



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

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Saint Paul, MN 55102*

*Telephone: 651-266-6626  
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Date: December 14, 2020  
To: Heritage Preservation Commission  
From: George Gause  
Re: Consultation and Comment for Winslow Commons; 170 Western Avenue Area of Potential Effects (APE)

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### **Background**

The proposed project is a four story, multifamily apartment building providing 47 units of affordable senior housing at the intersection of Western Avenue S. and Superior Street W. The construction is not receiving federal funding. The owner is transferring Section 8 housing vouchers from another building. This action has caused a Section 106 review. The site plan review for the project has been completed and a building permit has been issued.

The State Historic Preservation Office recommended that St. Paul Heritage Preservation Commission be contacted for comments.

SHPO has requested intensive review of several buildings in the area of effect:

- St. Stanislaus Church (RA-SPC-3806)
- MacDonald Montessori School (RA -SPC-5045)
- St. Mark's Evangelical Lutheran Church (RA-SPS-8333)
- Wulff Godbout Funeral Home (RA-SPC-5312)
- Christian Reinhardt House (RA-SPC-8334)
- Pullman Car (RA-SPC-5314)
- William Gronewald Townhome (RA-SPC-5831) and House (RA-SPC-5313)
- Joseph Walla Home (RA-SPC-5311)

### **HERITAGE PRESERVATION COMMISSION COMMENTS**

The HPC serves as an advisory body to the Mayor and City Council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city.

**STAFF RECOMMENDATION**

The site is near two local historic sites; Christin Rhinehardt House at 383 Goodhue (Limestone Thematic District) and C.S.P.S. Hall at 605 7<sup>th</sup> Street West (Individually designated). Although it will be seen from these properties, it does not appear that the proposed structure will create an adverse effect to any of these structures or the potential historic resources in the district.

**SUGGESTED MOTION**

I move that the HPC concurs with the SHPO request for intensive review of the nine structures within the area of potential effect.

# Area of Potential Effect

170 Western Avenue, St. Paul, MN  
July 22, 2020



Building Site, Kaas Wilson Architects, 2020.

## Project:

Senior Affordable Apartments  
Winslow Commons Addition  
170 Western Avenue South  
St. Paul, MN 55102

## Historic Consultant:

Adsit Architecture and Planning  
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# Summary

## Project Description

The proposed project, Winslow Commons Addition, is a four story, multifamily apartment building providing 47 units of affordable senior housing. The site is located adjacent to an existing seven story apartment building. The area around the property contains a mixture of residential, commercial and institutional structures of varied ages and architectural styles.

## Area of Potential Effect

The State of Minnesota Historic Preservation Office has determined the Winslow Commons Addition meets the definition of a federal undertaking. A definition of the Area of Potential Effect (APE) is required, along with a description of designated historic structures and structures over 45 years of age within the APE.

The site is located on a triangular shaped superblock, bounded by 7th Street West to the southeast, Western Avenue South to the west, and Goodrich Avenue to the north. Winslow Commons Addition, 170 Western Avenue South, is located on the east side of Western Avenue near the south end of the block. The building will be visible primarily from Western Avenue, 7th Street West, and Superior Street. 160 Western Avenue South, the adjacent seven story apartment building, blocks the view of the proposed structure from the northeast.

The APE outline shown on the APE site map (page 5) includes:

- The buildings on the west side of Western Avenue facing the site to the east.
- The structures sharing the block with the site other than those facing Goodrich Avenue and the northeast corner of the block.
- The buildings on the southeast side of 7th Street West between Goodhue and Michigan Streets facing the site.
- Viewscapes looking north and south along Western Avenue South and across 7th Street West toward the site.

Twenty four structures are located within the APE. 7th Street West is a primary commercial corridor in St. Paul and the buildings that vary greatly in age. Twenty two of the structures within the APE are over 45 years old with the oldest structure 152 years old. Two structures have historic designations. The C.S.P.S. Hall, at 605 7th Street West, is listed on the National Register of Historic Places. 383 West Goodhue is a single family home included in the Limestone Properties Thematic District, a local historic district.

The Winslow Commons Addition is to be located on land currently occupied by trees and asphalt paving. To the south and west, existing parking lots will remain. To the north, an existing driveway and green space will remain. The building is located on the structure set back line along Western Avenue.

## Methodology

The Winslow Commons Addition site is described on the APE Site Map (page 5). Where possible, the existing building construction dates were verified with the Ramsey County Property Information System and with St. Paul historic building permits on file at the Ramsey County Historical Society. Owner, builder and architect names are provided where known. A visual inspection and photo survey of the APE were conducted the week of July 13, 2020. The viewscapes toward the site were photographed to depict the context for the proposed building.

The St. Paul Historic Preservation Commission mapping was reviewed and two structures within the APE have historic designations as noted above. A 2011 Historic Resources Inventory "Historic Resources in Portions of the Payne-Phalen, Thomas-Dale and West 7th Street Neighborhoods" for the St. Paul Heritage Commission was reviewed. Structures recommended for intensive study in the 2011 Inventory are noted in this report.

# Summary

## Site Area Development History

7th Street West has been a commercial corridor in St. Paul from the 1850's Pioneer Era to the present. Commercial and industrial buildings lined 7th Street West with residential neighborhoods to the north and south. Due to this early development pattern, the West 7th Street neighborhood was largely built out by the early twentieth century. The age range of buildings within the APE is from 40 to 152 years, reflecting a similar development pattern to other portions of 7th Street West.

