



**ARCHITECTURE/HISTORY INVESTIGATION
FOR THE PROPOSED WINSLOW COMMONS ADDITION
170 WESTERN AVENUE
SAINT PAUL, MINNESOTA
SHPO NUMBER: 2020-1322**

**PREPARED BY
JENNA REMPFERT
RACHEL PETERSON,
AND KATHRYN GOETZ
HESS, ROISE AND COMPANY
100 NORTH FIRST STREET
MINNEAPOLIS, MINNESOTA 55401**

MARCH 2021

TABLE OF CONTENTS

Table of Contents	2
Introduction.....	3
Project Location and Scope of Work	3
Area of Potential Effects.....	5
Methodology and Identification of Historic Resources	8
Historic Context.....	10
Investigated Properties.....	16
Saint Stanislaus Catholic Church (RA-SPC-5046), 187 Western Avenue.....	16
Saint Stanislaus Rectory (RA-SPC-3806), 398 Superior Street	19
Saint Stanislaus Convent (RA-SPC-11235), 395 Superior Street	21
Saint Stanislaus School (RA-SPC-5045), 175 Western Avenue	23
Joseph Walla House (RA-SPC-5311), 557 West Seventh Street	25
Charles A. Godbout and Son Funeral Home (RA-SPC-5312), 560 West Seventh Street	27
William Gronewald House (RA-SPC-5313), 561 West Seventh Street.....	29
Pullman Car (RA-SPC-5314), 603 West Seventh Street.....	32
William Gronewald Townhouse (RA-SPC-8329), 555 West Seventh Street.....	34
Saint Mark’s Evangelical Lutheran Church (RA-SPC-8333), 550 West Seventh Street	36
Christian Reinhardt House (RA-SPC-8334), 383 Goodhue Street.....	39
Results.....	43
Assessment of Effects	45
Potential Visual Effects.....	45
Potential Auditory, Vibratory, Atmospheric, and Other Foreseeable Future Effects.....	46
Conclusion	46
Bibliography	47

INTRODUCTION

Bigos Management proposes the construction of a four-story, affordable senior apartment building at the corner of Western Avenue South and Superior Street West in Saint Paul, Ramsey County, Minnesota. The site is adjacent to Winslow Commons, an existing high-rise senior apartment building at 160 Western Avenue South. The proposed apartment building is called Winslow Commons Addition. Work will be completed under the Department of Housing and Urban Development (HUD) Project Identification Number (PIN) 80011399 and Section 8 Number MN46-H162-005. The project's Minnesota State Historic Preservation Office's (SHPO) Number is 2020-1322.

The Winslow Commons Addition will not receive federal funding, but Bigos Management will transfer Section 8 housing vouchers from another building to the proposed project. This action is considered a federal undertaking and must comply with Section 306108 of the National Historic Preservation Act of 1966 (NHPA), as amended (54 United States Code [U.S.C.] § 306108) (hereinafter referred to as Section 106). Bigos Management previously hired Adsit Architecture and Planning to conduct a Phase I Architecture/History Survey of properties potentially eligible for the National Register of Historic Places (National Register). In July 2020, Adsit Architecture and Planning prepared the report, "Area of Potential Effect, 170 Western Avenue, St. Paul, MN," which recommended a "no historic properties affected" finding for the undertaking.¹ SHPO and HUD reviewed the report in November 2020 and requested more information to complete their review, including the intensive evaluation of eleven properties.² HUD intends to treat these properties as eligible for listing in the National Register for the purposes of this review due to research restrictions from the ongoing COVID-19 pandemic.

Bigos Management retained Hess, Roise and Company (Hess Roise) in January 2021 to prepare additional Section 106 documentation. Hess Roise's project team consisted of architectural historians Rachel Peterson and Jenna Rempfert, and researcher Kathryn Goetz. The objective of this review is to define and justify the Area of Potential Effects (APE) determined in the earlier phase of Section 106 Review, to conduct additional research on properties marked for intensive survey, and to assess the potential direct, indirect, and cumulative effects of the proposed Winslow Commons Addition. Potential archaeological effects are discussed in a separate Phase 1a Literature Review conducted by Nienow Cultural Consultants.³

PROJECT LOCATION AND SCOPE OF WORK

The proposed Winslow Commons Addition will be on Western Avenue South near the intersection with West Goodhue Street in Saint Paul's "West End" or "West Seventh" neighborhood. The West End is southwest of downtown and is constrained by Interstate 35E to the north and west and the Mississippi River to the south and east. Its main thoroughfare is Seventh Street West, which runs northeast-southwest through the neighborhood. The proposed Winslow Commons Addition is northwest of Seventh Street West in an area that was primarily

¹ Adsit Architecture and Planning, "Area of Potential Effect, 170 Western Avenue, St. Paul, MN," July 22, 2020.

² U.S. Department of Housing and Urban Development and Minnesota State Historic Preservation Office, "Winslow Commons, PID 80011399, Section 8# MN46-H162-005," November 20, 2020.

³ Nienow Cultural Consultants, "Phase 1a Literature Review, 170 Western Avenue South, Saint Paul, Ramsey County, Minnesota," December 19, 2020.

developed in the late nineteenth century with single-family residential homes, education and religious institutions, and small-scale commercial buildings. The existing Winslow Commons apartment building at 160 Western Avenue South is northeast of the proposed site. East of the project area is a small cluster of 1870s-era residential buildings moved to the location in the 1970s (RA-SPC-8311, RA-SPC-5313, and RA-SPC-5311). An expansive surface parking lot is directly south. Western Avenue South, between Banfil Street and West Superior Street, forms the western border for the project area (Figure 1).

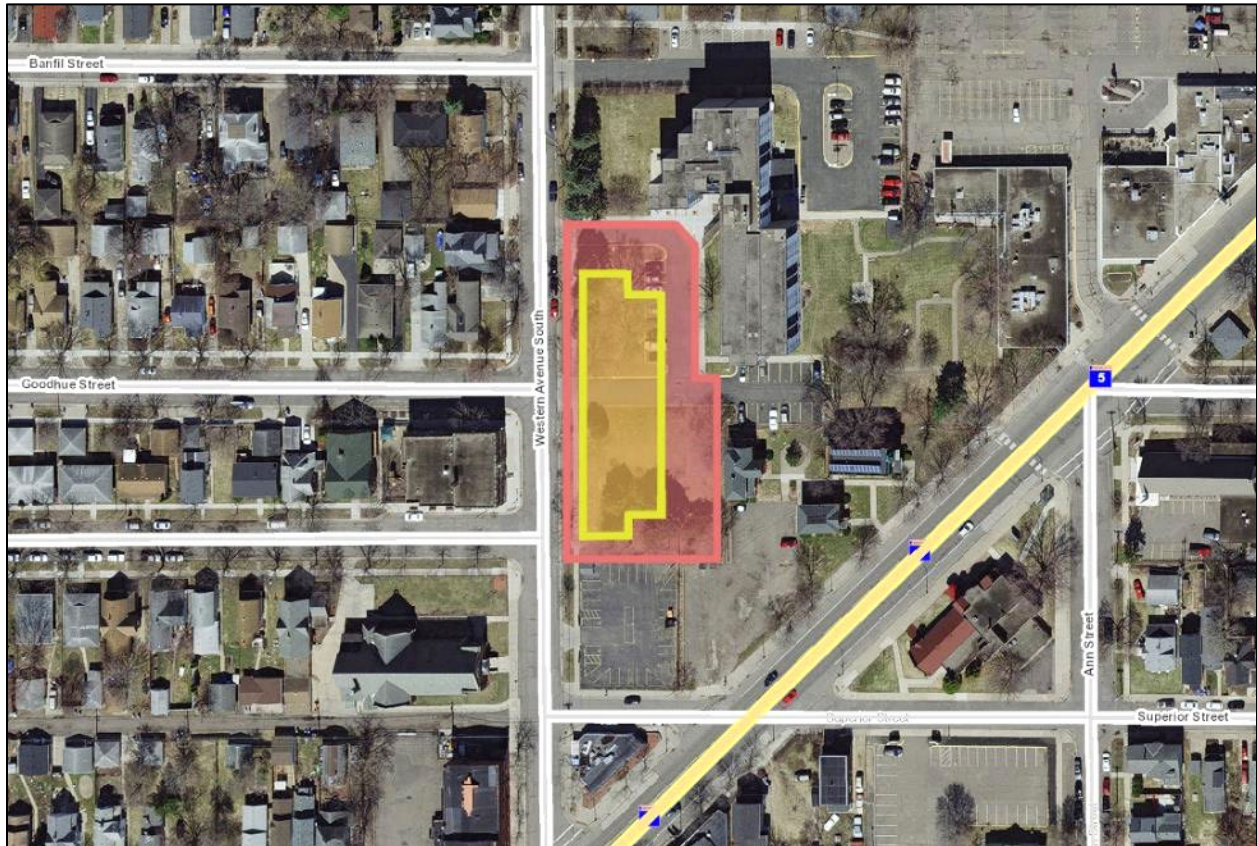


Figure 1. Approximate footprint of the proposed Winslow Common Addition highlighted in yellow. Site work is highlighted in pink. (Base map from Ramsey County Interactive Property Map)

The site of the Winslow Commons Addition is currently occupied by a surface parking lot, driveway loop, and open lawn area with a bituminous walking trail and several deciduous and coniferous trees (Figure 1). To construct the new apartment building, the bituminous parking lot and driveway loop will be demolished. The concrete apron that accesses the driveway on West Goodhue Street will also be removed, along with the vegetation and bituminous walkways through the grassy areas.

The proposed Winslow Common addition will be four stories tall and have a rectangular footprint that jogs in slightly at the northeast and southeast corners. It will be longer on the east and west facades, which will each have sixteen bays. The north and south facades will have two window bays. The cladding will be concrete block on the first story, cement fiber board on the second and third stories, and composite metal panels on the fourth story. Entrance bays and

select window bays on each facade will also be clad in composite metal panels (Figure 2). The building will hold forty-seven affordable housing units for seniors.



Figure 2. Artistic rendering of the Winslow Commons Addition, showing west facade along Western Avenue South and south facade. (Kaas Wilson Architects)

The west facade of the proposed four-story Winslow Commons Addition will be set back from Western Avenue South, and a line of deciduous trees will separate the building from the street. To the north of the proposed building, the existing driveway loop will access parking stalls directly north and east of the building. A total of eighteen additional parking stalls will be built north and east of the building. The extant driveway will also provide an entrance for the parking lot at Winslow Commons. Lawns will be north and south of the building. A narrow line of deciduous and coniferous trees will be planted between the eastern parking lot to provide a barrier between the Winslow Commons Addition and adjacent NovaCare Counseling Center. An outdoor patio and raised garden are planned for the southeast corner of the building.

AREA OF POTENTIAL EFFECTS

The APE was previously determined by Adsit Architecture and Planning in July 2020. In this previous stage of Section 106 review, the APE boundaries were accepted by SHPO and encompass direct, indirect, and cumulative effects from the construction of the proposed Winslow Commons Addition. Hess Roise confirmed the APE in the field for this report.

The APE has an irregular shape, which was defined to primarily assess the visual impacts of the proposed four-story building. The site of the Winslow Commons Addition is in a residential neighborhood that is developed with single-family houses and low-rise educational, religious, and commercial buildings. The surrounding area is flat with many grassy areas and surface parking lots. These areas expand the viewshed of the proposed building. For these reasons, the

APE extends approximately 400 feet from construction limits to the north and south, and east. From the west, the APE extends approximately 150 feet from the edge construction limits due to the denser residential construction that will obstruct the view of the Winslow Commons Addition. The extent of the APE also includes potential vibratory, auditory, atmospheric, and other foreseeable future effects—either temporary during construction or after completion of the project. Temporary effects from construction are anticipated to be noise, dust, and vibration from pavement demolition and construction of the building. These effects are not expected to extend more than 150 feet from the construction limits. Future effects, such as access and use changes as a result of increased traffic, are also encompassed by the APE. The APE boundaries are displayed in Figure 3 on the next page.

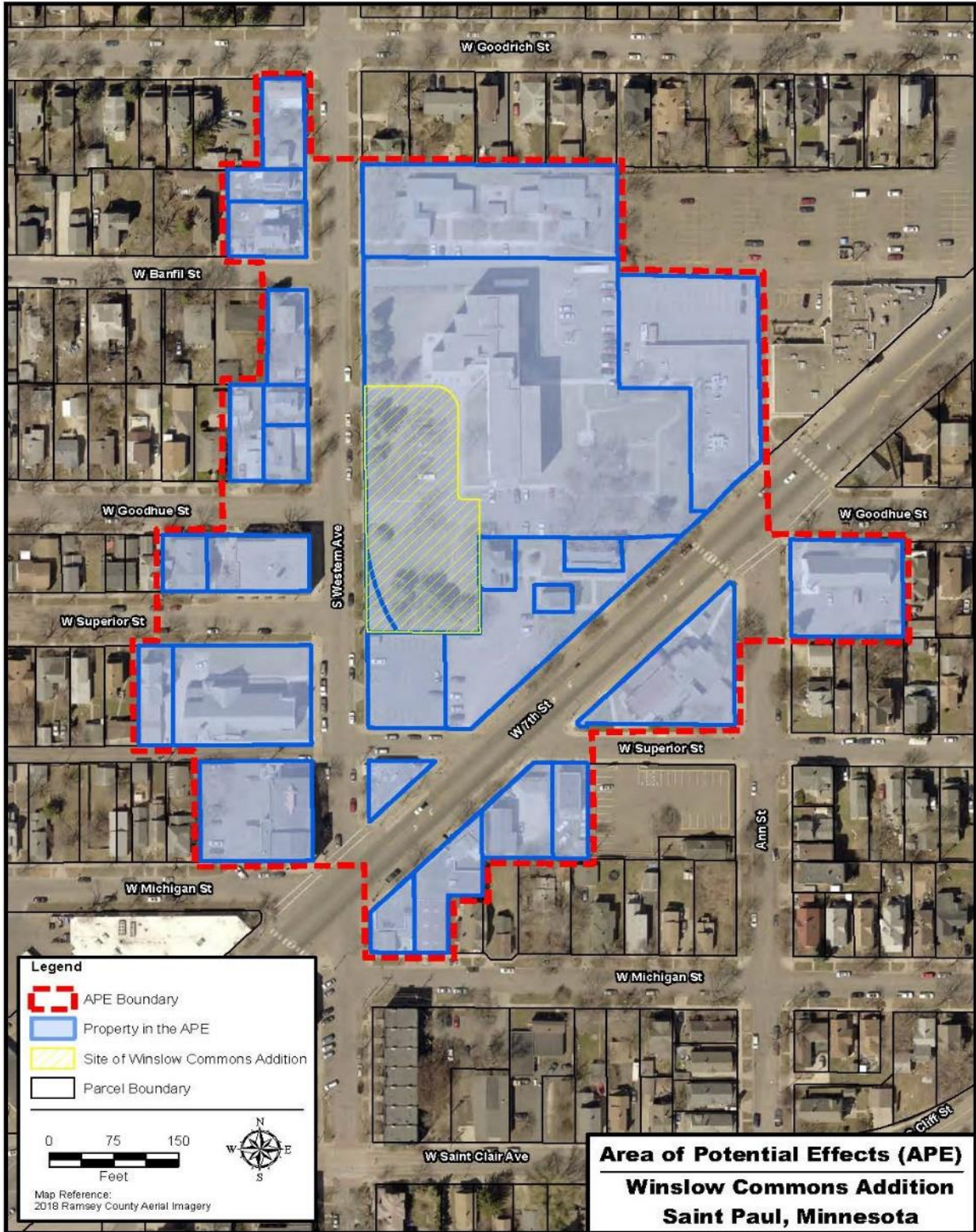


Figure 3. Area of Potential Effects (APE) for the Winslow Commons Addition.

