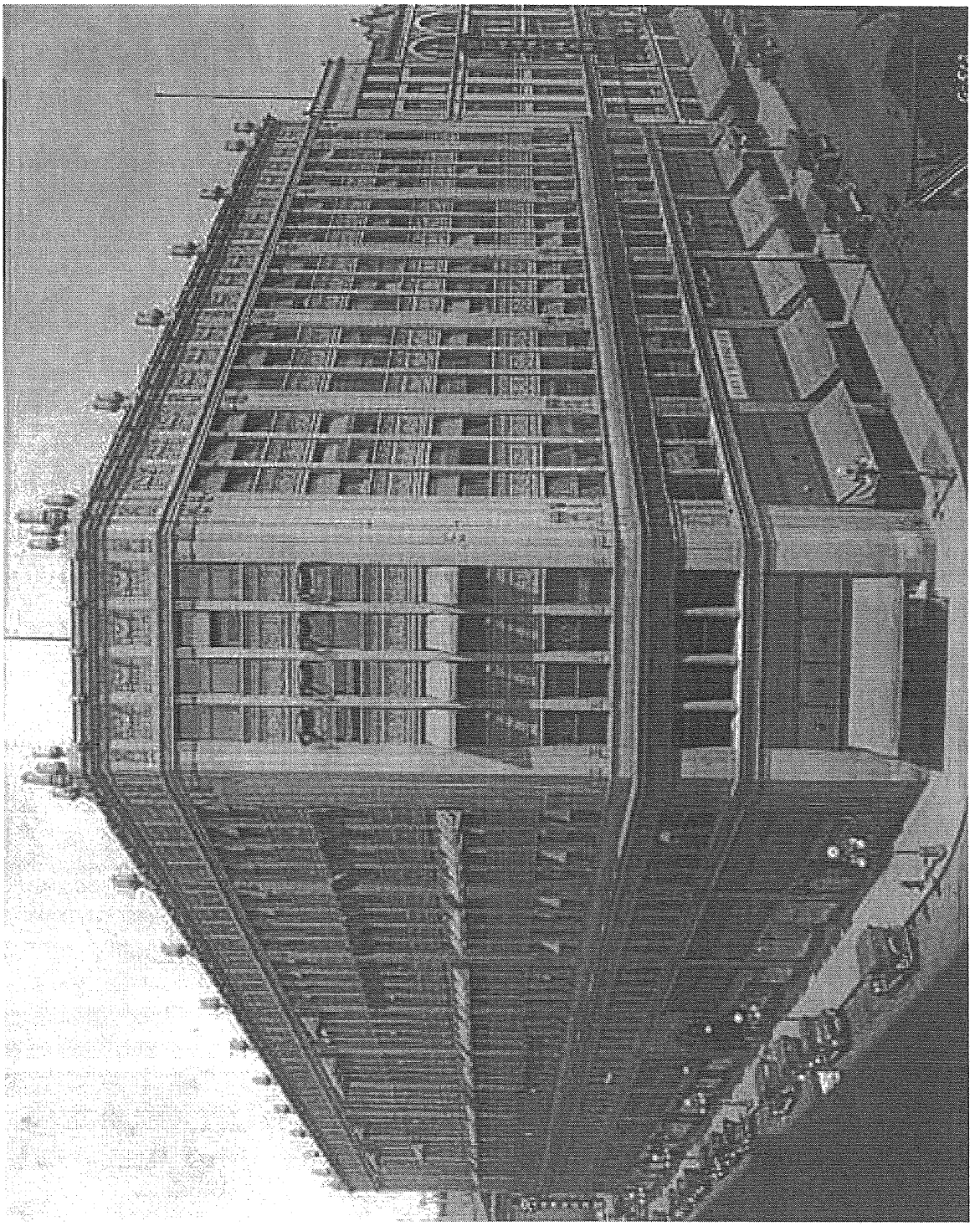


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