The Sandborn Insurance Map in Figure 1 below shows the historic street configuration which is very different than the current layout. Residential, commercial buildings and a public school were located within what is now the superblock.

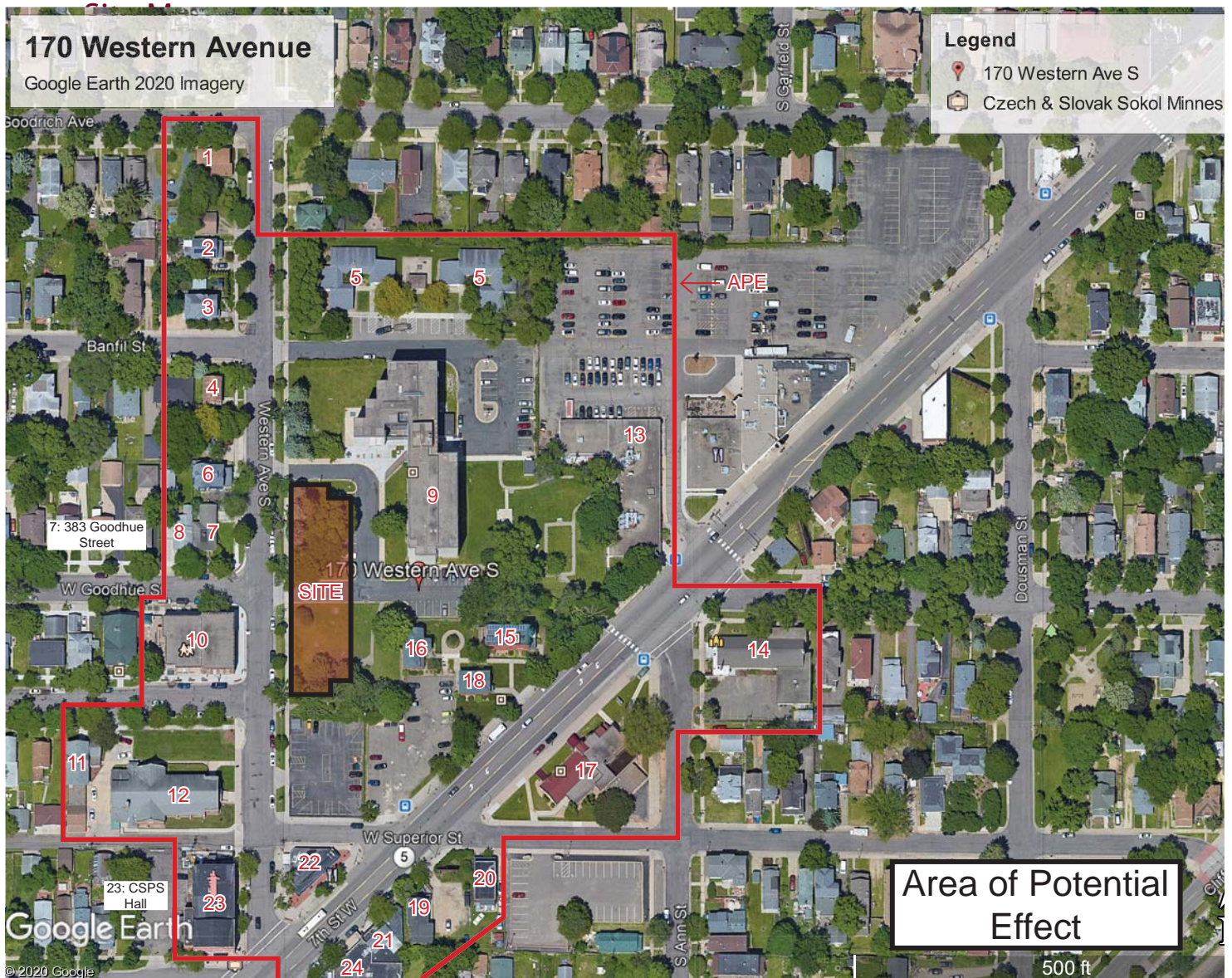


Figure 1 -1926-1939 Sandborn Insurance Map with Buildings 7,10,12 and 23 located. The current superblock is outlined in black. The red outline encloses the mid twentieth century redevelopment area within the super block.

The area south of the Goodrich Street houses now forms a “superblock” that does not reflect the historic development of the area. Approximately 1/3 of the current block bounded by 7th Street West, Goodrich Avenue, Western Avenue South and West Superior Street is devoted to parking and green space (as shown on the APE Site Map on page 5). In the mid twentieth century, the area south of the houses facing Goodrich Avenue was reconstructed. The two large commercial structures, 545 7th Street West and 531 7th Street West, Mancini’s Restaurant, were constructed in the 1960’s. Three relocated houses, 555/557/561 7th Street West were placed on the south end of the block in the 1970’s. The hi-rise apartment building at 160 Western Avenue South was constructed in 1977. The townhouses at 146 Western Avenue South were constructed in 1980. The relocated houses and the townhouses do not align with the street grid. The hi-rise at 160 Western is set back from Western with a parking lot in front of the building rather than fronting directly on the street.



