

Introduction

The Historic Sites Survey of St. Paul and Ramsey County is the first comprehensive inventory of historic buildings in St. Paul and Ramsey County. The project was begun in December, 1980, and completed in May, 1983. The aim of the Historic Sites Survey was to identify and document sites of historical, architectural, and cultural significance to the city and county. It was conducted as part of the Minnesota Historical Society's State Preservation Office statewide inventory of historic structures, consistent with the goals of the National Historic Preservation Act of 1966. The Survey results will be invaluable to those interested in local history and architecture, historic preservation, urban revitalization, neighborhood conservation, urban planning and geography. The Survey provides necessary information to enable city, county, and other governmental officials to address historic preservation as part of the comprehensive planning process.

The Historic Sites Survey was sponsored by the Ramsey County Historical Society and the St. Paul Heritage Preservation Commission and was funded by several federal, state, and foundation sources. The project was directed by Patricia Murphy and Susan Granger with the assistance of volunteers, student interns, historical societies, neighborhood and church groups, scholars, librarians, architects, and others interested in local history and architecture. Any omissions and errors are the responsibilities of the authors.

A tremendous body of information was compiled during the project. Over 5400 survey forms were completed on individual structures and over 2500 forms were completed with information on the architects and contractors who constructed them. 423 rolls of film were used, and about 7500 photographs were made as part of the project. 204 sites were identified as being potentially eligible for designation by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission. Thirty-six of the sites are located outside St. Paul, in Ramsey County. Eighteen potential

historic districts were also identified, three of them located outside the St. Paul city limits. Several thematic National Register nominations were identified and prepared incorporating buildings related to one another by a historic theme, such as St. Paul Brewers' Mansions or Warrendale Houses. National Register nomination forms were also prepared for approximately one hundred sites, including three historic districts: Lowertown, the Como Railroad Shops, and the Jackson Street Railroad Shops. All of the above-mentioned survey results are on file and are available to the public at the Ramsey County Historical Society.

The methodology of the project was established by the Survey Director, Patricia Murphy, with the assistance of the Survey Steering Committee and the staff of the Minnesota Historical Society State Historic Preservation Office. Initial research and planning of the survey methodology and framework was conducted from December, 1980 to March, 1981. During this phase of the project, the Survey staff researched the city and county's history and architecture to identify known landmarks and settlements, and to determine the average age of buildings in different areas. Atlases and early histories were used to identify historic areas. Numerous lectures and slide presentations were made to neighborhood associations, church groups, civic organizations, and similar groups, to solicit citizen participation and to promote public awareness of the Survey. This phase of the project culminated with the Introductory Report issued in March, 1981.

Fieldwork, photography, research, editing, and cataloguing of the survey forms for individual buildings took place from March, 1981 to December, 1982. In November, 1981, an Interim Report was issued summarizing the findings of the project's first year. It also served as an introduction to the second year of the project.

The Final Report, issued in May, 1983, supersedes the information contained in the Introductory and Interim Reports, particularly the recommendations on sites which are potentially eligible for designation. It is suggested, however, that the previous reports

be consulted for additional information about the history and architecture of St. Paul and Ramsey County, more information on survey methodology, and an extensive bibliography on local history and architecture -- information which could not be included in the Final Report because of space limitations. Both the Introductory and Interim Reports are available at the Ramsey County Historical Society and the St. Paul Heritage Preservation Commission.

The field survey was conducted on a neighborhood by neighborhood basis, using the city's established planning districts and the county's municipalities. With a few exceptions, the city's planning districts follow traditional neighborhood distinctions. All seventeen of the city's planning districts were surveyed (see St. Paul Citizen Participation Planning Districts Map, p. 413). The following municipalities in Ramsey County were surveyed: Falcon Heights, Lauderdale, Maplewood, New Brighton, North St. Paul, Roseville, the City of White Bear Lake, and White Bear Township (see Municipalities in Ramsey County Map, p. 414).*

During the fieldwork portion of the survey, almost every street in St. Paul and many of the streets in the Ramsey County municipalities were covered on foot. Remaining areas were inspected with frequent stops made by car. Fieldworkers working under the supervision of Patricia Murphy and Susan Granger systematically combed each area, completing survey forms on buildings in the neighborhood. They selected buildings of outstanding architectural integrity and/or sophistication, those known or alleged to be of major historical significance, and those representative of the area. Also surveyed were buildings which appeared to predate or postdate others in the area, based on stylistic evidence, building materials, proportions, and knowledge of the area's history. The survey concentrated on buildings constructed before 1935. Although personal bias is bound to enter into the selection of what and what not to survey, efforts were made to interpret the criteria objectively.

* For the purposes of the survey, each municipality in suburban Ramsey County was assigned a number from 100 to 107 as follows:
101 - Maplewood; 102 - New Brighton; 103 - North St. Paul;
104 - Roseville; 105 - City of White Bear Lake; 105TWP - White Bear Township; 106 - Falcon Heights; 107 - Lauderdale.

A building was not excluded from the survey solely on the basis of its condition, however, alterations which destroyed the building's original architectural integrity may have eliminated it from consideration. Major public and commercial buildings were included in the survey, as were high style Victorian mansions. The common problem in dealing with these buildings was to determine which to exclude, particularly in neighborhoods such as Summit Hill which have block after block of imposing architect-designed Victorian and turn of the century houses. Since most of St. Paul and Ramsey County's houses are vernacular structures, emphasis was placed on selecting intact and representative examples of houses and other buildings which illustrate the historical development of each of the planning districts and suburban municipalities. Buildings rare or unusual in age, style, or function were also included. To determine whether a building was surveyed, see Appendix C - Street Addresses of Buildings Which Were Surveyed (pp. 263-335) of this report.

While at the site, fieldworkers prepared a basic architectural description including any historical information gathered from conversations with property owners and area residents. After the initial field forms were completed, research was conducted to learn more about the building's history and architecture, and to verify information collected in the field. The main information sources for the majority of the buildings surveyed were the city's building permits and city directories. Numerous other sources, such as atlases, early histories, obituaries, and tax and probate records, were also utilized. Documenting the history of buildings located outside the city limits and those within the city which were built before 1883 was quite difficult since no building permits exist for such structures. Also, the city of St. Paul's Building Permits Division stopped consistently recording the names of architects on building permits issued after about 1915, so frequently the architects of such buildings are unknown. After the research was completed, the forms were edited by the project directors, typed, and proofread.

3½" x 5" black and white photographs were attached to each form along with a negative file number. The completed form and photo negative was then filed.

The Historic Sites Survey form was devised with the architectural description on the front page, while the historical information, photograph, and statement of significance is on the reverse side (See Appendix A - Sample Copy of Survey Form, pp. 255-256). A typical survey form's architectural description includes type of fenestration, number of bays and stories, significant details, original and present use of building, and its setting. The form also lists information such as the building's common and historic name, architect, builder, original owner, cost of construction, construction date, legal description, a statement of significance, building permit number, general historical information, and sources used in compiling the form which can be consulted for additional information or to aid in assessing the significance of a particular site, whether or not it is mentioned in this report.

Given the time constraints and the availability of information, the amount of information on each form varies. Those seeking information beyond that on the survey and architect and contractor form might check with both the Minnesota Historical Society's Division of Archives and Manuscripts and their Audiovisual Library -- two treasure troves which the Survey staff was unable to utilize fully. Also, the Northwest Architectural Archives contain a wealth of materials on buildings of major architectural significance.

In addition to the survey forms on individual buildings, forms were completed on architects, builders, engineers, and others who designed and constructed the buildings documented by the survey. The architect and contractor forms list basic biographical information such as dates and places of birth and death, and educational background. They also list all buildings which the individual or partnership designed or constructed which were documented by the survey and other razed and extant buildings outside Ramsey County identified through sources such as newspaper clippings, early histories,

building permits, etc. The forms also list additional sources of information and names of firms and partners. Separate forms were devised for included individuals and firms so that, for example, a building designed by Cass Gilbert would be listed on an architect form, while a building designed by the firm of Cass Gilbert and James Knox Taylor would be listed on a partnership form. All forms are filed in alphabetical order by name of individual, firm, or partnership with the other survey documents. By examining the survey and architect/contractor forms, one can obtain a fairly comprehensive view of the significance of a site in the context of local history, and in its architect's career. (See Appendix B - Sample Copy of Architect/Contractor Form, pp. 259-261).

Once all the survey forms were completed, the significance of all sites within each planning district or neighborhood was assessed carefully in order to identify the most outstanding sites within each planning district or municipality and to compare the relative significance of surviving historic structures and areas. Following each Summary of Findings by Planning District and Municipality in this report, is a listing of the most outstanding sites in each area together with a map showing their approximate location. Each list is divided into the following categories: 1) Sites which have been designated by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, 2) Sites identified by the Survey staff as meeting the criteria for designation by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission (See Appendix F - Criteria for Evaluation of Sites Eligible for Designation, pp. 399-401. The list includes sites for which National Register nomination forms were prepared by the Survey staff, some of which have since been designated as historic sites.), 3) Additional sites of major significance to the area that merit historic preservation, although they may not meet the criteria for designation, and 4) Potential historic districts and thematic groups of sites identified by the survey.

The criteria employed to identify potential historic districts and thematic groups of sites were similar to those employed to determine the eligibility for designation of individual sites. Identified historic districts are distinctive. Each has a fairly intact concentration of historically and architecturally significant buildings representative of the city's development. Thematic groupings of sites related to one another through historical development were also identified, although they are not necessarily in close proximity to one another.

As another part of the survey, National Register nomination forms were prepared for approximately one hundred buildings and historic districts in St. Paul and Ramsey County. They are listed in Appendix G - National Register Forms Which Were Prepared as Part of the Historic Sites Survey of St. Paul and Ramsey County, on pp. 405-409, and are an excellent source of additional information on city and county historic buildings. The following considerations were employed in selecting which National Register nominations to prepare: architectural, historical, and cultural significance of the site or district within the city and county; variety of building types, architectural styles, architects and builders, and dates of construction; geographic distribution within the city and county; expressed interests of property owners, neighborhood groups, the St. Paul Heritage Preservation Commission and the Ramsey County Historical Society, public accessibility to the site, and perceived threats to the site or district.

As mentioned previously, a number of the city's most significant sites are closely related in original function and style, but are not necessarily adjacent to one another. For this reason, several thematic nominations were prepared for submission to the National Register such as St. Paul Carnegie Libraries, West Seventh Street area Early Limestone Houses, Downtown St. Paul Theaters, and Art Deco Movie Theaters. All are listed within Appendix G, on pp. 405-409. This report also includes a listing of the city's most outstanding examples of buildings representing a number of building types,

architectural styles, and themes, such as Buildings Constructed By the Works Progress Administration, Richardsonian and Victorian Romanesque Style Houses, and Bank Buildings. All are listed in Appendix D, Listings of Buildings of Major Significance by Type of Building, Architectural Style and Theme, on pp. 339-392. It is suggested that consideration be given to preparing additional thematic nominations to the National Register by adapting some of the categories. In addition, these lists provide a cross-referenced index to the survey forms and will help assess the significance of a particular site within the context of similar buildings. It should be noted that these lists only include buildings of major significance within each category, and do not include all buildings in the particular category which were surveyed. Though a building might be of major historical importance, for example, it would not be listed with a group of structures of a particular style, unless it was an outstanding example of the style.

This Final Report explains the methodology used in conducting the survey, summarizes its findings and serves as a guide to the information which was collected. The main body of the Final Report consists of brief summaries on the history and architecture of each of the planning districts and municipalities which were included in the survey. Each section gives some information on the area's development, to serve as a context for evaluating the area's historically and architecturally significant buildings. Also included are photographs of buildings in each planning district or municipality. The photographs are identified in the text by numbers referring to the numbered photo captions. Each summary also includes a listing of the area's historic sites, together with a map indicating locations. The appendices include: a copy of a survey form, a copy of an architect and contractor form, a listing of street addresses of buildings which were surveyed, a listing of buildings of major significance by type of building, architectural style, and theme, and maps in addition to those included with the lists of buildings in each area.

The completion of the Historic Sites Survey provides an excellent opportunity for the St. Paul Heritage Preservation Commission, the Ramsey County Historical Society and local citizens interested in historic preservation to assess the city and county's historic resources and devise programs to protect and preserve them. It is suggested that the St. Paul Heritage Preservation Commission evaluate the findings of the survey, and determine which sites should be designated by the H.P.C., now and in the future, on the basis of criteria similar to those employed by the survey staff in deciding which National Register nomination forms to prepare. Also, it is strongly recommended that the H.P.C. and the State Historic Preservation Office both obtain complete sets of the survey forms and architect and contractor files, and that the H.P.C. incorporate information from the survey into the design review process.

In order to insure the preservation of the survey records, and to allow for greater dissemination of the information, it is suggested that the Ramsey County Historical Society and the St. Paul Heritage Preservation Commission arrange for an archival quality microfilm to be made of the records. The master negative could then reside in a repository with good vault conditions. User copies could be provided to local historical societies, the Minnesota Historical Society, the building permits and planning departments of the city of St. Paul and the suburban municipalities in Ramsey County, libraries, and other facilities. District council offices and neighborhood groups might also wish to obtain copies of the survey forms, or the microfilm.

Further, it is recommended that a mechanism be devised to append and update the survey forms and architect and contractor forms, without altering their integrity as a comprehensive body of information on historic buildings standing in St. Paul and Ramsey County in 1983. Such a mechanism would make it possible to add information on aspects of local history which could not be pursued thoroughly in a survey of this type, such as women's history, ethnic history, industrial archeology, and buildings constructed since 1935. In the interests of future generations of researchers, it is also suggested that the practice of consistently recording architect's names on building permits be resumed.

The Historic Sites Survey confirmed what many local residents have long known--that our area has a tremendous wealth of historic buildings. And yet, an examination of the survey records indicates that many of our most important surviving historic buildings are endangered, either through neglect or through development pressures. A look at the list of buildings of major significance which were razed during the survey, Appendix E, p. 395, also emphasizes the need to foster continuing awareness about our historic resources, and to develop a comprehensive preservation plan for St. Paul and Ramsey County. The survey is of value not only as a record of the city and county's historic buildings that are standing in 1983, but also as a tool for identifying endangered landmarks, and developing appropriate plans to protect and preserve the region's architectural and historical treasures.

District 1: Eastview-Conway-Battle Creek-Highwood

District 1 is located in the southeast corner of Ramsey County and is the largest of St. Paul's planning districts. It is bounded on the north by Minnehaha Avenue; on the west by Birmingham Street, Warner Road, and the Mississippi River; on the south by Washington County; and on the east by McKnight Road.

Steep, wooded bluffs in the Battle Creek and Highwood areas east of Highway 61 and immense stretches of marshy land surrounding Pig's Eye Lake along the Mississippi River were among the distinct natural characteristics which discouraged widespread settlement of the area during the nineteenth and early twentieth centuries. The first permanent inhabitants were the Kaposia band of Mdewakanton Dakota Indians who lived in a large village near Pig's Eye Lake from circa 1775 until the early nineteenth century. By the 1820's the village had been relocated to near Dayton's Bluff. Later, circa 1838, a small group of French Canadian fur traders established a village at the northwest corner of Pig's Eye Lake, a site now marked by the Pig's Eye Sewage Treatment Plant (established in the 1930's). Although both a sawmill and a school were built at the village of Pig's Eye, the tiny community disappeared during the 1860's as inhabitants moved north into St. Paul.

During much of the nineteenth century the area served simply as a gateway to St. Paul, and was crossed by early roads -- Pig's Eye and St. Paul, Point Douglas and Fort Ripley, Hudson and St. Paul, and the Afton and St. Paul roads. In the 1860's railroad service reached the area as the Chicago, Milwaukee, and St. Paul railroad line was constructed along Point Douglas Road. In the late 1880's a second railroad, the Chicago, Burlington, and Northern, laid tracks through the area and linked it with St. Paul.

The construction of the Chicago, Burlington, and Northern railroad line occurred about the time the area was being annexed in three stages by the city of St. Paul (1872, 1885, and 1887). The new

railroad line spurred a brief period of development in the area. In 1886 a syndicate of St. Paul and Boston businessmen formed the Union Land Company and purchased about 1200 acres of land in the Highwood area. They built two small railroad stations about one mile apart. A "commuter suburb" was planned with large rustic lots separated by curving roads which ran along the river bluffs. Although Burlington Heights, as the suburb was called, was linked to downtown St. Paul by rail lines and offered residents the advantages of country living, the development achieved limited success and only a handful of houses were built during the late nineteenth and early twentieth centuries. It was not until well after World War II when roads were improved and automobiles popularized that District 1 was settled extensively. Compared to the rest of the city, the district is still sparsely settled and 56% of its land remains undeveloped.

The Historic Sites Survey of District 1 identified relatively few houses still standing in the district that date from the turn



1. 882 S. Point Douglas Road, Charles E. Joy House, 1888, designed by Charles E. Joy. (Photo by Gary Phelps)

of the century or earlier. Very few recognizable farmhouses were identified. The Survey did discover a few houses along Point Douglas Road which may date from the 1870's or early 1880's and are probably linked to that road's importance as an early route leading south from St. Paul. The most significant discovery in District 1 was about one dozen large, woodframe houses built during the late 1880's which were clearly built soon after the Burlington Heights commuter suburb was platted. About half of these houses are basically intact and many were obviously architect-designed. Several of the most sophisticated Queen Anne and Shingle style houses were designed by St. Paul architect Charles E. Joy, whose own house stands at 882 S. Point Douglas Road (no. 1). Other intact Victorian houses which were constructed as part of the Burlington Heights development stand at 55 E. Howard Avenue, 738 Point Douglas Road, 482 S. Point Douglas Road (no. 2), and 770 S. Brookline Avenue (no. 3). The remainder of District 1 contains bungalows, 1940's and 1950's tract housing concentrated in the northern portions of the district, and



2. 482 S. Point Douglas Road, House, ca. 1888, design attributed to Charles E. Joy. (Photo by Patricia Murphy)

1970's and 1980's split level and ranch style houses concentrated in the southern half of the district. District 1 has a few interesting examples of modern architectural designs.