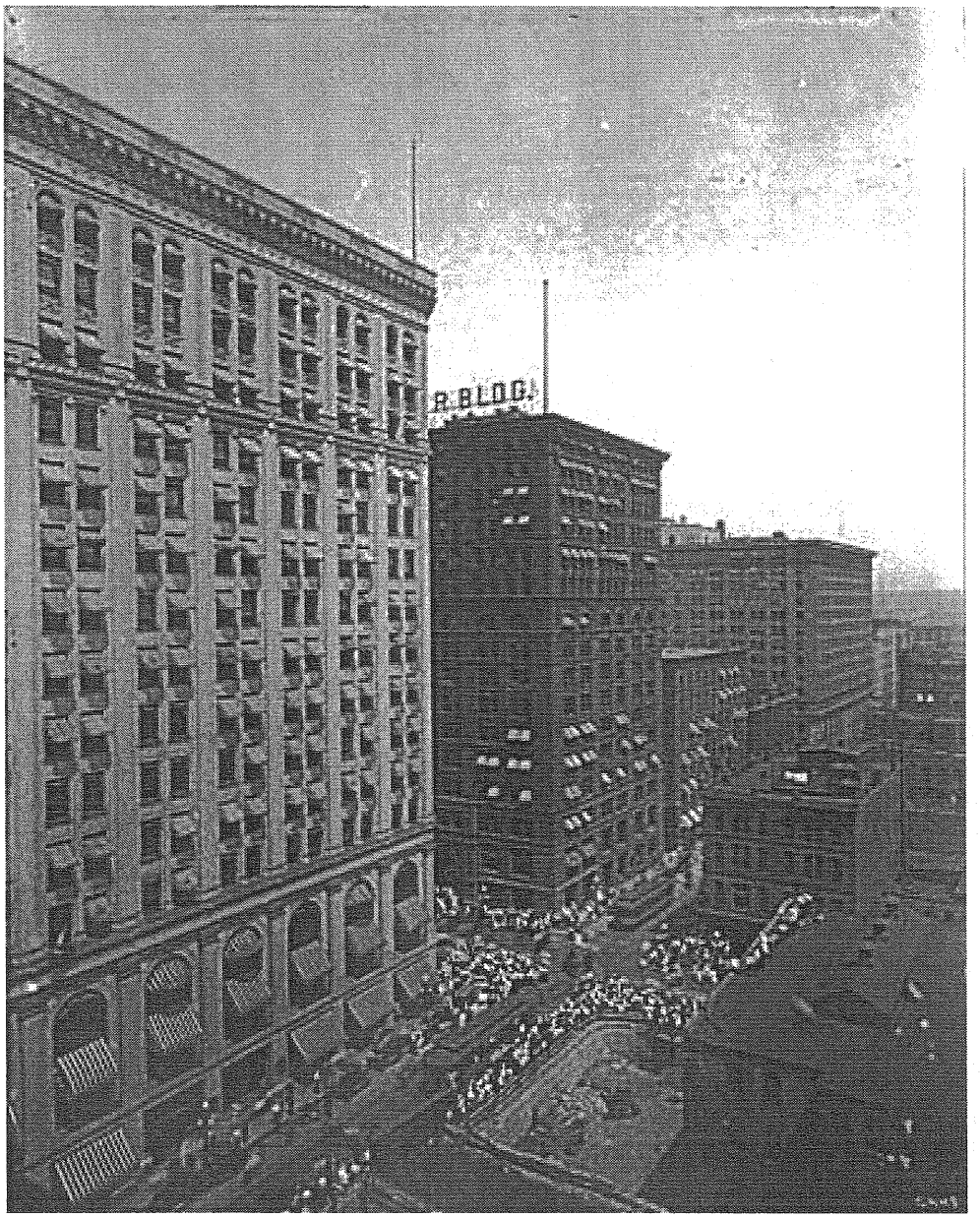