METHODOLOGY AND IDENTIFICATION OF HISTORIC RESOURCES

Adsit Architecture and Planning identified twenty-four properties in the APE using SHPO’s forty-five-year benchmark for survey. The findings are presented in Table 1. One property, C.S.P.S. Hall at 605 Seventh Street West, is listed in the National Register. The remaining properties in the APE were previously surveyed in 2011 by Mead and Hunt for local preservation planning.⁴ Adsit Architecture and Planning conducted a Phase I Architecture/History Survey of the APE in July 2020. Only two properties—Saint Stanislaus Church (RA-SPC-3806) and Saint Stanislaus School (RA-SPC-5045) were recommended for Phase II Evaluation. The remaining properties were not recommended for further research. In November 2020, SHPO and HUD provided comments on the survey and requested intensive-level survey and evaluation of eleven properties in the APE, including two properties associated with Saint Stanislaus Catholic Church (RA-SPC-3806). SHPO agreed with the recommendation that fourteen properties in the APE do not require further investigation. This information is included in Table 1 below.

SHPO Inventory No.	Property Name	Address	Date	July 2020 Recommendations
RA-SPC-3806	Saint Stanislaus Rectory	398 Superior Street	1911	Not included in previous report; evaluation recommended by SHPO
RA-SPC-5043	Residence	139 Western Avenue South	1885	Recommended no further investigation
RA-SPC-5044	Residence	159 Western Avenue South	1906	Recommended no further investigation
RA-SPC-5045	Saint Stanislaus School	175 Western Avenue South	1902	Evaluation recommended by SHPO
RA-SPC-5046	Saint Stanislaus Catholic Church	187 Western Avenue South	1940	Evaluation recommended by SHPO
RA-SPC-5311	Joseph Walla House	557 West Seventh Street	1884	Evaluation recommended by SHPO
RA-SPC-5312	Charles Godbout and Son Funeral Home	560 West Seventh Street	1940	Evaluation recommended by SHPO
RA-SPC-5313	William Gronewald House	561 West Seventh Street	1882	Evaluation recommended by SHPO
RA-SPC-5314	Pullman Car	603 West Seventh Street	1906	Evaluation recommended by SHPO
RA-SPC-5841	C.S.P.S. Hall	605 West Seventh Street	1887	Listed
RA-SPC-6655	Apartment	135 Western Avenue South	1900	Recommended no further investigation
RA-SPC-8329	William Gronewald Townhouse	555 West Seventh Street	1891	Evaluation recommended by SHPO
RA-SPC-8333	Saint Mark Lutheran Church	550 West Seventh Street	1955	Evaluation recommended by SHPO
RA-SPC-8334	Christian Reinhardt House	383 Goodhue Street	1868	Evaluation recommended by SHPO
RA-SPC-11235	Saint Stanislaus Convent	395 Superior Street	1950	Evaluation recommended by SHPO

⁴ Mead and Hunt, “Historic Resources Inventory: Historic Resources in Portions of the Payne-Phalen, Thomas-Dale, and West 7th Street Neighborhoods,” prepared for Historic Saint Paul, the Saint Paul Heritage Preservation Commission, and the Ramsey County Historical Society, July 2011.

Not assigned	House	121 Western Avenue South	1900	Recommended no further investigation
Not assigned	House	382 Banfil Street	1870	Recommended no further investigation
Not assigned	Henry Courts Townhomes	146 Western Avenue South	1980	Recommended no further investigation
Not assigned	House	389 Goodhue Street	1865	Recommended no further investigation
Not assigned	Winslow Commons	160 Western Avenue South	1977	Recommended no further investigation
Not assigned	Office Building	545 West Seventh Street	1966	Recommended no further investigation
Not assigned	Apartment Building	586 West Seventh Street	1870	Recommended no further investigation
Not assigned	Apartment Building	356 Superior Street	1908	Recommended no further investigation
Not assigned	Commercial Building	600 West Seventh Street	1886	Recommended no further investigation
Not assigned	Commercial Building	608 West Seventh Street	1966	Recommended no further investigation

Because SHPO agreed with the recommendation that no further investigation should be conducted on the remaining fourteen properties in the APE, they will be treated as not eligible for listing in the National Register. More information on these properties can be found in the report, “Area of Potential Effect, 170 Western Avenue, St. Paul, MN.”⁵

To supplement this earlier phase of Section 106 review, Hess Roise completed a field survey on February 16, 2021. Individual inventory forms were updated for each property. The properties associated with Saint Stanislaus Catholic Church (RA-SPC-3806) were documented on a multiple property inventory form. Additional research was conducted using materials in Hess Roise’s library due to the COVID-19 pandemic. The Saint Paul Heritage Preservation Commission (HPC) was also contacted for individual properties files. Online sources—including photographs, historic maps, newspaper articles, city directories, scholarly publications, and previous studies in the West End neighborhood—were also consulted. Existing inventory forms were provided by SHPO. Relevant historic contexts for the APE include:

- Pioneer Houses: 1854-1880
- Limestone Properties of Saint Paul’s West Seventh Neighborhood Thematic Nomination
- Transportation Corridors: 1857-1950
- Neighborhoods at the Edge of the Walking City: 1849-1900
- Urban Centers, 1870-1940
- Residential Real Estate Development: 1880-1950
- Churches, Synagogues, and Religious Buildings: 1849-1950
- Neighborhood Commercial Centers: 1874-1960

⁵ Adsit Architecture and Planning, “Area of Potential Effect.”

HISTORIC CONTEXT

Situated ten miles northeast of Fort Snelling on a limestone bluff overlooking the Mississippi River, the growing city of Saint Paul was considered on “the utmost verge of civilization” in the mid-nineteenth century.⁶ The first Euro-American settlers arrived in Saint Paul prior to 1840, establishing two major steamboat landings—the Lower Landing and the Upper Landing (Figure 4). Separated by about a mile, the Lower Landing is what is now downtown Saint Paul near Jackson Street and the Upper Landing was near the present-day “Seven Corners” intersection of West Seventh Street, Eagle Street, and Kellogg Boulevard. Early settlement in Saint Paul was constrained by the topography of the area, and by the 1850s, settlers had cleared forests, leveled hills, and drained swamps to construct wood-frame houses, sawmills, fur-trading posts, and freight warehouses to store supplies brought on the steam boats. In 1849, Saint Paul became the capitol of the new Minnesota Territory, and by 1854, it was officially incorporated as a city with a population of approximately 1,300. By 1857, the year Minnesota became the thirty-second state, that number reached nearly 10,000 residents.⁷

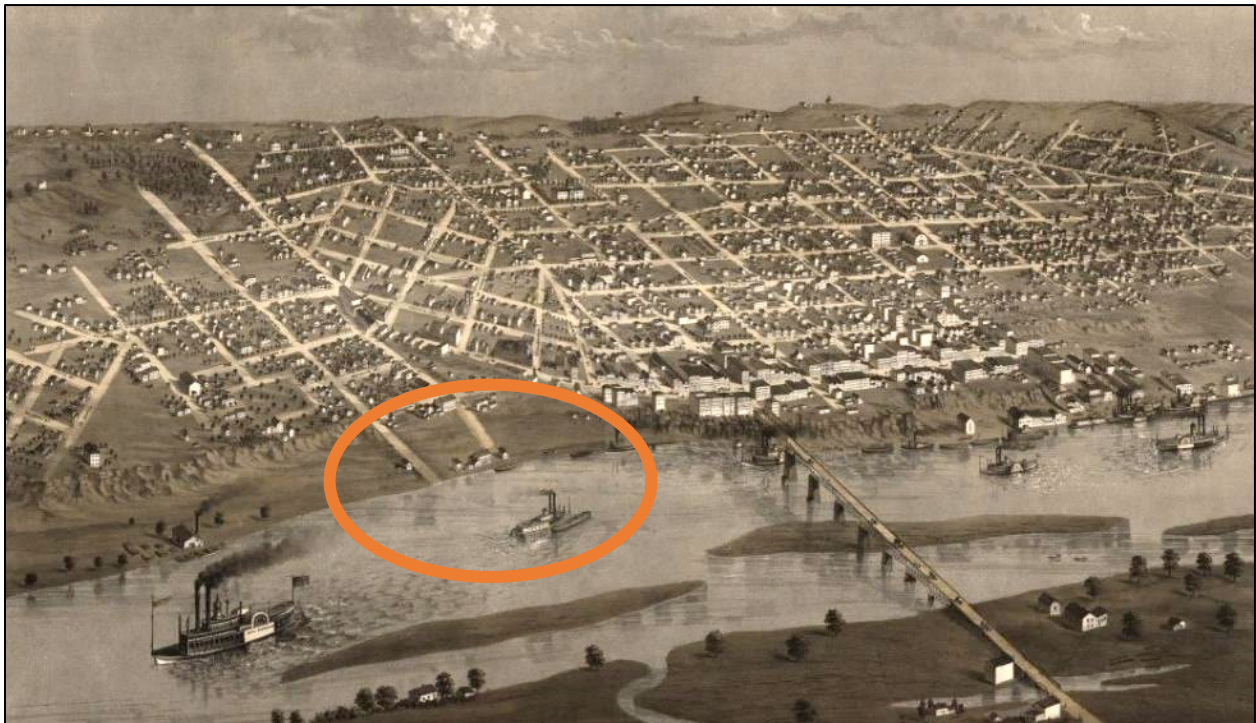


Figure 4. Bird’s eye view of Saint Paul in 1867. The Upper Landing is highlighted with an orange circle. (Library of Congress)

⁶ Edward Duffield Neill, *The History of Minnesota: From the Earliest French Explorations to the Present Time*, 4th ed. (Minneapolis, Minnesota Historical Company, 1882), 481.

⁷ Mead and Hunt, “Saint Paul Historic Context Study: Neighborhoods at the Edge of the Walking City,” prepared for Historic Saint Paul, the Saint Paul Heritage Preservation Commission, and the Ramsey County Historical Society, 2011, 6-8.

Prior to Minnesota's statehood, the Uppertown and Lowertown neighborhoods developed separately in the areas surrounding the two steamboat landings. The commercial node around the Lower Landing became Lowertown, with a residential district at Dayton's Bluff. Development near the Upper Landing became Uppertown, which was centered around the Rice and Irving's Addition to Saint Paul southwest of the Seven Corners area. In both areas, early residential, commercial, and industrial buildings were interspersed through the 1850s. Most buildings were log or wood frame during the early settlement period, but some dwellings, stores, and public buildings used Platteville limestone. These prominent buildings displayed modest Federal or Greek Revival motifs. Platteville limestone was a readily available building material prior to the introduction of the railroad, as the area southwest of the Seven Corners sat on a shallow layer of the stone. Small quarries initially opened in both the Uppertown and Lowertown, frequently shifting locations to follow major street grading or sewer line trenching projects. As development proliferated and real estate values soared in Saint Paul, new quarries opened in residential lots to the southwest, following the city's general pattern of expansion.⁸

Uppertown expanded southwest with the Leech's Addition, Wilson's Addition, and Winslow's Addition to Saint Paul, which were platted in 1853. Both additions were centered around "Fort Street"—an "erratic, unimproved pathway" that stretched along the Mississippi River bluff from Fort Snelling to Saint Paul (Figure 5, labelled as "Bluff Road").⁹ Fort Street, later renamed West Seventh Street, was only graded from downtown Saint Paul to Ramsey Street. The treacherous and winding road was modestly travelled through the 1850s, spurring sparse development in both Leech's and Winslow's additions, now the West End neighborhood. Several quarries, breweries, saloons, livery stables, and brothels were constructed by the end of the decade. After Saint Paul's economic base recovered from the Panic of 1857 and the Civil War in the 1860s, Fort Street was rerouted and graded through private lots in Winslow's addition to form a direct southwest-northeast line.¹⁰ This would be the only significant road improvement project in the West End until the 1870s, which the *Saint Paul Daily Globe* called a "wholly neglected part of the city."¹¹

While Fort Street served as an important throughfare for local traffic, the introduction of the railroad in the 1860s had a significant impact on the industrial and commercial base of the city in the late nineteenth century. Saint Paul's Upper Landing, several blocks east of the West End, was the main transportation route for freight and passengers—the nearest railroad connection was in Galena, Illinois, until 1862, when the Great Northern railroad track between Saint Anthony and Saint Paul was completed. By 1865, the Chicago, Saint Paul, Minneapolis and Omaha railroad (CSPM & O) ran through Uppertown to Mendota.¹² Although steamboat transportation was still common through the 1860s and 1870s, the railroad network in Saint Paul was extended to

⁸ Mead and Hunt, "Neighborhoods at the Edge of the Walking City," 7; Thomas Schroeder and Bob Frame, "Limestone Properties of Saint Paul's West Seventh Neighborhood Thematic Nomination," prepared for the Saint Paul Heritage Preservation Commission, August 13, 2015, 7-9.

⁹ "Part 8: Narrative Statement of Significance, Anthony Waldman House," National Register of Historic Places Nomination Form, Minnesota State Historic Preservation Office, 1.

¹⁰ "Anthony Waldman House," 37-40; Carole Zellie, "Historic Context Study, Pioneer Houses: 1854-1880," prepared for the Saint Paul Heritage Commission, 2001, 1-3.

¹¹ *Saint Paul Daily Globe*, July 19, 1884, quoted in Schroeder and Frame, "Limestone Properties of Saint Paul's West Seventh Neighborhood Thematic Nomination," 8.

¹² Carole Zellie, "Historic Context Study, Transportation Corridors: 1857-1950," prepared for the Saint Paul Heritage Preservation Commission, 2001, 2, 4, 8-9.

Minneapolis, Chicago, Milwaukee, Omaha, and other regional destinations during this period. The establishment of horse-car lines on city streets in 1872 offered a new form of local transportation along Fort Street in Uppertown to the bustling Lowertown commercial district and other nearby residential districts at the outskirts of Saint Paul. A number of residential dwellings, factories, commercial buildings, and churches were constructed in West End during this period.¹³



Figure 5. An 1851 plat map of Saint Paul, showing Leech’s Addition, Wilson’s Addition, and Winslow’s Addition. The Wilson and Winslow additions are highlighted in orange. (Miller and Boyle’s Lithography, Map of the City of Saint Paul Capital of Minnesota, 1851)

With the introduction of the railroad, Saint Paul emerged as a transportation hub and the population swelled to nearly 30,000 residents by 1875. This was the beginning of an immigration boom, as new settlers moved to Saint Paul from the 1880s through World War I. The West End neighborhood was populated with German, Irish, Polish, Czech, and Italian immigrants, who moved to the area and worked at nearby breweries, businesses, foundries, factories, and the CSPM & O railroad. Many lived in distinct residential areas with others who shared the same nationalities, languages, and faiths. Bohemian immigrants, collectively referring to Czech and Slovak people from Czechoslovakia, made their homes in the West End neighborhood alongside German and Italian immigrants in the 1860s. As the West End neighborhood developed, many Italians stayed at the “Bohemian Flats” while the Czechs and Germans moved southwest to “Bohemian Hill” along West Seventh Street.¹⁴

¹³ Mead and Hunt, “Neighborhoods at the Edge of the Walking City,” 11-12.

