

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

MAY 23 1977

DATE ENTERED

MAY 12 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

Woodland Park District

2 LOCATION

STREET & NUMBER

roughly bounded by Marshall & Selby Aves., and Circle & Dale Sts.

CITY, TOWN

St. Paul

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

4th

STATE

Minnesota

CODE

22

COUNTY

Ramsey

CODE

123

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCES☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

(Multiple -- list of owners on file at Minnesota Historical Society)

STREET & NUMBER

Building 25, Fort Snelling

CITY, TOWN

St. Paul

VICINITY OF

STATE

Minnesota

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Registrar of Deeds - Ramsey County Courthouse

STREET & NUMBER

15 West Kellogg Blvd.

CITY, TOWN

St. Paul

STATE

Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Building the Future From Our Past/Statewide Historic Sites Survey

DATE

1975/1976-77

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Old Town Restoration, Inc., 158 Farrington Street/Minnesota Historical Society

CITY, TOWN

St. Paul/St. Paul

STATE

Minnesota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Woodland Park District is located west of downtown St. Paul and just north of the Historic Hill District (listed in the National Register). It is roughly a rectangular area with boundaries at Dale Street to the west, Marshall Avenue to the north, and Arundel Street to the east. For the most part the southern boundary follows the southern property lines of residences south of Dayton Avenue. Near Kent Street, the boundary swings down to Selby Avenue to include four buildings. The major streets run east-west so that the majority of the buildings have a north-south axis.

The District is made up of 68 buildings constructed between 1880 and 1924. All but one of these is residential, the exception being the Dayton Avenue Presbyterian Church. Forty-eight percent of the extant buildings were built during the 1880s and only eight percent after 1910. Roughly thirty percent are either brick or stone with masonry bearing walls. The larger proportion, seventy percent, are of wood frame construction. Of these, sixty percent are sided in wood clapboard, twenty-four percent have been resided with asphalt or asbestos, and the remaining sixteen percent have been stuccoed. Twelve distinct styles can be recognized in the district, the predominant one being Queen Anne with more than one-fourth of the buildings in this category.

Marshall Avenue is a one-way street with traffic flow to the west. In 1971 houses on the north side of Marshall between Kent and Mackubin Streets were razed to make room for the construction of the Martin Luther King Center which now occupies the entire block. The Housing and Redevelopment Authority of St. Paul is presently planning to fill in the vacant lots on the north side of Marshall Avenue between Arundel Street and Mackubin Street with houses compatible with those across the street. The south side of Marshall Avenue between Dale and Arundel Streets remains residential with the majority of buildings constructed as single family dwellings.

Dayton Avenue is a one-way running east. The majority of buildings on this street were built as single family dwellings. There has recently been considerable interest in renovating and restoring structures along Dayton Avenue, especially at the node of Dayton Avenue and Kent Street.

Selby Avenue is a busy two-way thoroughfare with a high concentration of commercial buildings. The four buildings facing Selby which are included in the District are multiple-unit residential buildings.

The buildings in the Woodland Park District have been divided into four categories: (1) Pivotal buildings - those which are considered to be excellent examples of an architectural style between 1880 and 1910. (2) Supportive buildings - those which are contemporary in period and compatible in style but do not represent outstanding architecture. This category also includes buildings whose original integrity has been changed by alteration and/or state of disrepair. (3) Non-contributive buildings - non-contemporary and not of similar size, mass, or materials. (4) Intrusion - a building which detracts from the overall historic character of the District.

(see continuation sheet - page 1)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1880-1910

BUILDER/ARCHITECT multiple

STATEMENT OF SIGNIFICANCE

The Woodland Park District is significant in its representation of the major architectural styles in vogue in Minnesota between 1880 and 1910. Twelve distinct styles can be recognized in the buildings of the District, some having been executed by prominent local architects and others by catalogue builders.

The Woodland Park District is made up of the Selby, McClung, and Vanmeter's Addition (1857) and portions of the Mackubin and Marshall's Addition (1855) and the Woodland Park Addition (1870). These first two additions were platted early in the history of the city of St. Paul when speculation in real estate was at its peak. This period was followed by the panic of 1857 and depressed real estate value. It was not until after the Civil War when the money market was easy and the railroads were being built that people began moving into the District in any numbers.

As the city of St. Paul grew, the population pushed up St. Anthony Hill, the river bluff upon which the District is located. Certain areas along the edge of the bluff, namely Summit Avenue, were considered very fashionable ever since Henry Rice, one of St. Paul's leading citizens, built his home there in 1870.

The eastern end of Dayton Avenue where it met Summit also attracted many prominent St. Paul families. It had had some notable residents even before the Civil War, but with the economic boom of the 1870s, many of the city's wealthy built large homes in the area. It was only a matter of time until the population expanded further westward, especially down Dayton Avenue. The Woodland Park Addition was bought at this time for \$9,000, platted and sold five months later for \$20,000.