# Area of Potential Effect



## Key

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 121 Western Avenue South  | 13 545 7th Street West      |
| 2 135 Western Avenue South  | 14 550 7th Street West      |
| 3 139 Western Avenue South  | 15 555 7th Street West      |
| 4 382 Banfil Street         | 16 557 7th Street West      |
| 5 146 Western Avenue South  | 17 560 7th Street West      |
| 6 159 Western Avenue South  | 18 561 7th Street West      |
| 7 383 Goodhue Street        | 19 586 7th Street West      |
| 8 389 Goodhue Street        | 20 356 Superior Street West |
| 9 160 Western Avenue South  | 21 600 7th Street West      |
| 10 175 Western Avenue South | 22 603 7th Street West      |
| 11 398 Superior Street West | 23 605 7th Street West      |
| 12 187 Western Avenue South | 24 608 7th Street West      |

# Summary

## Historic Resources within the APE

Two structures in the APE are currently historically designated. The C.S.P.S. Hall at 605 7th Street West was placed on the National Register of Historic Places in 1977. In 2015, the St. Paul Historic Preservation Commission designated 383 Goodhue, the Christian Reinhardt House, as locally significant in the Limestone Thematic Properties Historic District.

In 2011, a Historic Resources Inventory that includes the 7th Street West Neighborhood was prepared by Mead & Hunt. The study resurveyed previously identified historic resources and surveyed additional properties believed to be of historic merit. The following properties within the APE were recommended for intensive level research for possible historic designation. Building numbers refer to the APE Site Map Key on page 5.

### National Register of Historic Places and/or Local Designation Recommendations

Building 12 - St. Stanislaus Church	187 Western Avenue S/398 Superior Street
Building 10 - MacDonald Montessori School (Historic St. Stanislaus Parochial School)	175 Western Avenue South
Building 14 - St. Marks Evangelical Lutheran Church	550 7th Street West
Building 17 - Wulff Godbout Funeral Home	560 7th Street West

### Local Designation Recommendations

Building 7 - Christian Reinhardt House (Relocated) Locally designated in 2015	383 Goodhue Street
Building 15 - William Gronewald Townhome (Relocated)	555 7th Street West
Building 16 - Joseph Walla Home (Relocated)	557 7th Street West
Building 18 - William Gronewald House (Relocated)	561 7th Street West
Building 22 - Pullman Car (Relocated)	603 7th Street West

### New Construction Relationship to NHRP Designated Properties

Building 23 - C.S.P.S Hall is the only NHRP designated property within the APE. The Hall is oriented toward Michigan Street and the 7th Street West commercial corridor, away from Western Avenue. The new apartment building does not effect the historic structure's Integrities of Location, Setting or Feeling as defined by the National Register of Historic Places program. (See Viewscape A on page 36 for a view from the Hall toward the site.)

### New Construction Relationship to NHRP Designated and Recommended for Study Properties

The Winslow Commons Addition is located parallel to Western Avenue, north of Superior Street. Buildings 12 - St Stanislaus Church and 10 - Historic St. Stanislaus Parochial School are on the west side of Western Avenue opposite the new apartment building. The historic significance of the two structures under Criterion A-Event or Pattern of Events, relates to their role in the Czech immigrant community starting in the late 19th century. Figure 1 shows the church set within the transitional zone between the commercial structures on 7th Street and the residential neighborhood. The razed "Catholic Club" building occupied the entire lot opposite the church. Opposite the Parochial School, there historically was housing.

The proposed Winslow Commons Addition restores housing to an area of vacant land that historically was used for housing. The siting of the building parallel to Western Avenue with parking behind the structure reinforces the historic street grid. The materials and mass of the buildings are compatible with the St. Stanislaus Church and School buildings. See Appendix A Proposed Apartment Building for the buildings relationship to the street and massing. The Integrities of Setting, Location and Feeling of the historic buildings as defined by the National Register of Historic Places program will not be effected.



# Summary

The other two structures recommended for NHRP intensive study, are on the southwest side of 7th Street West. Building 14-St. Marks Church and Building 17-Wulff Godbout Funeral Home, are shielded from the proposed apartment building by intervening structures and 7th Street West. The new construction will not have a negative effect on the historic integrity of the two structures due to physical and visual separation. See Viewscape B on page 37 for a view across 7th Street West.

## **New Construction Relationship to Locally Designated Properties**

Building 7 - 383 Goodhue Street is locally significant within a non-contiguous historic district, Limestone Thematic Properties. The frame portion of the house was moved to the site in the 1860's. The original owner, Christian Reinhardt, added a limestone addition typical of Pioneer Era construction. The house is located opposite the proposed new apartment building on Western Avenue. Winslow Commons Addition will not effect the Integrity of Materials, Workmanship, or Design of the historic house, the areas of significance important to this district.

## **New Construction Relationship to Properties Recommended for Local Study**

Buildings 15- 555 7th Street West, 16- 557 7th Street West, 18 - 561 7th Street West are historic homes moved to their current location in the 1970's. They are set in a park like arrangement at the south end of the superblock oriented to parking rather than the street. The structures have lost their integrity of Location and Setting due to the relocation. Their conversion to office use has resulted in changes to materials. They still convey a strong sense of feeling and design. The new apartment building will not negatively effect the remaining characteristics of historic integrity of the three houses.

The fourth building recommended for further local study is 22 - 603 7th Street West. The relocated Pullman Car is set a triangular lot bounded by Western, Superior and 7th Street West. The orientation of the building is toward 7th Street West. Winslow Commons Addition will not have a negative effect on the site's historic integrity due to physical separation.

## Results

Winslow Commons Addition, 170 Western Avenue South, is located on a super block shared with parking lots, older buildings and mid twentieth century structures. The building is sited at the Western Avenue property line which reinforces the urban streetscape on the opposite side of Western Avenue and along 7th Street West. 170 Western Avenue is 4 stories in height, three stories shorter than 160 Western and similar in height to the 175 Western Avenue across the street.