¹⁴ Mead and Hunt, “Neighborhoods at the Edge of the Walking City,” 14-15, 21; Daniel Nečas, “They Came to St. Paul” in *Gateway to a New World: Building Čech and Slovak Communities in the West End*, ed. Josef Dvorák Landsberger (Saint Paul: West Seventh/Fort Road Federation, 2003), 7-8; Josef Dvorak Landsberger, ed., *Gateway to a New World: Building Čech and Slovak Communities in the West End* (Saint Paul: West Seventh/Fort Road Federation, 2003), 2.

While many Bohemians initially settled in Saint Paul during the 1860s, immigration peaked from the late nineteenth century to the 1930s. The first Czech colonies in Minnesota were concentrated in rural locations in the southeast part the state, including New Prague, Lonsdale, and Montgomery. These rural settlements were favored by Bohemian immigrants in the 1880s, although many chose the Twin Cities during that period. Minneapolis had a large population of Slovaks in its Northeast neighborhoods, while Saint Paul's West End was heavily populated with Czechs. In Saint Paul, the Bohemian neighborhood was clustered around two cultural institutions founded in the 1870s, the Saint Stanislaus Catholic Church (RA-SPC-3608, Figure 6) and the *Česko-Slovanský Podporující Spolek* (C.S.P.S. Hall, RA-SPC-5841, Figure 7). Although there was little cooperation between the two institutions until World War I, a thriving Czech neighborhood developed in the West End. By the 1890s, the Czech community was fully developed with taverns, stores, *Sokol* (gymnastics organizations), *Katolická Beseda* (Catholic Club, non-extant), a dance hall, and the Saint Stanislaus School (RA-SPC-5045). Of the Czech immigrants that moved to Saint Paul, most worked as butchers, carpenters, tailors, blacksmiths, or cigar makers at shops along West Seventh Street. The largest wave of Czech immigrants arrived during the Interwar period, and many first- and second-generation Czechs continued to live in the neighborhood until after World War II.¹⁵



Figure 6 (left). The Saint Stanislaus Church at 187 Western Avenue ca. 1900. The church and the priest's house (left of image) burned down in 1934. (Minnesota Historical Society)



Figure 7 (right).
Ca. 1880 engraving of the C.S.P.S. Hall at 383 Michigan Street. (Minnesota Historical Society)

¹⁵ C. Winston Chrislock, "The Czechs," in *They Chose Minnesota: A Survey of The State's Ethnic Groups*, ed. June Drenning Holmquist (Saint Paul: Minnesota Historical Society Press, 1981), 339-440; Nečas, "They Came to St. Paul," 8, 17.

Because the West End’s proximity to downtown commerce and industry, much of the neighborhood was built out by the turn of the century (Figures 8 and 9). Between 1880 and 1890, Saint Paul’s population grew from around 45,000 to 133,000—an increase of about 220 percent.¹⁶ The West End was a predominately residential and commercial neighborhood, which also included the educational, religious, and social institutions related to Bohemian Culture. Several German congregations were also in the area. Most single-family residences and multi-family apartments from this period were wood frame or brick, built in the popular Italianate, Queen Anne, or Colonial Revival styles. The streetcar line promoted commercial growth along West Seventh Street, which was lined with two-story brick buildings that housed small-scale grocers, cobblers, laundries, hardware stores, and hotels in the 1890s.¹⁷ While industrial development was confined to the river and along the CSPM & O railroad, several small stone quarries dating to the 1850s and 1860s remained interspersed among private dwellings in residential neighborhoods.¹⁸ With an influx of new residents, the Monroe Public High School (non-extant, on the site of the proposed Winslow Commons Addition) was constructed in 1880.¹⁹

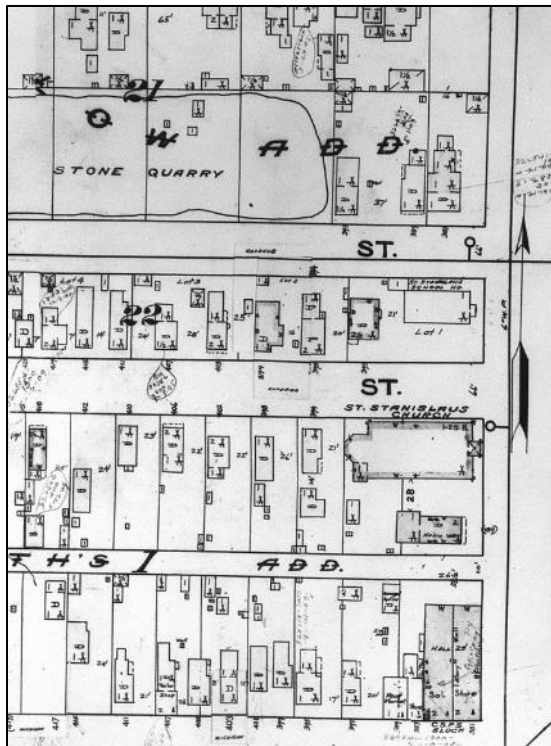


Figure 8. Residential development in the western portion of the project area in 1901. CSPS Hall, Saint Stanislaus Church, and Saint Stanislaus School are at bottom right of image. (Racsher’s Atlas of Saint Paul, 1901, sheet 298).

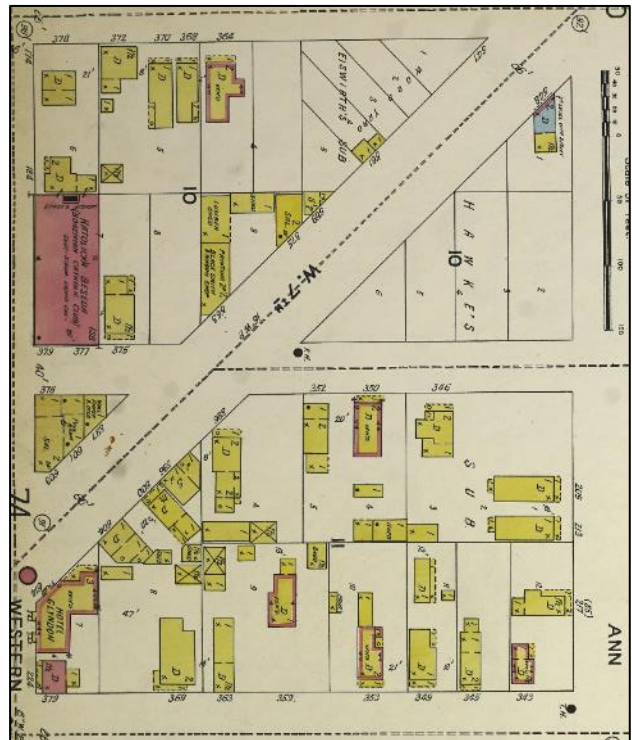


Figure 9. Commercial development and empty parcels in the project area in 1903. (Sanborn Fire Insurance Map, 1903, sheet 25).

¹⁶ Zellie, “Neighborhood Commercial Centers: 1874-1960,” prepared for the Saint Paul Heritage Preservation Commission, 2001, 6.

¹⁷ Zellie, “Neighborhood Commercial Centers,” 15; Mead and Hunt, “Neighborhoods on the Edge of the Walking City,” 21.

¹⁸ Nienow Cultural Consultants, “Phase Ia Literature Review,” 10.

¹⁹ Schroeder and Frame, “Limestone Properties of Saint Paul’s West Seventh Neighborhood,” 9-10;

Commercial and residential construction in the West End slowed during the early twentieth century. During the 1920s, the remaining limestone quarries in the residential areas of West End were replaced with Bungalow and Craftsman style houses, as well as multi-block commercial storefronts along West Seventh Street. Several empty parcels on West Seventh were also developed from the 1920s to the 1940s, including the Charles Godbout and Son Funeral Home (RA-SPC-5312) on “Memorial Triangle” (Figures 9 and 10) and the Pullman Car near C.S.P.S. Hall. The built environment remained largely unchanged until 1970s—very few commercial chains, churches, and automotive repair shops replaced existing nineteenth-century storefronts during this period. When the Bohemian character of the West End neighborhood declined at mid-century, larger development replaced Czech institutions and businesses.²⁰



Figure 10. Postcard of the Charles A. Godbout and Son Funeral Home, ca. 1945. (Minnesota Historical Society)

Many Bohemian immigrants left Saint Paul in substantial numbers postwar. Although Bohemian culture in the West End was temporarily strengthened by the movement for Czechoslovakian independence during World War I, there was a gradual decline in Czech ethnic life post World War II. By 1940, the English language replaced the Czech at both the Saint Stanislaus Catholic Church and School. Pressures for cultural assimilation, the construction of Interstate 35E, and suburban flight to Mendota, Roseville, and Woodbury were major factors in this cultural decline. While the CSPA Hall remained active in promoting Czech culture, the loss of the local Czech community caused the Bohemian Catholic Club and other gymnastics organizations to close in the 1970s.²¹ The Catholic Club was razed by 1977 and three nineteenth-century houses were moved to the empty lot. The Saint Stanislaus Church also persisted. Although the school closed in the 1980s, Saint Stanislaus continued to serve the first- and- second generation Czechs who still lived in the West End. One of the most significant examples of this postwar shift was the demolition of Monroe High School in the 1970. The modern Winslow Commons low-income senior apartment building was constructed on the former school site.

²⁰ Sanborn Map Company, *Insurance Map of Saint Paul, Minnesota* (New York: Sanborn Map Company, 1912), sheets 25, 31, 66, and 74.

²¹ Josef Dvorak Lansberger, ed., *Gateway to a New World*, 23; C. Winston Chrislock, “The Czechs,” 343-347.

INVESTIGATED PROPERTIES

The eleven properties identified by SHPO and HUD for further evaluation will be treated as eligible for the National Register of Historic Places for the purposes of this review. For each property, a brief description and significance statement is provided. A comprehensive assessment of effects is in the following section.

Saint Stanislaus Catholic Church (RA-SPC-5046), 187 Western Avenue

Description

The Saint Stanislaus Catholic Church is on the corner of Western Avenue South and Superior Street in Saint Paul. Designed by architect Cyril Pesek of the firm Pesek and Shifflet in 1940, the church has details from the late Gothic Revival and Collegiate Gothic styles. It has a traditional Catholic cruciform plan, which sits on a raised basement. The exterior walls are common-bond brick masonry with limestone masonry accents. The steeply pitched, intersecting-gable roof has a limestone cornice with a cross-shaped stone finial on the primary east facade. The roof is covered in asphalt shingles.

The restrained architectural detail on the east facade is primarily confined to the center bay. At the ground level, a one-story entrance vestibule projects slightly from the center bay. The entrance is constructed of brick and has a shallow front gable, which is topped with a stone cornice and cross-shaped finial. Its double-leaf wood batten front door is framed by a pointed-arch stone molding with a sculptural relief. The words “Church of Saint Stanislaus” are inscribed into the stone on the arch. Two stained-glass windows with brick surrounds are on either side of the entrance. The focal point on the east facade is a Palladian pointed-arch window positioned above the entrance vestibule at the clerestory level. The windows are stained-glass with metal storm coverings and recessed limestone surrounds. Above, a limestone cornice with a recessed pointed arch accentuates the Palladian window. The cornice extends to the outer bays, which are marked with patterned brick pilasters in the shape of a cross.



Figure 11. Saint Stanislaus Catholic Church (RA-SPC-3806). Photographed facing west on Western Avenue South, February 2021.

The limestone cornice wraps around to the easternmost bay on both the north and south facades, forming the church's narthex. Both facades have secondary entrances on this bay, each with a double-leaf wood batten door framed by an elaborate stone molding. At the clerestory level above, the bay has a group of three stained-glass windows with soldier-course brick headers and limestone sills. The bays on the body of the church, spanning the south and north facades, are marked by brick buttresses. Each bay has a paired pointed-arch stained-glass windows with limestone sills and brick surrounds with a stone keystone at the top. The church's transepts jut out from the building on the western end of the north and south facades, each decorated with a stained-glass rose window at the clerestory. Two pairs of stained-glass windows, matching the other window units on the north and south facades are below the rose window at the arcade level. The transepts have gabled roofs with limestone crenellation and finials at the apex.

A one-story, hipped-roof section is near transept on the west end of the north facade. It has a pointed-arch wood batten door with buttress pilasters. The window has brick surrounds with a limestone keystone at the top. On the western end of the south facade, there is a one-story gable section with a single stained-glass window. The rear (west) facade is the church's apse, which has a singular cross-shaped stained-glass window.

History

The Saint Stanislaus Catholic Church was founded in 1872, making it the fourth oldest Catholic parish in Saint Paul. For a decade prior, many Czech and Polish families gathered in the German-Catholic Church of Assumption (RA-SPC-5421) to listen to mass translated into their native tongues. Bishop Thomas Langdon Grace of the Diocese of Saint Paul donated land for Czech and Polish immigrants to construct a wood-frame church near Western Avenue and Goodhue Street. The new church was dedicated to Saint Stanislaus of Kostka and served both the Czech and Polish communities who lived in the "Little Bohemia" neighborhood near West Seventh Street. After conflict between the two groups, the Poles left the parish and formed Saint Adalbert's Church in 1880. A new brick church was constructed in 1886 for the Czech parishioners, located adjacent to the old wood-frame church that would later be converted for use as a Catholic School. The new church was dubbed a "Čech paradise" as Czech immigration to Saint Paul skyrocketed in the early twentieth century, allowing the congregation to grow from sixty families in 1886 to over 300 by 1924.²²

The wave of Czech immigration to Saint Paul peaked by the 1930s, during a period of modernization for the Saint Stanislaus Church. The English language was introduced to sermons in the early 1930s, to the protest of many parishioners. The use of the Czech language stopped completely in 1939, the same year construction began on the present-day Saint Stanislaus Church. The previous brick church burned down in a fire in 1934 and could not be replaced for

²² Kristine Ranweiler, "Our History: The Church of Saint Stanislaus," <https://www.ststans.org>; Scott Wright, *Gather Us In: A History of the Parishes of the Archdiocese of Saint Paul and Minneapolis* (Saint Paul: Archdiocese of Saint Paul and Minneapolis, 2000), 70; "Saint Paul Parishes: Description of the Catholic Churches in Saint Paul and Sketches of Their Pastors," *Saint Paul Globe*, January 1, 1888; Carole Zellie, "Churches, Synagogues, and Religious Buildings: 1849-1950," prepared for the Saint Paul Heritage Commission, 2001, 17-18; Sharen Darling, "St. Stanislav Kostka," in *Gateway to a New World: Building Čech and Slovak Communities in the West End*, Josef Dvorak Landsberger, ed. (Saint Paul: West Seventh/Fort Road Federation, 2003), 25.

several years due to financial strain from the Great Depression. The new church, designed by Cyril Pesek of the firm Pesek and Shifflet, was completed in 1941.²³

The Saint Stanislaus Church is one of the later examples of Pesek's work with the firm Pesek and Shifflet. Cyril Pesek was born in Minneapolis in 1904 and earned a degree for architectural engineering at the University of Minnesota in 1925. He opened his own architectural practice by 1929, and was joined by Glynne Shifflet in 1931. Shifflet was a partner at the firm until 1942, when Pesek sold his share of the business to work at the Minnesota Mining and Manufacturing Company (3M) until his retirement. The firm's designs include the Church of the Visitation in Danvers (1931), the Phi Chi Fraternity House at the University of Minnesota (1931), and the Northern Pump Company in Fridley (1939-1940). The peculiar French Romanesque Revival design of the Church of Visitation is commonly attributed to Shifflet, who studied at the *École des Beaux-Arts* in 1930 before joining the firm.²⁴

Statement of Significance

The Saint Stanislaus Church is a long-standing religious institution in Saint Paul's Bohemian West End neighborhood. It was evaluated for potential significance under Criterion A: History in the areas of Religion and Ethnic Heritage. While the Czech parish was originally founded in 1872, the present-day church was constructed in 1940 during a period of modernization. In 1939, the same year construction began on the church, the Czech language was replaced by English for all religious services. While it appears that the Saint Stanislaus Church had loose ties to its Czech-Catholic heritage after it was constructed, more research is needed on the relationship between the church and Czech programming after the 1940s. For the purposes of this review, the Saint Stanislaus Church is treated as eligible for listing in the National Register of Historic Places under Criterion A in the area of Ethnic Heritage. Research did not uncover any significant associations with historic persons and is not recommended as eligible under Criterion B: Significant Person. More research is needed to determine the property's association with Cyril Pesek under Criterion C: Architecture. The Saint Stanislaus Church is one of the few known buildings designed solely by Pesek and appears to be a representative example of his work as an architect. For the purposes of this review, the Saint Stanislaus Church will also be treated eligible under Criterion C. The property was not evaluated under Criterion D for archaeological potential.