Whereas the wealthy and prominent lived on or near Summit Avenue, the Woodland Park District attracted professional people, owners of small businesses, clerks, and skilled laborers. One of the first residents was Edward Webb, a lawyer who built at 482 Marshall Avenue in 1867 and lived there until 1890. The house has since been razed. John M. Carlson, the building contractor who built the second State Capitol, was another early resident of the area. In 1871 he built a home for himself at 486 Dayton Avenue which is no longer extant. He later built four other houses across the street on the north side of Dayton Avenue which are still standing.

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Following is a listing of pivotal buildings within the district:

The Kenilworth: 223-225 Arundel Street
The Lansmere: 231-233 Arundel Street
The Elmwood: 235-237 Arundel Street

These three nearly identical buildings were designed by Herman Kretz between 1894 and 1895 on the corner of Marshall Avenue and Arundel Street. They were designed as six-unit residences in the Richardsonian mode. Each has a rusticated front facade and a three-storey wooden porch with columns and spindlework.

The Kenilworth is unique in having rounded corner bays rather than towers flanking the three-storey front porch. This building also differs from the others in the doorway detail where polished granite pilasters with carved sandstone capitals are found on each side of the entrance.

The rusticated front facade of the Lansmere features two rounded corner towers capped by a bracketted cornice with decorative frieze. The doorway to this building is situated under an arch which is supported by polished granite columns.

The Elmwood has two polygonal towers flanking the three-storey porch. In this building, polished granite columns support the entrance lintel.

Captain J.W. Jacobs House: 492 Marshall Avenue

This two and one half storey Queen Anne house was constructed in 1891 by J.H. Healy, a builder who specialized in catalogue designs. Half way up the side of the building runs a wide horizontal band of scalloped shingles. The shingle treatment is repeated in the front gable. The horseshoe shaped entrance portico supports an elaborately carved pediment. Curved brackets run under the eaves.

William Marshall House: 496 Marshall Avenue

This house immediately west of the Captain J.W. Jacobs House was also built in 1891 by J.H. Healy. Although not identical, the two houses share enough of the same detailing to be considered as twins. It is a Queen Anne of two and one half storeys which repeats the elevation of the Captain Jacobs House. Shingle banding can also be found in this building as can the shingled front gable. The most obvious repetition is the ornately carved pediment above the half-front porch. The house features a polygonal corner tower and a second-storey spindlework portico. William Rainey Marshall was governor of Minnesota

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from 1866 to 1870. Prior to this he was in real estate and was the developer of Marshall Avenue as part of the Mackubin and Marshall's Addition to St. Paul in 1856. This house was built for him and was his last home in Minnesota before moving to California.

233-235 Mackubin Street, 237-239 Mackubin Street, 512-514 Marshall Avenue

These three Mission style buildings were built at the corner of Mackubin Street and Marshall Avenue between 1907 and 1908. They are of stucco with a polychrome banding of brick running around the base. Basically rectangular in plan, these two-unit buildings are identical except for the treatment of the front facades.

At 233-235 Mackubin Street, the two-storey enclosed front porch is punctuated by rectangular openings on both levels. A tile pent roof extends out from the front and sides of the lower level porch. The parapet and quatrefoil window reflect the Mission influence.

The building at 237-239 Mackubin Street has a two-storey enclosed porch with arched openings supported by squat columns on the first level. The floor of the second storey porch projects slightly outward to give the effect of a balcony. The columns employed here repeat the rhythm of the openings below. A parapet rises above the porch with a quatrefoil window.

At 512-514 Marshall Avenue, the two-storey front porch has rectangular openings on the first level with a tiled pent roof running the full length of the porch. Above is the second storey porch with arched openings. This building also has the Spanish Mission parapet with quatrefoil window.

D.W. Lawler House: 546 Marshall Avenue

Designed in 1889 by John H. Coxhead, this brick residence is an example of the Queen Anne style in its use of a variety of materials. It has a corner polygonal tower with windows linked by horizontal stone banding. The wooden front porch is broken into a one-storey section sheltering the entrance and a two-storey section with intricate spindlework. Scalloped shingles are found on the portico pediment and on the rounded front dormer. On the side of the building is a horseshoe shaped window at stairwell level. Daniel W. Lawler who built the house was mayor of St. Paul from 1908-1910.

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A. Bettingen House: 569 Marshall Avenue

10 This house was built in 1889 in the Queen Anne style. It features a corner tower with onion dome and finial. The tower is decorated with scalloped shingles and once rose above a first storey porch. Scalloped shingles can also be found in the front gable and in wide horizontal bands running along the sides of the building. A shell ornament is located above the middle gable window. The builder of this house, John H. Nickel, constructed a similar house immediately to the west.

L.J. Gates House: 573 Marshall Avenue

11 Built in 1889 by J.H. Nickel, this house reflects the same basic plan as the A. Bettingen House. It is a Queen Anne of two and one half storeys with a tower rising above the front porch. The tower is shingled and topped with an onion dome and finial. The projecting front gable is decorated with shingles and has a subsidiary gable with vertical siding and leaded glass windows.