The siting and scale of the new structure appear appropriate for its location in a transitional zone between a single family neighborhood and a commercial corridor. The structures across Western Avenue from the site are larger institutional structures. The buildings to the south of the site are commercial structures and are not effected by the new building. The setting of the historic structures is not negatively impacted. The infill of the parking lot with Winslow Commons Addition creates a stronger urban street face for Western Avenue.

## Certification

"I certify that this investigation was conducted and documented according to the Secretary of the Interior's Standards and Guidelines and that the report is complete and accurate to the best of my knowledge."

Mina Adsit, AIA  
July 22, 2020

# Building List

Address	Type	Const. Date	Age	Desig	Description
121 Western Avenue South	Single Family	1901	120		One and 3/4 story single family
135 Western Avenue South	Single Family	1905	120		One and 3/4 story single family
139 Western Avenue South	Single Family	1885	135		Two story single family
382 Banfil Street	Single Family	1870	150		Two story single family
146 Western Avenue South	Apartments	1980	40		One story multi family
159 Western Avenue South	Single Family	1906	120		Two story single family
383 Goodhue Street	Single Family	1865	155	Local	One story single family
389 Goodhue Street	Single Family	1865	155		One story single family
160 Western Avenue South	Apartment	1977	43		7 Story, multi-family
175 Western Avenue South	School	1900	120		Four story, private school
398 Superior Street West	Church residence	1911	109		Two story single family
187 Western Avenue South	Church	1940	80		One story church
545 7th Street West	Office	1966	54		One story commerical
550 7th Street West	Church	1956	64		One story church
555 7th Street West	Office	1891	129		Three story, office
557 7th Street West	Single Family	1890	130		Two story, office
560 7th Street West	Funeral Home	1940	80		Two story commercial
561 7th Street West	Office	1880	140		Two story, office
586 7th Street West	Apartment	1870	150		Two story, 4-6 apartments
356 Superior Street West	Duplex Apt	1908	112		Two story, residential duplex
600 7th Street West	Retail	1886	139		Two story commercial
603 7th Street West	Restaurant	1925	95		One story commercial
605 7th Street West	Social Hall	1887	137	NHRP	Three story, lodge/social hall
608 7th Street West	Retail	1890	130		One story commercial

# 1 - 121 Western Avenue South



## Details

**Address:** 121 Western Avenue South  
**Construction Date:** 1900  
**Architect/ Builder:** b. FM Honsa  
**Permit:** 38726

**Historic Status:** No  
**Type:** Single Family  
**Age:** 120

**Description:** One and 3/4 story single family residence is a simple gable form with an one story wing. The house is clad with stucco. A variety of window replacements have occurred that do not reinforce the historic image of the property.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

## 2 - 135 Western Avenue South



### Details

**Address:** 135 Western Avenue South, Conrad Searle House  
**Construction Date:** 1900  
**Architect/ Builder:** b. L. McNitt  
**Permit:** 43751

**Historic Status:** No  
**Type:** Single Family  
**Age:** 120

**Description:** The one and 3/4 story single family residence is rectangular in form. The single gable faces east and west. An enclosed, hip roof porch faces Western Avenue. The house is clad with non historic asbestos shingles. One over one, hung sash have non historic shutters added. The adjacent double garage facing Western Avenue is a single gable form with natural wood, stained siding.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 3 - 139 Western Avenue South



## Details

**Address:** 139 Western Avenue South  
**Construction Date:** 1885  
**Architect/ Builder:** Unknown

**Historic Status:** No  
SHPO RA-SPC-5043  
**Type:** Single Family  
**Age:** 135

**Description:** The two story, single family house has a hip roof with two intersecting gables. The exterior brick has been painted. A gable roof entry with lap siding has been added on the east side. The typical windows are one over one, hung sash set in arch top masonry openings.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources survey for either local/and or National Register Designation.

# 4 - 382 Banfil Street



## Details

**Address:** 382 Banfil Street  
**Construction Date:** 1870  
**Architect/ Builder:** Unknown

**Historic Status:** No  
**Type:** Single Family  
**Age:** 150

**Description:** The house is two stories and single gable in form. A gabled entry porch is located on the Western Avenue face. The house is clad with stucco. The typical windows are plain, one over one hung sashes with metal combination storm windows. A triple window is located north of the entry porch. A secondary entry door is located on south elevation facing Banfil Street.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 5 - 146 Western Avenue South



## Details

**Address:** 146 Western Avenue South  
**Construction Date:** 1980  
**Architect/ Builder:** Not known

**Historic Status:** No  
**Type:** Apartments  
**Age:** 40

**Description:** The pair of one story townhouses is of frame construction. The structures are less than 45 years old and oriented towards the interior of the superblock.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources survey for either local/and or National Register Designation.