Illustration 19



Illustration 20

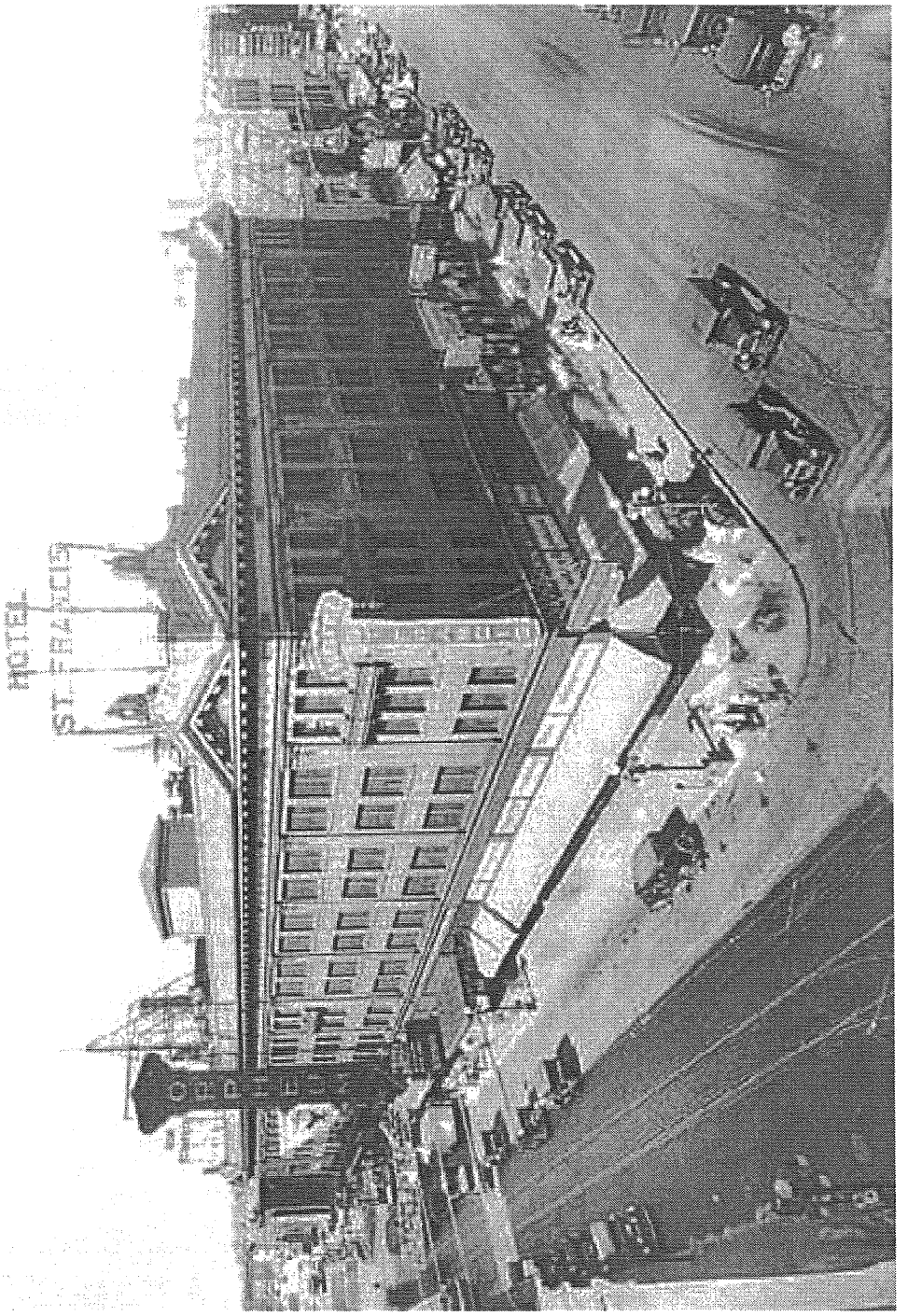


Illustration 21



Illustration 22