At present there are no sites in District 1 which have been designated as historic sites. Following is a list of sites in District 1 which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map. It is also suggested that the most intact houses in the district which date from the development of the Burlington Heights commuter suburb be grouped in a thematic nomination to the National Register of Historic Places and the St. Paul Heritage Preservation Commission.



3. 770 S. Brookline Avenue, Harry I. Weikert House, ca. 1888, design attributed to Charles E. Joy. (Photo by Gary Phelps)

DISTRICT 1

Sites Already Designated - none .

Sites Eligible for Designation

1. 770 S. Brookline Avenue, Harry I. Weikert House
2. 55 S. Howard Street, House
3. 482 S. Point Douglas Road, House
4. 738 S. Point Douglas Road, George M. Deeks House
5. 882 S. Point Douglas Road, Charles E. Joy House

Additional Sites of Major Significance

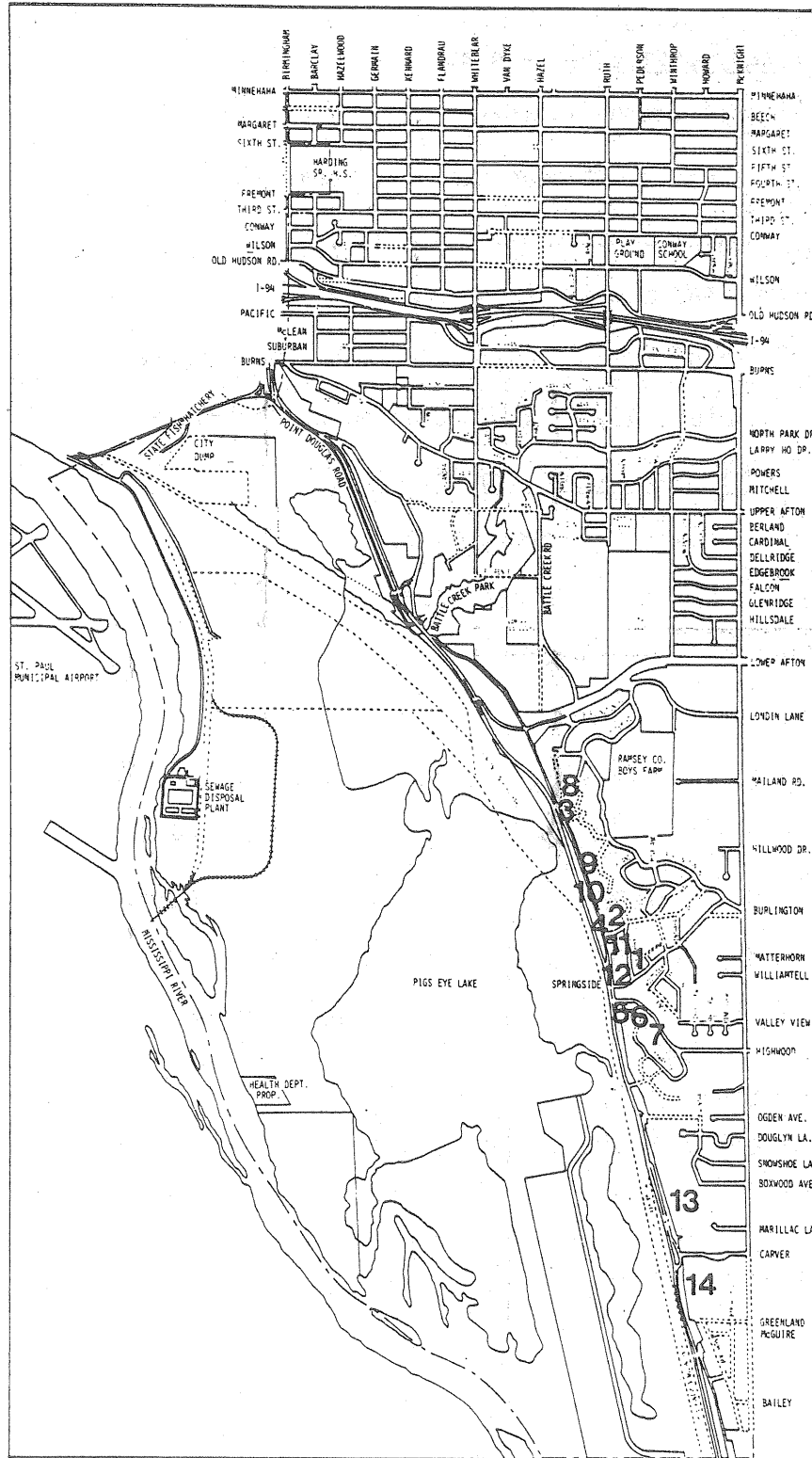
6. 2040 E. Highwood Avenue, House
7. 2064 E. Highwood Avenue, House
8. 489 S. Mystic Street, House
9. 654 S. Point Douglas Road, House
10. 662 S. Point Douglas Road, House
11. 766 S. Point Douglas Road, Walter Draper House
12. 858 S. Point Douglas Road, Oliver S. Hagerman House
13. Ca. 1260 S. Point Douglas Road, House
14. Ca. 1326 S. Point Douglas Road, Roadside Architecture
(miniature golf course)

Potential Historic District

Burlington Heights Houses Thematic Nomination

MAP 1

DISTRICT 1



District 2: Greater East Side

Planning District 2, known as the Greater East Side, is located in the northeast corner of the city and is the fourth largest of St. Paul's seventeen planning districts. The district is bounded by Larpenteur Avenue on the north, the Burlington Northern Railroad tracks and Johnson Parkway on the west, Minnehaha Avenue on the south, and McKnight Road on the east.

Between the 1850's, when the first settlers arrived in the area and the land became part of New Canada Township (1858), and the 1880's, the area now known as the Greater East Side was used largely for farming. Early land owners in the area included Alexander Ramsey, who purchased a large farm near present day Arlington Avenue and Furness Street in 1859; and William Ames, who settled near present day Kingsford Street and Ames Avenue in the 1850's. During this period the rural Greater East Side was linked to the tiny town of St. Paul by the Stillwater Road, an early route from St. Paul to Stillwater. Today Ames and Stillwater Avenues trace the route of the Stillwater Road.

Rail service reached the area in the 1860's and 1870's and was probably the impetus for the establishment of some early industries there. In 1868 the Lake Superior and Mississippi Railroad (later called the St. Paul and Duluth) was constructed along the western boundary of what is now District 2. Four years later, the St. Paul, Stillwater, and Taylor's Falls Railroad (later called the Chicago, St. Paul, Minneapolis, and Omaha) opened a line which runs east and west across the middle of the district. One of the most important industries to establish facilities along the railroad tracks was the St. Paul Harvester Works. Incorporated in 1872 and established in 1875 on a fifty acre site near the intersection of present day Case Avenue and Hazel Street, a planned community was established around the machinery factory, including a post office, school, general store, chapel, and workers' housing. In 1891-1893 a new plant was built at the site by the Walter A. Wood

Harvester Company. Some of those buildings are still standing at 1921 E. Case Avenue, now part of a Minnesota Mining and Manufacturing complex.

The annexation of present day District 2 by the city of St. Paul in 1885 and 1887 occurred at the same time that William L. Ames, Jr., son of the area's most prosperous early farmer, platted the Hazel Park development near present day White Bear and Ames Avenues. Designed as a suburb accessible to downtown St. Paul and to nearby industry by rail lines, the small community grew around the Hazel Park depot, which has since been razed. The first Ames School was built in 1889 on the site of the present Ames School. The Hazel Park development achieved only limited success and only a few Victorian houses remain from this period. Among the most important are the home of William Ames, Jr. at 1667 E. Ames Avenue, the sophisticated Shingle style Charles W. Schneider House at 1750 E. Ames Place (no. 4), and the house at 1023 N. White Bear Avenue.

Soon after Hazel Park was platted, the first streetcar tracks were laid in the area, eastward along E. Seventh Street and north on Hazel Street to Maryland Avenue. From this point a connection could be made to the North St. Paul Railroad Company's tracks which led north to North St. Paul and later to White Bear Lake and Stillwater. Additional tracks were placed in the northern part of the district in 1930. Although the existence of streetcar and rail lines encouraged some settlement in District 2, most of the district developed after World War II when St. Paul experienced a population increase and a corresponding housing boom.

Most of the houses standing today in District 2 are undistinguished single family houses dating from the 1940's and 1950's. The Historic Sites Survey discovered very few early farmhouses, although the Survey identified a few Victorian houses clustered around Ames School dating from the Hazel Park development, and some turn of the century houses located along early streetcar lines. Ames School, built in 1915, merits preservation as one of St. Paul's finest twentieth century

public schools. There are very few intact early commercial or industrial buildings in District 2, and the most significant are the remnants of the Walter A. Wood Harvester Works on Case Avenue.

Presently there are no sites in District 2 that have been designated as historic sites. Following is a list of sites in District 2 which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.



4. 1750 E. Ames Place, Charles W. Schneider House, 1890, built by Decks and Whitbeck, architect unknown. (Photo by Brad Daniels)

DISTRICT 2

Sites Already Designated - none.

Sites Eligible for Designation

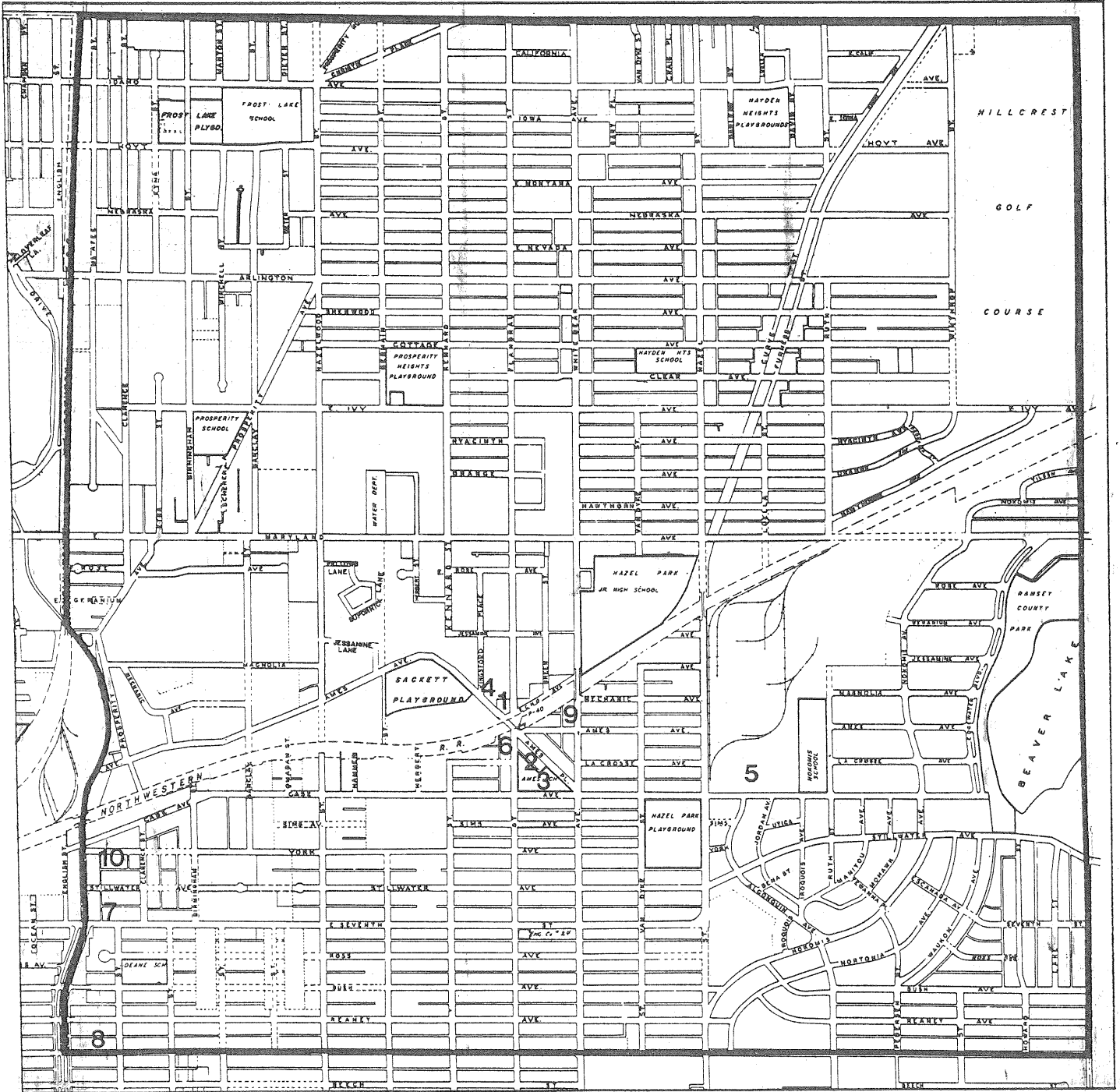
1. 1667 E. Ames Avenue, William L. and Helen Ames House
- Site — 2. 1750 E. Ames Place, Charles W. Schneider House
3. 1760 E. Ames Place, William L. Ames School

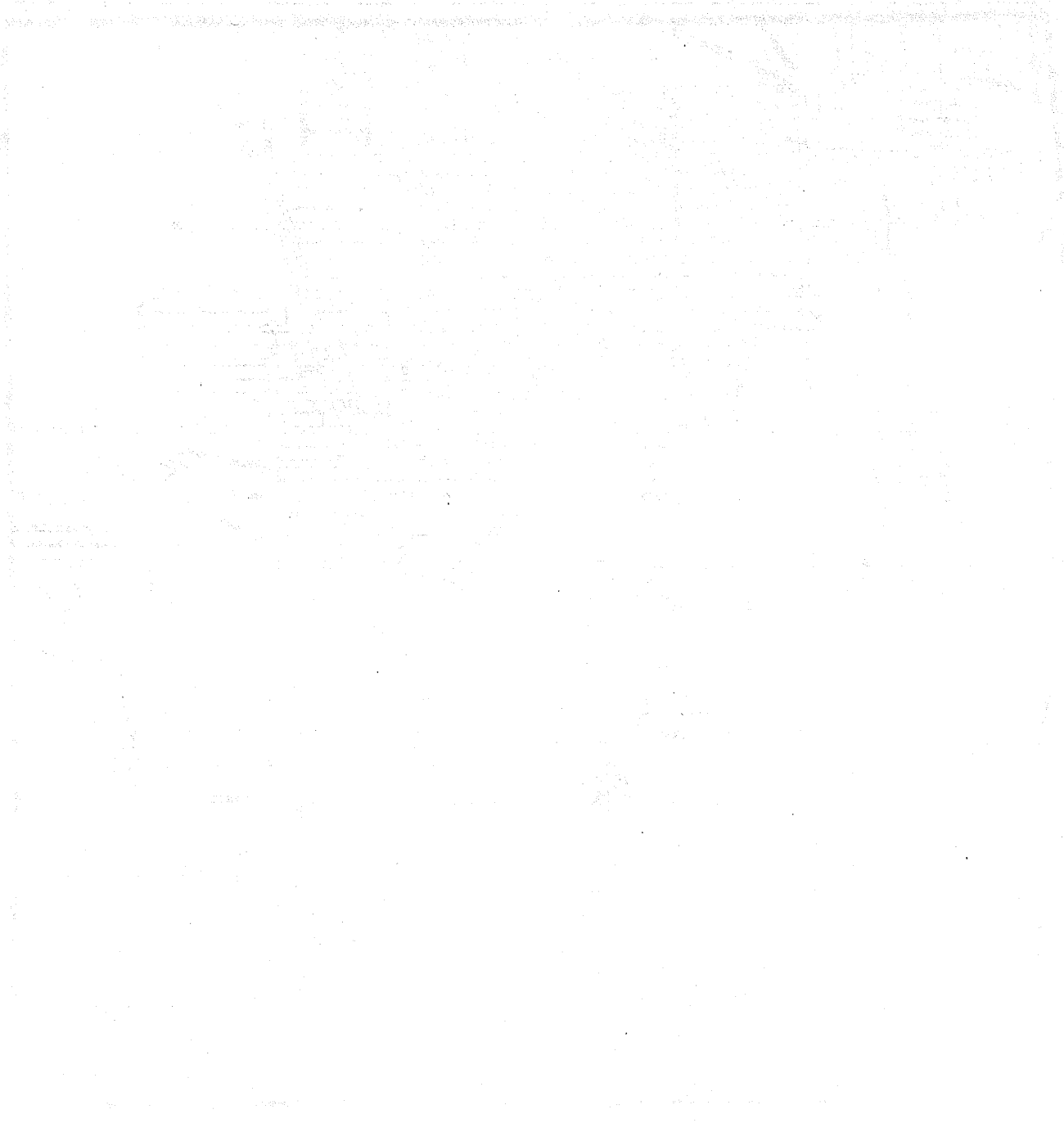
Additional Sites of Major Significance

4. 1647 E. Ames Avenue, House
5. 1921 E. Case Avenue, Walter A. Wood Harvester Company
6. 1007 N. Flandrau Street, Winslow W. Dunn House
7. 852 N. Johnson Parkway, House
8. 1345 E. Minnehaha Avenue, House
9. 1023 N. White Bear Avenue, House
10. 1342 E. York Avenue, House

MAP 2

DISTRICT 2





District 3: The West Side

District 3, known as the West Side, is located south of downtown St. Paul and is the only St. Paul neighborhood on the west bank of the Mississippi River. District 3 is bounded by the Mississippi River on the north, east, and west and by the Ramsey County line on the south. It includes residential neighborhoods, Holman airfield, several parks, Harriet Island, and Navy Island (once known as Raspberry Island). Historically, the West Side was divided by steep river bluffs into distinct neighborhoods -- the Upper West Side on top of the bluffs, and the Lower West Side or Flats, an area in the northeast portion of the district along the river. This area was originally a working class and industrial neighborhood. It is now the site of Riverview Industrial Park.