# 6 - 159 Western Avenue South



## Details

**Address:** 159 Western Avenue S., Clara Reinhardt House  
**Construction Date:** 1906  
**Architect/ Builder:** b. E. Johnson  
**Permit:** 38964

**Historic Status:** No  
SHPO RA-SPC-5043  
**Type:** Single Family  
**Age:** 114

### Description:

The house is single gable in form with a two story window bay on the south elevation. The open entry porch has a rusticated stone base. The columns supporting the porch roof appear to be replacements of the original columns. The house is clad with asbestos shingles. The upper windows are one over one hung sashes. The first floor windows are more elaborate with leaded glass transoms and side panels.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 7 - 383 Goodhue Street



Western Avenue elevation facing west

## Details

**Address:** 383 Goodhue Street-Christian Reinhardt House

**Construction Date:** 1865

**Architect/ Builder:** b. Christian Reinhardt

**Historic Status:** Local, RA-SPS-8334  
RA-SPC-5836

**Type:** Single Family

**Age:** 155

### Description:

The Christian Reinhardt House is a contributing structure to the Limestone Properties Thematic District, a five site, local historic district. The district designated Pioneer Era limestone buildings and pioneer houses (1854-1880) in the area of West 7th Street. The district is non-contiguous as shown on Appendix B.

As per the Limestone Properties nomination form, the single family house was moved from an unknown location in 1865. One story in height, the original sidehall structure is wood frame with lap siding. The structure's east elevation is set back approximately 25 feet from Western Avenue. An 1870 rear addition extending along Western Avenue is constructed of semi coursed, rubble Platteville limestone. A shed roof porch with simple wood columns is located at the side rear of the addition. The wood portion of the structure fronting on Goodhue is showing paint and wood deterioration.

The house is significant as one of the few remaining St. Paul Pioneer Era solid stone buildings. The builder, Christian Reinhardt, was a prominent stonemason of the period. 383 Goodhue was the Reinhardts family home from 1870 until 1900. The 2011 Historic Resources Survey recommends the property individually for further research only under local designation criteria because the building was moved to this location and would not meet National Register Criterion B: Moved Properties.



## 7 - 383 Goodhue Street



Goodhue Street elevations facing north

# 8 - 389 Goodhue Street



## Details

**Address:** 389 Goodhue Street  
**Construction Date:** 1865  
**Architect/ Builder:** Unknown

**Historic Status:** No  
**Type:** Single Family  
**Age:** 155

### **Description:**

The small, gable form house has an enclosed porch facing Goodhue Street. The base of the porch is ashlar limestone. The main house is clad with lap siding.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 9 - 160 Western Avenue South



## Details

**Address:** 160 Western Avenue South  
**Construction Date:** 1977  
**Architect/ Builder:** Not known

**Historic Status:** No  
**Type:** Multifamily Apartment Building  
**Age:** 43

### **Description:**

The seven story building is less than 45 years old. It is modern in style, constructed of poured concrete.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 10 - 175 Western Avenue South



## Details

**Address:** 175 Western Avenue S -MacDonald Montessori  
**Construction Date:** 1900  
**Architect/ Builder:** Unknown  
**Permit:** 68059

**Historic Status:** None  
SHPO RA-SPC-5045  
**Type:** School  
**Age:** 120

### Description:

Originally constructed as a church and parochial school for St. Stanislaus, the structure now houses a private school. The three story, rectangular brick building sits on a rusticated limestone base. A limestone belt course runs below the third floor windows. Stone panels over the entry door and above the third floor center window feature a cross motif. Large, one over one hung sashes are found on the second and third floors.

The property was recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

# 11 - 398 Superior Street West



## Details

**Address:** 398 Superior Street  
**Construction Date:** 1911  
**Architect/ Builder:** Unknown

**Historic Status:** No  
RA-SPC-3806  
**Type:** Single Family  
**Age:** 109

### Description:

The structure shares an address with and is owned by the adjacent St. Stanislaus Catholic Church. It has been used as a church residence. The rectangular, gable front house is two stories in height. A one story side wing extends to the east. The building is clad with tan brick and sits on a rusticated concrete block base. An enclosed, gable roofed entry vestibule faces Superior Street. The roof outline of a larger porch is noticeable on the north elevation.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

## 12 - 187 Western Ave. S. /398 Superior St. W.



### Details

**Address:** 187 Western Avenue South, St. Stanislaus Church  
**Construction Date:** 1940  
**Architect/ Builder:** a. Cyril Pesek b. George Grant  
**Permit Number:** 68059

**Historic Status:** No  
SHPO RA-SPC-3806  
**Type:** Church  
**Age:** 80

#### Description:

St. Stanislaus was established in 1872 by the Czech immigrant community. The current structure replaced an earlier church destroyed by fire in 1934. The front entry of the English Gothic, brick church faces Western Avenue. A large tripartite stained glass window is centered over the entry. The pedimented front gable and cross gables are capped with stone. Pairs of lancet stained glass windows are flanked by brick buttresses on the north and south elevations. Stone accents are used at the water course, key blocks, and around the wheel windows in the cross gables.

The architect, Cyril Pesek, practiced in the Twin Cities from 1929 to 1944. His buildings include the Phi Chi Fraternity House, Minneapolis; the Church of Visitation, Danvers; and the Northern Pump Company in Fridley. In 1944, he became the vice president of engineering for Minnesota Mining and Manufacturing (3M) overseeing the design and construction of many of their buildings.