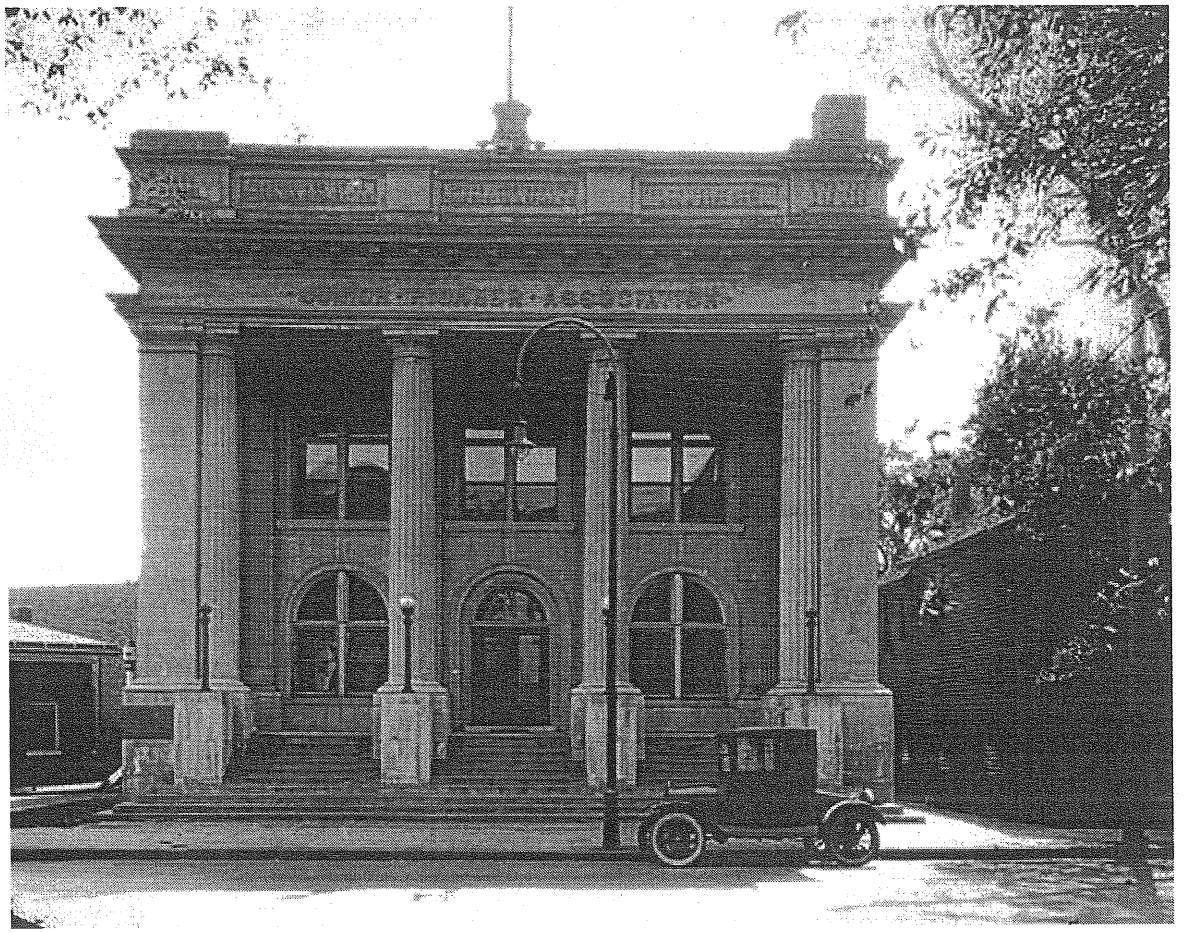


Illustration 23



Illustration 24

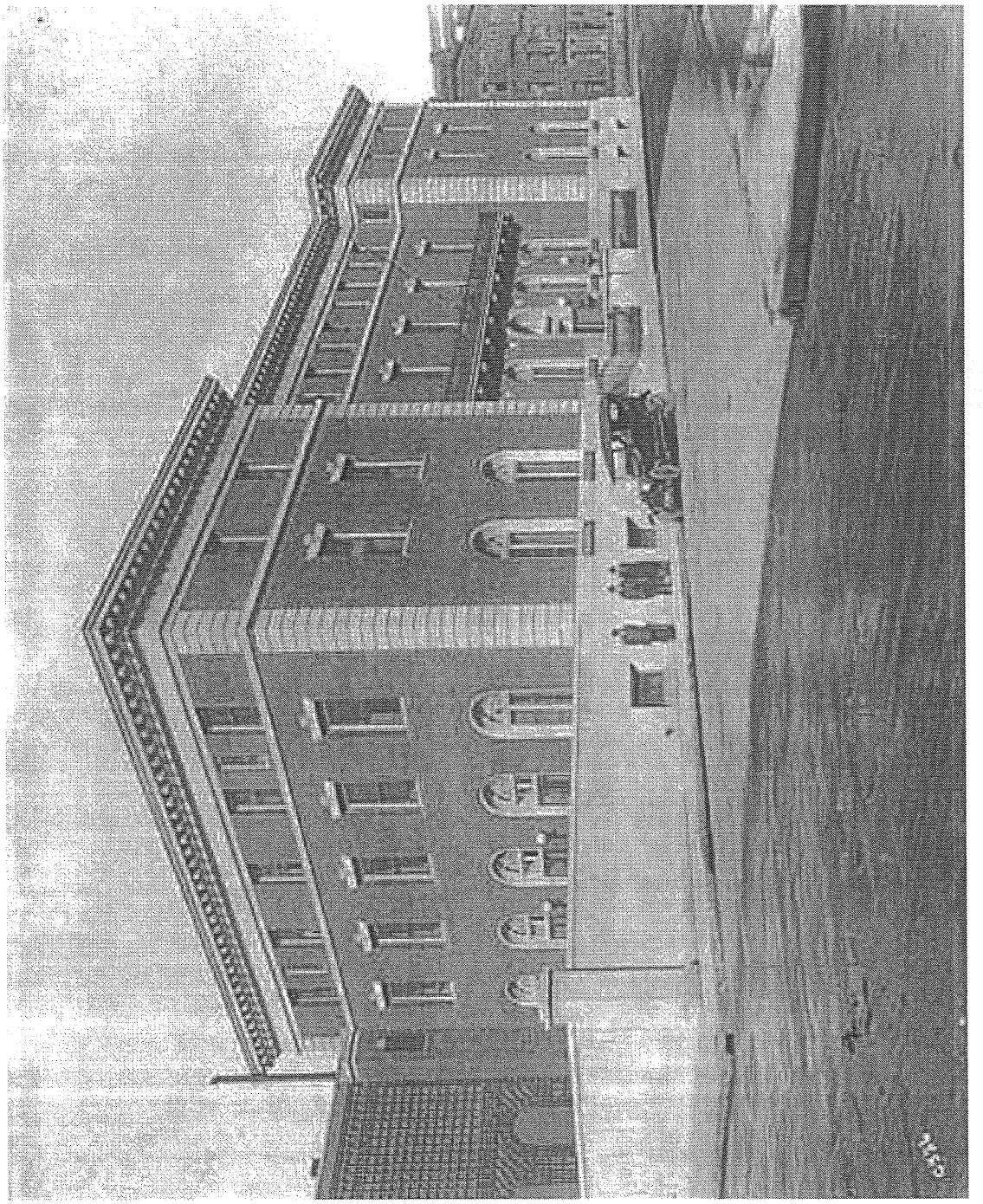