From 1851 to 1874 the West Side was technically part of Dakota County and was occupied first by Dakota Indians and later by French-Canadian, Irish, and German immigrants, some of whom farmed the area. The west bank of the river was linked to the tiny community of St. Paul by ferry boats and the woodframe Wabasha Bridge which opened in 1859. Early settlement of the low lying portion of the West Side was discouraged by frequent devastating flooding of the Mississippi River. In 1858 the community was granted a charter and became the city of West St. Paul. This government lasted four years and the charter was revoked, primarily due to financial difficulties. In 1874 the area was annexed by St. Paul, and became part of Ramsey County. The neighborhood gradually became known as the West Side, referring to its location on the west bank of the river.

With extensive frontage on the Mississippi River and the system of natural caves formed in the limestone river bluffs, the West Side attracted early industries. Among the first and the most famous were the breweries founded along Ohio and Water Streets. The Yoerg Brewing Company and Bruggeman's Brewery relocated from the West

Seventh Street area to the West Side in 1871 and 1872. They became the neighborhood's largest beer makers. They used natural caves for the cooling and storage of beer. No original brewery buildings remain on the West Side, but the Historic Sites Survey team identified the openings to several limestone caves along Water Street, and discovered the limestone ruins of a building which may have been part of the Yoerg complex.

Other early industries, including foundries, quarries and manufacturing plants were located on the Lower Flats along the river. During an urban renewal project in the 1960's, many of these early industrial buildings were demolished, but the Survey staff did identify several turn of the century industrial buildings. None of these have great architectural merit but many are historically significant. They include the American Hoist and Derrick Complex at 63 S. Robert Street, the Illinois Glass Company at 149 S. Robert Street, the St. Paul Linseed Oil Company at 43 W. Starkey Avenue, and the St. Paul Stove Works at 555 E. Concord Street. One manufacturing facility of more recent vintage which has architectural significance is the Streamlined Moderne Coca Cola Bottling Plant at 84 S. Wabasha Street, one of several Coca Cola facilities built in this style across the Midwest in the 1940's. (A similar Coca Cola Bottling Plant in Minneapolis was recently demolished.)

Jobs in West Side industries attracted immigrant groups to the area. It began with the Germans and Irish arriving in the 1870's. During the 1880's and 1890's many eastern European and Russian Jews moved into the Lower West Side, creating a large Jewish neighborhood. By the 1920's many of them had moved to other parts of the city, such as the Highland Park neighborhood, and a large contingent of Mexican Americans settled on the Lower West Side. After the residential portions of the Lower West Side were systematically demolished during the 1960's urban renewal, the Chicano population moved to other parts of the neighborhood. Today the West Side still

contains a strong Chicano community. In addition, since World War II, a number of Lebanese, Syrians, Blacks, American Indians and Southeast Asians have settled in the area.

Although the original working class residential neighborhood of the Lower West Side was obliterated, the Historic Sites Survey staff discovered pockets of working class housing scattered throughout the West Side, concentrated east of Humboldt Avenue and in an east to west band across the middle of the district. Although most of these houses have been altered, intact examples of working class houses were identified including the woodframe Henry Heinsch House at 390 S. Stryker Avenue and the collection of small, ornate, brick houses built by a mason, Henry Lange, at 87 through 106 E. King Street. In addition, the West Side contains a number of basically intact woodframe and brick double houses, rowhouses, and apartment buildings built around the turn of the century primarily for working and middle class occupants. These include the double house at 40-42 W. Isabel Street, Grady Flats at 46-52 W. Delos Street, and The Isabel, a brick rowhouse designed by Louis Lockwood at 109-119 E. Isabel Street. More recently settled parts of the West Side, including the southern and eastern edge of the district, contain a mixture of bungalows and Colonial Revival houses along with more modern Period Revival and suburban dwellings.

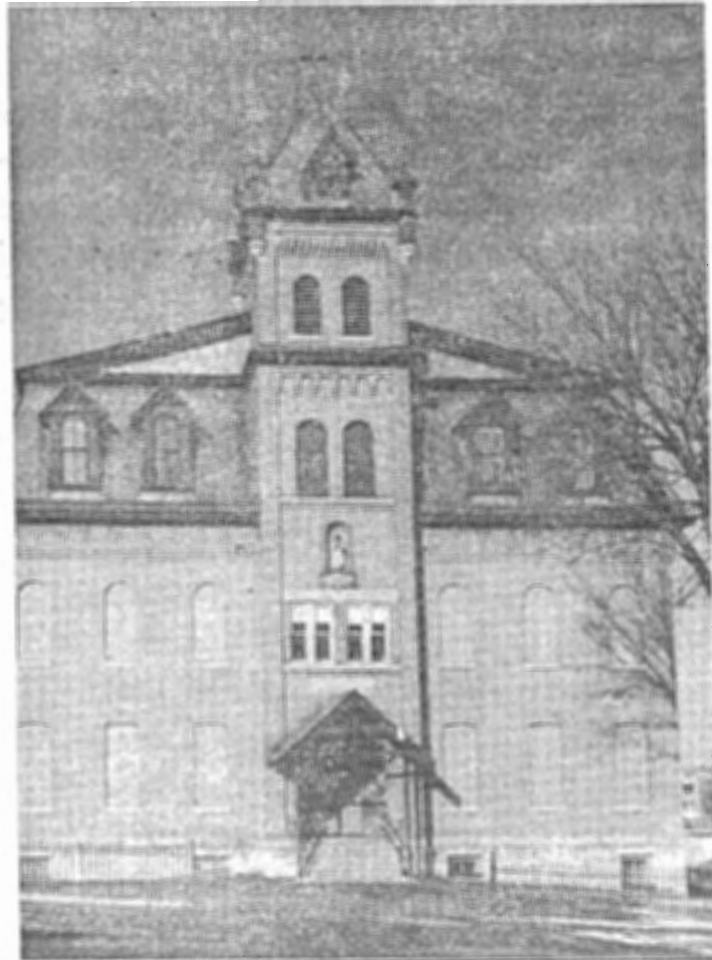
The homes of more affluent residents including several early businessmen and industrialists still stand along the edges of the river bluffs south of Cherokee Park (created between 1903 and 1911) and Prospect Boulevard and along the residential streets further south. Prominent among these houses are the approximately one dozen basically intact Victorian woodframe and brick mansions located on the Upper West Side. Many of these homes were architect-designed, and they range in style from the French Second Empire Anthony Yoerg Sr. House at 215 W. Isabel Street and the James Melady House at 361 S. Stryker Avenue, to the ornate brick Queen Anne O. A. Beal House at 23 W. Isabel Street. Probably the most architecturally

significant Victorian mansion on the West Side is the intriguingly eclectic and pristine Edward J. and Elizabeth Heimbach House at 64 W. Delos Street, circa 1885, built for the daughter and son-in-law of West Side brewer Martin Bruggeman (no. 5).



5. 64 W. Delos Street, Edward and Elizabeth Heimbach House, ca. 1885, architect unknown. (Photo by Brad Daniels)

Several churches and institutions reflect the ethnic background of the people who settled the West Side. The most visible symbol of the Irish is the Church of St. Michael tower at 389 S. Robert Street. The tower is all that remains of a large Irish Catholic church built on the site in the late 1860's. The tower has been renamed the Torre de San Miguel, reflecting the newer Chicano community. The Church of St. Matthew, rebuilt in the 1960's, and the more significant St. Matthew's School (no. 6), 1901-02, stand at Winifred and Robie streets as symbols of German Catholic influence. Immigrants founded the People's German Church, a small intact wood-



6. 10 W. Winifred Street, St. Matthew's School, 1901-02, designed by John Fischer. (Photo by Brad Daniels)

frame church at 125 E. Congress Street, the German Lutheran Cemetery (now Riverview) at Annapolis Street and Brown Avenue and the Turner's Gymnastic Society, a German cultural, intellectual and physical fitness organization, now headquartered in a former fire station at 643 S. Ohio Street. The Church of Our Lady of Guadalupe, founded in 1930, standing at 530 Andrew, serves as a religious and cultural center for the community.

West Side commercial buildings were originally concentrated along routes ascending the bluffs, such as Ohio Street, and along streetcar lines such as Robert, Concord, Fairfield, Dakota, and Stryker. The Survey discovered that the West Side contains fewer intact Victorian commercial buildings than some other parts of the city. Important turn of the century buildings stand at 168 E. Concord Street, 450 S. Robert Street, and 544-548½ S. Ohio Street. Robert Street remains the major commercial artery in District 3.

The West Side contains or is adjacent to several bridges of architectural and historical importance including the Omaha Swing Bridge at the western edge of the district, the Smith Avenue High Bridge, 1889, the Chicago Great Western Lift Bridge, the Robert Street Bridge and the Wabasha Street Bridge. The West Side contains two W.P.A.-built recreational structures, the Harriet Island Pavilion on Nagasaki Road and the Baker Playground building at 670 S. Waseca Street. The Riverview Branch of the St. Paul Public Library at 1 E. George Street is another city-owned building of major architectural and historical significance.

The following is a list of sites in District 3 which have already been designated as historic sites, a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 3

Sites Already Designated

1. 2 E. George Street, Rau Strong House
2. 1 S. Wabasha Street, Minnesota Boat Club

Sites Eligible for Designation *

3. Bayfield Street, Holman Field, Holman Field Administration Building
4. 64 W. Delos Street, Edward J. Heimbach House
- site 5. 1 E. George Street, Riverview Branch Library *designated*
6. 65 E. George Street, Anton W. Mortenson House
7. 214 W. George Street, Charles L. Haas House
8. 215 W. Isabel Street, Anthony Yoerg, Sr., House
9. 361 S. Stryker Avenue, James Melady House
10. 390 S. Stryker Avenue, Henry Heinsch House
11. 10 W. Winifred Street (also 9 W. Robie Street), St. Matthew's School
12. 382-384 S. Winslow Avenue, John and Mary Minea House

Additional Sites of Major Significance

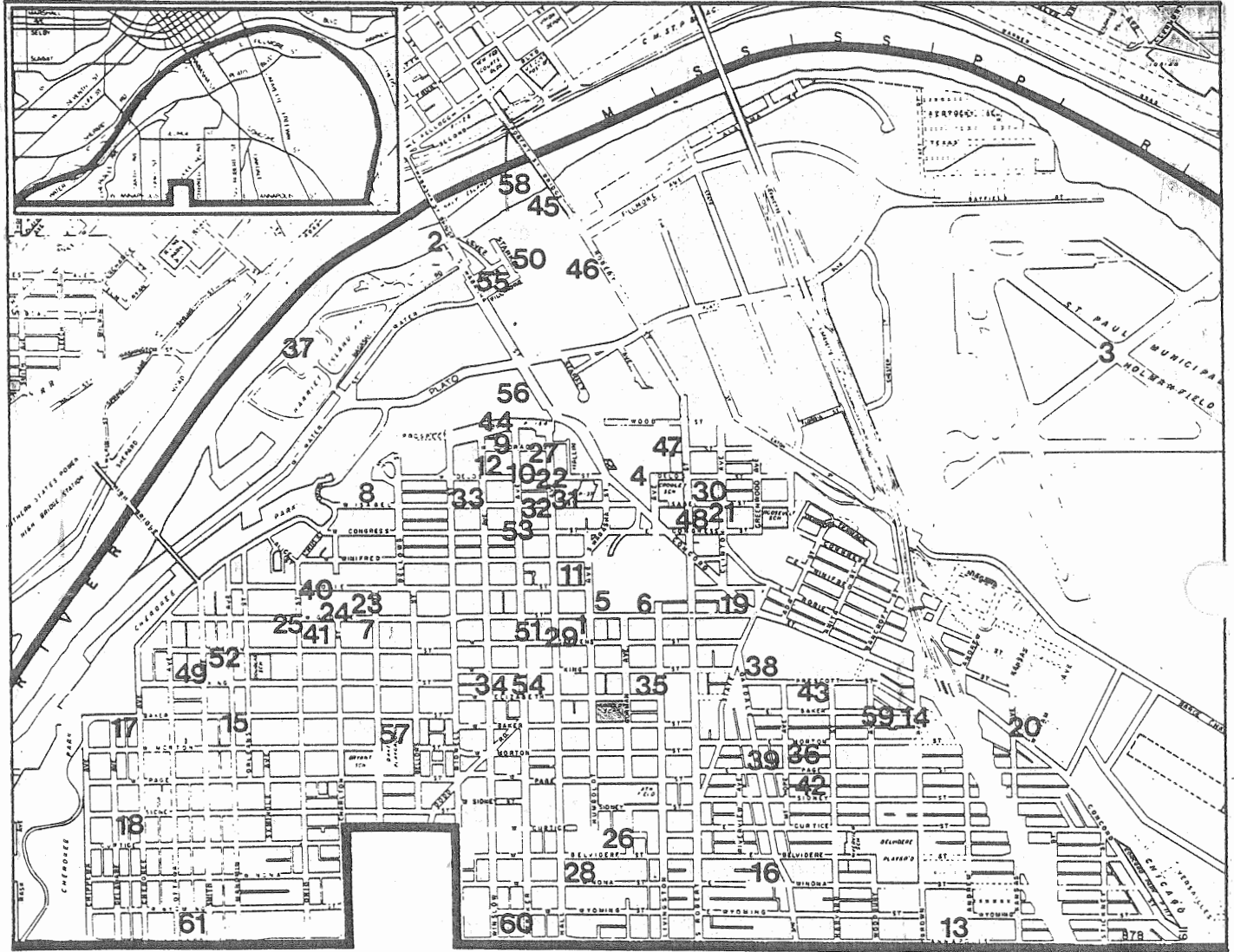
13. E. Annapolis Street and S. Brown Avenue, West St. Paul German Lutheran Cemetery Chapel
14. 306 E. Baker Street, House
15. 348 W. Baker Street, Edward C. Horsnell House
16. 182 E. Belvidere Street, House
17. 643 S. Cherokee Avenue, House
18. 763 S. Cherokee Avenue, House
19. 168 E. Concord Street, Commercial Building

*The Smith Avenue High Bridge which links the West Side with the West Seventh Street neighborhood (District 9) has also been determined to be eligible for nomination to the National Register of Historic Places.

20. 555 E. Concord Street, St. Paul Stove Works (now Grief Brothers Cooperage)
21. 125 E. Congress Street, People's German Church
22. 46-52 W. Delos Street, Grady Flats
23. 241 W. George Street, Samuel Dearing House
24. 255 W. George Street, Patrick and Fanny O'Brien House
25. 306 W. George Street, House
26. 780 S. Gorman Avenue, House
27. 395 S. Hall Avenue, Michael J. Bell House/Terrace Home
28. Ca. 824 S. Hall Avenue, House
29. 559 S. Humboldt Avenue, Riverview Telephone Exchange
30. 109-119 E. Isabel Street, The Isabel
31. 23 W. Isabel Street, O.A. Beal House
32. 40-42 W. Isabel Street, Double House
33. 123 W. Isabel Street, Eugene and Christina Villaume House
34. 87, 89, 91, 103, 106 E. King Street, Houses
35. 611 S. Livingston Street House
36. 214-216 E. Morton Street, Double house
37. Nagasaki Road on Harriet Island, Harriet Island Pavilion
38. 620-622 S. Oakdale Avenue and 173 E. Prescott Street,
Double house and Christian F. Meyer House
39. 694-696 S. Oakdale Avenue, Albert Korfhage Double house
40. 510 S. Ohio Street, Ohio Theater
41. 544-548½ S. Ohio Street, Commercial Building
42. 234 E. Page Street, House
43. 256 E. Prescott Street, Roussopoulos House

44. 58 W. Prospect Blvd., Durkee House and Carriage House
- demo 45. 63 S. Robert Street, American Hoist and Derrick Complex
- demo 46. 149 S. Robert Street, Illinois Glass Company
47. 389 S. Robert Street, Church of St. Michael Tower
48. 450 S. Robert Street, Schulz Building
49. 607 S. Smith Avenue, Mohawk Theater
- demo 50. 43 W. Starkey Avenue, St. Paul Linseed Oil Company
51. 41 W. Stevens Street, House
52. 360 W. Stevens Street, House
53. 436-438 S. Stryker Avenue, Apartments
54. 593-595 S. Stryker Avenue, Lau Brothers Grocery
55. 84 S. Wabasha Street, Coca Cola Bottling Plant demo 2007
56. 215 S. Wabasha Street, Castle Royale Nightclub
57. 670 S. Waseca Street, Baker Playground Building
58. W. Water Street at Mississippi River, Mississippi River Bridge #15 (Omaha Swing Bridge)
59. 634 S. Woodbury Street, William C. Bredenhagen House
60. 76 W. Wyoming Street, House
61. 412 W. Wyoming Street, Ernest Lehmann House

DISTRICT 3



District 4: Dayton's Bluff

District 4, known as Dayton's Bluff, is located along the Mississippi River bluffs extending east from downtown St. Paul. It is separated from downtown by the wide, marshy Phalen Creek/Trout Brook valley which was filled in the late nineteenth century for railroad track beds, and is now the site of Interstates 94 and 35E. District 4 is bounded by the Burlington Northern railroad tracks and Minnehaha Avenue on the north, the Burlington Northern railroad tracks and Interstate 94 on the west, the Mississippi River and the bluffs of Indian Mounds Park on the south, and Highway 61, Birmingham Street, and Johnson Parkway on the east.