The property was recommended individually for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 13 - 545 7th Street West



## Details

**Address:** 545 7th Street West  
**Construction Date:** 1966  
**Architect/ Builder:** Unknown

**Historic Status:** No  
**Type:** Office  
**Age:** 54

### Description:

The one story, modern commercial structure is rectangular in form with a flat roof. The yellow brick walls are capped with a vertical band of concrete. The curved window and door transoms interrupt the horizontal band creating a deep shadow line over the transoms. The adjacent building to the northeast hides the majority of the structure from 7th Street West.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# 14 - 550 7th Street West



## Details

**Address:** 550 7th Street West, St. Marks Evangelical Lutheran Church

**Construction Date:** 1956

**Architect/ Builder:** a. Albert G. Plagens and Robert Magee/  
b. Cyril Sheehy

**Historic Status:** No  
SHPO RA SPC 5835

**Type:** Church

**Age:** 64

### Description:

The building is home to a German Lutheran congregation founded in 1898. The current building was constructed to accommodate a growing congregation in the middle of the twentieth century. The modern style, gable church form features an asymmetrical entry under a flat roof. The structure is clad with light brown stone laid in a random ashlar pattern. A slim, metal clad spire rises on the south side of the main structure.

The property was recommended individually for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

# 15 - 555 7th Street West



## Details

**Address:** 555 7th Street W, William Gronewald Townhome  
**Construction Date:** 1889, relocated in the 1970's  
**Architect/ Builder:** Unknown

**Historic Status:** No  
SHPO RA-SPC-5831  
**Type:** Single Family/Office  
**Age:** 129

### Description:

The three story, Queen Anne Style brick home was relocated to the site in the 1970s. It now used for offices. An open porch faces 7th Street W. The red brick exterior is accented with sandstone belt courses above and below the windows on the front elevation. A two story bay window is located north of the entry porch. A large round window is located above the bay. A false shed roof remains on the east elevation. The brick on the other three sides of the building has been painted.

The 2011 Historic Resources Inventory recommends the property individually for further research only under local designation criteria because the building was moved to this location and would not meet National Register Criterion B: Moved Properties.

# 16 - 557 7th Street West



## Details

**Address:** 557 7th Street West, Joseph Walla Home  
**Construction Date:** 1871. relocated in the 1970's  
**Architect/ Builder:** Unknown

**Historic Status:** No  
SHPO RA-SPC-5311  
**Type:** Single Family/Office  
**Age:** 149

### Description:

The structure was relocated to the site in the 1970's and converted to office use. The two story building has a front gable and one story entry porch. The side wing is also two stories in height. The brick masonry has been painted. Replacement windows are set in arched masonry openings. A one story, open side porch is located on the south elevation.

The 2011 Historic Resources Survey recommends the property individually for further research only under local designation criteria because the building was moved to this location and would not meet National Register Criterion B: Moved Properties.



# 17 - 560 7th Street West



## Details

**Address:** 560 7th Street W., Wulff Godbout Funeral Home  
**Construction Date:** 1940  
**Architect/ Builder:** Unknown

**Historic Status:** No  
SHPO RA-SPC-5312  
**Type:** Funeral Home  
**Age:** 80

### Description:

The funeral home is Gothic Revival in style. The walls are clad with coursed ashlar limestone. Stone buttresses accent the elevation facing 7th Street W. Pediment gable face 7th Street W. and West Superior Street. The sloped roofs are clay tile with copper flashing and rainware.

The property was recommended individually for intensive level research in the 2011 Historic Resources survey for either local/and or National Register Designation.



# 18 - 561 7th Street West



## Details

**Address:** 561 7th Street W., William Gronewald House  
**Construction Date:** 1880. relocated in the 1970's  
**Architect/ Builder:** Unknown

**Historic Status:** No  
SHPO RA-SPC-5313  
**Type:** Single Family /Office  
**Age:** 140

### Description:

The Queen Anne style house was relocated to the site in the 1970's and converted to office use. A gable dormer interrupts with hip roof on the elevation facing 7th Street W. One over one hung sash are set in arch masonry openings. A small entry porch is located at the southeast corner of the front elevation. The brick masonry and sills have been painted.

The 2011 Historic Resources Survey recommends the property individually for further research only under local designation criteria because the building was moved to this location and would not meet National Register Criterion B: Moved Properties.

# 19 - 586 7th Street West



## Details

**Address:** 586 7th Street West  
**Construction Date:** 1870  
**Architect/ Builder:** Unknown

**Historic Status:** No  
**Type:** Multifamily  
**Age:** 150

### **Description:**

Front gable form house that has had several addition to the rear. A one story enclosed porch faces 7th Street West. The building is clad with metal siding.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

# 20 - 356 Superior Street West



## Details

**Address:** 356 Superior Street West - Uhler House  
**Construction Date:** 1908  
**Architect/ Builder:** b. A. Uhler  
**Permit:** 20947

**Historic Status:** No  
**Type:** Duplex  
**Age:** 112

### Description:

The two story, brick building is flat roofed and rectangular in form. An open one story porch faces Superior Street. The front parapet has a brick belt course and corbelled brick details. One over one sashes are set in arched openings. The exposed foundation is of rusticated limestone.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register designation.



# 21 - 600 7th Street West



## Details

**Address:** 600 7th Street West -E. Hamm Building  
**Construction Date:** 1886  
**Architect/ Builder:** Unknown  
**Permit:** 8541

**Historic Status:** No  
**Type:** Commercial  
**Age:** 134

### Description:

The one story building is brick with modern metal store front windows and doors. It has been subdivided into several retail tenant spaces.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.

# 22 - 603 7th Street West



## Details

**Address:** 603 7th Street West, Pullman Car  
**Construction Date:** 1925  
**Architect/ Builder:** b. W. Bauminster  
**Permit:** 15386

**Historic Status:** No  
SHPO RA-SPC-5314  
**Type:** Restaurant  
**Age:** 95

### Description:

The property sits on a triangular lot formed by the intersections of Western Avenue, Superior Street and 7th Street West. A renovated pullman train car along Western Avenue. provides dining space. A one story frame building behind the car is clad with metal lap siding, filling the remainder of the lot.