F.T. Schroth House: 580 Marshall Avenue

12 The design of this Georgian Revival house built in 1909 is attributed to John Fischer. It is essentially a two and one half storey rectangular frame building faced in clapboard with a cross gable roof. The wrap-around porch has short fluted columns supported by square sandstone plinths. The gables are prominent and framed with heavy decorative modillions. Within the gables are Palladian windows. The original carriage barn is still extant.

Dayton Avenue Presbyterian Church: 217 Mackubin Street

13 The Dayton Avenue Presbyterian Church is located on the corner of Dayton Avenue and Mackubin Street. Designed in 1886 by Gilbert and Taylor, it is an excellent example of the Richardsonian style. It is built of rusticated sandstone in a cruciform plan with two cross gables and a corner tower. Entrance is through the stone archways of the two corner porticos. This arch pattern which consists of columns supporting a semi-circular arch is repeated in the openings of the bell tower. The tower has a copper capped spire and pinacles. The sanctuary of the church is unbroken by supporting pillars. It was designed to seat 850 people. The educational unit was added in 1911 after the plan was agreed to by Cass Gilbert. This addition incorporated half-timbering and the same rusticated sandstone as found in the church.

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J.W. Bishop House: 193 Mackubin Street

14. The Bishop House is the only example of the French Second Empire style in the District. It is located on the corner of Mackubin Street and Dayton Avenue. Although unrestored at this time and missing the original front porch, it still retains much of its original character. It is a two and one half storey frame building with mansard roof. Special features include carved front doors and stained glass in two of the bays. The window surrounds are ornately carved and include decorative friezes above the windows. Carved pediments top the dormers. The roof line is accented with bracketing and a decorative frieze. Also intact is the front section of the original limestone fence which once surrounded the property. Constructed in 1882, it is the oldest documented building in the District. It was built by General Judson Wade Bishop who fought with Ulysses S. Grant in the Battle of Missionary Ridge in 1863.

Woodland Terrace: 550-556 Dayton Avenue

15. This Richardsonian eclectic rowhouse was designed by B.J. Buechner in 1888 and has recently been restored. It is a three-storey brick building containing five units, one of which takes in the corner tower and faces onto Kent Street. The Dayton Avenue facade is given vertical emphasis by the use of recessed entrance ways and second storey porches. The building is noteworthy in its use of materials. Cast iron ornamentation decorates the many gables and cupolas, and the brickwork itself is patterned, especially at the third storey. Stone banding runs across the building and ties it together horizontally. The roof is of slate.

James W. Lusk House: 557 Dayton Avenue

16. This house designed by D.W. Milland is an excellently restored Stick style house. Built in 1884 the two and one half storey building is of irregular plan. The decoration is provided by banding which frames and links the windows horizontally. The wrap-around porch exhibits sawed ornamentation and latticework. Above the decorated porch pediment rises a second storey spindlework porch. The original carriage house is presently being restored.

Philip Reilly House: 565 Dayton Avenue

15. The Philip Reilly House, built prior to 1885, combines Italianate massing with Eastlake decoration. It has recently been restored and features a wrap-around porch with spindlework and sawed ornamentation. Curved brackets decorate the eaves, and the front gable features a decorated bargeboard with a pendant truss. The truncated hip roof is topped by finials.

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Dayton Avenue Rowhouse: 568-574 Dayton Avenue

Designed in 1904 by Louis Lockwood, this two and one half storey four-unit brick rowhouse has recently been rehabilitated. It provides a good example of a rowhouse in the Georgian Revival mode. The building plan is symmetrical with two cross gables at either end of the roof and pedimented dormers in between. The cross gables feature broken pediments within which lie three round-headed windows accented by keystones. Stone lintels define the door and window openings.

Adolph Rank House: 606 Dayton Avenue

The Adolph Rank House was built prior to 1885 in the Stick style. The plan is irregular featuring a square tower with pyramidal roof. Horizontal and vertical banding emphasize the window areas, the gables, and the corners of the building. Diagonal stick can be found in the front and the side gables. Classical detailing is expressed in the decorative frieze on tower and porch as well as the porch columns and broken pediment of the front window.

Adolph Kalman House: 611 Dayton Avenue

This two and one half storey brick building was designed in the Richardsonian style in 1890 by William Thomas. Stone banding and lintels define the window areas. The porch features two archways. Patterned brickwork is found on the parapeted front gable and decorates the porch and bay. A three-storey side tower is capped by a conical roof. The house retains its original brick carriage house.

Selby Place: 551-553 Selby Avenue

This four-unit Stick style rowhouse exhibits a symmetrical plan. The centrally placed wooden porch is flanked on either side by a two-storey bay. The horizontal and vertical banding define the bays, gables and dormer, and also the corners of the building. The bracketing found under the eaves emphasizes the window placement. It is also used above the porch and lower bay windows. The building was constructed in 1887 and is now being restored.