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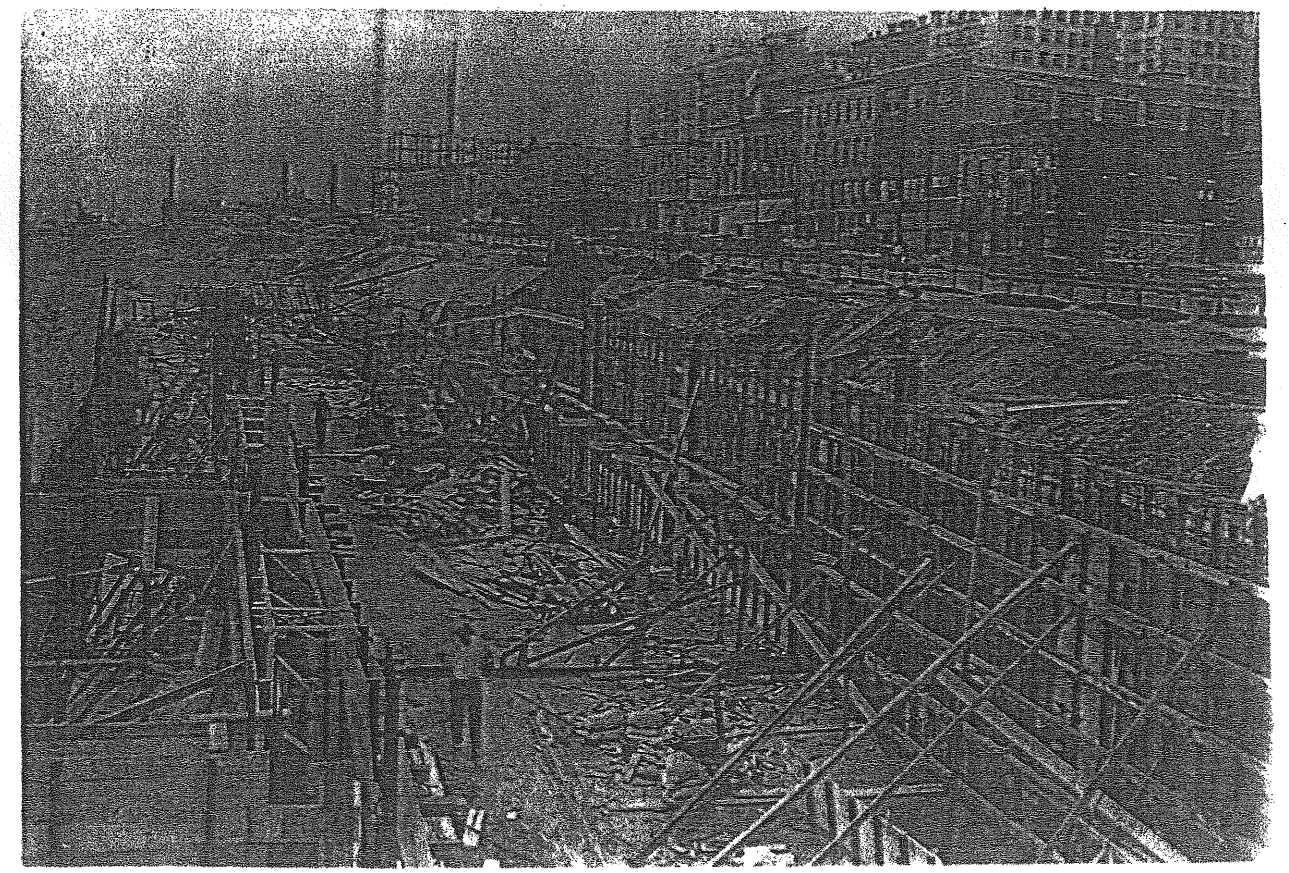