The Saint Stanislaus Church retains good integrity and has not undergone significant alterations through its history. While some of the interior spaces have changed, the church has excellent integrity of design, material, and workmanship. It also has good integrity of setting, feeling, and association due to other Czech properties in the neighborhood.

Because the Saint Stanislaus Catholic Church is a religious institution, it requires further justification under Criterion Consideration A: Religious Properties. A religious property must be evaluated from a secular position, which considers a broader perspective than the religious history of a particular group or doctrine. Since the Saint Stanislaus Church is potentially eligible

²³ Darling, "St. Stanislav Kostka, 25. "

²⁴ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 172, 194; Alan K. Lathrop, *Churches of Minnesota: An Illustrated Guide* (Minneapolis: University of Minnesota Press, 2003), 29, 303.

for its association with Czech heritage under Criterion A, its significance illustrates the social and cultural values Czech-Catholic immigrants in the West End neighborhood. Under Criterion C, the property is potentially significant as a representative example of Cyril Pesek's work as an architect. In both cases, the property was evaluated under secular terms and appears to meet the requirements for Criterion Consideration A: Religious Properties.

Saint Stanislaus Rectory (RA-SPC-3806), 398 Superior Street

Description

The Saint Stanislaus Rectory at 398 Superior Street is east of the Saint Stanislaus Catholic Church. The Vernacular, two-and-one-half-story house was constructed in 1911 and was converted into a duplex after the 1940s. The property has a L-shaped plan, which rests on an ashlar-patterned limestone foundation. It is clad in red running-bond brick and has a cross-gabled roof, which is covered in asphalt shingles. On the primary north facade, facing Superior Street, the gable end is clad in aluminum siding and is closed with a full eave return. The north facade also has a one-story, gabled primary entrance, which is attached to the winged portion of the house. A secondary entrance is on the east facade, facing a parking lot for the Saint Stanislaus Church. It projects from the building's original form and is clad in both brick and aluminum siding. The windows are one-over-one, double hung wood units with aluminum storm covers. The window openings have stone sills and soldier-course brick lintels. Three garages are south of the rectory. One garage is clad in brick and has a flat roof with two single-stall openings. The remaining two garages each have a gabled roof and are clad in aluminum siding.



Figure 12. Saint Stanislaus Rectory (RA-SPC-3806). Photographed facing south on West Superior Street, February 2021.

History

The Saint Stanislaus Catholic Rectory is associated with the Saint Stanislaus Catholic Church at 187 Western Avenue. The Ramsey County Historical Society and the Saint Paul Heritage Preservation Commission's Historic Sites Survey Inventory Form indicates that Joseph Hajek constructed a one-story wood-frame saloon at 398 Superior Street in 1885, but that it was likely

altered to the present-day brick building in 1911.²⁵ The saloon is listed on *the Saint Paul City Directory* from 1885 to 1887. At this time, the lot had two separate structures—a frame residence and a saloon. No building permit exists for the dwelling, but the frame saloon was built by William Gronewald in 1885. According to historic maps, the saloon was demolished by 1891, but the house remained on the lot until at least 1911 (Figure 13).²⁶

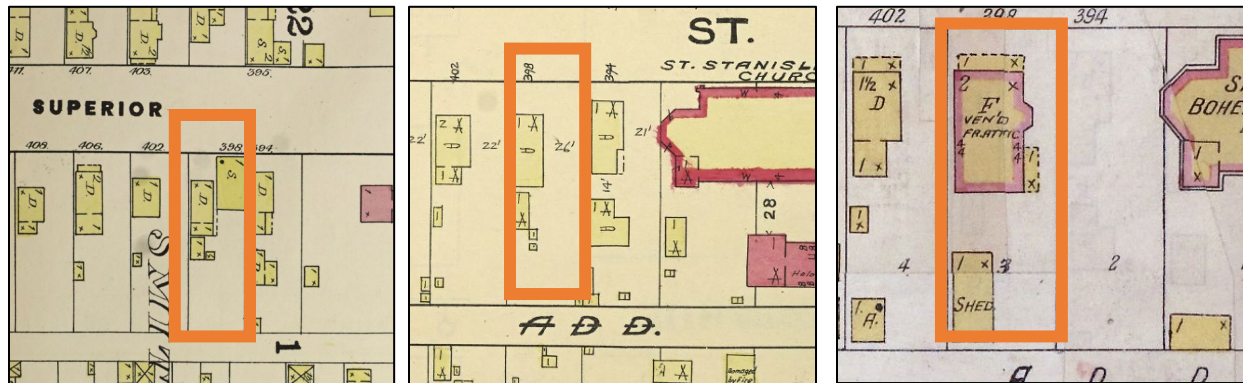


Figure 13. The 398 Superior Street lot in 1885 (left), 1891 (middle), and 1925 (right). The property is highlighted in orange. (Left: Sanborn Fire Insurance Map, 1885, sheet 40R; middle: Rascher’s Atlas of Saint Paul, 1891, sheet 298; right: Sanborn Fire Insurance Map, 1925, sheet 74).

Frank J. Svec, a laborer from Sobeslav, Bohemia, is listed as the resident at the property in 1907.²⁷ The Svec family hired A. Masek to construct a two-story brick house on the lot in 1911. It is not known whether the ca. 1880s dwelling was altered or replaced during the construction of the existing brick house. The 1925 Sanborn map labels the existing dwelling as a “flat.” The building permit index card indicates that the Svecs updated the house in 1922, likely to a duplex or multi-family home.²⁸ According to directories and census records, the Svec family stayed in the house until at least 1930 when the widowed Frank Svec was enumerated in the census with his daughter. It is likely the family stayed until ca. 1939 when the residence was sold to the Saint Stanislaus Church (RA-SPC-3806) and served as a rectory for Father Wenceslas Jiracek.²⁹

Father Jiracek oversaw the construction of the Saint Stanislaus Church in 1940 after the previous church and priest’s residence was destroyed by a fire in the mid-1930s. The Saint Stanislaus Church was a longstanding Bohemian institution in Saint Paul’s West End neighborhood. Czech immigrants, such as the Svecs, flocked to the West End during the late nineteenth century. While Czech immigration increased during the Interwar period, the cultural life in the neighborhood declined after the 1940s when second-generation immigrants left the neighborhood in substantial numbers. This trend is illustrated by the Svec residence, which was sold to the Saint Stanislaus

²⁵ M. McGrath, “398 West Superior Street,” Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

²⁶ *Saint Paul City Directory* (Saint Paul: R. L. Polk & Co. and A. C. Danser, 1885-1887), 402, 459, 553; Saint Paul Building Permit Index Card for 398 Superior Street; Sanborn Map Company, *Insurance Map of Saint Paul, Minnesota* (New York: Sanborn Map Company, 1885), sheet 40R; Rascher Insurance Map Publishing Company, *Atlas of Saint Paul, Minnesota* (Chicago: Rascher Insurance Map Publishing Company, 1891), sheet 298.

²⁷ R. L. Polk & Co., *Saint Paul City Directory* (Saint Paul: R. L. Polk & Co., 1907), 433.

²⁸ Saint Paul Building Permit Index Card for 398 Superior Street; Sanborn Map Company, *Insurance Map of Saint Paul, Minnesota* (New York: Sanborn Map Company, 1925), sheet 74.

²⁹ Ranweiler, “Our History.”

church for use as a rectory. The first service at the new church began in 1941, which was given in English under the direction of Father Jiracek. The property is owned by the church today.

Statement of Significance

The Saint Stanislaus Rectory, which was acquired by the church in 1940, was evaluated for potential significance under Criterion A: History in the areas of Religion and Ethnic Heritage. The property is associated with the Saint Stanislaus Church, a long-standing Catholic institution in Saint Paul's Bohemian West End neighborhood. While the Czech parish was originally founded in 1872, the rectory was acquired in 1940 during a period of modernization. While it appears that the Saint Stanislaus Rectory had loose ties to its Czech-Catholic heritage after it was purchased, more research is needed on the relationship between the church, rectory, educational buildings, and Czech programming after the 1940s. For the purposes of this review, the Saint Stanislaus Rectory is treated as eligible for listing in the National Register of Historic Places under Criterion A in the area of Ethnic Heritage. Research did not uncover any significant associations with historic persons and is also not recommended as eligible under Criterion B: Significant Person. The property does not appear to be significant under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The Saint Stanislaus Rectory was constructed in 1911 as a single-family home and was updated to a duplex in 1922. Once the Saint Stanislaus Church purchased the property in 1940, it was converted into a priest's rectory. Because the property's potential significance is derived from its association with the church in the 1940s, the property retains good integrity of design, materials, workmanship. It also has good integrity of setting, feeling, and association due to the presence of other Czech properties in the neighborhood.

Because Saint Stanislaus Catholic Rectory is presently owned by a religious institution, the property requires further justification under Criterion Consideration A: Religious Properties. A religious property must be evaluated from a secular position, which considers a broader perspective than the religious history of a particular group or doctrine. Since the Saint Stanislaus Rectory is associated with Czech heritage, its significance illustrates the social and cultural values of Czech-Catholic immigrants in the West End neighborhood. It was evaluated under secular terms and appears to meet the requirements for Criterion Consideration A: Religious Properties.

Saint Stanislaus Convent (RA-SPC-11235), 395 Superior Street

Description

The Saint Stanislaus Convent at 395 Superior Street is north of Saint Stanislaus Church and west of the Saint Stanislaus School. Constructed in 1950, the two-and-one-half story brick building has mild Colonial Revival details. It has a rectangular footprint and is clad in common-bond brick. The cross-gabled roof is covered in asphalt shingles and has a gabled wall dormer on the primary south facade. The south facade, facing Superior Street, has three bays with a central front entrance. The entrance has a single-leaf wood door with a nine-pane glass window and sidelights. It is flanked by a narrow, stone pilaster on either side. Above, the words "St. Stanislaus Convent" are carved into the stone lintel. The entrance is topped with a sloped metal roof. The convent has a regular fenestration pattern on the south, east, and west facades with paired or single replacement one-over-one, double-hung vinyl units. Each window opening has a

limestone sill. The basement windows on the east and west facades are glass block and have soldier-course brick headers. The north facade, facing Goodhue Street, has a replacement single-leaf door and irregular fenestration with replacement picture and one-over-one, double-hung vinyl units.



Figure 14. Saint Stanislaus Convent (RA-SPC-3806). Photographed facing north on West Superior Street, February 2021.

History

The Saint Stanislaus Convent is historically associated with the Saint Stanislaus Church, which was initially founded in 1872. The original church was a small, wood-frame structure that was replaced in 1886 after a substantial increase in Czech immigration to the West End neighborhood. That year, the Saint Stanislaus Catholic School was founded in the old church building on Western Avenue South between Goodhue and Superior Streets. Between 1885 and 1891, a brick convent was constructed on the old church lot to house the three nuns who taught at the school.³⁰ The old school was torn down and replaced with a four-room brick school in 1902 after enrollment reached seventy students. By 1950, nearly 300 students were enrolled at the Saint Stanislaus School. That year, a four-room addition was constructed on the school and the seven nuns employed by the school received a new, two-and-one-half-story brick convent.³¹

Statement of Significance

The Saint Stanislaus Convent was evaluated for potential significance under Criterion A: History in the areas of Religion and Ethnic Heritage. The property is associated with the Saint Stanislaus Church, a long-standing Catholic institution in Saint Paul's Bohemian West End neighborhood. While the Czech parish was originally founded in 1872, the convent was constructed in 1950 during a significant period of modernization. While it appears that the Saint Stanislaus Convent had loose ties to its Czech-Catholic heritage after its construction, more research is needed on the relationship between the church, educational buildings, and Czech programming after the 1940s. For the purposes of this review, the Saint Stanislaus Convent is treated as eligible for listing in the National Register of Historic Places under Criterion A in the area of Ethnic Heritage.

³⁰ Sanborn Map Company (1885), sheet 40R; Rascher Insurance Map Publishing Company, 1891, sheet 298.

³¹ Ranweiler, "Our History;" Darling, "St. Stanislav Kostka," 25.

Research did not uncover any significant associations with historic persons and is also not recommended as eligible under Criterion B: Significant Person. The property does not appear to be significant under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The Saint Stanislaus Convent has not undergone significant alterations through its history and retains good integrity of design and workmanship. While windows and doors have been replaced, this does not impact the overall integrity of materials. It also has good integrity of setting, feeling, and association due to other Czech properties in the neighborhood.

Because the Saint Stanislaus Catholic Convent is presently owned by a religious institution, the property requires further justification under Criterion Consideration A: Religious Properties. A religious property must be evaluated from a secular position, which considers a broader perspective than the religious history of a particular group or doctrine. Since the Saint Stanislaus Rectory is associated with Czech heritage, it was evaluated under secular terms and appears to meet the requirements for Criterion Consideration A: Religious Properties.

Saint Stanislaus School (RA-SPC-5045), 175 Western Avenue

Description

The Saint Stanislaus School is on Western Avenue South between Superior Street and Goodhue Street in Saint Paul. The Classical Revival school was constructed in 1902, and received a rear addition in 1950. The two-story building has a rectangular plan and sits on a raised Platteville limestone basement. It is clad in running-bond brick and has a flat roof. The primary east facade, facing Western Avenue, has seven bays. The main entrance is on the center bay of the east facade and has a replacement metal door flanked by sidelights. A sandstone lunette, incised with a cross, is above the door. The entrance system is framed by Composite order brick pilasters and a sandstone entablature. A metal plate that reads, “MacDonald Montessori School” is placed over the architrave. On the second story, the center bay has a sandstone panel with three fixed windows, which are replacements. The top of the panel is incised with a cross.