Kent Square: 555 Selby Avenue

This 1885 brick Queen Anne has recently been restored. It is a double house which occupies a corner lot. The two facades facing the street feature spindlework porches, a two-storey corner bay with second storey porch, and bracketing under the eaves and across the gables. The gables themselves are decorated with scalloped shingles.

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Trott/Birch House: 579-581 Selby Avenue

3
Designed by Herman Kretz and Company in 1890, this house is the only one in the District employing Chateausque detailing. It is a double house of symmetrical plan. Executed in red brick, this building rises three and one half storeys and is capped by a steep truncated intersecting hip roof of slate. The verticality of the building is emphasized by the dormers which are placed directly above the windows of the lower floors. The finials of the dormer gables further suggest verticality. Basket-arch hood molds can be found over the first and third storey windows.

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Another early property to be acquired in the District was the lot on the northwest corner of Mackubin Street and Dayton Avenue. This was purchased in 1871 by the Presbyterian Churches of St. Paul for the purpose of establishing a Mission Sunday School and Church on St. Anthony Hill. The church fathers had assumed correctly that the city would expand into this area and that there would be a need for a church. It was to be the first church of any denomination to be built on the Hill. A wooden structure was completed in 1873 and replaced in 1886 by the present sandstone structure.

In 1882 General Judson Wade Bishop acquired six lots and built a large home which still stands on the corner of Dayton Avenue and Mackubin Street. General Bishop, a veteran of the Civil War, engaged in railroad construction and later was the president of the St. Paul Trust Company. By 1885 when the Hopkins Insurance Atlas was printed, there were 44 residences within the District, 18 of which are still extant. This was the year that the District saw its greatest building boom.

Settlement and building in the area continued through the turn of the century, slowing during the Depression years of 1893-1897 and all but stopping in 1910 for lack of vacant land. The Great Depression of the 1930s changed the life style of many families in the District. Because of the financial situation, some people had to share their living space with other families and some houses stood vacant.

Following World War II there was an acute housing shortage, and many houses in the area were divided up into smaller units to accommodate the growing population of the city. Rapidly growing suburbs also attracted many people. These factors caused a rapid turnover of people and homes which resulted in an unstable community. Because a single family home suddenly became a cut up residence, people who had once known their neighbors no longer knew who lived next door.

During the 1950s and 60s, some large family houses were being abandoned because few people were interested or able to maintain them as single family residences. Some of the subdivided homes served as boarding houses or multiple-family dwellings. Organizations looking for community based centers purchased several large homes.

The introduction of urban renewal and the construction of Interstate 94 in the 1960s further changed the physical, social, and economic character of the area. It was in response to these conditions in the late 1960s and early 1970s that organizations within the general area were created for the purpose of restoring homes and stabilizing the area. Since 1975 alone, eleven buildings in the District have undergone restoration or rehabilitation.

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Beginning at the center line of the intersection of Arundel Street and Marshall Avenue; thence southerly along this center line to its intersection with the extension of the southerly lot line of 442 Dayton Avenue; thence westerly along this line to the easterly lot line of 182 Kent Street; thence southerly along this line to the intersection of its extension with the center line of Selby Avenue; thence westerly along the center line of Selby Avenue to its intersection with the extension of the westerly lot line of 579-81 Selby Avenue; thence northerly along this line to its intersection with the southerly lot line of 580 Dayton Avenue; thence westerly along the extension of this line to its intersection with the center line of Dale Street; thence northerly along the center line of Dale Street to its intersection with the extension of the center line of the alley between Dayton Avenue and Marshall Avenue; thence easterly along this line to the westerly lot line of 600 Marshall Avenue; thence northerly along this line to its intersection with the center line of Marshall Avenue; thence easterly along the center line of Marshall Avenue to its intersection with the extension of the westerly lot line of 573 Marshall Avenue; thence northerly along this line to its intersection with the northerly lot line of 573 Marshall Avenue; thence easterly to the intersection of the extension of this line with the center line of Kent Street; thence southerly along the center line of Kent Street to its intersection with the center line of Marshall Avenue; thence easterly along the center line of Marshall Avenue to the point of beginning.

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A	15 / 490670 / 4977040
B	15 / 490670 / 4976860
C	15 / 490320 / 4976800
D	15 / 490 ²¹⁰ 180 / 4976800
E	15 / 490060 / 4976860
F	15 / 490060 / 4976980
G	15 / 490200 / 4977080
H	15 / 490 ²⁷⁰ 280 / 4977080