Planning District 4 is unique because it contains a series of burial mounds identified by some scholars as having been constructed by migratory bands of Hopewellian Indians thousands of years ago. Kaposia, a large Dakota Indian village, also existed on Dayton's Bluff from the late seventeenth century until the mid-nineteenth century, and the Dakota used a bluff area as a sacred burial ground. White settlers' reports from the 1830's describe seeing burial scaffolds bearing Indian corpses on the crest of the bluffs.

The first white settlers arrived in the area in the 1830's, beginning with William Evans, a discharged soldier from Fort Snelling who staked the first claim on the Bluff. Evans was soon followed by other pioneers who established farms on the rich, hilly land. The development of the Bluff as an attractive site for residential settlement was anticipated by real estate speculator Lyman Dayton who purchased nearly five thousand acres for investment purposes in 1849. Five years later, when the city of St. Paul was incorporated, the official city limits included the portion of Dayton's Bluff extending east to Cable and Arcade Streets. The rest of District 4 was annexed by the city in 1858, 1877, and 1885. Substantial settlement of Dayton's Bluff occurred during the 1850's and 1860's when wealthy residents of the city who sought the isolation and

picturesque qualities of the area built large mansions on the bluffs, particularly near today's Indian Mounds Park. The Summit Hill area to the west soon surpassed the Bluff as a fashionable upper class neighborhood, and now most of the Civil War era mansions on Dayton's Bluff have been demolished. The much-altered houses at 334 Mounds Boulevard and 908 Mound Street (the Smith-Davidson-Scheffer House) remain as examples of this early period of development.

As the population of St. Paul grew rapidly during the 1860's through the 1880's and streetcar and railroad lines were established, the western third of District 4 experienced substantial settlement. A large community of predominantly German-born, skilled working and middle class people built houses and commercial buildings in the northwest portion of the Bluff, roughly west of Mendota Street. This area contains one of the area's greatest concentrations of nineteenth century buildings, including good examples of the Italianate, Eastlake, and Queen Anne styles, although many have been altered and maintained poorly. The Adolph Muench House



7. 374 N. Maria Avenue, Schoch Building, 1885, designed by Augustus F. Gauger. (Photo by Gary Phelps)

at 653 E. Fifth Street, now a National Register and St. Paul Heritage Preservation Commission site, and the two houses adjacent to the east, the Schoch Building at 374 N. Maria Avenue (no. 7) and the Schornstein Grocery and Saloon at 707 E. Wilson Avenue (no. 8) are among the most architecturally and historically significant buildings. The predominantly vacant land immediately west of this neighborhood was once the site of the of the "Connemara Patch", a collection of modest working class houses and businesses constructed by Irish immigrants along the edge of Phalen Creek, beneath the Third Street Bridge. This neighborhood was completely obliterated by urban renewal in the 1950's.



8. 707 E. Wilson Avenue, Schornstein's Grocery and Saloon, 1884, designed by Augustus F. Gauger. (Photo by Patricia Murphy)

The residential neighborhoods around Indian Mounds Park and the area immediately north and south of E. Seventh Street were also settled during the 1870's and 1880's. Today the area still contains

a number of intriguing, substantial Victorian houses, many with spectacular views of the Mississippi River valley, including the houses scattered along Burns Avenue, the Giesen House at 827 Mound Street, the Farwell/Jameson House, circa 20 N. Bates Avenue, and the houses along Mounds Boulevard. These houses are surrounded by more modest and less intact late nineteenth and turn of the century houses. The neighborhoods north and south of E. Seventh Street developed as a result of the commercial activity along E. Seventh Street, which became a major streetcar line in the 1880's. The streets bordering E. Seventh Street contain a few basically intact Italianate houses, and a large collection of Queen Anne, "patternbook", and vernacular Victorian houses ranging in size from the modest woodframe Peter John House at 649 E. North Street on the edge of Swede Hollow to the ornate brick Henry and Hilda Defiel House at 732 E. Margaret Street. E. Seventh Street also contains an important collection of Victorian commercial buildings, although most have been altered substantially.



9. 1216 E. 7th Street, Charles and Lena Messerli House, 1886, design attributed to Louis Singer. This is one of the finest houses standing on E. 7th Street and an excellent example of the Italianate style.

The remaining residential portions of District 4 were settled during the twentieth century. The central third of the district, bounded roughly by Earl Street and Johnson Parkway, contains Victorian houses and commercial buildings located along streetcar lines and other major streets, and many Colonial Revival houses dating from circa 1900 to 1920. The eastern portion of District 4, east of Johnson Parkway, was settled after World War I. It contains a large number of bungalows, Period Revival, and suburban tract houses, few of which are architecturally significant.

Industries which attracted residents to Dayton's Bluff and helped form the economic base for the community were located originally in the northern and western portions of the district along railroad lines. The Historic Sites Survey identified few nineteenth and turn of the century industrial buildings still standing. An important exception is Hamm's Brewery, now Olympia Brewery, located at 707 E. Minnehaha Avenue, which was established on the site of the short-lived Pittsburgh Brewery in 1864. By the 1880's, when some of the present brewery buildings were constructed, Hamm's was one of the largest breweries in the Northwest. Although most of the Hamm's buildings are still standing and in use, many were altered drastically in the mid-twentieth century. Immediately south of the brewery, along the upper edge of the bluff forming "Swede Hollow", is a large vacant lot which marks the site of the Hamm's Mansion, which was destroyed by fire in 1954. The large and somewhat altered houses across the street on Greenbrier Street were built by several of Theodore Hamm's children and principal employees, and are thus historically linked to the brewery. Another important industrial site identified by the Survey is the Minnesota Mining and Manufacturing (3M) complex at Bush Avenue and Arcade Street. The former 3M corporate headquarters building, now used by the company for other purposes, stands at 900 E. Bush Avenue.

In addition to its wealth of late nineteenth and turn of the century houses, some of which are architecturally intact, Dayton's Bluff contains several churches and other buildings which are historically and architecturally important. Significant churches include St. Peter's Protestant Episcopal Church at 754-758 E. Fourth Street; Evangelical Lutheran Bethlehem Church designed by the architect of the St. Paul Cathedral, Emmanuel L. Masqueray, at 661 N. Forest Street and Holman United Methodist Church at 243 N. Bates Avenue. The oldest public school in the city standing on its original site is the Mounds Park School built in 1891 at 998 E. Pacific Street. The Bluff also contains a few examples of the Prairie style, the most important being the Mounds Park Pavilion at Indian Mounds Park (no. 10) which was built circa 1916 and designed by City Architect Charles Hausler with Percy Dwight Bentley. Other significant buildings include the Soo Line Freight Depot at 483 E. Seventh Street and the mildly Streamlined Moderne style Wolkoff Building at 1975 E. Hudson Road.



10. Ca. 1060 E. Mounds Boulevard, Mounds Park Pavilion, ca. 1916, designed by Charles Hausler and Percy Dwight Bentley. (Photo by Gary Phelps)

Following is a list indicating a site in District 4 which has already been designated a National Register and a St. Paul Heritage Preservation Commission site; a list of sites which the Historic Sites Survey staff believes are eligible for designation and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 4

Sites Already Designated

1. 653 E. 5th Street, Adolph Muench House

Sites Eligible for Designation

- DB 2. 352 N. Bates Avenue, Max and Amilia Toltz House and Carriage House
- DB 3. 373 N. Maple Street, Peter and Louisa John House
- DB 4. 732 E. Margaret Street, Henry and Hilda Defiel House
- DB 5. 374 N. Maria Avenue, Schoch Building
6. 964 E. Minnehaha Avenue, Eilers House
7. Ca. 1060 E. Mounds Boulevard, Mounds Park Pavilion
8. 827 N. Mound Street, Peter and Mary Giesen House
- DB 9. 707 E. Wilson Avenue (also 223 N. Bates Avenue), Schornstein Grocery and Saloon
10. 757 E. 6th Street, Arthur and Elsa Koenig House
11. 770 E. 6th Street, Michael and Rose Walter House
12. 447-449 E. 7th Street, George E. Hess Building
13. 1216 E. 7th Street, Messerli House

Additional Sites of Major Significance

14. Ca. 20 N. Bates Avenue, Farwell/Jameson House
15. 243 N. Bates Avenue, Holman United Methodist Church
16. 358 N. Bates Avenue, Charles L. Tracy House
17. 376 N. Bates Avenue, John Pfister House
18. 881 E. Beech Street, Northwestern Telephone Tower Exchange
19. 1157 E. Burns Avenue, House

20. 900 E. Bush Avenue, 3M Corporate Headquarters
21. 915 E. Conway Avenue, House
22. 410 N. Eichenwald Street, Charles W. Chase House
23. 981 E. Euclid Street, House
24. 661 N. Forest Street, Evangelical Lutheran Bethlehem Church
25. 614 N. Fountain Place, Fredrick and Clara Bergmeier House
26. 627 N. Greenbrier Street, August Heidel House
27. 668 N. Greenbrier Street, William and Marie Hamm House
28. 672 N. Greenbrier Street, Otto and Maria Muller House
29. 680 N. Greenbrier Street, Peter and Emma Classen House
30. 1075 E. Hudson Road, Wolkoff Building
31. 338 N. Maple Street, Jacob W. Petter House
32. 410 N. Maple Street, House
33. 715 E. Margaret Street, Jacob F. and Alice Franzel House
34. 889 E. Margaret Street, Zahn House
35. 170 N. Maria Avenue, Albert and Wilhemina Koehler House
36. 358 N. Maria Avenue, Louis Korfhage House
37. 677 N. Mendota Street, House
38. 707 E. Minnehaha Avenue, Hamm's Brewery
39. 908 Mound Street, Smith-Davidson-Scheffer House
40. 51 E. Mounds Boulevard, George W. Bohn House
41. 334 E. Mounds Boulevard, House
42. 1155 E. Mounds Boulevard, House
43. 649 E. North Street, Peter Ross House

44. 998 E. Pacific Street, Mound Park School
45. 1150 E. Pacific Street, King House
46. 963 E. Wakefield Avenue, William and Harriet B. Wakefield House
47. 699 E. Wilson Avenue, Phillip Johns House
48. 973 E. Wilson Avenue, House
49. 1044 E. Wilson Avenue, Henry L. Gray House
50. 800 E. 3rd Street, Commercial Building
51. 704 E. 4th Street, House and Carriage House
52. 754-758 E. 4th Street, St. Peter's Protestant Episcopal Church
53. 483 E. 7th Street, Soo Line Freight Depot
54. 1179 E. 7th Street, Commercial Building

District 5: Payne-Phalen

Planning District 5, known as Payne-Phalen, is bounded by Interstate 35E on the west, the St. Paul city limits at Larpenteur Avenue on the north, the Burlington Northern railroad tracks on the east, and the Burlington Northern railroad tracks and District 4 on the south. District 5 is geographically part of St. Paul's "East Side". In 1970 the district was the most densely populated of the city's seventeen districts with nearly thirty thousand residents.

The southwest corner boundary of present day District 5 originally consisted of two small rivers which flowed south and almost converged as they emptied into the Mississippi River: Trout Brook, whose route is marked by Interstate 35E; and Phalen Creek, which flowed through the bottom of the deep ravine separating District 5 from Dayton's Bluff (District 4). Both rivers were filled in partially after the Civil War by railroad companies using the low-lying river valleys as track beds for railroad lines servicing the industrial Lowertown area in downtown St. Paul. The Phalen Creek valley, later known as Swede Hollow, also served as the site for several early industries in the area, one of the most famous being Hamm's Brewery, now Olympia Brewery, which is technically located in District 4.

The first residents of District 5 were temporary settlers who lived in log cabins along the banks of Phalen Creek and Trout Brook. Beginning in the 1840's and 1850's, the Swede Hollow ravine was settled by newly arrived Swedish immigrants who built shanties, modest dwellings and commercial buildings at the bottom of the ravine. Swede Hollow was eventually occupied by a succession of immigrants including Irish, Italians, Poles, and Mexican Americans, many of whom moved to other parts of the city as they found employment and built more substantial homes. In 1956 the city condemned the neighborhood which was then demolished by urban renewal.

The neighborhood immediately west of Swede Hollow, called Railroad Island because it is surrounded by railroad tracks, contains many of the oldest buildings found in District 5. Before the Civil War this area contained the homes of some wealthy residents of the city, and during the 1860's it was settled by Swedes, and later Irish and Italian immigrants. Lower Payne Avenue, as the area is also called, still retains strong ethnic communities. Within Railroad Island is one of the oldest documented houses standing in the city, the Benjamin Brunson House, built circa 1856 at 485 Kenny Road. It is now a National Register and St. Paul Heritage Preservation Commission site. A large concentration of modest nineteenth century houses including those on the western edge of Swede Hollow and along tiny alley-like streets such as Petit and Fred Streets, as well as larger woodframe and brick houses like the group of somewhat altered patternbook houses on Mt. Ida Street are located here. Two of the most substantial Victorian mansions are the Adolph Bloom house at 416 E. Mt. Ida Street and the Nels Okeson House at 686 N. Bradley Street. Railroad Island also contains a few altered Victorian commercial buildings along Lower Payne Avenue south of Minnehaha Avenue, a cluster of industrial buildings along the southwest edge of the district, and a brick Victorian fire station designed by St. Paul architect Havelock Hand and built in 1890 at 676 E. Bedford Street.

North of Railroad Island is the Upper Payne Avenue neighborhood which was settled during the 1880's by Scandinavian immigrants. The Historic Sites Survey staff identified a large number of interesting woodframe and brick Victorian houses which comprised a middle class residential neighborhood located in a wide band stretching north from Railroad Island to Maryland Avenue. Although many of these homes have been altered, examples of the Italianate, Queen Anne, and Colonial Revival styles can be found, as well as a large number of intact Victorian patternbook houses and a few early twentieth century concrete block houses. The area bounded by Wells, Payne, Greenbrier, and Jenks Avenues contains a dense concentration of intact buildings and has historic district potential.



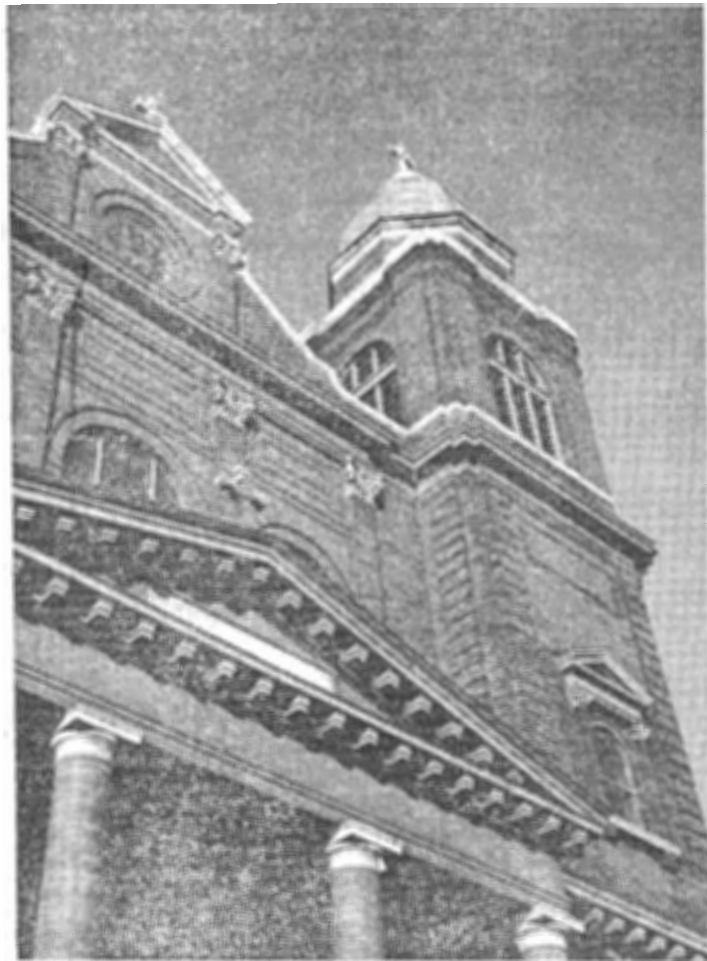
11. 955 N. Jessie Street, Olaf Lee House, 1905, designed by Clarence H. Johnston, Sr. This is one of the most intact and sophisticated early twentieth century houses in the area. (Photo by Patricia Murphy)

Stores, banks, and businesses which served the Upper Payne Avenue neighborhood are located along Payne Avenue and Arcade Street. Both of these streets contain a number of basically intact commercial buildings dating from circa 1885 to circa 1920. The earliest of these are woodframe and mildly Italianate in style, with pedimented false fronts and bracketed cornices. Later commercial buildings are of brick construction with galvanized metal cornices and cast iron storefronts. The commercial buildings at 960, 961, 987-989, and 991-993 N. Payne Avenue are among the most architecturally significant in the district. A few commercial buildings in the Upper Payne neighborhood are scattered along former streetcar routes. Those at 1019 N. Edgerton Street and 841 N. Burr Street are examples of early businesses in residential areas with links to earlier streetcar lines.