Figure 15. Saint Stanislaus School (RA-SPC-5045). Photographed facing southwest on corner of West Goodhue Street and Western Avenue South, February 2021.

The original portion of the north and south facades each have four bays, which match the appearance of the primary east facade. The building is overall defined by its fenestration pattern. All windows are replacement one-one-over, double-hung units. On the first story, each window has a sandstone sill and a brick jack-arch header with a sandstone keystone. A stringer course of sandstone separates the first and second stories. The second windows each have a sandstone sill and lintel, and are surrounded by a recessed brick arch framed with a jack-arch header and sandstone keystone.

The 1950 addition extends the Saint Stanislaus School to the west. The addition is clad in brown common-bond brick, with light tan brick on the raised basement. On the south facade, a secondary entrance on the westernmost bay is decorated with sandstone panelling from the raised basement to the second story. Windows on the addition are paired fixed units with two sliding units below.

History

The Saint Stanislaus School is historically associated with the Saint Stanislaus Church, which was initially founded in 1872. The original church was a small, wood-frame structure that was replaced in 1886 after a substantial increase in Czech immigration to the West End neighborhood. That year, the Saint Stanislaus Catholic School was founded in the old church building on Western Avenue South between Goodhue and Superior Streets.³² The old school was torn down and replaced with a four-room brick school in 1902 after enrollment reached seventy students. By 1950, nearly 300 students were enrolled at the Saint Stanislaus School. A four-room addition was constructed that year and the nuns employed by the school received a new brick convent.³³ The Ramsey County Historical Society and Saint Paul Heritage Preservation Historic Site Survey indicated that the Saint Stanislaus consolidated with other Catholic school after the 1950s and ultimately closed in 1974. The Saint Stanislaus Church began leasing the school building to the West Seventh Street Neighborhood Center and later to the MacDonald Montessori School in 1982. The property was sold in 1985 and remains the MacDonald Montessori School today.³⁴

Statement of Significance

The Saint Stanislaus School was evaluated for potential significance under Criterion A: History in the areas of Religion and Ethnic Heritage. The Saint Stanislaus parish is a long-standing religious institution in Saint Paul's Bohemian West End neighborhood. The Czech parish was originally founded in 1872. After a new church was built in 1886 to support the growing congregation, the Saint Stanislaus School was established in an old wood-frame church building. By 1902, a new brick school was constructed on the old church lot. Although more research is needed to confirm its significance with Czech-Catholic heritage, the Saint Stanislaus School will be treated as eligible for listing in the National Register of Historic Places under Criterion A in the areas of Religion and Ethnic Heritage for the purposes of this review. Research did not uncover any significant associations with historic persons and is also not recommended as

³² Sanborn Map Company (1885), sheet 40R; Rascher Insurance Map Publishing Company (1891), sheet 298.

³³ Ranweiler, "Our History;" Darling, "St. Stanislav Kostka," 25-26.

³⁴ Susan Granger, "175 Western Avenue South," Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

eligible under Criterion B: Significant Person. The property does not appear to be significant under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The 1950 addition to the Saint Stanislaus School moderately impacts the integrity of design. While windows and doors have been replaced, this does not impact the overall integrity of materials. It also retains excellent integrity of setting, feeling, and association due to the presence of other Czech properties in the neighborhood.

Because the Saint Stanislaus Catholic Convent was constructed by a religious institution, the property requires further justification under Criterion Consideration A: Religious Properties. A religious property must be evaluated from a secular position, which considers a broader perspective than the religious history of a particular group or doctrine. Since the Saint Stanislaus Rectory is associated with Czech heritage, it was evaluated under secular terms and appears to meet the requirements for Criterion Consideration A: Religious Properties.

Joseph Walla House (RA-SPC-5311), 557 West Seventh Street

Description

The Joseph Walla House was originally constructed in 1884 at 364 Goodhue Street. It was moved to its current site at 558 West Seventh Street in 1977. The house shares a site with two other late-nineteenth century properties—the William Gronewald Townhouse (RA-SPC-8329) and the William Gronewald House (RA-SPC-5313). All three buildings were moved in the 1970s and are situated on a grassy area near West Seventh Street and surrounding parking lots for businesses and the Winslow Commons apartments.

The two-and-one-half story Joseph Walla House has modest Queen Anne details, an L-shaped plan, and a replaced concrete foundation. It is clad in painted stretcher-bond brick and has a complex hip-on-gable roof, which is covered in asphalt shingles and has a brick chimney. The simply decorated house has plain fascia board along the roof line and a stained-glass window on the north facade's gable end. The remaining windows are replacement fixed units with stone sills and jack-arch brick headers.



Figure 16. Joseph Walla House (RA-SPC-5311). Photographed facing south from Winslow Commons parking lot, February 2021.

The Joseph Walla House has two main entrances, both of which are not original to the building. One is on the north facade and the other is on the south facade. The north facade, facing the Winslow Commons parking lot, has a one-story porch with spindled posts and a hip roof. A gable end rests on the porch's roof over the main entrance. The south facade, facing the Novare Counseling Center parking lot, has a two-story porch. The south porch is supported by wood spindles and has a simple wood railing. An exterior stair leads up to the porch's second story.

History

Joseph Walla was born in Bohemia in 1857 and immigrated to Saint Paul in the late 1860s with his parents, Antone and Annie Walla. Joseph Walla and his family initially lived on Banfil Street until 1884, when he purchased a lot at 364 Goodhue Street in Saint Paul's West End neighborhood. Walla lived at his home on Goodhue Street with his wife, Flora, daughter, Bessie, and nephew, Emil Jalinek, until his death in 1925. On the 1900 census, Walla was listed as a sheet metal worker.³⁵ Saint Paul directories indicate Walla owned the Grand Avenue Hardware and Tin Shop on Grand Avenue in Saint Paul.³⁶

In 1977, the Joseph Walla House was moved from its original location to 557 West Seventh Street as part of the "Fort Road Office Park." At that time, the property was renovated to serve as an office.³⁷ The Novacare Counseling Center currently occupies the house.

Statement of Significance

Constructed in 1885, Joseph Walla House is associated with late-nineteenth residential development in Saint Paul. Many Czech immigrants, such as the Walla family, moved to the West End neighborhood between the 1880s and the turn of the twentieth century. The surrounding areas had Czech educational, religious, and social institutions, as well as residential houses for immigrants working in the nearby commercial and industrial properties on West Seventh Street. The property does not appear to be significant within this context, nor with events significant in history, and is consequently not eligible under Criterion A: History. The property is also associated with Joseph Walla, a Czech immigrant and tinner who occupied the house from 1885 to 1925. Walla does not appear to be a significant person in local history and the property does not appear to be eligible under Criterion B: Significant Person. Although the house has modest Queen Anne features, it is not a particularly good example of the style does not appear to be eligible under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The Joseph Walla House has poor integrity. Because the property was moved, it no longer retains integrity of location. The property was also removed from its historic residential setting, which reduces its integrity in that aspect, as well as its integrity of feeling and association. The interior of house was altered to become an office and the windows, doors, and porches were

³⁵ United States Federal Census for 1880 and 1900, Saint Paul, Ramsey County, Minnesota; Minnesota Death Certificate, Ramsey County, 1925-MN-023001.

³⁶ *R. L. Polk & Co.'s St. Paul City Directory* (Saint Paul: R. L. Polk & Co., 1913), 756; *R. L. Polk & Co.'s St. Paul City Directory* (Saint Paul: R. L. Polk & Co., 1914), 716; *R. L. Polk & Co.'s St. Paul City Directory* (Saint Paul: R. L. Polk & Co., 1918), 489; *R. L. Polk & Co.'s St. Paul City Directory* (Saint Paul: R. L. Polk & Co., 1919), 500.

³⁷ M. Mingo, "557 West Seventh Street," Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

replaced, diminishing the integrity of design. These factors considerably reduce the property's overall integrity.

The property's potential eligibility is also contingent on Criterion Consideration B: Moved Property. In a 2011 survey of the West End Neighborhood, Mead and Hunt recommended that the Joseph Walla House would not meet National Register Criterion Consideration B.³⁸ The Joseph Walla House, along with the William Gronewald Townhouse (RA-SPC-8329) and the William Gronewald House (RA-SPC-5313) were moved in 1977 to make room for new commercial development. Although dwellings were commonly moved to the West End between 1860s and the mid-twentieth century, most were moved to residential lots. The Joseph Walla House was moved to an expansive lot, surrounded by parking lots, a high-rise apartment building, and West Seventh Street. This is generally incompatible with the property's original location on a residential street with closely adjoining buildings. Additionally, the house now has a deep setback and angled orientation towards West Seventh Street, which is noticeably different from its historic site. These factors have resulted in a loss of integrity of setting. The Joseph Walla House does not appear to meet the eligibility requirements for Criterion Consideration B: Moved Properties and therefore is not recommended as eligible for listing in the National Register.

Charles A. Godbout and Son Funeral Home (RA-SPC-5312), 560 West Seventh Street

Description

The Charles Godbout and Son Funeral Home at 560 West Seventh Street was constructed in 1940 in the late Gothic Revival style. The one-and-one-half story building has an irregular plan and sits on a triangular parcel bounded by Ann Street, West Seventh Street, and Superior Street. It is predominately clad in ashlar-pattern stone masonry. The multi-level roof has sections that are flat and gabled, adding to the irregular shape of the building. A main section of the roof covering the chapel at the southern end of the building is side gabled, while the northern end has projecting bays and vestibules with flat roofs. Several flat roof sections also project from the main building on the rear east facade. The gabled portions of the roof are covered in clay tile.

Select bays project from the primary west facade, which faces West Seventh Street. The main entrance bay is near the center of west facade. It stands two stories tall, projects outward from the main section of the building, and has a front-gabled roof with a parapet. On the first story, its double-leaf wood doors are shaped in a pointed arch and have smoothed stone surrounds. Above there is a double-hung window with a smooth stone sill and lintel. The second entrance is on the south end of the west facade. It is marked by a one-story gable parapet above a double-leaf pointed arch door. Short, non-structural buttresses with stone caps delineate each bay on the chapel. On the chapel bays and the sides of the vestibules, the windows are six-over-six, double-hung replacement units with smoothed stone sills.

³⁸ Mead and Hunt, "Historic Resources Inventory," 125, 139.



Figure 17. Charles A. Godbout and Son Funeral Home (RA-SPC-5312). Photographed facing northeast from Seventh Street West, February 2021.

On the secondary north and south facades, the Charles Godbout and Son Funeral Home is clad in a smooth, ashlar pattern stone. The chapel's side-gable dominates the south facade, which also has a secondary entrance with a single-leaf wood door and a concrete stoop. The rear east facade is clad in stretcher-bond brick. It is dominated by projecting forms that are one to three stories in height. Windows on the secondary and rear facades are six-over-six and nine-over-nine double-hung units. A rear garage addition with three single-stall doors is on east facade.

History

The Charles Godbout and Son Funeral Home was founded by Charles A. Godbout, who was born in Saint Paul in 1884. Godbout's initial occupation was a truck driver, but he began working as undertaker at his own funeral home at 579 Wabasha Avenue in 1922.³⁹ The funeral industry expanded in Saint Paul throughout the early decades of the twentieth century and by 1927, there were forty firms in operation. This was partially due to the growth of the city, but also because of increased cultural acceptance of funeral parlors. Death had been a privately handled affair prior to the turn of the twentieth century. Improved medical care, nutrition, and sanitation led to lower mortality rates, meaning that the average American did not encounter death as frequently as earlier generations. Additionally, deaths occurring in the home became outnumbered by deaths occurring in a hospital. These factors estranged people from death and funeral arrangements, giving funeral directors a market to handle the increasingly scientific process of preparing a body for burial.⁴⁰

In the ca. 1930s, Godbout moved his business to 311 Ramsey Street in the former German Presbyterian Bethlehem Church (listed, RA-SPC-3030). It was common for funeral homes to give up their downtown locations in the mid-twentieth century and move with the flow of people

³⁹ United States Federal Census for 1900, Saint Paul, Ramsey County, Minnesota; *R. L. Polk & Co.'s St. Paul City Directory* (Saint Paul: R. L. Polk & Co., 1922), 596.

⁴⁰ Gary Laderman, *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America* (New York: Oxford University Press, 2003), 1-4.

to other neighborhoods.⁴¹ Charles Godbout employed his son, John H. Godbout, as secretary-treasurer of the funeral home.⁴² By 1940, Charles Godbout and Son Mortuary was established at 560 West Seventh Street. Charles passed away in 1959 and John died six years later in 1965.⁴³ It appears ownership of the building remained in the family until the Charles Godbout and Son Funeral Home was purchased by Wulff Family Mortuary in 1988. Wulff Family Mortuary was founded in 1884 by August Wulff, a cabinet maker and German immigrant, and expanded into a larger enterprise with locations in Saint Paul and surrounding suburbs through the late twentieth century.⁴⁴ The property, currently called the Wulff Godbout Funeral Home, is still in operation by Wulff Family Mortuary.

Statement of Significance

The Charles A. Godbout Funeral Home is associated with the postwar development of the West End neighborhood in Saint Paul and was evaluated under Criterion A in the area of Commerce for its role in the funerary industry of Saint Paul. The property does not appear to be significant within this context, nor is it tied to events significant in history, and is consequently not eligible under Criterion A: History. Although the property was associated with Charles A. Godbout and his son John Godbout, both individuals do not appear to be of sufficient significance to qualify under Criterion B: Significant Person. More research is needed to determine the property's association with under Criterion C: Architecture. Although the architect is unknown, its Gothic Revival details are locally unique in Saint Paul and is potentially representative of the local style. For the purposes of this review, the Charles A. Godbout Funeral Home will be treated eligible under Criterion C. The property was not evaluated under Criterion D for archaeological potential.

The Charles A. Godbout Funeral Home has not undergone significant alterations through its history and retains good integrity of design and workmanship. While windows were replaced, this does not impact the overall integrity of materials. The property functions as a funeral home today and has excellent integrity of setting, feeling, and association.

William Gronewald House (RA-SPC-5313), 561 West Seventh Street

Description

The William Gronewald House was constructed ca. 1882. It was originally located at 323 Banfil Street and was moved to its present located at 561 West Seventh Street in 1977. The house shares a site with two other late-nineteenth century properties—the William Gronewald Townhouse (RA-SPC-8329) and the Joseph Walla House (RA-SPC-5311). All three buildings were moved in the 1970s and are situated on a grassy area near West Seventh Street and surrounding parking lots for businesses and the Winslow Commons apartments.

⁴¹ “Our Story,” O’Halloran and Murphy Cremation and Funeral Services, accessed March 2021, http://www.ohalloranmurphy.com/index.cfm/aboutus/history/fh_id/12984.

⁴² United States Federal Census for 1930, Saint Paul, Ramsey County, Minnesota.

⁴³ Minnesota Death Certificate, Ramsey County, 1959-MN-031303; Minnesota Death Certificate, Ramsey County, 1965-MN-024050.