WOODLAND PARK DISTRICT

Owners

Property Location

✓ Hyman Sigal 972 West 7th Street St. Paul, Mn 55102	475 Dayton
✓ Honnen & Weiss 707 Degree of Honor Building St. Paul, Mn 55101	601 Dayton
✓ JMM, Inc 3297 Owasso Heights Road St. Paul, Mn 55112	611 Dayton 617 Dayton
✓ Ramsey Hill Properties 235-237 Arundel St. Paul, Mn 55102	235-237 Arundel
✓ Howard Kleinman & The Laurel Company 6832 Columbus Avenue Minneapolis, Mn 55423	223-225 Arundel 231-233 Arundel
✓ People, Inc. 197 Kent St. Paul, Mn 55102	197 Kent
✓ Sunrise Creations, Inc. Forshay Tower, 12th Floor Minneapolis, Mn 55402	551 -553 Selby 555 Selby
Ms. Florence Cedarholm 569-571 Selby St. Paul, Mn 55102	569-571 Selby
✓ Mr. Henry Bott 1871 Lincoln St. Paul, Mn 55105	221 MacKubin
✓ Mr. N.B. Lancelot 193 MacKubin St. Paul, Mn 55104	193 MacKubin
✓ Ms. Winifred M. Stenson 218-220 MacKubin St. Paul, Mn 55103	218-220 MacKubin
✓ Delmar Ziebart & Greg Sedbrook 461 Holly Avenue St. Paul, Mn 55102	233-235 MacKubin
✓ Mr. Ernest Hauge 239 MacKubin St. Paul, Mn 55102	237-239 MacKubin
✓ Ms. Virginia Arrigoni 1898 Dayton Avenue St. Paul, Mn 55104	579-581 Selby

WOODLAND PARK DISTRICT

2

<u>Owners</u>	<u>Property Location</u>
✓ Mr. John F. Ryan 2389 Margaret Street South North St. Paul, Mn 55109 -	460 Marshall
✓ Shattuch School Faribault, Minnesota 55021	478 Marshall
✓ Mr. Clarence Lindeke 674 Smith Avenue St. Paul, Mn 55107	486 Marshall
✓ Mr. Albert B. Johnson 492 Marshall Avenue St. Paul, Minnesota 55102	492 Marshall
✓ Ms. Celia Lee 496 Marshall Avenue St. Paul, Mn 55102	496 Marshall
✓ Mr. Ronald Collins 15 North 16th Street Mpls, Mn 55403	512-514 Marshall Avenue
✓ Mr. Robert C. Johnson 520 Marshall St. Paul, Mn 55102	520 Marshall
✓ Ms. Lucy Weber 528 Marshall St. Paul, Mn 55102	528 Marshall
✓ Mr. Thomas McCormick 530 Marshall Avenue St. Paul, Mn 55118	530 Marshall
✓ Mr. Reuben B. Peterson 534 Marshall St. Paul, Mn 55102	534 Marshall
✓ Ms. Monica Erier Steve Grochala 400 Minnesota Bldg 546 Marshall St. Paul, Mn 55101 St. Paul, Mn 55102	546 Marshall
✓ Mr. Lorne W. Bell 1907 Juliet St. Paul, Mn 55105	565 Marshall
✓ Marvin & Henrietta York 405 Hoyt Avenue St. Paul, Mn 55117	566 Marshall

WOODLAND PARK DISTRICT

3

<u>Owners</u>	<u>Property Location</u>
✓ Mr. Richard J. Furlong 1456 Lincoln St. Paul, Mn 55105	569 Marshall
✓ Mr. Otto Adrian Christianson 51 Hackberry Hill Long Lake, Minnesota 55356	573 Marshall
✓ Orion & Rose Sveiven 580 Marshall Avenue St. Paul, Mn 55102	580 Marshall
✓ Mr. John A. Preston 584 Marshall St. Paul, Minnesota 55102	584 Marshall
✓ Ms. Emma M. Cuturia 600 Marshall Avenue St. Paul, Minnesota 55102	600 Marshall
✓ Virginia Street Properties, Inc. 121 Virginia Street St. Paul, Mn 55102	625 Marshall
✓ Victor & Inez Vik 2118 Midlothian Road St. Paul, Mn 55113	442 Dayton
✓ Carl & Eugene Pedro 770 East Viking Drive St. Paul, Mn 55117	443 Dayton
✓ Mr. Gary Messerich 201 Stanley Avenue South St. Paul, Mn 55107	450-452 Dayton
✓ Ms. Gloria Johnson 1921 Drew Avenue Mpls, Mn 55416	469 Dayton
✓ Hilding Kisch 472 Dayton St. Paul, Mn 55102	472 Dayton
✓ Mr. Craig Dahlstrom 481 Dayton St. Paul, Mn 55102	481 Dayton
✓ Ms. Maureen McAvey 485 Dayton St. Paul, Mn 55102	485 Dayton