The 2011 Historic Resources Inventory recommends the property for further research only under local designation criteria because the building was moved to this location and would not meet National Register Criterion B: Moved Properties.

## 23 - 605 7th Street West



View looking north 7th Street West and Michigan Street

### Details

**Address:** 605 7th Street West, Former 381-383 Michigan St. **Historic Status:** National Register of  
**Construction Date:** 1887/remodeled 1917 **Historic Places, 1977**  
**Architect/ Builder:** Unknown/ Raymond Pavlecka **Type:** Lodge/Social Hall  
**Permit:** 60900 **Age:** 137

#### Description:

The C.S.P.S. Hall is a three story building constructed of red brick with limestone accents. Rectangular in shape, with a flat roof, the building is 50 by 100 feet in area. The first floor of the building has served as commercial space since the original construction. The second and third floors served as a social hall for the St. Paul Czech community. The building is in overall good condition.

C.S.P.S (Cesko-Slovansky Podporjici Spolek or Czechoslovakian Protective Society) was founded in St. Louis, MO in 1854 to provide health insurance and funeral benefits for their members. The St. Paul chapter constructed their lodge at the corner of Western Avenue and Michigan Street in 1887, with a major renovation in 1917 adding the third floor. The building was a cultural center for the Czech community providing theater, dance and language classes.

The areas of significance from the NHRP nomination are Education and Social/ Humanitarian. Current building uses are a restaurant on the first floor and the Czech and Slovak Sokol Minnesota society on the upper floors. The center offers the hall for rentals, sponsors classes and activities for its members.



## 23 - 605 7th Street West



C.S.P.S. Hall looking northwest from 7th Street West.



C.S.P.S. Hall looking south along Western Avenue South

# 24 - 608 7th Street West



## Details

**Address:** 608 7th Street West  
**Construction Date:** 1890  
**Architect/ Builder:** Unknown

**Historic Status:** No  
**Type:** Commercial  
**Age:** 130

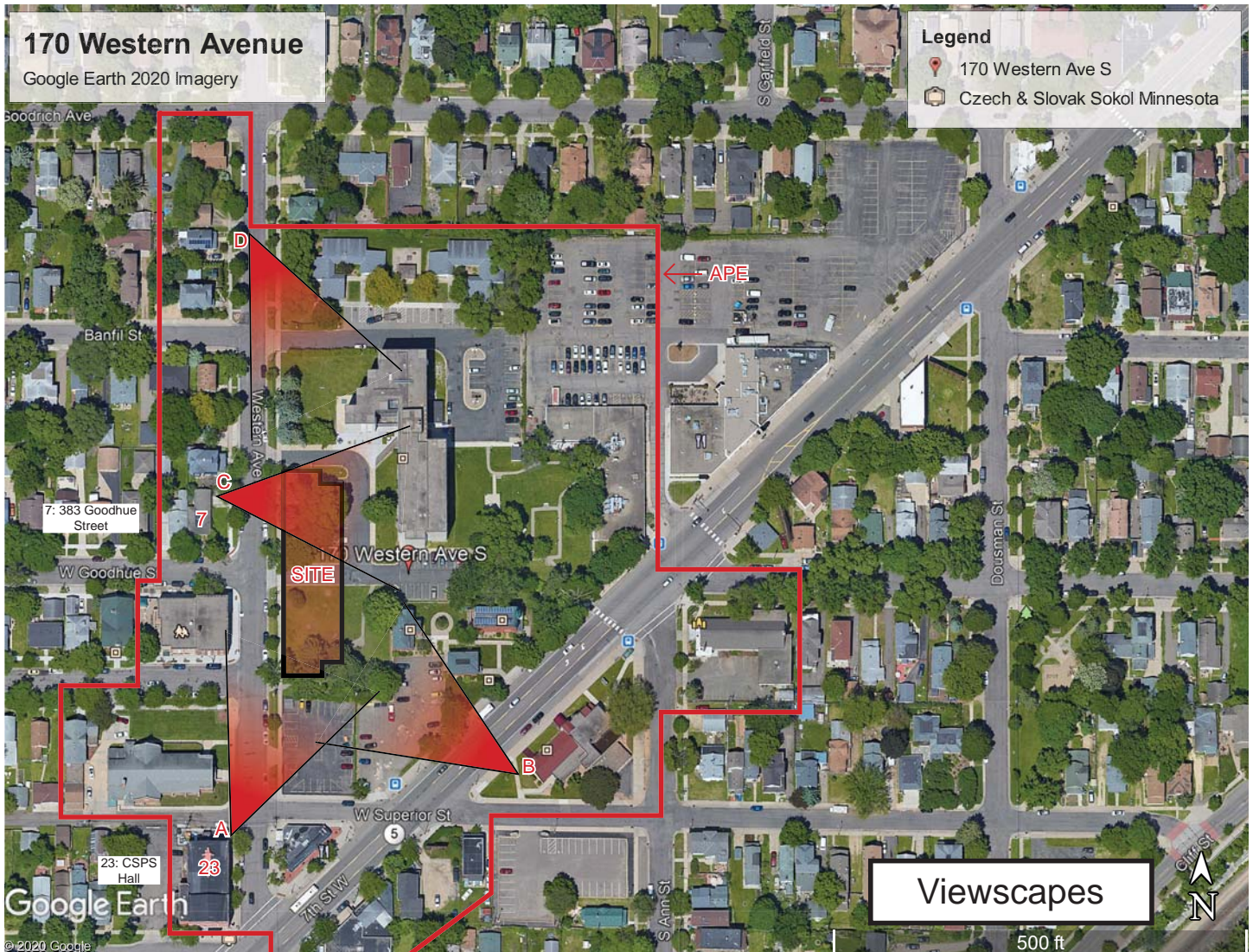
### **Description:**

The flat roofed, one story structure is of masonry construction. Modern metal doors and storefront glazing face 7th Street West.