⁴⁴ Wulff Godbout Funeral Home, “About,” accessed March 2021, <https://www.dignitymemorial.com/funeral-homes/st-paul-mn/wulff-godbout-funeral-home/7243>

The two-and-one-half story residence has Queen Anne details. The house has a rectangular plan and is clad in stretcher-bond brick masonry. Its truncated hipped roof has wide eave overhangs, a decorative bargeboard, and a front gable with trefoil-shaped fretwork on the primary east facade. The roof is covered in asphalt shingles. The east facade, facing West Seventh Street, has three bays. An one-story replacement entrance portico is on the south bay. It is supported by spindled wood posts and has a hipped roof, which is covered in asphalt shingles. Its single-leaf front door has a replaced stained glass transom window. The east facade has a regular fenestration pattern. Window are one-over-one, double-hung wood units with stone sills and jack-arch headers. A stained glass bullseye window is centered on the front gable, which is surrounded by a decorative horseshoe truss in the gable end.



Figure 18. William Gronewald House (RA-SPC-5313). Photographed facing west on Seventh Street West, February 2021.

The south and west facades have little architectural detail. At the house's original lot on Banfil Street, the south facade historically neighbored the William Gronewald Townhouse (RA-SPC-8329, Figure 19). The west facade was at the rear of the building. Both were not historically visible from the public right-of-way. Both facades have few window openings, matching those on the primary east facade. The windows are one-over-one, double-hung wood units with stone sills and jack-arch headers. The west facade has a non-historic secondary entrance, which is a modern single-leaf door covered by a vinyl awning. The north facade has a decorative bay window on the first story.

History

The house originally constructed at 323 Banfil Street was occupied by William J. Gronewald, a German immigrant in born in Hanover in 1849.⁴⁵ Gronewald immigrated to Saint Paul at age twenty and worked as a carpenter and builder in the West End neighborhood from ca. 1873 to the early 1900s. He initially lived and worked near Fort Street and Western Avenue, and by 1875,

⁴⁵ United States Federal Census for 1880, 1890, 1900, and 1920, Saint Paul, Ramsey County, Minnesota.

occupied a house at 82 Banfil Street.⁴⁶ Gronewald had five employees and a storefront at 527 Fort Street in 1882. That year, his residence was listed in the *Saint Paul City Directory* as 323 Banfil Street.⁴⁷ Gronewald later served as president of the Fort Street Building Association in 1898 and moved his contracting business to the William Gronewald Townhouse (RA-SPC-8329), nextdoor to his residence (Figure 19).⁴⁸



Figure 19. William Gronewald House (RA-SPC-5313) at 323 Banfil Street in ca. 1975. The William Gronewald Townhouse (RA-SPC-8329) is to the left. (Minnesota Historical Society)

In 1977, the William Gronewald House was moved from its original location to 557 West Seventh Street as part of the “Fort Road Office Park.” At that time, the property was renovated to serve as an office.⁴⁹ The Associated Speech and Language Specialists currently occupy the property.

Statement of Significance

Constructed in 1884, the William Gronewald House is associated with late-nineteenth residential development in Saint Paul. Many immigrants moved to the West End neighborhood between the 1880s and the turn of the twentieth century. The surrounding neighborhood had Czech educational, religious, and social institutions, as well as residential houses for immigrants working in the nearby commercial and industrial businesses on West Seventh Street. The property does not appear to be significant within this context, nor with events significant in history, and is consequently not eligible under Criterion A: History. The property is also associated with William Gronewald, a German builder and carpenter who constructed many houses in the West End area. Research did not indicate that Gronewald was a significant person

⁴⁶ *Saint Paul City Directory* (Saint Paul: R. L. Polk & Co and A. C. Danser, 1873), 450; *R. L. Polk & Co's Saint Paul City Directory* (Saint Paul: R. L. Polk & Co, 1901), 660; *Saint Paul City Directory* (Saint Paul: R. L. Polk & Co and A. C. Danser, 1878), 216.

⁴⁷ *Saint Paul City Directory* (Saint Paul: R. L. Polk & Co and A. C. Danser, 1882), 80, 360.

⁴⁸ *R. L. Polk & Co's Saint Paul City Directory* (Saint Paul: R. L. Polk & Co, 1898), 535; *R. L. Polk & Co's Saint Paul City Directory* (Saint Paul: R. L. Polk & Co, 1901), 660.

⁴⁹ A. Katata, “561 West Seventh Street,” Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

in local history and the property does not appear to be eligible under Criterion B: Significant Person. Because the extent of Gronewald's work as a builder is unknown, more research is needed to determine the property's association with under Criterion C: Architecture. For the purposes of this review, the William Gronewald House will be considered potentially eligible under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The William Gronewald House has poor historic integrity. Because the property was moved, it no longer retains integrity of location. The property was also removed from its historic residential setting, which reduces the integrity of feeling and association. The interior of house was altered to become an office and the windows, doors, and porches were replaced, diminishing the integrity of design. These factors considerably reduce the property's overall integrity.

The property's potential eligibility is also contingent on Criterion Consideration B: Moved Property. In a 2011 survey of the West End Neighborhood, Mead and Hunt recommended that the William Gronewald House would not meet National Register Criterion Consideration B.⁵⁰ The William Gronewald House, along with the William Gronewald Townhouse (RA-SPC-8329) and the Joseph Walla House (RA-SPC-5311) were moved in 1977 to make room for new commercial development. Although dwellings were commonly moved to the West End between 1860s and the mid-twentieth century, most were moved to residential lots. The William Gronewald House was moved to an expansive lot, surrounded by parking lots, a high-rise apartment building, and West Seventh Street. This is generally incompatible with the property's original location on a residential street with closely adjoined buildings. Additionally, the house's deep setback and angled orientation towards West Seventh Street has resulted in a loss of integrity of setting. The William Gronewald House does not appear to meet the eligibility requirements for Criterion Consideration B: Moved Properties and therefore is not recommended as eligible for listing in the National Register.

Pullman Car (RA-SPC-5314), 603 West Seventh Street

Description

The Pullman Car at 603 West Seventh Street sits on a triangular lot bounded Superior Street to the north and Western Avenue South to the west. The building is a ca. 1906 wood-frame railroad coach, which faces southeast towards West Seventh Street. It was moved to the site in 1946 and has a one-story rear addition, which was constructed ca. 1990. The railroad coach is rectangular plan and is clad in wood vertical wood siding. It retains original tripartite wood windows. The train car has a clerestory roof, which is fitted with lunette-shaped stained glass windows. The main entrance is on the south end of the car, which historically was the front of the train. It has a replacement single-leaf metal door flanked by a fixed wood-frame window. The north end of the car has door and window openings, which have been covered with wood panels.

⁵⁰ Mead and Hunt, "Historic Resources Inventory," 125, 139.



Figure 20. The Pullman Car (RA-SPC-5314). Photographed facing west from Seventh Street West, February 2021.

The modern addition is northwest of the railroad car. It has a triangular plan, sits on a poured concrete foundation, and is clad in aluminum siding. The flat roof has metal flashing and is covered in rubber membrane. The addition’s north facade has a metal sliding window and single-stall glass and metal garage door opening.

History

Most historic diners or dining cars in the Midwest, including the nearby Mickey’s Diner (listed in the National Register) at the Seven Corners, were prefabricated structures constructed in the 1920s to the 1940s to imitate railroad cars. The Pullman Coach at 603 West Seventh Street was manufactured as a day coach in ca. 1906, possibly by the prominent Pullman Company—a major manufacturer of railroad passenger cars. In the early twentieth century, Oscar Johnson purchased the Pullman Car and moved it to south Saint Paul to open a beer parlor. In 1935, Larry Letourneau purchased the car. It was moved to its present-day location at 603 West Seventh Street in 1946. The Day by Day Cafe briefly occupied the space from 1975 to 1980, before moving north to the intersection of West Seventh Street and Goodrich Avenue.⁵¹ The building presently houses Tori Ramen.

Statement of Significance

The Pullman Car is associated with the postwar development of the West End neighborhood in Saint Paul. Although the Pullman Car was built at the turn of the century, it was moved to 603 West Seventh Street in 1946. The West End commercial district developed in the late nineteenth century, and Czech and other immigrants moved to the suburbs during the postwar period. The property does not appear to be significant within this context and is consequently not eligible under Criterion A: History. Research did not uncover any significant associations with historic persons and the Pullman Car is also not recommended as eligible under Criterion B: Significant Person. More research is needed to determine the property’s association with under Criterion C:

⁵¹ Lynn Scott and Debbie Olson, “603 West Seventh Street,” Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

Architecture. Although the building was not designed by prominent architect, its use of the Pullman Car is unique in Saint Paul's history and fits in with a broader history of Postwar train-car style diners. For the purposes of this review, the Pullman Car will be treated eligible under Criterion C. The property was not evaluated under Criterion D for archaeological potential.

The Pullman Car retains fair integrity. Although the property was moved, its setting on the busy West Seventh Corridor is compatible with its historic use as beer parlor in the 1930s. The coach retains excellent integrity of materials and design, despite a rear addition in the 1990s. Overall, it retains good feeling and association with its history as train-car style restaurant.

The property's potential eligibility is also contingent on Criterion Consideration B: Moved Property. In a 2011 survey of the West End Neighborhood, Mead and Hunt recommended that the Pullman Car would not meet National Register Criterion Consideration B.⁵² Because of the property's history as a functioning train coach, it did not have a permanent site in Saint Paul until the 1930s. Additionally, properties were commonly moved to the West End between 1860s and the mid-twentieth century. In 1946, the Pullman Car was moved from south Saint Paul to a triangular lot near Western Avenue South and West Seventh Street. The long side of the coach parallel to West Seventh Street with no setbacks, fitting in with the character of other commercial buildings along the corridor. It appears to meet the eligibility requirements for Criterion Consideration B: Moved Properties.

William Gronewald Townhouse (RA-SPC-8329), 555 West Seventh Street

Description

The William Gronewald Townhouse was constructed in 1891. It was originally located at 325 Banfil Street and was moved to its present located at 555 West Seventh Street in 1977. The townhouse shares a site with two other late-nineteenth century properties—the Joseph Walla House (RA-SPC-5311) and the William Gronewald House (RA-SPC-5313). All three buildings were moved in the 1970s and are situated on a grassy area near West Seventh Street and surrounding parking lots for businesses and the Winslow Commons apartments.

The three-story William Gronewald Townhouse is Queen Anne in style. The house has a rectangular plan and is clad in common-bond brick masonry. Its flat roof has a stepped parapet with metal flashing. On the primary east facade, the house has a decorative cast iron cornice with turrets and decorative gables. Large solar panels are affixed to the roof.

The east facade, facing West Seventh Street, is marked by an asymmetrical projecting bay, which has fixed wood-frame windows on the first and second stories and a large circular window on the third story. Between the second and third stories, there is a flat wood canopy with a decorative cornice and brackets. The southernmost bay has a one-story porch with a shed-roof and wood posts. The windows on the bay are one-over-one, double-hung wood units.

The south and north facades have little architectural detail. At the townhouse's original lot on Banfil Street, both facades historically neighbored adjacent buildings and were not immediately visible from the public-right-way. The south and north facades have an asymmetrical fenestration

⁵² Mead and Hunt, "Historic Resources Inventory," 135.

pattern. The window units are one-over-one, double-hung wood units with stone lintels and jack-arch sills, matching those on the primary east facade. The symmetrical west facade has three bays and a three-story back porch, which is constructed of wood with a replaced metal railing. Straight stairs span each floor, and are accessed by historic paneled-wood doors on the southernmost bay. The remaining bays have one-over-one, double-hung wood frames with stone sills and jack-arch headers. A one-story, front-gabled shed sits in the rear (west) yard.



Figure 21. William Gronewald Townhouse (RA-SPC-5831). Photographed facing southwest from Winslow Commons walkway, February 2021.

History

The house originally constructed at 325 Banfil Street was occupied by William J. Gronewald, a German immigrant in born in Hanover in 1849.⁵³ Gronewald immigrated to Saint Paul at age twenty and worked as a carpenter and builder in the West End neighborhood from ca. 1873 to the early twentieth century. He initially lived and worked near Fort Street and Western Avenue, and by 1875, occupied a house at 82 Banfil Street.⁵⁴ Gronewald had five employees and a storefront at 527 Fort Street in 1882. That year, his residence was listed in the *Saint Paul City Directory* as 323 Banfil Street.⁵⁵ Gronewald later served as president of the Fort Street Building Association in 1898 and moved his contracting business to the William Gronewald Townhouse, nextdoor to his residence.⁵⁶

In 1977, the William Gronewald Townhouse was moved from its original location to 557 West Seventh Street as part of the “Fort Road Office Park.” At that time, the property was renovated to serve as an office.⁵⁷ Minnesota Mortgage Financial currently occupies the property.

⁵³ United States Federal Census for 1880, 1890, 1900, and 1920, Saint Paul, Ramsey County, Minnesota.

⁵⁴ *Saint Paul City Directory* (1873), 450; *R. L. Polk & Co's Saint Paul City Directory* (1901), 660; *Saint Paul City Directory* (1878), 216.

⁵⁵ *Saint Paul City Directory* (1882), 80, 360.

⁵⁶ *R. L. Polk & Co's Saint Paul City Directory* (1898), 535; *R. L. Polk & Co's Saint Paul City Directory* (1901), 660.

⁵⁷ Mead and Hunt, “William Gronewald Townhouse,” Saint Paul Heritage Preservation Commission – Building Inventory Form, April 2011. At Minnesota State Historic Preservation Office.

Statement of Significance

Constructed in 1891, William Gronewald Townhouse is associated with late-nineteenth residential development in Saint Paul. Many immigrants moved to the West End neighborhood between the 1880s and the turn of the twentieth century. The surrounding neighborhood had Czech educational, religious, and social institutions, as well as residential houses for immigrants working in the nearby commercial and industrial businesses on West Seventh Street. The property does not appear to be significant within this context and is consequently not eligible under Criterion A: History. The property is also associated with William Gronewald, a German builder and carpenter who constructed many houses in the West End area. Research did not indicate that Gronewald was a significant person in local history and the property does not appear to be eligible under Criterion B: Significant Person. Because the extent of Gronewald's work as a builder is unknown, more research is needed to determine the property's association with under Criterion C: Architecture. The William Gronewald Townhouse is best considered for the National Register under Criterion C: Architecture. It was not evaluated under Criterion D for archaeological potential.

The William Gronewald Townhouse has poor integrity. Because the property was moved, it no longer retains integrity of location. The property was also removed from its historic residential setting to a wide grass lawn, which reduces the integrity of feeling and association. Additionally, the townhouse's current deep setback and angled orientation towards West Seventh Street has contributed to its loss of integrity of setting. The interior of house was altered to become an office and the front porch was replaced, impacting the property's integrity of design. Together, these factors considerably reduce the property's overall historic integrity.