The northern and eastern sections of District 5 were settled largely after World War I. The area north of Maryland Avenue and east of Earl Street contains a large number of bungalows dating from the 1920's, and Period Revival, Prairie style, and undistinguished ranch style and suburban houses dating from the 1930's and 1940's. Exceptions to this trend are the Victorian houses along early well-travelled routes and streetcar lines like Payne and Arlington Avenues and Arcade and Edgerton Streets, and a few possible farmhouses. The modest but beautifully intact house at 1391 N. Edgerton Street, and the 1872 vintage Hinkel-Sullivan House at 531 E. Brainerd Avenue, a National Register site, are two important representatives of the few Victorian homes predating their neighbors in the northern portions of District 5. The most architecturally sophisticated twentieth century houses in District 5 are located generally on Wheelock Parkway and along the edges of Lake Phalen and Phalen Park.

District 5 contains a number of churches and other institutions with early links to immigrants who settled the area. Several are architecturally and historically significant. These include St. Casimir's Church at 937 E. Jessamine Avenue (no. 12), Holy Trinity Russian Serbian Orthodox Church at 958 N. Forest Street, and the Second Swedish Methodist Episcopal Church at 701 E. Cook Avenue. On the southern shore of Lake Phalen the Survey team discovered two brick buildings interspersed within newer housing which are remnants of the Evangelical Luther Seminary, an institution which moved to this site in 1893. The seminary presidents' house still stands at 1050 E. Ivy Avenue. Across Ivy Avenue and adjacent to Phalen Park is Michael J. Dowling Memorial Hall, the remaining building of the Gillette Children's Hospital, which was demolished in 1980.

At present there are two buildings in Planning District 5 which have been placed on the National Register, the Benjamin Brunson House and the Hinkel-Sullivan House, although only the Brunson



12. 937 E. Jessamine Avenue, St. Casimir's Church, 1904, architect unknown. (Photo by Brad Daniels)

House and Michael J. Dowling Memorial Hall have been designated St. Paul Heritage Preservation Commission sites. District 5 contains no historic districts at present. The Historic Sites Survey staff has identified one potential historic district in the Payne-Phalen area: a Payne Avenue District, bounded roughly by Wells, Payne, Greenbrier and Jenks Avenues. This several square block area contains a collection of basically intact turn of the century commercial buildings along Payne Avenue, a two-block stretch

of small Victorian worker's houses along Wells Avenue on the northern edge of Swede Hollow, and a large concentration of middle class Victorian woodframe and brick houses along Case, Sims, and York Avenues. In addition, the Survey staff recommends that the Victorian patternbook houses on both sides of Mt. Ida Street between Rivoli and DeSoto Streets, including the impressive Adolph Bloom House at 416 E. Mt. Ida Street, be grouped as a thematic nomination to the National Register. The following is a list of sites in District 5 which have already been designated as historic sites, a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 5

Sites Already Designated

1. 531 E. Brainerd Avenue, Hinkel-Sullivan House (only on National Register)
2. 485 Kenny Road, Benjamin Brunson House

Sites Eligible for Designation

3. 676 E. Bedford Street, Engine Company #1
4. 904-906 N. Burr Street, Double house
5. 656 E. Bush Street, House
6. 1391 N. Edgerton Street, House
7. 1105 N. Greenbrier Street, Arlington Hills Library
8. 1003 E. Ivy Avenue, Michael J. Dowling Memorial Hall (Gillette Children's Hospital) -- has been designated as an H.P.C. site
9. 543 E. Jessamine Avenue, House
10. 937 E. Jessamine Avenue, St. Casimir's Church
11. 955 N. Jessie Street, Olaf Lee House
12. 416 E. Mt. Ida Street, Adolph Bloom House
13. 718 E. Sims Avenue, N. P. Jorgenson House
14. 647 E. York Avenue, East Side Commercial Club

Additional Sites of Major Significance

15. 686 N. Bradley Street, Nels Okeson House
16. 1070 N. Bradley Street, Joseph A. A. Burnquist House
17. 601 E. Case Avenue, Ludwig E. Johnson House
18. Ca. 697 E. Case Avenue and 975 N. Greenbrier Street, Houses
19. 701 E. Cook Avenue, Second Swedish Methodist Episcopal Church
20. 647 N. DeSoto Street, Rev. Swan W. Sundberg House

21. 1019 N. Edgerton Street, Commercial Building
22. 1259 N. Edgerton Street, John Lindstrom House
23. 1370 N. Edgerton Street, Johnson House and Carriage House
24. 958-960 N. Forest Street, Holy Trinity Russian Orthodox Church
25. 671 E. Geranium Avenue, House
26. 1050 E. Ivy Avenue, Evangelical Luther Seminary President's House
27. 525 E. Jessamine Avenue, House
28. 808 E. Jessamine Avenue, House
29. 958 N. Jessie Street, Wilder Playground Building
30. 304 E. Lawson Avenue, House
31. 626 E. Lawson Avenue, House
32. 1032 E. Magnolia Avenue, House
33. 981 N. Mendota Street, House
34. 470 E. Minnehaha Avenue, House
35. 618-620 E. Minnehaha Avenue, Commercial Building
36. 720 N. Payne Avenue, Hamm's Brewery Administrative Office
37. 960 N. Payne Avenue, Commercial Building
38. 961 N. Payne Avenue, Payne Avenue State Bank
39. 987-989 N. Payne Avenue, G. A. Johnson Building
40. 991-993 N. Payne Avenue, Commercial Building
41. 1138 N. Payne Avenue, Skelly Station
42. 1033 E. Sims Avenue, House
43. Ca. 970 N. Weide Street, House
44. 650 E. York Avenue, Tri-State Telephone Company
45. 747 E. York Avenue, House

Potential Historic Districts

Mt. Ida Street Thematic Nomination

Payne Avenue Historic District

District 6: The North End

District 6, the North End, is located in the north central part of St. Paul, north of downtown. It encompasses a large area bounded by the southern shore of Lake Como, Maryland Avenue, and the city limits at Larpenteur Avenue on the north, Lexington Parkway on the west, the Burlington Northern Railroad tracks on the south, and Interstate 35E on the east. The district is comprised largely of the neighborhood known as the North End (east of Dale Street), but also includes the Warrendale area south of Lake Como. District 6 has the second largest population of the city's seventeen planning districts, with nearly thirty thousand residents. It contains three large cemeteries: Oakland, founded in 1853 as a city cemetery and planned by prominent landscape architect Horace W.S. Cleveland; Elmhurst, established in 1865 as a German Lutheran cemetery; and Calvary, a Catholic cemetery initiated on this site in 1866. The district also contains some industry located along two Burlington Northern railroad lines and one set of Soo Line tracks, and major commercial strips along Rice and Jackson Streets with additional smaller business districts along Dale Street, Front Avenue, and Larpenteur Avenue.

The North End, traditionally a working class neighborhood, was settled extensively in the 1870's and 1880's by German, Austrian, and Swedish immigrants who found jobs in the railroad shops and related industries located in the area. After the turn of the century, eastern Europeans, particularly Romanians, joined the earlier residents of the North End. The area was annexed by the city of St. Paul when the city limits were changed in 1872, 1873, 1885, and 1887. Several of the district's major traffic arteries, including Rice Street, Como Avenue, Jackson Street, and Dale Street, were serviced by streetcars built between 1887 and 1923.

The Historic Sites Survey of the North End identified large concentrations of Victorian working class homes, most of woodframe

construction built from 1880 to 1900, in the area south of Arlington Avenue. Many of the oldest homes are located around Oakland Cemetery in the southeast corner of the district. This neighborhood was probably developed soon after the Jackson Street railroad shops were established just south of District 6 near Jackson Street in 1882. Simple 1 to 1½ story woodframe "mechanics' cottages" are located in large numbers along Agate and Sylvan Streets and Lyton Place. Working class housing was also concentrated along Cottage Avenue near a second set of Burlington Northern tracks running east and west, just north of Maryland Avenue. Although most of the modest Victorian housing in the North End has been altered with the addition of asbestos siding and is therefore not as significant as the working class housing in Districts 7 and 9, several houses including those at 271 W. Burgess Street, 93 W. Atwater Street, 823 N. Stellar Place, and 798 N. Park Street are basically intact. The Historic Sites Survey staff discovered a few small houses constructed of soft, common brick, and several houses that are now situated either above or below the present street level, indicating that they were constructed before the streets were graded at their present level.

In addition to the large concentration of small, somewhat altered nineteenth century houses, the area south of Arlington Avenue contains a sprinkling of larger houses. These include a row of speculator-built patternbook houses on West Burgess Street (the most intact being 294 W. Burgess Street); the home of German hardware dealer Hiller Hoffman at 118 W. Manitoba; and a group of pressed brick houses located in the neighborhood of Albemarle and Geranium Streets.

The northern portion of the North End neighborhood, above Arlington Avenue and east of Dale Street, is primarily a residential neighborhood developed between 1910 and 1950. The Survey staff did identify a few houses which predate their neighbors and may be early farmhouses. These houses include 198 E. Arlington Avenue, 1265 N. Mackubin Street, and 583 W. Maryland Avenue. With the exception of

these houses, the Charles Elwood-designed small bungalow at 1286 N. Dale Street, and a few interesting bungalows and period revival houses such as those located along Wheelock Parkway, most of the houses in the northern portion are undistinguished, post-World War II suburban tract houses.

District 6 west of Dale Street contains an interesting mixture of structures illustrating several phases of settlement. There are a few late nineteenth century homes of modest size located in the neighborhood of Front Avenue, immediately north of Calvary cemetery. These may have been built by employees of the nearby railroad shops and other industries. The most important of these are the largely intact neighboring houses at 1010, 1012, and 1014 Front Avenue. North and east of this area are a number of bungalows and mildly Colonial Revival houses, the largest and some of the oldest located along Como Avenue. Finally, in the westernmost corner of District 6 is Warrendale, a fifty-two acre area on the southern shore of Lake Como, platted in 1884 as an exclusive residential suburb. Although



13. 1259 W. Como Boulevard, Charles and Minnie Wallingford House, 1886, design attributed to Charles Wallingford. (Photo by Patricia Murphy)

Warrendale did not become the large fashionable suburb which developers envisioned, a number of ornate Queen Anne style mansions were constructed on W. Como Boulevard and Van Slyke Avenue in the 1880's and 1890's. Several of these were designed by St. Paul architects Augustus Gauger and Charles Wallingford who both lived in Warrendale (no. 13). Many of these homes remain, and the Historic Sites Survey staff has prepared a thematic National Register nomination which includes the most intact of these houses.



14. 1269 W. Como Boulevard, House built for Cary Warren of the Warrendale Improvement Company, 1886, designed by Augustus F. Gauger. (Photo by Gary Phelps)

With the exception of a few scattered neighborhood corner commercial blocks, most nineteenth century commercial buildings in the North End are located along Jackson and Rice Streets. Interesting Victorian buildings still standing on Jackson Street include the ornate brick Ackermann Block at the southeast corner of Jackson and

Sycamore (1886), and the woodframe Joseph Wimmer Building at 1052 N. Jackson Street (1884). Rice Street contains a greater concentration of Victorian and turn of the century commercial buildings ranging from several woodframe Italianate buildings to large brick commercial blocks with massive pressed metal cornices. The buildings at 884-887 Rice Street and 1888 Rice Street are interesting examples of woodframe commercial buildings constructed circa 1890.

Examples of the types of industry which attracted immigrant workers to the North End were also identified by the Historic Sites Survey, including two railroad shop complexes important to the settlement of the area, the previously mentioned Jackson Street Shops and the Great Northern Dale Street shops located at Dale and Minnehaha, which are both located technically in District 7, south of the North End. Other North End industrial complexes which remain from the turn of the century include the Northwestern Twine and Cordage Company at 509 Front Avenue near Kent Street, and the St. Paul Foundry Company (now Maxson Corporation) whose headquarters buildings at 500 W. Como Avenue were designed by Clarence H. Johnston, Sr., in 1901.

Finally, the Historic Sites Survey staff identified a number of churches and other institutions in District 6 which are historically or architecturally interesting. These include the Church of St. Bernard, at 197 W. Geranium Street (no. 15), a sophisticated and unusual German Catholic church designed by architect John Jager and built in 1905; St. Mary's Romanian Orthodox Church at 854 Woodbridge Street, a concrete block church with characteristic eastern European onion dome built in 1914; the Zion German Evangelical Church at 776 N. Jackson Street which was designed by Augustus Gauger and built in 1888; and the chapels at Elmhurst and Oakland Cemeteries. In addition, the Survey staff discovered that the stucco-covered building at 786 N. Agate Street was built circa 1889 to serve as the St. Paul



15. 197 W. Geranium Avenue, St. Bernard's Church, 1905, designed by John Jager. (Photo by Susan Granger)

Homeopathic Hospital, and later became the first campus of Concordia College. District 6 contains one historically significant fire station, Engine Company #22 at 293 W. Front Avenue built in 1887.

At present there are no buildings in District 6 listed on the National Register of Historic Places. Following is a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate location of the sites are shown on the accompanying map.

DISTRICT 6

Sites Already Designated - none

Sites Eligible for Designation

1. 784-786 N. Agate Street, St. Paul Homeopathic Hospital
2. 500 W. Como Avenue, St. Paul Foundry Company
3. 1259 W. Como Boulevard, Charles A. Wallingford House
4. 1269 W. Como Boulevard, House
5. 1510 N. Dale Street, Elmhurst Cemetery Chapel
6. 293 W. Front Avenue, Chemical House #4
7. 197 W. Geranium Avenue, St. Bernard's Church
8. 776 N. Jackson Street, Zion German Evangelical Lutheran Church
9. 780 N. Jackson Street, Ackerman Brothers Saloon and Grocery Store
10. 842 N. Rice Street, Arvidson Block
11. 854 N. Woodbridge Street, St. Mary's Romanian Orthodox Church

Additional Sites of Major Significance

12. 1131 N. Argyle Street, Bailey/Bee'man House
13. 294 W. Burgess Street, House
14. 1051 W. Como Avenue, St. Andrew's Church
15. 965 E. Como Boulevard, Sylvester B. Carter House
16. 1183 W. Como Boulevard, Augustus Gauger House
17. 1185 W. Como Boulevard, William H. Amos House
18. 1219 W. Como Boulevard, House
19. 1251 W. Como Boulevard, House
20. 1285 W. Como Boulevard, Wessel House

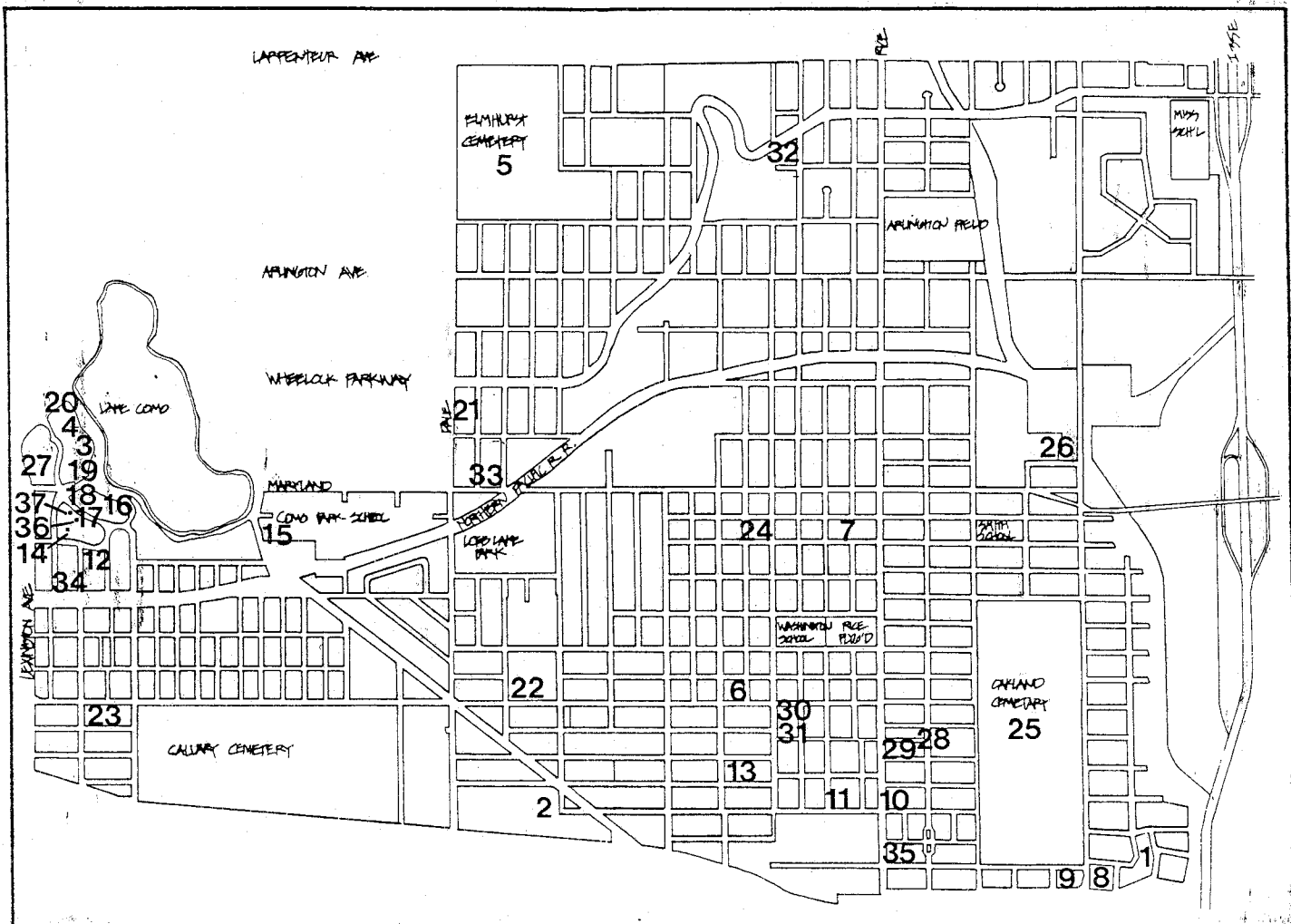
21. 1286 N. Dale Street, House
22. 509 W. Front Avenue, Northwestern Twine and Cordage Company
23. 1010, 1012, and 1014 W. Front Avenue, Houses
24. 1157 N. Galtier Street, House
25. 925 N. Jackson Street, Oakland Cemetery and Chapel
26. 1237 N. Jackson Street, Charles Andreen House and Shed
27. 1224 N. Lexington Parkway, Como-Harriet Inter-urban Line Streetcar Waiting Station and bridges on Beulah Lane and Lexington Parkway
28. 112 W. Manitoba Avenue, House
29. 118 W. Manitoba Avenue, Hiller Hoffman House
30. 947 N. Marion Street, Frank Hollanitsch House
31. 951 N. Marion Street, Charles Schlader House
32. 1577 N. Marion Street, John Baumann House
33. 538 W. Maryland Avenue, John Lorens House
34. 1093 N. Oxford Street, House
35. 796 N. Rice Street, Lyton Farmhouse
36. 1048 W. Van Slyke Avenue, House
37. 1062 W. Van Slyke Avenue, Matt Jensen House