The property was noted as not recommended for intensive level research in the 2011 Historic Resources Inventory for either local/and or National Register Designation.



# Viewscapes



Photographs of the major viewscapes toward the site are provided. View A is from the C.S.P.S. Hall looking northeast on Western Avenue. View B is from 7th Street West looking toward the site to the northwest. View C is a view across Western Avenue to the northern part of the site from 383 Goodhue Street. View D is from north of the site looking south on Western Avenue.



# Viewscapes



A. Looking northeast toward the site from the northeast corner of Building 23 - C.S.P.S. Hall

# Viewscales



B. Looking northwest toward the site from the intersection of West Superior Street and 7th Street West



# Viewscales



C. Looking east toward the site from Building 7 - 383 Goodhue Street



# Viewscapes



D. Looking south toward the site on Western Avenue South

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# Appendix A -Proposed Apartment Building



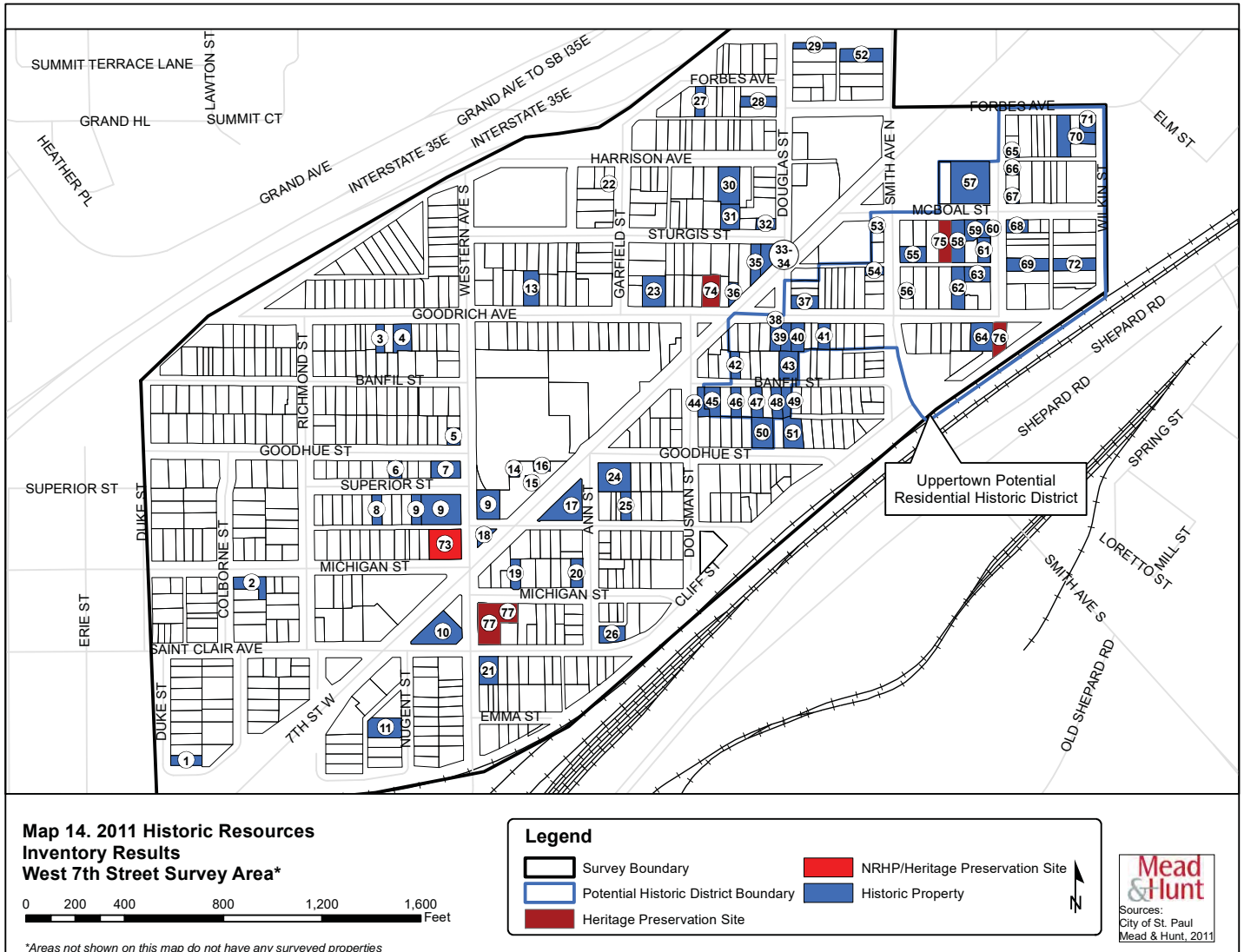






colored site plan

# Appendix B -2011 Historic Resource Inventory



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# Appendix C - Limestone Thematic District

## Limestone Properties Thematic District