The property's potential eligibility is also contingent on Criterion Consideration B: Moved Property. In a 2011 survey of the West End Neighborhood, Mead and Hunt recommended that the William Gronewald Townhouse would not meet National Register Criterion Consideration B.⁵⁸ The William Gronewald Townhouse, along with the William Gronewald House (RA-SPC-5313) and the Joseph Walla House (RA-SPC-5311) were moved in 1977 to make room for new commercial development. Although dwellings were commonly moved to the West End between 1860s and the mid-twentieth century, most were moved to residential lots. The William Gronewald Townhouse was moved to an expansive lot, surrounded by parking lots, a high-rise apartment building, and West Seventh Street. This is generally incompatible with the property's original location on a residential street with closely adjoined buildings. Additionally, the house's deep setback and angled orientation towards West Seventh Street has resulted in a loss of integrity of setting. The William Gronewald Townhouse does not appear to meet the eligibility requirements for Criterion Consideration B: Moved Properties and therefore is not recommended as eligible for listing in the National Register.

Saint Mark's Evangelical Lutheran Church (RA-SPC-8333), 550 West Seventh Street

Description

Saint Mark's Evangelical Lutheran Church is at the intersection of West Seventh Street, South Ann Street, and West Goodhue Street in Saint Paul. The Modern church building was

⁵⁸ Mead and Hunt, "Historic Resources Inventory," 125, 139.

constructed in 1955. It has a T-shaped plan and is clad in ashlar-pattern limestone masonry. The irregular roof has a front gable on the main body of the church, which intersects with a flat-roof portion at the top of the T. The front-gable portion of the roof is covered in asphalt shingles.

The primary west facade, facing West Seventh Street and Ann Street, is dominated by the steeply pitched gable end and a one-story projecting entrance vestibule with a flat roof. The vestibule is clad in ashlar-pattern limestone and has thick metal flashing. A large, double-leaf wood door is slightly recessed in the vestibule, flanked by large plate glass and metal windows. The doors each have four small, square-shaped windows running in a vertical line. The vestibule stretches around to the south facade, where there is a secondary plate-glass and metal entrance system. A copper spire projects from the south end of the vestibule's roof. Above the vestibule, a large metal cross is on the gable end on the west facade.

The north and south facades both have irregular profiles due to the T-shaped plan of the building. The main body of the church forms the bottom of the T in plan, while the top of the T is used for educational services. Both portions of the church are marked by long ribbons of fixed metal windows. A secondary plate glass and metal entrance system and an exterior limestone masonry chimney is on the east facade.



Figure 22. Saint Mark's Evangelical Lutheran Church (RA-SPC-8333). Photographed facing east from Ann Street, February 2021.

History

While Saint Marcus Lutheran Church was constructed in 1955, the parish was initially founded in 1898 to accommodate a growing group of German Lutheran immigrants in Saint Paul's West End neighborhood. The West End neighborhood is sometimes called Little Bohemia due to the large concentration of Czech immigrants, but the area was also settled by German immigrants of various Catholic, Lutheran, and Protestant Christian faiths. There were five German churches in the neighborhood at the turn of the century, and Saint Marcus was the only Lutheran congregation. A small pocket of Lutheran-German immigrants resided west of the Bohemian Saint Stanislaus Catholic Church. This group started the Saint Marcus parish at the intersection

of Saint Clair Avenue and Duke Street in 1898 and the congregation moved to Leech and McBoal Streets by 1922.⁵⁹

Saint Marcus Church practiced the Ohio synod of Lutheranism, developed in the Allegheny region of the state in early nineteenth century. While a predominantly German-speaking synod, immigrants from all Germanic countries were accepted. Saint Marcus then joined the American Lutheran Church in 1933, a new national organization that combined several historic synods. Separate services were held in German and English until 1933, when the church permanently switched to English. By the 1940s, the church changed its name to “Saint Mark’s” to reflect the American ideals of the congregation. While parishioners and church leaders grappled with anti-German sentiments during the World Wars, Saint Mark’s grew significantly during the postwar period and established a planning commission to construct a new church in 1948. By 1954, Saint Mark’s Church acquired land at the intersection of Ann Street, Goodhue Street, and West Seventh Street.⁶⁰

The new church was designed by Albert G. Plagens, who described the building as “modern contemporary.” With his design, Plagens hoped “to solve the need and space requirements in a simple, straight and forward manner; that would not only provide St. Mark with a building that would be practical, but one that would be honest in its construction, attractive in appearance, and economical to build and maintain.”⁶¹ Albert G. Plagens was an architect based in New Ulm, best known for designed the Art Moderne style Public Library and Historical Building in Brown County in 1937. He also served as the architect on the Split Rock Bridge in Pipestone County, which was a Public Works Administration (PWA) project completed in 1938.⁶²

Five years after the completion of the new Saint Mark’s church building in 1955, the American Lutheran Church joined with the Evangelical Lutheran Church and United Lutheran Church in the “new” American Lutheran Church. Saint Mark’s then merged with the Evangelical Lutheran Church of America in 1978, which was founded that year. Saint Mark’s remains a Lutheran Evangelical church today.⁶³

Statement of Significance

The Saint Marcus Lutheran Church was evaluated for potential significance under Criterion A: History in the areas of Religion and Ethnic Heritage. While the German-Lutheran congregation was established in 1898, the present-day church was constructed in 1955 during a period of modernization. It appears the property had loose ties to its ethnic heritage at the time of construction, however, the church appears to be associated with changing German and American cultural associations during the postwar period. Additionally, the church was constructed

⁵⁹ Garry J. Brueggemann, “Building a Neighborhood Beacon: The First Half Century of St. Mark Lutheran Church,” in *A Century at St Mark Lutheran Church: Commemorating the 100th Anniversary of St. Mark Evangelical Lutheran Church* (Saint Paul: St. Mark Evangelical Lutheran Church, 1998), 4-8, 17-18.

⁶⁰ Brueggemann, “Building a Neighborhood Beacon,” 5-6, 22-24; Ann Schroeder, “Keeping the Beacon Lit: The Second Half Century at St. Mark,” in *A Century at St Mark Lutheran Church: Commemorating the 100th Anniversary of St. Mark Evangelical Lutheran Church* (Saint Paul: St. Mark Evangelical Lutheran Church, 1998), 36-37.

⁶¹ Schroeder, “Keeping the Beacon Lit,” 37.

⁶² Jeffrey A. Hess, “Split Rock Bridge,” National Register of Historic Places Nomination Form, State Historic Preservation Office, August 1988, Section 8, Page 1.

⁶³ Schroeder, “Keeping the Beacon Lit,” 40, 48.

simultaneously with the consolidated Evangelical Lutheran faith in the United States. More research is needed to clarify the relationship between German immigrants, the Saint Marcus Church, and Evangelical Lutheranism in Saint Paul. For the purposes of this review, the Saint Marcus Lutheran Church is treated as eligible for listing in the National Register of Historic Places under Criterion A. Research did not uncover any significant associations with historic persons and is not recommended as eligible under Criterion B: Significant Person. More research is needed to evaluate the property's significance under Criterion C: Architecture, as designed by Albert G. Plagens. While Plagens is known for his PWA Moderne designs, little is known about his work as an architect and there are no known examples of his later work. Additional comparisons would determine if Saint Marcus is a noteworthy example of his skill. For the purposes of this review, the property will be treated eligible under Criterion C. The property was not evaluated under Criterion D for archaeological potential.

Saint Mark's Church has not undergone significant alterations and retains good integrity of design, materials, and workmanship. The property remains on the busy West Seventh commercial corridor and has good integrity of setting, feeling, and association.

Because Saint Mark's Church is a religious institution, it requires further justification under Criterion Consideration A: Religious Properties. A religious property must be evaluated from a secular position, which considers a broader perspective than the religious history of a particular group or doctrine. Since Saint Mark's is potentially eligible for its association with Ethnic Heritage under Criterion A, its significance illustrates the social and cultural values German-Lutheran immigrants in the West End neighborhood. Under Criterion C, the property is potentially significant as a good example of Albert G. Plagen's work as an architect. In both cases, the property was evaluated under secular terms and appears to meet the requirements for Criterion Consideration A: Religious Properties.

Christian Reinhardt House (RA-SPC-8334), 383 Goodhue Street

Description

The Christian Reinhardt House (RA-SPC-5836) is on the northwest corner Goodhue Street and Western Avenue South in Saint Paul. The one-story Greek Revival house was constructed between 1865 and 1870 by prominent local stonemason Christian Reinhardt. The original house was assembled from an earlier 1850s-era wood-frame house, which was moved to its present lot and adjoined to a new Platteville limestone masonry section that was constructed by Reinhardt in the late 1860s. This original portion of the house has a side-hall plan, which is two rooms wide on the south facade, facing Goodhue Street, and one room deep on the east facade, facing Western Avenue South. The Christian Reinhardt House presently has a L-shaped plan, which is the result of two additions. The first addition is a limestone masonry ell that was constructed to the north of the original house in ca. 1870. The ell is recessed slightly from the east facade of the original house for an open, integral porch. The second hipped-roof addition was constructed at an unknown date and is on the west facade, at the intersection of the L. It is not visible from the public right-of-way. The house overall has a cross-gabled roof, which is covered in asphalt shingles. A stucco-covered chimney is on the roof apex of the original house, and another chimney is placed on the west slope of the hipped-roof addition. A small wood-frame shed with a gabled roof is northeast of the house.



Figure 23. Christian Reinhardt House (RA-SPC-5836). Photographed facing west from Western Avenue South, February 2021.

The south and east street-facing facades showcase Greek Revival details. The roof is decorated with wide bands of trim, boxed eaves, and cornice returns. The original 1850s-era frame house has four bays on the south facade and two bays on the east facade. It is clad in wood clapboard. An off-center, wood batten storm door is on the south facade. The windows are replacement one-over-one, double-hung units. The door and window openings have wide wood surrounds. The longer east facade has seven bays, which includes the ca. 1870 ell addition with an integrated porch. The southern portion of the east facade is clad in wood clapboard, while the remainder of the facade is solid Platteville limestone. The windows on the ell are four-over-four, double-hung wood units. The window and door openings have limestone sills and segmental-arch lintels on the porch.

History

Constructed in the late 1860s, the Christian Reinhardt House is in the Saint Paul HPC's Limestone Properties Thematic District. This non-contiguous thematic district was identified in 2015 and includes five properties constructed of solid Platteville limestone in the Seventh Street West neighborhood between 1850s to the 1880s.

Platteville limestone buildings dating from Saint Paul's first period of development are uncommon. Although the City of Saint Paul itself is situated upon a Platteville limestone bluff, the once readily available and common building material had limited appeal after the construction of railroads in the 1880s when more building materials were available. During height of the stone's popularity from the 1850s to the 1880s, many large Platteville limestone quarries and stone yards arose in downtown Saint Paul, and later the West Seventh Street area. As the neighborhood developed, sixty-four residences and eighty-two commercial, public, and religious buildings were constructed completely of limestone. Countless more employed the

building material for rear and side walls and foundations. Only a handful of solid Platteville limestone buildings remain in Saint Paul today.⁶⁴

Two of the properties in the Limestone Properties Thematic District were built by Christian Reinhardt—the Martin Weber House at 202 McBoal Street and the Christian Reinhardt House at 383 Goodhue Street. Christian Reinhardt was born in Hesse, Germany, and immigrated to Saint Paul with his wife in the 1850s. He initially settled in Saint Paul’s Upper Landing neighborhood, where he worked as a stonemason. Between 1865 and 1870, Reinhardt and his family moved to the corner of Western Avenue and Goodrich Street at the heart of the city’s quarrying and stonemasonry district. Reinhardt constructed his own house, which combined a section of an 1850s-era wood-frame house that was moved to Reinhardt’s new lot and a narrow ell constructed of solid Platteville Limestone masonry. This became his family’s home and is one of the few remaining examples of his work. Reinhardt was considered a prominent local stonemason, receiving contracts for several Fort Snelling additions in 1880, and several forts in Montana. He would also commonly collaborate with Jacob Amos, another immigrant stonemason from Hesse, Germany.⁶⁵

Significance

For the purposes of this review, the Christian Reinhardt House is treated as eligible for listing in the National Register of Historic Places under Criterion A in the area of Exploration/Settlement because it represents the early growth and development of Saint Paul during the settlement era. It also appears to be potentially eligible under Criterion C for its association with Christian Reinhardt, a prominent early stonemason and master craftsman in Saint Paul who built and resided in the house. Although the property has the potential for eligibility under Criterion B: Significant Person as Reinhardt’s primary residence, the argument for Criterion C appears to be more compelling. The property was not evaluated under Criterion D for archaeological potential.

The Christian Reinhardt House retains good historic integrity. Although the wood-frame portion of the property was moved in the 1860s, this move occurred early in the property’s history and early in the neighborhood’s development, and it achieved significance in its current location. Therefore, the property’s integrity of setting is minimally impacted. The property has not undergone significant alterations since and has excellent integrity of design, materials, and workmanship.

The property’s potential eligibility is also contingent on Criterion Consideration B: Moved Property. The wood-frame section of the Christian Reinhardt House was constructed in ca. 1850 and was moved to its present location between 1865 and 1870. The moved portion of the house was integrated into the design of a new limestone masonry section, which was also constructed in the late 1860s. Moved residential properties are common in the Seventh Street West neighborhood due to the rapid development of the Upper Landing in the mid-to-late nineteenth

⁶⁴ Paul Nelson, “Platteville Limestone,” MNopedia, <https://www.mnopedia.org/thing/platteville-limestone>; Schroeder and Frame, “Limestone Properties of Saint Paul’s West Seventh Neighborhood Thematic Nomination,” 1, 7-11, 18-19.

⁶⁵ Thomas Schroeder, “Pioneer-Era Limestone Buildings of Saint Paul, Part 3, Description of Individual Properties,” Prepared for the Saint Paul Historic Preservation Commission, August 13, 2015, 25-26.

century.⁶⁶ The Christian Reinhardt House was moved to its site during the neighborhood's historic period of development and is a part of that historic context. Nearby historic-age buildings were constructed after the house was moved, giving it good integrity of setting. The property appears to meet the requirements for Criterion Consideration B: Moved Properties.

⁶⁶ Mead and Hunt, "Historic Resources Inventory," 125.

RESULTS

In earlier phases Section 106 review for the Winslow Commons Addition project, SHPO agreed that fourteen properties in the APE required no further investigation. These properties are listed in Table 2 below.

SHPO Inventory No.	Property Name	Address	Date	Previous Recommendation
RA-SPC-5043	Residence	139 Western Avenue South	1885	Not eligible
RA-SPC-5044	Residence	159 Western Avenue South	1906	Not eligible
RA-SPC-6655	Apartment	135 Western Avenue South	1900	Not eligible
Not assigned	House	121 Western Avenue South	1900	Not eligible
Not assigned	House	382 Banfil Street	1870	Not eligible
Not assigned	Henry Courts Townhomes	146 Western Avenue South	1980	Not eligible
Not assigned	House	389 Goodhue Street	1865	Not eligible
Not assigned	Winslow Commons	160 Western Avenue South	1977	Not eligible
Not assigned	Office Building	545 West Seventh Street	1966	Not eligible
Not assigned	Apartment Building	586 West Seventh Street	1870	Not eligible
Not assigned	Apartment Building	356 Superior Street	1908	Not eligible
Not assigned	Commercial Building	600 West Seventh Street	1886	Not eligible
Not assigned	Commercial Building	608 West Seventh Street	1966	Not eligible

SHPO also recommended that eleven properties in the APE should be evaluated for their potential for listing in the National Register. Three properties are recommended not eligible due to a lack of integrity. Because of pandemic-related research restrictions, HUD agreed to consider the remaining eight properties as eligible for the National Register of Historic Places for the purposes of this review. One property, C.S.P.S. Hall at 605 Seventh Street West, is listed in the National Register. These properties are listed below on Table 3 and mapped in Figure 24 on the next page.