Potential Historic Districts

Warrendale Thematic Nomination

MAP 6

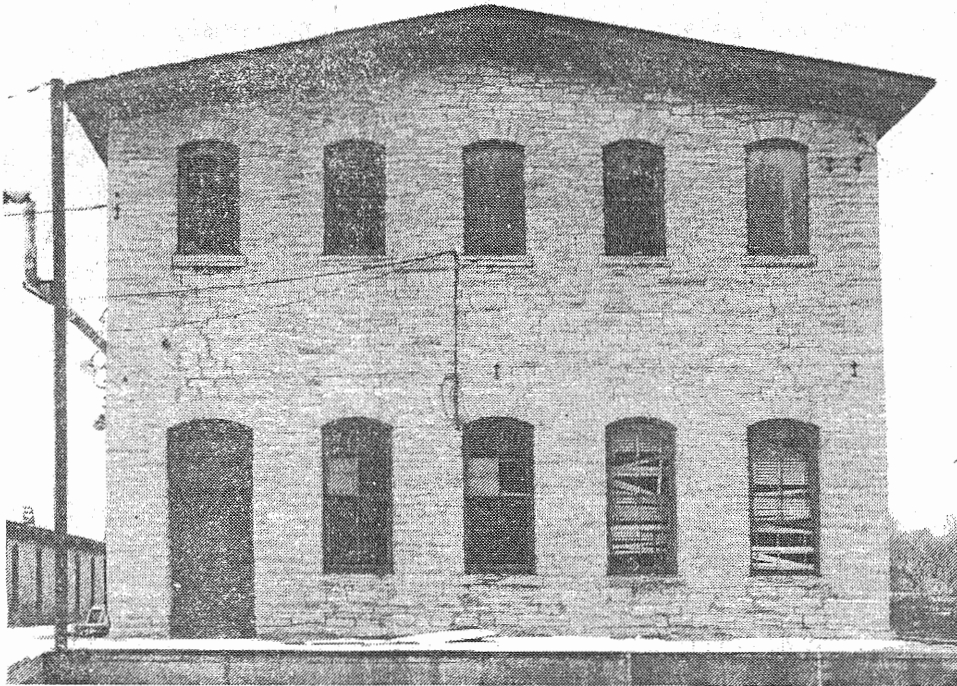
DISTRICT 6



District 7: Thomas-Dale

District 7, known historically as Frogtown and officially as Thomas-Dale, is located northwest of downtown St. Paul in the north central part of the city. The district is bounded by Lexington Parkway on the west, Interstate 35 E on the east, University Avenue and a one block section of Aurora Avenue on the south, and the Burlington Northern railroad tracks on the north. Although primarily a working and middle class residential neighborhood it contains a substantial number of industrial and important business districts.

The Frogtown area is one of St. Paul's few "inner-ring" neighborhoods, so called because it was settled between the 1860's and the 1880's as the tiny city expanded and settlement spread beyond the limits of present day downtown. A major impetus to the area's settlement was the construction of the St. Paul and Pacific Railroad, now Burlington Northern, which was built across the northern edge of present day District 7 in the early 1880's. Minnesota's first successful locomotive run occurred on these tracks in 1882. That



16. N. Jackson Street and Pennsylvania Avenue, Jackson Street Railroad Shops, 1882. (Photo by Brad Daniels)

same year the Jackson Street railroad shops were established at their present site at Jackson Street and Pennsylvania Avenue (no. 16) near the northeast corner of the district. The railroad shops, abandoned in the early 1970's, provided employment for residents of Frogtown and the nearby North End for over one hundred years. The Jackson Street shops were joined by railroad-related industries established along the same railroad line. The largest and most important of these was the St. Paul Foundry, built in 1901 on the north side of the tracks (technically in District 6) near Como and Western Avenues. The foundry is still in existence under the name Maxson Corporation, and its headquarters building stands at 500 W. Como Avenue. A second set of railroad shops was built by the Great Northern Railroad (successor to the St. Paul and Pacific) at the northeast corner of Dale Street and Minnehaha Avenue around the turn of the century. The Dale Street shops are still in operation at 619 W. Minnehaha Avenue.

Residential development of Frogtown followed an east to west pattern as Poles, Scandinavians, Germans, and Irish found jobs in the railroad shops and related industries and built closely-sited modest woodframe and brick houses. The oldest of these, dating from the 1860's and 1870's, are found south of the Jackson Street Shops along Sherburne, Charles, and Como Avenues east of Rice Street. Considerable urban renewal has obliterated much of the early neighborhood. The Historic Sites Survey staff identified the Greek Revival Henry Morin House at 611 N. Rice Street and the houses at 536 and 545 N. Park Street and 129 W. Como Avenue as the oldest and most intact. The staff discovered the streets extending westward between Rice and Dale Streets are lined with a concentration of working class housing built primarily in the 1880's. These houses are sited on narrow lots, with many examples of two small houses built behind one another on the same lot. They represent many of St. Paul's most important examples of Victorian working class construction, and many have dog-eared and segmental arched window

and door openings, brick window hoods, and frilly intact open porches. Although many of these houses have suffered from insensitive alterations and neglect, a large number are basically intact.



17. 548 W. Van Buren Avenue, Charles Nitz House, 1889, architect and builder unknown. This house is not far from the Dale Street Railroad Shops. (Photo by Gary Phelps)

Much of the residential development west of Dale Street occurred in the 1890's. The Historic Sites Survey identified a number of vernacular versions of the Queen Anne, Eastlake and Colonial Revival styles, and many remain basically intact. On streets west of approximately Victoria Street, the Survey staff discovered houses of slightly later vintage, including bungalows and one fine Prairie Style house at 516 N. Lexington Parkway.

District 7 contains a large number of churches and schools, most of which have ethnic origins and many of which are architecturally significant. Most important is the Church of St. Agnes, which was

founded by German Catholics and was designed by George J. Ries showing the influence of Middle European Baroque churches. It was built between 1909 and 1912 and stands at 550 W. Lafond Avenue. It has been placed on the National Register, but is not a St. Paul Heritage Preservation Commission Site. Other Catholic churches important to the history of the community include St. Adalbert's Church at 256 Charles, founded by Polish immigrants and built in 1909-10, accompanied by the neighboring St. Adalbert's School; and St. Vincent's Church at 651 Virginia Street, constructed in 1889, accompanied by the neighboring St. Vincent's School (now the American Indian Movement's Red School House). Important Protestant churches identified by the Survey include the University Avenue Congregational Church at 868 W. Sherburne, designed by Clarence H. Johnston, Sr. and built in 1909; the Beaux Arts Norwegian Evangelical Lutheran Church at 105 W. University Avenue; the Gothic Revival Trinity Norwegian Evangelical Lutheran Church at 515 N. Farrington Street; and the Gothic Revival St. Matthew's Lutheran Church at 507 N. Dale Street.



18. 573 N. St. Albans Street, St. Albans Grocery, 1898, designed by George Ries. The original owner, occupant, and proprietor of the grocery was Andrew Ries. (Photo by Patricia Murphy)

Commercial development in District 7 was linked historically to the establishment of streetcar lines, between 1881 and 1906 on University, Como, and Thomas Avenues, Rice and Dale Streets, and Lexington Parkway. The busiest of these streetcar routes was the University Avenue line, and it became St. Paul and Minneapolis' first interurban streetcar line in 1890.

University Avenue remains one of St. Paul's most important commercial streets. It contains a number of Victorian and turn of the century commercial buildings, most of which have been altered at street level. Among the most intact and architecturally interesting are the Ford Building at 117 W. University Avenue, the M. Schott Building at 935-937 W. University Avenue, and the Victoria Theater at 825 W. University Avenue. See the Survey findings in District 8 for a discussion of commercial buildings on the south side of University Avenue between Rice Street and Lexington Parkway, technically in Planning District 8. Rice and Dale Streets, two additional important business thoroughfares, also contain concentrations of late nineteenth and early twentieth century commercial buildings. These include buildings at 516-518, 520, and 550-552 N. Rice Street and



19. 500-502 W. Sherburne Avenue, Commercial Building, 1887, designed by Carl Vogel. (Photo by Gary Phelps)

the building at 639 N. Dale Street. Other basically intact neighborhood commercial buildings, most of which were built at the intersections of streetcar lines, include the nearly identical corner blocks at 629 N. Kent Street and 573 N. St. Albans Street (no. 18) and the buildings at 434-438 W. Lafond Avenue, 500-502 W. Sherburne Avenue (no. 19), and 720 Western Avenue.

The Historic Sites Survey staff also identified examples of Roadside Architecture and miscellaneous building types in District 7. These include the Period Revival gas stations at 631 N. Dale Street and 703 W. University Avenue; Night Train, a pair of railroad coaches converted into a bar, at 289 W. Como Avenue; two turn of the century open truss bridges at the intersection of Como and Western Avenues; the W.P.A.-built Minnehaha Playground Building at 685 W. Minnehaha Avenue; and the barn at 619 N. Rice Street, one of the largest and most interesting out-buildings in St. Paul beyond the Historic Hill district.

The Frogtown or Thomas-Dale neighborhood has been largely unappreciated for its architectural value. This is unfortunate since the area continues to be one of the city's most intact working class neighborhoods with a large number of historically and architecturally significant buildings deserving preservation.

At present, the Church of St. Agnes is the only building in District 7 which has been placed on the National Register. Following is a list of sites which the Historic Sites Survey staff believes are potentially eligible for listing with the National Register and/or the Heritage Preservation Commission, followed by a list of sites of major significance, and a listing of a potential Frogtown Historic District. Approximate locations of the sites are shown on the accompanying map. It is also suggested that the Jackson Street Railroad Shops be designated as an historic district.

DISTRICT 7

Sites Already Designated

1. 550 W. Lafond Avenue, St. Agnes Church (see #10)

Sites Eligible for Designation

2. Como Avenue Bridge at Western
3. 129 W. Como Avenue, House
4. 481-483 W. Edmund Avenue, Double House
5. 567 W. Edmund Avenue, Charles F. Buetow House
6. 515 N. Farrington Street, Trinity Norwegian Evangelical Lutheran Church
7. 620 N. Farrington Street, Joseph Kiefner House
- designated* 8. N. Jackson Street and Pennsylvania Avenue, Jackson Street Shops
9. 271 W. Lafond Avenue, House
10. 550 W. Lafond Avenue, St. Agnes Church (now on N.R., potentially eligible for H.P.C.)
11. 698 W. Lafond Avenue, Hermann A. E. Trapp House
- demo* 12. 611 N. Rice Street, Henry Morin House
13. 543 W. Sherburne Avenue, House
14. 566 W. Sherburne Avenue, Herman Maas House
15. 868 W. Sherburne Avenue, University Avenue Congregational Church
16. 683 W. Thomas Avenue, House
17. 105 W. University Avenue, Norwegian Evangelical Lutheran Church
18. 707 N. Virginia Street, House
19. Western Avenue Bridge at Como

Additional Sites of Major Significance

20. 538 W. Blair Avenue, Houses
21. 559 N. Capitol Boulevard, Bethesda Hospital
22. 112 W. Charles Avenue, House
23. 121 W. Charles Avenue, House
24. 231 W. Charles Avenue, House
25. 243 W. Charles Avenue, St. Adalbert's Church
26. 282 W. Charles Avenue, Peter J. Bjerke House
27. 337 W. Charles Avenue, House
28. 514 W. Charles Avenue, House
- turned* — 29. 289 W. Como Avenue, Miller Coaches (now Night Train)
30. 507 N. Dale Street, St. Matthew's Lutheran Church
31. 631 N. Dale Street, Gas Station
32. 639 N. Dale Street, Commercial Building
33. 260 W. Edmund Avenue, St. Adalbert's School
34. 614 W. Edmund Avenue, House
35. 702 W. Edmund Avenue, House
36. 629 N. Kent Street and 573 N. St. Albans Street,
Gardner's Cigar Factory and St. Albans Grocery
37. 434-438 W. Lafond Avenue, Commercial Building
38. 516 N. Lexington Parkway, Martin M. McNulty House
39. 645 N. Mackubin Street, Thomas Foley House
40. 619 W. Minnehaha Avenue, Dale Street Shops
41. 685 W. Minnehaha Avenue, Minnehaha Playground Building
42. 537 and 545 N. Park Street, Houses

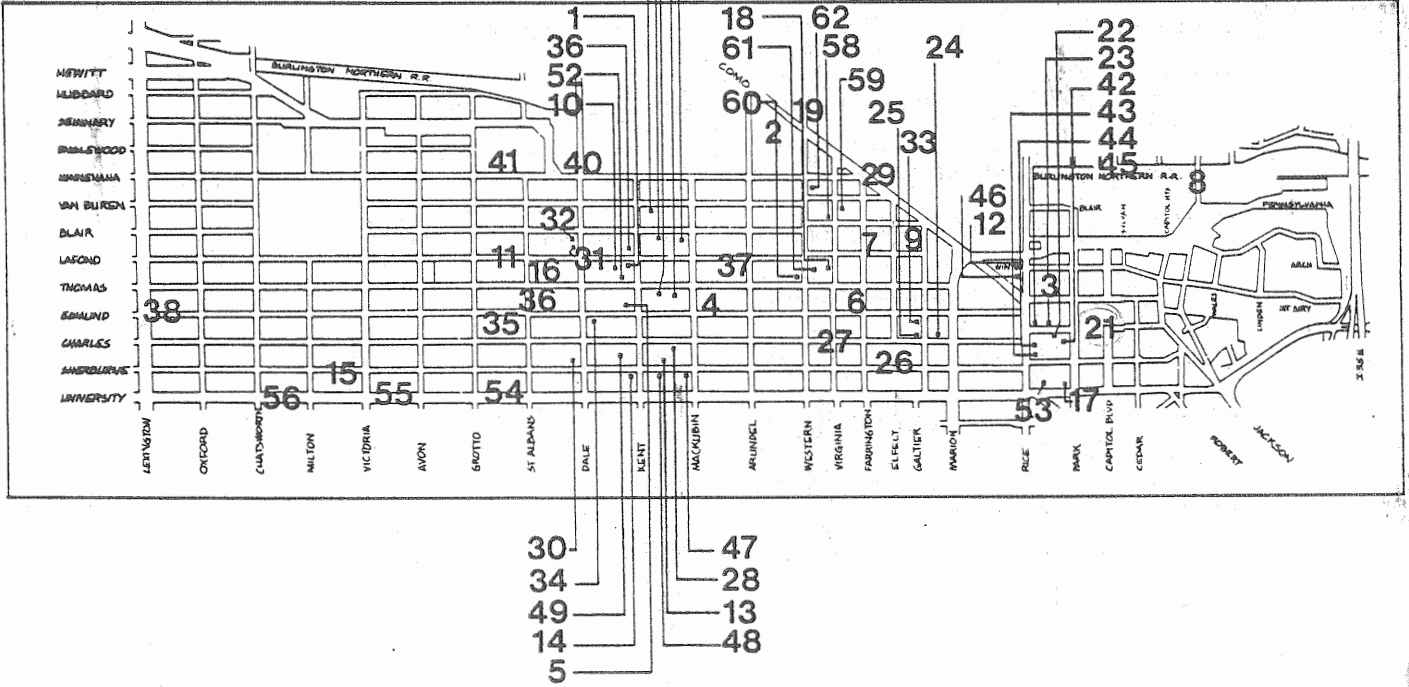
43. 516-518 N. Rice Street, Commercial Building
44. 520 N. Rice Street, Commercial Building
45. 550-552 N. Rice Street, Commercial Building
46. 619 N. Rice Street, Barn
47. 500-502 W. Sherburne Avenue, Commercial Building
48. 538 W. Sherburne Avenue, House
49. 571 W. Sherburne Avenue, House
50. 514 W. Thomas Avenue, House
51. 526 W. Thomas Avenue, House
52. 579 W. Thomas Avenue, Commercial Building
53. 117 W. University Avenue, Ford Building
54. 703 W. University Avenue, Miller Motors
55. 825 W. University Avenue, Victoria Theater
56. 935-937 W. University Avenue, M. Schott Building
57. 548 W. Van Buren Avenue, Charles Nitz House
58. 643 N. Virginia Street, St. Vincent's School
59. 657 N. Virginia Street, Church of St. Vincent de Paul
60. 601-603 N. Western Avenue (also 385 W. Thomas Avenue),
Dietche's Hall
61. 610 N. Western Avenue, Wilhelm Kliese House
62. 720 N. Western Avenue, Commercial Building

Potential Historic Districts

Frogtown Historic District (to be bounded by Minnehaha Avenue,
Rice Street, University Avenue, and Dale Street)

Jackson Street Railroad Shops Historic District

DISTRICT 7



District 8: Summit-University

District 8, known as Summit-University, is bounded roughly on the north by University Avenue, on the east by Marion Street to Interstate 94, on the south by John Ireland Boulevard and Summit Avenue, and on the west by Lexington Parkway. The district also includes those buildings on the north side of Irvine Street located immediately below Summit Avenue, east of Ramsey Street. Summit-University is primarily a residential neighborhood with many architecturally and historically significant houses. It also contains two major commercial streets, University and Selby Avenues. Several commercial clusters are also located at major intersections, and there are numerous churches and schools in the area. In general, it was found that the majority of the oldest houses are located in the southeast corner of the district. The portion of the district located north of Interstate 94 retains only a few architecturally and historically significant buildings, largely because of large scale demolition projects undertaken as part of urban renewal in the 1960's.