WOODLAND PARK DISTRICT

4

<u>Owners</u>	<u>Property Location</u>
✓ Ms. Elma Schaver 497 Dayton St. Paul, Mn 55102	487 Dayton
✓ Capital Contract Inc. 415 New York Building St. Paul, Mn 55101	490 Dayton
✓ Josephine and Raymond Herbst 492 Dayton Avenue St. Paul, Mn 55102	492 Dayton
✓ Mr. August Macey 496-498 Dayton 1810 MARSHALL Ave. St. Paul, Mn 55102	496-498 Dayton
✓ Geneviere Arias 518 Dayton St. Paul, Mn 55102	518 Dayton
✓ C.G. Rein Company 419 Commerce Building St. Paul, Minnesota 55101	524 Dayton
✓ Mr. James Thomas 536 Dayton St. Paul, Mn 55102	536 Dayton
✓ Gale Smack 689 Laurel St. Paul, Mn 55104	548 Dayton
✓ Damian Hillseth 549 Dayton St. Paul, Mn 55102	549 Dayton
✓ Mr. John Rupp 121 Virginia Street St. Paul, Mn 55102	550-556 Dayton
✓ Ms. Mabel Cochran 557 Dayton St. Paul, Mn 55102	557 Dayton
✓ Richard Paul Foundation for Retarded Children 565 Dayton St. Paul, Mn 55102	565 Dayton
✓ Phillip Miller & Judith Sevada 568-574 Dayton St. Paul, Mn 55102	568-574 Dayton

WOODLAND PARK DISTRICT

5

OwnersProperty Location

~~Ms.~~ Marjorie Toliver
590 Dayton
St. Paul, Mn 55102

590 Dayton

✓ E. Wiblishaver, Attorney
810 Pioneer Building
St. Paul, Mn 55101

580 Dayton

✓ Ms. Mary Chisolm
606 Dayton
St. Paul, Mn 55102

606 Dayton

✓ Mr. George Blank
75 Mounds Blvd.
St. Paul, Mn 53106

587 Dayton

✓ Mr. Stephen Barthold
614 Dayton
St. Paul, Mn 55102

614 Dayton

✓ Lina Osborne
528 Dayton
St. Paul, Mn 55102

528 Dayton

✓ Tyrone Burkett, Pastor
Dayton Avenue Presbyterian Church
217 MacKubin
St. Paul, Mn 55102

217 McKubin

✓ Mr. George A. Berglin
2963 North Victoria
St. Paul, Mn 55113

461 Dayton

✓ A. Kamish Company
6010 Concord Blvd. East
Inver Grove Heights, Mn 55075

Lot 1, Block 2 of Woodland Park Addition

✓ Mr. John C. McLaughlin
633 Holly Avenue
St. Paul, Mn 55104

Lot 12, Block 2 of Selby,
McClung & Vanmeter's Addition

✓ Mr. John McAfee
541 Dayton
St. Paul, Mn 55102

541 Dayton

✓ Walley and Martha Dubi
541 Dayton Avenue
St. Paul, Mn 55102

541 Dayton

WOODLAND PARK DISTRICT

6

OwnersProperty Location

✓ Joseph & Sara Areand ~~464 Dayton~~ ~~St. Paul, Mn 55102~~ MR. DONALD FRITZ
464 Dayton Ave
ST. PAUL, Mn 55102

464-~~468~~ Dayton

✓ Dawn & Cyril Knox
464 Dayton
St. Paul, Mn 55102

464-468 Dayton

✓ Mr. George E. Lewis
594 Marshall
St. Paul, Mn 55102

594 Marshall

✓ Housing and Redevelopment Authority
55 East 5th Street
St. Paul, Mn 55101

470 Marshall	527 Dayton
474 Marshall	533 Dayton
482 Marshall	538 Dayton
552 Marshall	575 Dayton
574 Marshall	579 Dayton
592 Marshall	582 Dayton
444 Dayton	584 Dayton
462 Dayton	585 Dayton
482 Dayton	591 Dayton
495 Dayton	594 Dayton
595 Dayton	618 Dayton
600 Dayton	573 Selby
605 Dayton	Property east of
610 Dayton	462 Dayton

Richard L. Brubacher
Commissioner
Department of Administration
State of Minnesota
Administration Blvd., Room 208
St. Paul, Minnesota 55101