During the evaluation process, three properties were recommended as not eligible for listing in the National Register. The Joseph Walla House (RA-SPC-5311), the William Gronewald House (RA-SPC-5313), and the William Gronewald Townhouse (RA-SPC-8229) were moved in 1977 and do not appear to meet the requirements for Criterion Consideration B: Moved Property. These properties were also included in the APE map in Figure 24.

SHPO Inventory No.	Property Name	Address	Date	Recommendation
RA-SPC-3806	Saint Stanislaus Rectory	398 Superior Street	1911	Considered eligible
RA-SPC-5045	Saint Stanislaus School	175 Western Avenue South	1902	Considered eligible
RA-SPC-5046	Saint Stanislaus Catholic Church	187 Western Avenue South	1940	Considered eligible
RA-SPC-5311	Joseph Walla House	557 West Seventh Street	1884	Not eligible
RA-SPC-5312	Charles Godbout and Son Funeral Home	560 West Seventh Street	1940	Considered eligible
RA-SPC-5313	William Gronewald House	561 West Seventh Street	1882	Not eligible
RA-SPC-5314	Pullman Car	603 West Seventh Street	1906	Considered eligible
RA-SPC-5841	C.S.P.S. Hall	605 West Seventh Street	1887	Listed
RA-SPC-8329	William Gronewald Townhouse	555 West Seventh Street	1891	Not eligible

RA-SPC-8333	Saint Mark Lutheran Church	550 West Seventh Street	1955	Considered eligible
RA-SPC-8834	Christian Reinhardt House	383 Goodhue Street	1868	Considered eligible
RA-SPC-11235	Saint Stanislaus Convent	395 Superior Street	1950	Considered eligible



Figure 24. Map of listed and surveyed properties in the Area Potential Effects (APE) for the Winslow Commons Addition.

ASSESSMENT OF EFFECTS

The APE was designed to assess the direct, indirect, and cumulative effects from the construction of the proposed Winslow Commons Addition. No potentially eligible or listed properties will be demolished or altered as part of the project, which will occur on a parking lot and grassy area southwest of the existing Winslow Commons apartment building. Archaeological effects are discussed in a separate report.⁶⁷

Potential Visual Effects

The Winslow Commons Addition has the potential to visually impact the setting of the surrounding properties in the APE. As a four-story building, the proposed development fits in with the setting of the neighborhood. The majority of surrounding properties are one-to-three stories tall, and many have raised basements. The proposed building's footprint is a similar size to the seven-story Winslow Commons apartment building, which will block the view of the Winslow Commons Addition from properties in the east, southeast, and south portions of the APE. Most of these properties are at least one block from the proposed Winslow Commons Addition. This diminishes the proposed project's visual impact on their integrity of setting. Listed and eligible properties that will be in direct view of the Winslow Commons Addition include:

- Saint Stanislaus Catholic Church (RA-SPC-5046)
- Saint Stanislaus School (RA-SPC-5045)
- Joseph Walla House (RA-SPC-5311)
- William Gronewald House (RA-SPC-5313)
- William Gronewald Townhouse (RA-SPC-8329)
- Pullman Car (RA-SPC-5314)
- Christian Reinhardt House (RA-SPC-5836)
- C.S.P.S. Hall (RA-SPC-5841, listed)

The integrity of setting in the direct vicinity of the Winslow Commons Addition was altered in the 1970s with the demolition of the Monroe School and the Bohemian Catholic Club, as well as the construction of the existing Winslow Commons apartment building, Henry Court Townhomes, and an office park north of the site. While the 1970s demolition and new construction moderately impacted setting, the large presence late-nineteenth and early-twentieth century residential and commercial buildings from the West End's period of growth and development strengthen the neighborhood's historic setting. Historic Sanborn Fire Insurance maps show the non-extant Monroe School and Catholic Club previously on the site had similar footprints as the proposed Winslow Commons Addition. Because of the historic presence of larger institutions, including the Saint Stanislaus Catholic Church (RA-SPC-3806) and Saint Stanislaus School (RA-SPC-5045), the project's impact on historic properties' integrity of setting is minimal. Additionally, the three properties immediately east of the project site—the Joseph Walla House (RA-SPC-5311), the William Gronewald House (RA-SPC-5313), and the William Gronewald Townhouse (RA-SPC-8329)—were moved from Banfil Street and no longer retain integrity of location or setting.

⁶⁷ Nienow Cultural Consultants, "Phase Ia Literature Review, 170 Western Avenue South, Saint Paul, Ramsey County, Minnesota," December 19, 2020.

Potential Auditory, Vibratory, Atmospheric, and Other Foreseeable Future Effects

There is the potential for temporary vibratory, auditory, and atmospheric effects from construction. Effects of this nature are anticipated to extend no further than 150 feet from the construction limits of the Winslow Commons Addition. No permanent auditory, vibratory, or atmospheric effects are anticipated after the project's completion.

The project does not have any foreseeable future effects after its construction. Traffic patterns will be slightly altered with the removal of the driveway on Goodrich Avenue. The existing driveway to south of Banfil Street will be utilized by both the Winslow Commons and Addition and the existing Winslow Commons Apartments. An 18-stall parking lot will be added north and east of the project. An increase in off-street parking is not anticipated. Residents are anticipated to take advantage of nearby public transportation, such as the major bus route on West Seventh Street.

CONCLUSION

The proposed Winslow Commons Addition is a four-story, affordable senior apartment building in Saint Paul. In a previous phase of Section 106 Review, the SHPO and HUD recommended that eleven properties in the APE should be evaluated for historic significance. Because of the COVID-19 pandemic, HUD agreed to treat the eleven properties as eligible for listing in the National Register of Historic Places for the purposes of this review. Additional research was conducted when feasible with pandemic restrictions. Hess Roise recommended that three properties—the Joseph Walla House (RA-SPC-5311), the William Gronewald House (RA-SPC-5313), and the William Gronewald Townhouse (RA-SPC-8229)—are not eligible for listing in the National Register.

The proposed building has been sensitively designed to be compatible with the character of the surrounding buildings and their historic setting. There are no anticipated direct, indirect, and cumulative effects on listed or considered eligible properties from the proposed project.

BIBLIOGRAPHY

- Adsit Architecture and Planning. "Area of Potential Effect, 170 Western Avenue, St. Paul, MN," July 22, 2020.
- Brueggemann. "Building a Neighborhood Beacon: The First Half Century of St. Mark Lutheran Church." In *A Century at St. Mark Lutheran Church: Commemorating the 100th Anniversary of St. Mark's Evangelical Lutheran Church*. Saint Paul: St. Mark Evangelical Lutheran Church, 1988.
- Darling, Sharen. "St. Stanislav Kostka." In *Gateway to a New World: Building Czech and Slovak Communities in the West End*, edited by Josef Dvorak Landsberger, 25-27. Saint Paul: West Seventh/Fort Road Federation, 2003.
- Dvorak Landsberger, Josef, ed. *Gateway to a New World: Building Czech and Slovak Communities in the West End*. Saint Paul: West Seventh/Fort Road Federation, 2003.
- Duffield Neill, Edward. *The History of Minnesota: From the Earliest French Explorations to the Present Time*, 4th ed. Minneapolis, Minnesota Historical Company, 1882.
- "Gathering Together: Society and Culture." In *Gateway to a New World: Building Czech and Slovak Communities in the West End*, edited by Josef Dvorak Landsberger, 21. Saint Paul: West Seventh/Fort Road Federation, 2003.
- Granger, Susan and Patricia Murphy. "Historic Sites Survey of Saint Paul and Ramsey County, 1980-1983: Final Report." Prepared for the Ramsey County Historical Society and the Saint Paul Heritage Preservation Commission, 1983.
- Granger, Susan. "175 Western Avenue South." Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.
- Hess, Jeffrey A. "Split Rock Bridge." National Register of Historic Places Nomination Form, August 1988. At Minnesota State Historic Preservation Office.
- Justin, Michael. "Česko-Slovansky Podporující Spolek." In *Gateway to a New World: Building Czech and Slovak Communities in the West End*, edited by Josef Dvorak Landsberger, 29-30. Saint Paul: West Seventh/Fort Road Federation, 2003.
- Katata, A. "561 West Seventh Street." Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.
- Lathorp, Alan K. *Churches of Minnesota: An Illustrated Guide*. Minneapolis: University of Minnesota Press, 2003.

- . *Minnesota Architects: A Biographical Dictionary*. Minneapolis: University of Minnesota Press, 2010.
- Laderman, Gary. *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America*. New York: Oxford University Press, 2003.
- Minnesota Death Certificate 1925-MN-023001, Ramsey County.
- Minnesota Death Certificate 1959-MN-031303, Ramsey County.
- Minnesota Death Certificate 1965-MN-024050, Ramsey County.
- McGrath, M. “398 West Superior Street.” Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.
- Mead and Hunt. “Historic Resources Inventory: Historic Resources in Portions of the Payne-Phalen, Thomas-Dale, and West 7th Street Neighborhoods.” Prepared for Historic Saint Paul, the Saint Paul Heritage Preservation Commission, and the Ramsey County Historical Society, July 2011.
- . Phase I Architecture/History Survey and Phase II Evaluation for Trunk Highway 149, Saint Paul, West Saint Paul, and Mendota Heights, Ramsey and Dakota Counties, Minnesota.” Prepared for the Minnesota Department of Transportation, December 2016.
- . “Saint Paul Historic Context Study: Neighborhoods at the Edge of the Walking City.” Prepared for Historic Saint Paul, the Saint Paul Heritage Preservation Commission, and the Ramsey County Historical Society, 2011.
- . “William Gronewald Townhouse.” Saint Paul Heritage Preservation Commission Building Inventory Form, April 2011. At Minnesota State Historic Preservation Office.
- Mingo, M. “557 West Seventh Street.” Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.
- Nelson, Paul. “Platteville Limestone.” MNopedia, Minnesota Historical Society. Accessed February 25, 2021. <https://www.mnopedia.org/thing/platteville-limestone>.
- Nienow Cultural Consultants. “Phase Ia Literature Review, 170 Western Avenue South, Saint Paul, Ramsey County, Minnesota,” December 19, 2020.
- “Our Story.” O’Halloran and Murphy Cremation and Funeral Services. Accessed March 2021, http://www.ohalloranmurphy.com/index.cfm/aboutus/history/fh_id/12984.
- Powderly, Leonard. “Monroe Memories.” *Community Reporter* (April 1977).

Ranweiler, Kristine. "Our History: The Church of Saint Stanislaus." Accessed March 2021.
<https://www.ststans.org/>.

Rascher Insurance Map Publishing Company, *Atlas of Saint Paul, Minnesota*. Chicago: Rascher Insurance Map Publishing Company, 1891.

———. *Atlas of Saint Paul, Minnesota*. Chicago: Rascher Insurance Map Publishing Company, 1901.

Renkiewicz, Frank. "The Poles." In *They Chose Minnesota: A Survey of the State's Ethnic Groups*, edited by June Drenning Holmquist., 362-380. Saint Paul, Minnesota Historical Society Press, 1981.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1898.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1901.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1907.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1913.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1914.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1918.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1919.

R. L. Polk & Co., 's Saint Paul City Directory. Saint Paul: R. L. Polk & Co., 1922.

Saint Paul Building Permit Index Card, 398 Superior Street.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1873.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1878.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1882.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1885.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1886.

Saint Paul City Directory. Saint Paul: R. L. Polk & Co. and A. C. Danser, 1887.

"Saint Paul Parishes: Description of the Catholic Churches in Saint Paul and Sketches of Their Pastors." *Saint Paul Globe*, January 1, 1888.

Sanborn Map Company. *Insurance Map of Saint Paul, Minnesota*. New York: Sanborn Map Company, 1885.

———. *Insurance Map of Saint Paul, Minnesota*. New York: Sanborn Map Company, 1903.

———. *Insurance Map of Saint Paul, Minnesota*. New York: Sanborn Map Company, 1912.

———. *Insurance Map of Saint Paul, Minnesota*. New York: Sanborn Map Company, 1925.

Schroeder, Ann. "Keeping the Beacon Lit: The Second Half Century at St. Mark." In *A Century at St. Mark Lutheran Church: Commemorating the 100th Anniversary of St. Mark's Evangelical Lutheran Church*. Saint Paul: St. Mark Evangelical Lutheran Church, 1988.

Schroeder, Thomas. "Pioneer-Era Limestone Buildings of Saint Paul, Part 3, Description of Individual Properties." Prepared for the Saint Paul Historic Preservation Commission, August 13, 2015.

Schroeder, Thomas, and Bob Frame. "Limestone Properties of Saint Paul's West Seventh Neighborhood: Thematic Nomination." Prepared for the Saint Paul Heritage Preservation Commission, August 13, 2015

Scott, Lynn, and Debbie Olson. "603 West Seventh Street." Ramsey County Historical Society and Saint Paul Heritage Preservation Commission Historic Sites Survey Inventory Form, June 1981. At Minnesota State Historic Preservation Office.

U.S. Department of Housing and Urban Development and Minnesota State Historic Preservation Office. "Winslow Commons, PID 80011399, Section 8# MN46-H162-005," November 20, 2020.

United States Federal Census for 1880. Saint Paul, Ramsey County, Minnesota.

United States Federal Census for 1890. Saint Paul, Ramsey County, Minnesota.

United States Federal Census for 1900. Saint Paul, Ramsey County, Minnesota.

United States Federal Census for 1920. Saint Paul, Ramsey County, Minnesota.

United States Federal Census for 1930. Saint Paul, Ramsey County, Minnesota.

Wright, Scott. *Gather Us In: A History of the Parishes of the Archdiocese of Saint Paul and Minneapolis*. Saint Paul: Archdiocese of Saint Paul and Minneapolis, 2000.

Winston Crislock, C. "The Czechs." In *They Chose Minnesota: A Survey of the State's Ethnic Groups*, edited by June Drenning Holmquist., 335-351. Saint Paul, Minnesota Historical Society Press, 1981.

———. “West End Controversies: Čech Catholics, Free Thinkers, and Congregationalists.” In *Gateway to a New World: Building Čech and Slovak Communities in the West End*, edited by Josef Dvorak Landsberger, 22-23. Saint Paul: West Seventh/Fort Road Federation, 2003.

Wulff Godbout Funeral Home. “About.” Accessed March 2021, <https://www.dignitymemorial.com/funeral-homes/st-paul-mn/wulff-godbout-funeral-home/7243>.

Zellie, Carole. “Historic Context Study: Pioneer Houses: 1854-1880.” Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. “Historic Context Study, Transportation Corridors: 1857-1950.” Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. “Saint Paul Historic Context Study, Churches, Synagogues, and Religious Buildings: 1849-1950.” Prepared for the Saint Paul Heritage Preservation Commission, 2001.

———. “Saint Paul Historic Context Study: Neighborhood Commercial Centers: 1874-1960.” Prepared for the Saint Paul Heritage Commission, 2001.

———. “Saint Paul Historic Context Study, Residential Real Estate Development: 1880-1950.” Prepared for the Saint Paul Heritage Commission, 2001.