District 8 includes the Woodland Park National Register Historic District and sizeable portions of the National Register and St. Paul Heritage Preservation Commission's Historic Hill Districts. Since sizeable portions of the neighborhood are within the National Register and H.P.C. Districts and therefore cannot be nominated individually, the Historic Sites Survey staff has recommended for individual designation only sites outside the historic districts.

What is now District 8 was settled initially by a number of farmers including George Luckert and his family who built, in the late 1850's, one of the oldest houses still standing in the district. It is an impressive, solid stone, three bay house with simple proportions suggestive of the Federal style. In the 1850's a number of St. Paul businessmen began purchasing and platting large

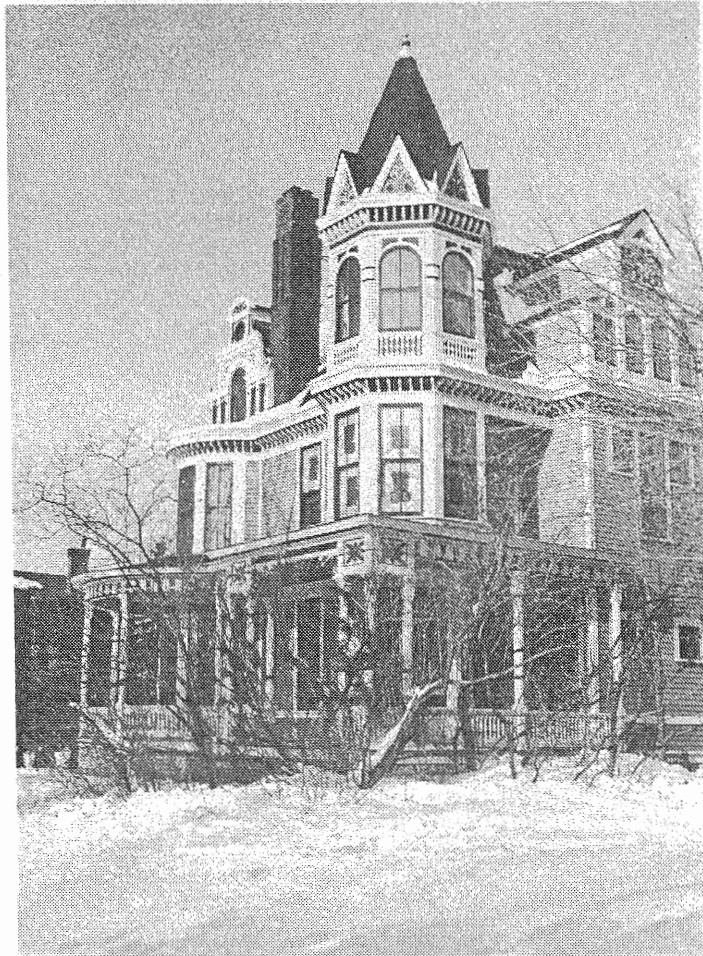
tracts of land in the area, believing that the section known as St. Anthony Hill had tremendous potential for residential development despite its then somewhat remote location from downtown and Lowertown. The city began annexing the area in 1854 -- a process which was not completed until 1872, although by that time many families had moved into the area from neighborhoods closer to downtown. Many of the houses built in the area in the 1870's and early 1880's employed variations of the Italianate style, which can be seen today in the houses at 310 W. Marshall Avenue, 411 W. Selby Avenue, 217 N. Grotto Street, and 409 W. Dayton Avenue.

During the 1880's and 1890's the Summit-University area experienced its greatest settlement, and many of the houses today date from these boom years. A major factor which contributed to the area's growth was the building of streetcar lines in the late nineteenth century, making the area more accessible to working class and middle class residents, whereas previously it had been essentially the domain of the wealthy. Streetcar lines ran



20. 565 W. Dayton Avenue, Reilly/Hobe House, ca. 1880, designed by Carl Vogel. This is one of the most ornate houses of its vintage in the area. (Photo by Brad Daniels)

east and west along University Avenue, Rondo Avenue (largely obliterated by the construction of Interstate 94), and Selby Avenue, and north and south along Dale Street, providing ready access to both downtown St. Paul and to the interurban line which was completed in 1891 and travelled to Minneapolis. James J. Hill and Archbishop John Ireland were instrumental in encouraging laborers to settle in the area. Many important commercial buildings



21. 513 W. Summit Avenue, W.W. Bishop House, 1891, architect and builder unknown. This Queen Anne style house has recently been repainted in bright colors to accentuate its detail. (Photo by Brad Daniels)

were constructed along and near the streetcar lines. Remaining are the buildings at 310-312 W. University Avenue, built in 1889 and now known as Farrington Place; and the buildings at 374-378 Dayton Avenue, built in the early 1880's one block north of the Selby streetcar line, and now known as Sam's Discount Mart; and the ornate Tudor inspired building at 622-624 W. University Avenue, built in 1914, and now part of the Faust Theater Complex.

Many of the ornate, woodframe houses built in the Summit-University area in the 1880's and early 1890's employed variations



22. 431 W. Ashland Avenue, House, ca. 1890, architect and builder unknown. This house is in the Queen Anne style. (Photo by Brad Daniels)

on the Queen Anne style, including the George Sawyer House built in 1885 at 61 N. Dale Street; the house built in 1888 at 877 W. Fuller Avenue; the house at 699 W. Hague Avenue built in 1889; the houses at 950-952 and 957 W. Ashland Avenue, both built in 1891; and the house at 796 W. Hague Avenue, built in 1891. Several of these houses were probably designed by local architects O'Meyer and Thori who designed the house at 800 W. Hague Avenue in 1889 and the huge Queen Anne style double house at 360-362 W. Fuller Avenue in the same year. Another little-known local architect, William H. Castner, designed a number of imaginative, Shingle style houses in the western part of the district during this period, including the house at 725 W. Hague Avenue built in 1889; and the adjacent houses at 1048 and 1050 W. Hague Avenue, both built in 1890.

Although the majority of residential buildings built in Summit-University in the 1880's and 1890's were single family houses interspersed with some double houses, a number of distinguished rowhouses and apartment buildings were constructed, most of brick or stone, and many featuring Romanesque detailing. Among them are the brick rowhouse built in 1888 at 242-256 N. St. Albans Street; Summit Terrace, the once home of F. Scott Fitzgerald, built at 587-601 W. Summit Avenue in 1889; and the apartment building at 697-703 W. Laurel Avenue, built in 1892.

Many of the congregations of churches and synagogues in the Summit-University area were established in the nineteenth century, though many of the church, synagogue and related buildings in the area were built in the first decades of the twentieth century. An unusual exception is the building at 933 W. Carroll Avenue which was built circa 1890 as a boiler house and laundry room for the St. Paul Catholic Orphan Asylum, which was established in 1859, and moved its facility for girls to Carroll Avenue in 1883. St. Paul's Cathedral, located at the east end of Summit Avenue, is one of the city's finest Beaux Arts style

landmarks, built in 1906-1915. Gothic Revival style churches in the area include the Lutheran Church of the Redeemer built in 1910 at 285 N. Dale Street and the Evangelical Lutheran Church of the Reformation, built in 1913 at 100 N. Oxford Street, and now St. Paul's Reformation Church. Of historical significance are the Temple of Aaron, built in a modified Beaux Arts style in 1916 at 744 W. Ashland Avenue and now vacant; the St. James African Methodist Episcopal Church at 624 W. Central Avenue, built during the period from 1922 to 1948; and the Pilgrim Baptist Church at 732 W. Central Avenue, built in 1928. St. Luke's Catholic Church, built in 1924 at 1099 W. Summit Avenue, is one of the newest and largest versions of the Romanesque Revival style. The building at 741 W. Holly Avenue, built in 1929-30 and originally the Jewish Educational Center, is one of few Art Deco style buildings in the district. Another is the Minnesota Milk Company Building at 370-380 W. University Avenue, built in 1912 and remodelled in the Art Deco style in 1932.

Many of the buildings in the northwestern part of the district were built in the opening decades of the twentieth century in the then popular Colonial Revival style. The St. Paul Academy, now the Apollo Center, built in 1903 at 25 N. Dale Street, was designed by Thomas Holyoke to look like a Colonial Revival style house. The most impressive and imaginative Colonial Revival style houses in the area include the house built in 1900 at 929 W. Hague Avenue; the house at 785 W. Dayton Avenue, built circa 1900; the Leonard Breher House built in 1909 at 928 W. Laurel Avenue; the Gideon S. Ives House built in 1903 at 625 W. Marshall Avenue; and the house built circa 1905 at 983 W. Laurel Avenue, in addition to the many houses built in this style along Summit Avenue and within the historic districts. Also popular during this period was the Tudor Revival style which was employed in the John R. Schmit House built in 1911 at 623 W. Fuller Avenue. During the second decade of the century,

a handful of Prairie style houses were built, including the house at 116 N. Lexington Parkway, built circa 1915, and the George Alverdes House, built in 1919 at 633 W. Holly Avenue. One of the most spectacular examples of the early twentieth century Craftsman Bungalow style in the city is the Stuart L. Cameron House, built in 1911 at 130 N. Lexington Parkway.

Following is a list of sites in District 8 which have already been designated by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, followed by a listing of sites outside the historic districts which were identified by the Historic Sites Survey staff as being eligible for designation, and a listing of additional sites of major significance, outside the historic districts. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 8

Sites Already Designated*

1. 480 W. Iglehart Avenue, Luckert House
2. Summit Avenue, Cathedral of St. Paul
3. 587-601 W. Summit Avenue, Summit Terrace

Sites Eligible for Designation (includes only sites outside the National Register and H.P.C. Districts)*

4. 732 W. Central Avenue, Pilgrim Baptist Church
5. 376-378 W. Dayton Avenue, Commercial Building
6. 409 W. Dayton Avenue, House

Additional Sites of Major Significance (includes only sites outside the National Register and H.P.C. Districts)*

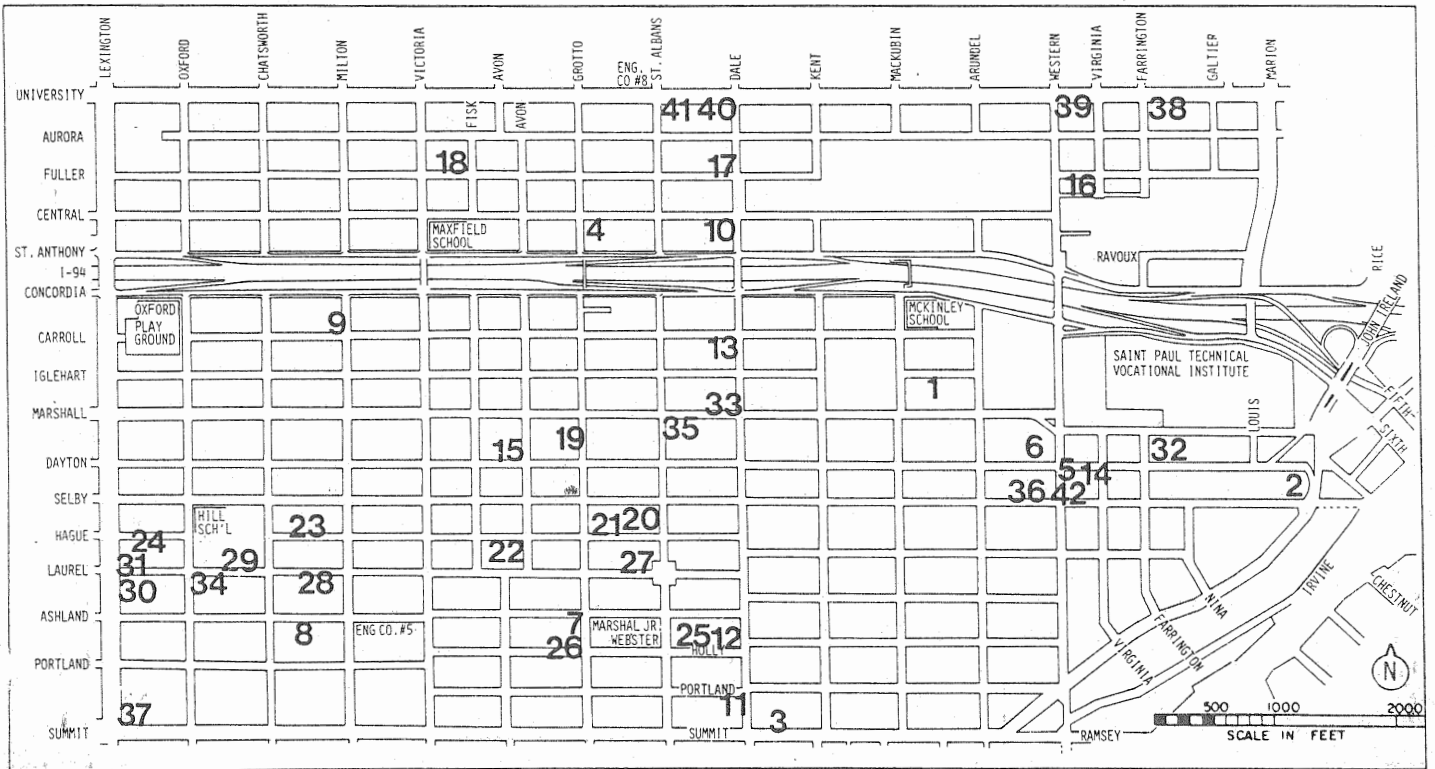
7. 744 W. Ashland Avenue, Temple of Aaron
8. 950-952 and 957 W. Ashland Avenue, Houses
9. 933 W. Carroll Avenue, Catholic Orphan Asylum
10. 624 W. Central Avenue, St. James African Methodist Episcopal Church
11. 25 N. Dale Street, St. Paul Academy
12. 61 N. Dale Street, George Sawyer House
13. 285 N. Dale Street, Lutheran Church of the Redeemer
14. Ca. 374 W. Dayton Avenue, Commercial Building
15. 785 W. Dayton Avenue, House
16. 360-362 W. Fuller Avenue, Double house
17. 623 W. Fuller Avenue, John Schmit House
18. 877 W. Fuller Avenue, House
19. 217 N. Grotto Street, Thomas E. Jones House

20. 699 W. Hague Avenue, House
21. 725 W. Hague Avenue, House
22. 796 and 800 W. Hague Avenue, Houses
23. 929 W. Hague Avenue, House
24. 1048 and 1050 W. Hague Avenue, Houses
25. 633 W. Holly Avenue, George Alverdes House
26. 741 W. Holly Avenue, Jewish Educational Center
27. 697-703 W. Laurel Avenue, Apartment Building
28. 928 W. Laurel Avenue, Leonard S. Breher House
29. 983 W. Laurel Avenue, House
30. 116 N. Lexington Parkway, House
31. 130 N. Lexington Parkway, Stuart L. Cameron House
32. 310 W. Marshall Avenue, House
33. 625 W. Marshall Avenue, Gideon S. Ives House
34. 100 N. Oxford Street (also 1030-1034 W. Laurel Avenue); Evangelical Lutheran Church of the Reformation
35. 242-256 N. St. Albans Street, Rowhouse
36. 411 W. Selby Avenue, House
37. 1099 W. Summit Avenue, St. Luke's Church
38. 310-312 W. University Avenue, Commercial Building
39. 370-380 W. University Avenue, Minnesota Milk Company
40. 622-624 W. University Avenue, Commercial Building
41. 626 W. University Avenue, Faust Theater
42. 176-182 N. Western Avenue, Hill Market

*Within this planning district are the Woodland Park National Register Historic District and parts of the National Register and Heritage Preservation Commission Historic Hill Districts.

MAP 8

DISTRICT 8



District 9: West Seventh Street

Planning District 9, the West Seventh Street area, is located west of downtown St. Paul, bounded by Interstate 35E on the west, the proposed 35E Pleasant Avenue freeway corridor on the north, Kellogg Boulevard and the Wabasha Street Bridge on the east, and the Mississippi River on the south. The district is comprised of residential neighborhoods arranged around West Seventh Street or Fort Road, the street's original name which has recently been revived. It is also a major commercial artery running at an angle bisecting the district. A considerable amount of industry is concentrated along the Mississippi River in the neighborhood's southern portion.

The West Seventh Street area was one of the first in St. Paul to be settled. During the 1830's, a handful of former fur traders, discharged soldiers from Fort Snelling, and early pioneers built cabins along the wooded banks of the Mississippi River south of present day West Seventh Street. A boat landing was established near the present day Chestnut Street and by the 1840's had become a bustling steamboat docking area called the Upper Landing. Eventually Fort Road was built between the Upper Landing and Fort Snelling, and a residential and commercial neighborhood developed. A focal point of the Uppertown neighborhood was the two acre Irvine Park area, a fashionable residential cluster platted in 1849. Development of other residential portions of District 9 occurred during the 1850's through 1890's as immigrant groups were attracted to the West Seventh Street area by several large industries including at least six breweries built along the river bluffs, foundries, factories, and the Chicago, St. Paul, Minneapolis, and Omaha Railroad shops.