464-466 Marshall
476 Dayton

554 ✓ Craig Kercheal
~~555~~ Dayton
St. Paul, Mn 55102

~~555~~ Dayton
554

✓ Franz Hall
557 Dayton
St. Paul, Mn 55102

557 Dayton

✓ Mr. Paul Goldberg
555 Selby
ST. PAUL, Mn 55102

555 Selby
(176 Kent)

✓ Courtney & Susan Brazil
551 Selby
ST. PAUL, Mn 55102

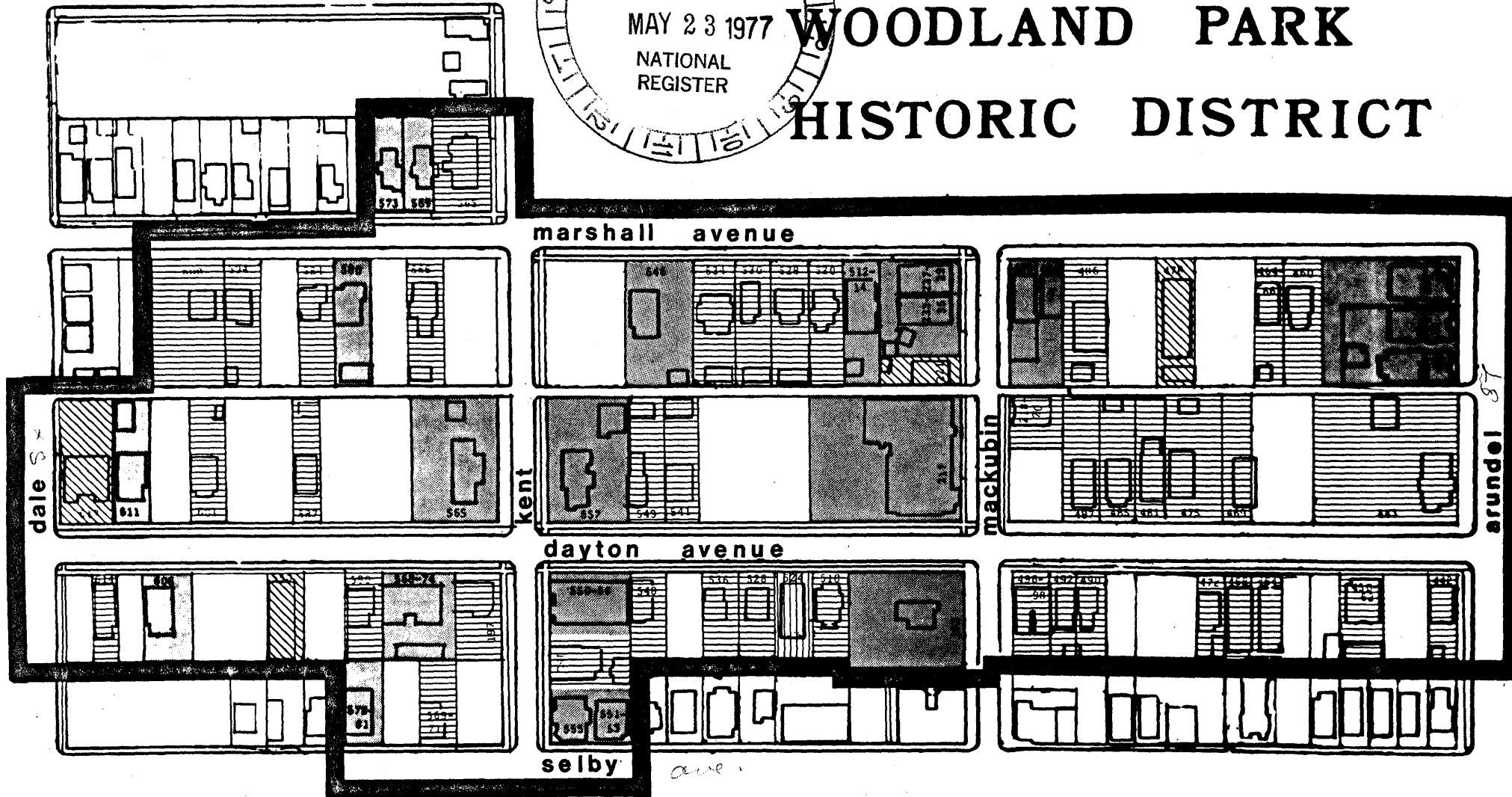
551 Selby

Selby, McClung & Vanmeter's

487 Dayton	George F. and Clara S Miller c/p Elma R. Schauer 487 Dayton Avenue	West 50 ft of East 60 ft of Lot 34, East 1/2 of Lot 32 & (Ex E10 ft) Lot 31, Block 1
497 Dayton	Housing and Redevelopment Authority	S 97.25 ft of W $\frac{1}{2}$ of Lot 32 S 97.25 ft of Lot 33, Blk 1
235-37 Arundel	Dacotah Investments 600 Empire Bldg	North 63 ft of Lots 1, 2, 3 and 4, Blk 1
460 Marshall	Una G. Jacobson 2165 Bittersweet Lane North St. Paul, 55109 c/o John F. Ryan (no Current Address)	Ex E 30 ft Lot 5 and all of Lot 6, Blk 1
490 Dayton	Capitol Contracts Inc. c/o Paul B. and Beatrice Clark 490 Dayton Avenue	Lot 13, Block 2
464 Dayton	Donald F. Fritz 3114 Glen Road, Newport 55055 c/o Robert E. and Cindy Kuschel 464 Dayton Avenue	Lot 7, Block 2
468 Dayton	Joseph J. and Sara Arcand Cyril J and Dawn M Knox 468 Dayton Avenue	Lot 8, Block 2
450-52 Dayton	Gary J Messerich 201 Stanley West St. Paul, MN 55118	W $\frac{1}{2}$ of Lot 3 and all of Lot 4 Block 2
<u>Woodland Park Addition</u>		
528 Dayton	Lisa G. Osborne 706 Edmund Avenue	Lot 4, Block 4
551 & 555 Selby	John R. Rupp/fee c/o Sunrise Creations Inc. 1202 Foshey Tower Mpls, MN 55401	Lot 11, Blk 4
176 Kent	Paul W. Goldberg 457 Holly Avenue.	S 81 ft of Lot 10, Blk 4