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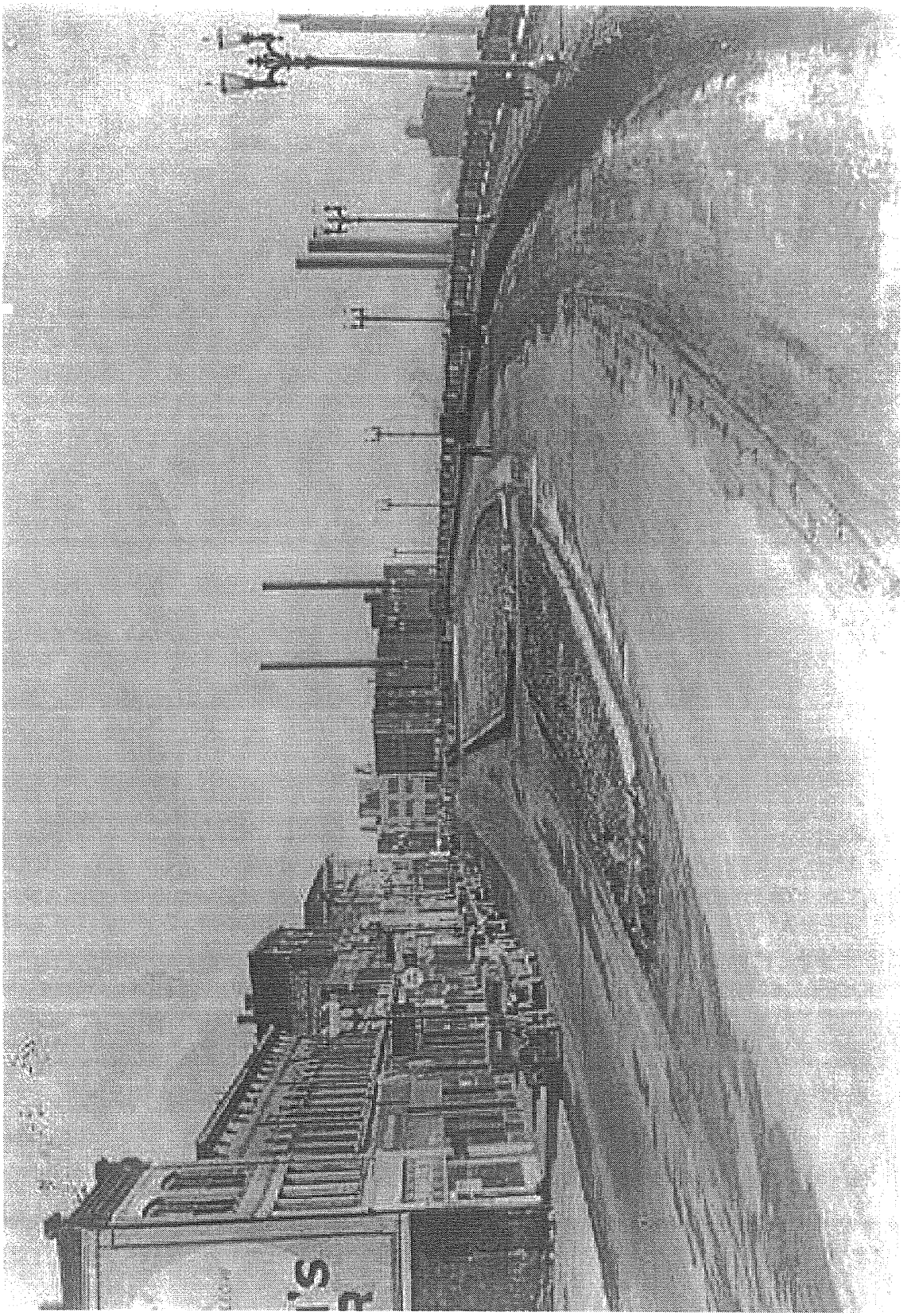