WOODLAND PARK HISTORIC DISTRICT



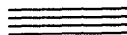
PIVOTAL



NON-CONTRIBUTIVE

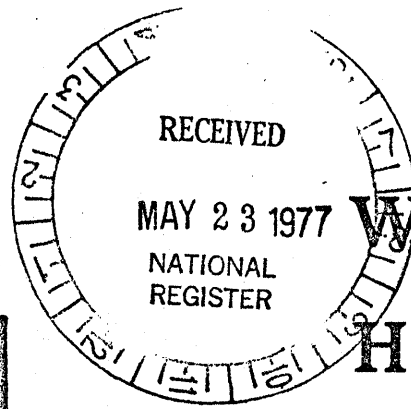


SUPPORTIVE



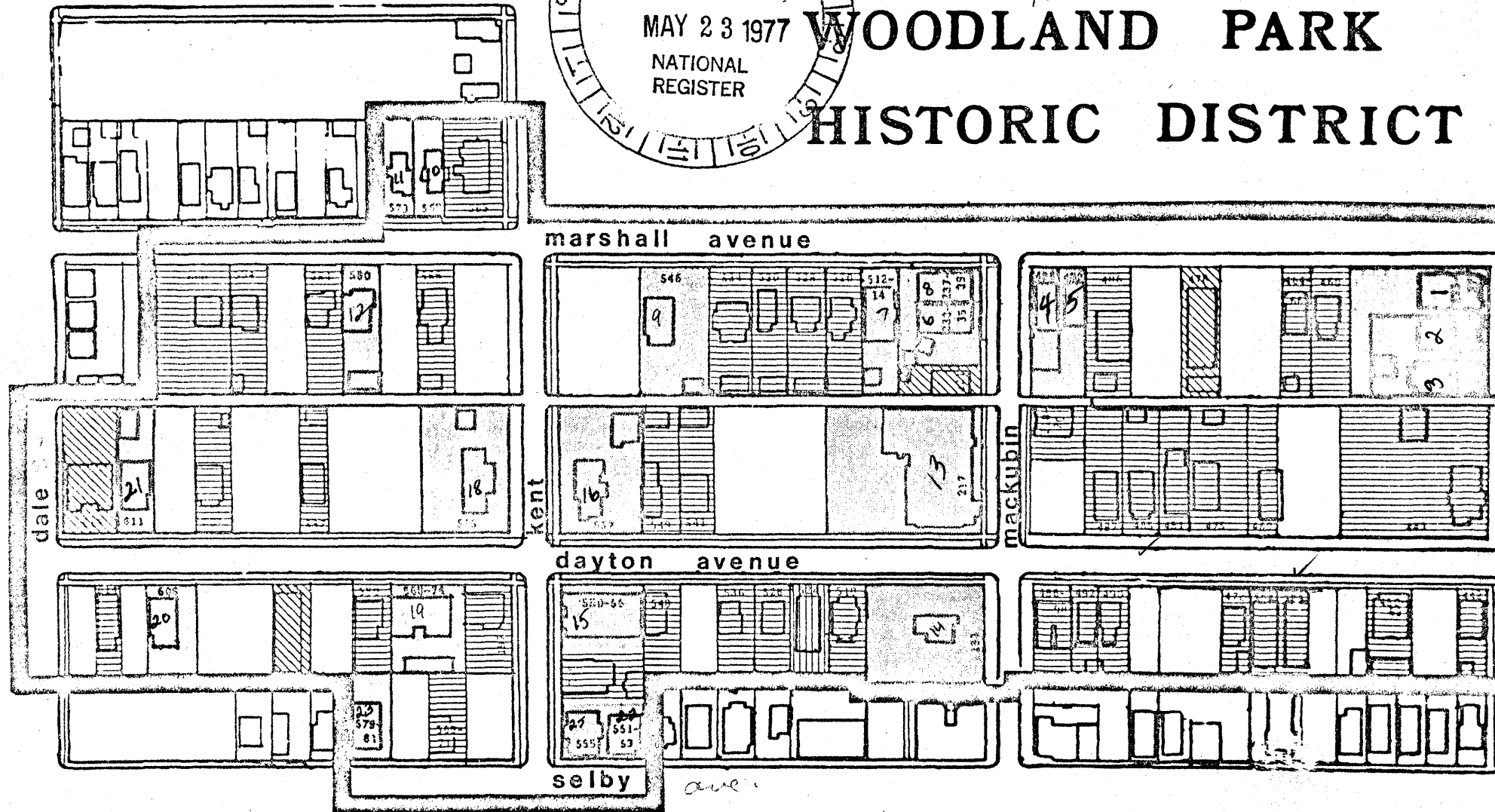
INTRUSION





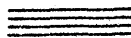
Photos keyed
Braham 12.15.77

WOODLAND PARK HISTORIC DISTRICT



PIVOTAL

SUPPORTIVE



NON-CONTRIBUTIVE

INTRUSION