Illustration 27

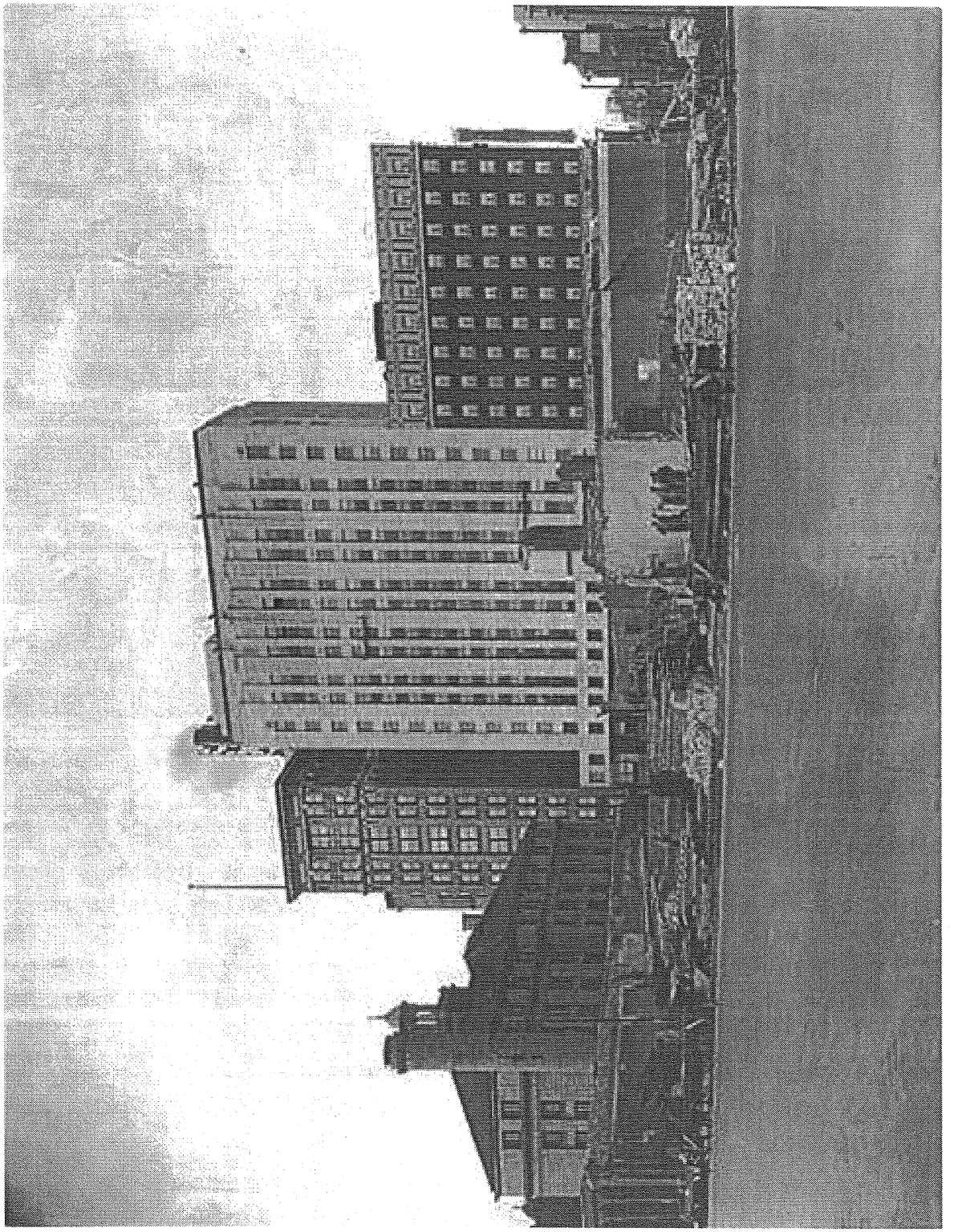


Illustration 28

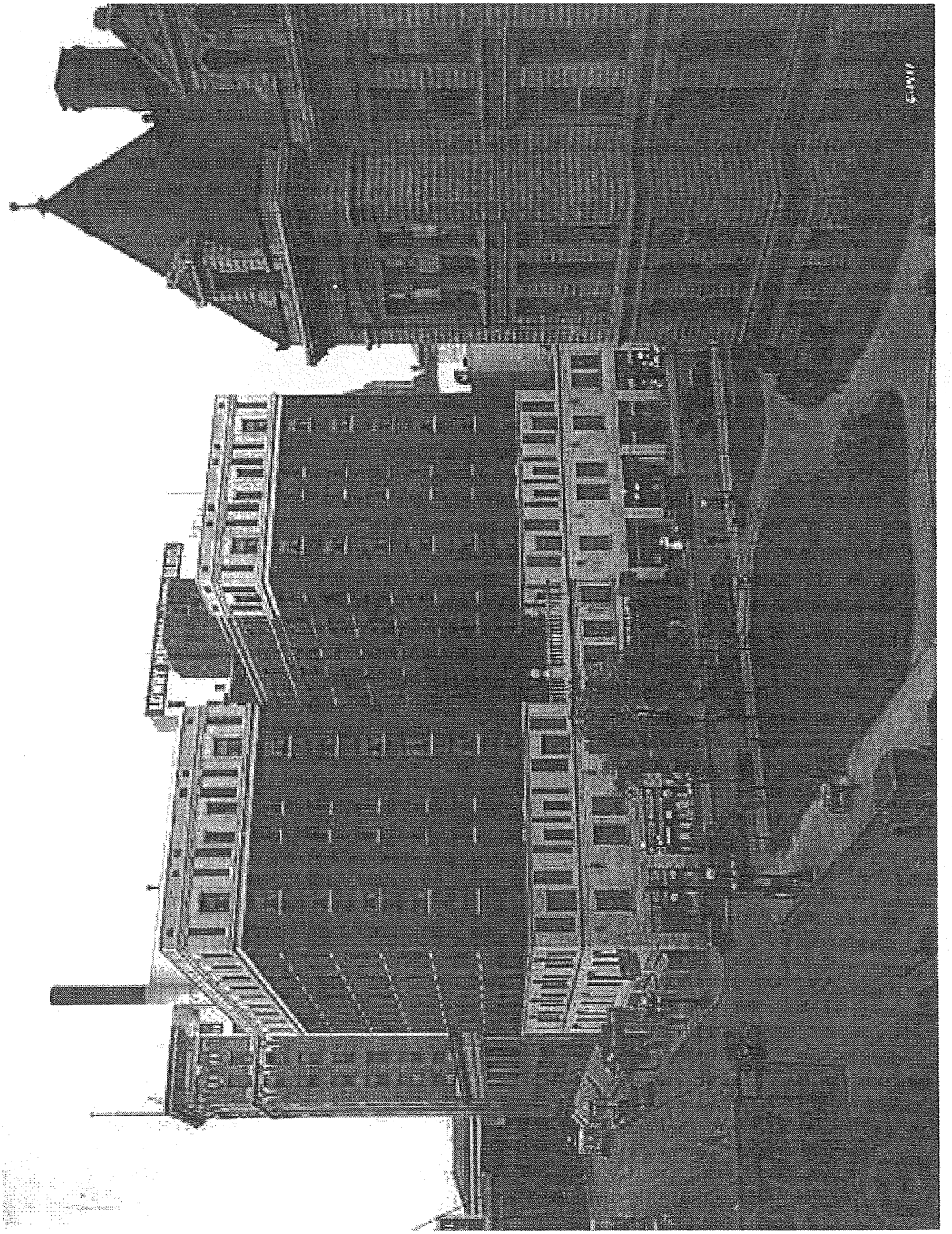


Illustration 29



Illustration 30



Illustration 31



Illustration 32