Commercial development in District 9 began in the 1840's and the 1850's at the intersection of Fort Road, West Fourth, Eagle, and Main Streets. It became an important business district called Seven Corners. The business climate of the neighborhood was enhanced in 1872 when horse-drawn streetcar tracks were laid along Fort Road

west to Ann Street. The line was extended to Tuscarora in 1881, electrified in 1890, and continued to the Fort Snelling Bridge in 1891.

The Irvine Park neighborhood became a National Register Historic District in 1973 and a St. Paul Heritage Preservation District in 1982. It contains the city's largest concentration of pre-Civil War houses, including fine examples of the Greek Revival, Federal, Second Empire, and Italianate styles. With the exception of the northwestern corner of the planning district, which was settled somewhat later, and the Irvine Park area, the remainder of the West Seventh Street neighborhood contains modest frame and brick houses built by German, Irish, Polish, Bohemian, and Italian immigrant working class families. These buildings are some of St. Paul's most architecturally and historically significant working class housing. They date from as early as the 1850's and 1860's when solid limestone workers' cottages such as the Martin Weber House at 202 McBoal and the Anthony Waldman House at 445 N. Smith were built, as well as many small 1 and 1½ story woodframe houses, some with dog-eared and segmental arched window and door moldings. The Historic Sites Survey identified a number of houses situated unusually on lots, indicating rather haphazard development, houses doubled up on lots, and houses which stand today above or below the present street grade. There are also several woodframe barns and other out-buildings.

District 9 also contains a tremendous concentration of larger brick and woodframe houses dating from the 1870's through the turn of the century. Many have intact open porches. These houses represent the Italianate, Queen Anne, Eastlake, and Colonial Revival and other styles. Many good examples of Italianate, Eastlake and Queen Anne rowhouses and double houses dating from the 1880's through circa 1900 also stand in the district. In addition, the West Seventh Street area contains a few excellent Prairie style houses, the most important of which are the John Lauer House at 449 S. Arbor Street and Prairie School architect Charles Hausler's own house at 526 W. Grace Street.



23. 343 W. Michigan Street, House, ca. 1890, architect and builder unknown. This is an excellent example of a brick worker's cottage. (Photo by Brad Daniels)

Several churches and other religious, cultural, and social institutions, most having ethnic origins, and many of which are located in residential areas, were identified by the Historic Sites Survey. These institutions include the Polish and Bohemian Catholic St. Stanislaus Church at circa 137 N. Western Avenue, the Protestant Cyril Czecho-Slovak Congregational Church at 275 Erie Street, now used as a house, and the Czecho-Slovak Protection Society, whose headquarters at 381 S. Michigan Street have been listed as a National Register and Heritage Preservation Commission site. Immigrants in the community founded the German Presbyterian Bethlehem Church on Ramsey Street, located technically in Planning District 17 but linked historically to the West Seventh Street neighborhood. St. Francis de Sales Church, the Central Church of

Christ (now Sharon Seventh Day Adventist Church), and the Goodrich Avenue Presbyterian Church (now Apostolic Faith Temple) are other important neighborhood churches.

Although Seven Corners itself has been obliterated by street rerouting and redevelopment (the Civic Center marks the approximate site of the intersection), some of the Victorian commercial buildings which were constructed further west on West Seventh Street as the business district expanded are still standing. The most intact of these buildings include the Rochat-Louise-Sauerwein Block at 261-277 W. Seventh Street, a National Register and Heritage Preservation Commission site, Ayd Hall at 1033 W. Seventh Street, and the Otto W. Rohland Block at 455-459 W. Seventh Street. Other commercial buildings of significance include the Day by Day Cafe Building at 477 W. Seventh Street, the Machovec Building at 999 W. Seventh Street, Elisabeth's Parlor at 329 W. Seventh Street, and the buildings at 211-219 W. Seventh Street and 449 W. Seventh Street.

The Historic Sites Survey identified a large number of houses and industrial buildings linked historically to the breweries, including the North Mississippi Brewery (William and Frederick Banholzer Houses at 680 Stewart Avenue (no. 24) and 681 Butternut), the Melchoir Funk Company (Melchoir Funk House at 398 Duke Street), and Christopher Stahlmann's Cave Brewery which later became Schmidt Brewery (Christopher Stahlmann, Sr. House, Christopher Stahlmann, Jr. House, George Mitsch, Sr. House, Stahlmann Brewery Stables, and the Schmidt Brewery complex). The Survey staff is preparing a thematic National Register nomination of brewery-related buildings which will include several of these structures. Other early industrial buildings surveyed included the remnants of the Chicago, St. Paul, Minneapolis, and Omaha Shops (now G.O.A. Corporation) on Randolph Avenue, the Henry Orme Iron and Brass Foundry on Armstrong Avenue, the H.B. Fuller Adhesives Company on Chestnut Street, the Northern



24. 680 Stewart Avenue, William Banholzer House, 1885, designed by C.E. Dressel. (Photo by Brad Daniels)

States Power High Bridge and Island Power Plants on Shepard Road, and the Farmers' Union Grain Terminal Association elevators on Shepard Road.

The West Seventh Street area is one of the city's oldest neighborhoods and it contains some of St. Paul's most historically and architecturally significant buildings. Unfortunately, many of

these buildings have been demolished or insensitively altered through urban renewal efforts and because of new development. Many more have suffered through neglect. In recent years, however, there has been a major effort by neighborhood residents to recognize the area's history and preserve significant buildings. As a contribution to this effort, the Historic Sites Survey staff recommends that Victorian commercial buildings along West Seventh Street be preserved and restored to help retain the turn of the century character of this important commercial street. In addition, the Survey staff has identified an approximately five square block area west of the already designated Irvine Park historic districts which also has historic district potential. This area includes both sides of Smith, Leech, and Wilkin Streets between Forbes and Goodrich, and both sides of McBoal Street and Goodrich Avenue between West Seventh Street and Wilkin. This small area contains a large concentration of woodframe houses dating from the 1860's through the 1880's, two solid limestone houses, and several basically intact larger woodframe houses including the two Italianate houses at 256 and 262 Goodrich Avenue. These houses form a cohesive group which is a middle and lower class extension of the Irvine Park area, and merit preservation. It is also suggested that a Butternut Avenue Historic District be designated. Butternut Avenue has many small woodframe and brick late nineteenth century houses, several of which were built to house workers at nearby breweries.

Following is a list of sites in District 9 which have already been designated as historic sites, a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 9

Sites Already Designated*

1. 265 S. Exchange Street, Alexander Ramsey House
2. 381-383 Michigan Street, C.S.P.S. Hall
3. 226 S. Western Avenue, Lauer Flats
4. 252 W. 7th Street, Justus C. Ramsey House
5. 261-277 W. 7th Street, Rochat-Louise-Sauerwein Block

Sites Eligible for Designation (includes only sites outside of Irvine Park Historic District)

6. 626 W. Armstrong Avenue, Omaha Iron and Brass Foundry
7. 681 Butternut Avenue, Frederick Banholzer House
8. 321 S. Colborne Street, House
9. 395 S. Daly Street, George Mitsch, Sr. House
10. 226-234 S. Exchange Street, Stoddard Block
11. 267 W. Goodhue Street, Esch-Skok House
12. 244 W. Goodrich Avenue, House
13. 526 W. Grace Street, Charles Hausler House (has been moved but potentially eligible for H.P.C.)
14. 1 S. Leech Street, Engine Company #3
15. 89 -97 S. Leech Street, Rowhouse
16. 202 W. McBoal Street, Martin Weber House
17. 343 W. Michigan Street, House
18. 754 W. Randolph Avenue, Chemical House #5
19. 229 N. Smith Avenue, House
20. 314 N. Smith Avenue, Joseph Brings House

21. 445 N. Smith Avenue, Anthony Waldman House
22. 680 Stewart Avenue, William Banholzer House
23. 407 W. Superior Street, House
24. N. Wabasha Street at Kellogg Boulevard, Wabasha Street Bridge
25. 225-229½ W. 7th Street, Smith Building
26. 855 W. 7th Street, Christopher Stahlmann House
27. 882 W. 7th Street, Schmidt Brewery
28. 1033 W. 7th Street, Ayd Hall

Additional Sites of Major Significance (includes only sites outside of Irvine Park Historic District)

29. 392 S. Arbor Street, House
30. 449 S. Arbor Street, John Lauer House
31. 298 W. Banfil Street, Andrew Schultz House
32. 512 Bay Street, A. Wieland House
33. 711 W. Butternut Avenue, House
34. 731 W. Butternut Avenue, House
35. 763 W. Butternut Avenue, House
36. 771 W. Butternut Avenue, House
37. 787 W. Butternut Avenue, House
38. Ca. 178 S. Chestnut Street, Anheuser Busch Building
39. 212 S. Colborne Street, House
40. 66-72 N. Douglas Street, Rowhouse
41. 16. S. Douglas Street, Anton Jurka/Blanche Yurka House
42. 398 S. Duke Street, Melchoir Funk House
43. 413 S. Duke Street, House
44. 288 W. Forbes Avenue, House

45. 182 W. Goodrich Avenue, House
46. 256 W. Goodrich Avenue, John Miner House
47. 262 W. Goodrich Avenue, Frank Funk House
48. 305 W. Goodrich Avenue, Goodrich Avenue Presbyterian Church
49. 167 W. Grand Avenue, Brennan's Livery and Boarding Stable
50. 181 W. Grand Avenue, Harriet Bishop School
51. Ca. 191-193 W. Grand Avenue, House
52. 277 W. Harrison Avenue, House
53. 502 W. Jefferson Avenue, House
54. 80 S. Leech Street, Central Church of Christ
55. 83 S. Leech Street (also 184 S. McBoal Street), House
56. 265 S. Nugent Street, August A. Anderson House
57. 312 S. Oneida Street, House
58. 324 S. Oneida Street, House
59. 671 W. Palace Avenue, Nicholas Lauer House
60. 560 W. Randolph Avenue, Chicago, St. Paul, Minneapolis and Omaha Shops
61. 893 W. Randolph Avenue, Thomsen Store
62. 501 W. Shepard Road, N.S.P. High Bridge Plant
63. Ca. 850 W. Shepard Road, St. Paul Gas Light Company Plant
64. 365-367 N. Smith Avenue, Double house
65. 454 N. Smith Avenue, House
66. 325 W. Superior Street, Duncan C. Murray House
67. 696 W. Tuscarora Avenue, House
68. 862 W. Tuscarora Avenue, John J. Juenemann House
69. 354, 358, 362, 366 S. Walnut Street, Houses

70. 718 W. Watson Avenue, House
71. 175 and ca. 187 S. Western Avenue, St. Stanislaus Church and School
72. 99-101 S. Wilkin Street, Double house
73. 103-105 S. Wilkin Street, Myrick Double house
74. 211-219 W. 7th Street, St. Paul Barber School
- razed* 75. 270 W. 7th Street, Goodkind-Mannheimer Double house
76. 329 W. 7th Street, Elisabeth's Parlor
77. 449 W. 7th Street, Commercial Building
78. 455-459 W. 7th Street, Otto W. Rohland Building
79. 477 W. 7th Street, Day by Day Cafe
80. Ca. 553 W. 7th Street, Fort Road Office Park
81. 603 W. 7th Street, Day by Day Diner
82. 877 W. 7th Street, Christopher Stahlmann, Jr. House
83. 999 W. 7th Street, Machovec Building
84. 1032 W. 7th Street, Pilney's
85. 1093 W. 7th Street, Edward Ayd Building
86. 1095 W. 7th Street, Commercial Building
87. 1177 W. 7th Street, House
88. 1567 W. 7th Street, Thomas Birmingham House

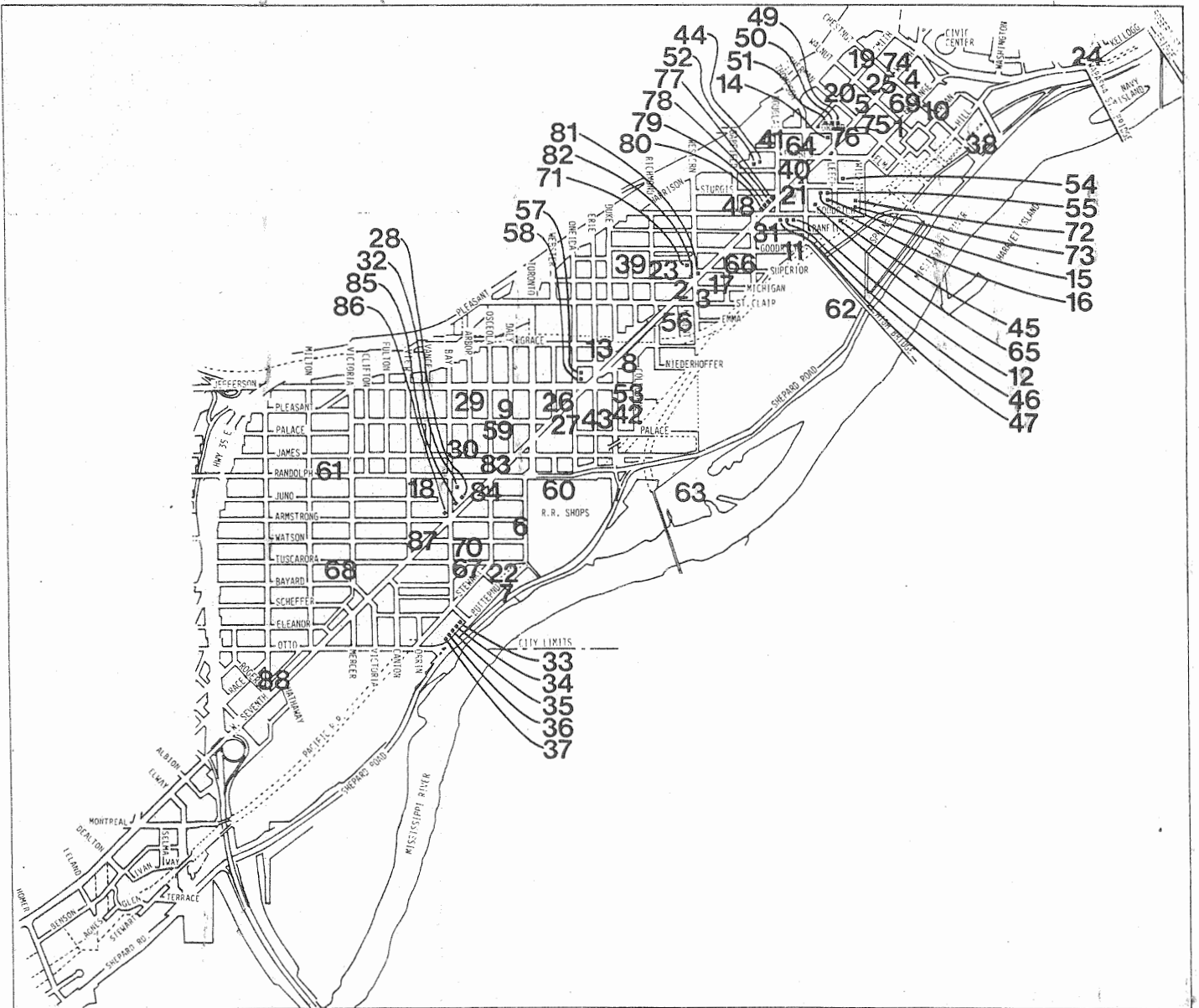
Potential Historic Districts

Butternut Avenue Historic District

West Seventh Street Historic District

*This Planning District includes the National Register and H.P.C. Irvine Park Historic Districts

DISTRICT 9



District 10: Como

Planning District 10, know as the Como area, is located in the northwestern part of St. Paul along the northern city limits. It is bounded by the cities of Roseville and Falcon Heights on the north and west, the Burlington Northern Railroad tracks and Lexington Parkway on the southwest, the southern shore of Lake Como and Maryland Avenue on the southeast, and Dale Street on the east.

Like most of Ramsey County, the Como area was primarily used as farmland by early settlers in the 1850's to the 1880's. During the early 1850's an ambitious St. Paul real estate speculator, Henry "Broad Acres" McKenty, purchased land around the northern and eastern shores of Lake Como expecting to create a prime resort area. In 1856 McKenty financed the construction of the "Como Road" leading from downtown St. Paul to the lake, a route which roughly followed the path of today's Como Avenue. McKenty's scheme apparently suffered financial losses and he committed suicide in 1869. Several resort hotels were constructed around the lake in the 1860's by other investors and the area was linked to St. Paul by an early horsedrawn omnibus which travelled on the Como Road beginning in 1863.

The city of St. Paul became interested in the beauty of the area and circa 1873 purchased two hundred and fifty-six acres on the west side of the lake for the creation of a park on the recommendation of Horace W. S. Cleveland, a nationally known landscape architect who helped establish much of the St. Paul and Minneapolis park systems. The land remained undeveloped for several years. Beginning in 1883 the City used the southeast forty acres of the site for a city workhouse complex. In 1887 the city hired Cleveland to design the park's roadways and landscape. More improvements followed as the zoo was established in 1897, the lakeside pavilion was constructed in 1905-06, and the conservatory was built in 1915.

Residential development occurred slowly, despite the platting and promotion of the Warrendale commuter suburb on the southwest

shore of the lake (see survey findings for District 6). Electric streetcar tracks first linked Como Park to the city in 1892. In 1898 the tracks were extended through the park westward along Como Avenue where they were linked to the Minneapolis streetcar system, forming the "Como-Harriet" interurban line. Streetcar service was improved in 1924 and 1927, spurring some development in the southern portions of the district, however most of the northern portions remained undeveloped until after World War II.

The Historic Sites Survey staff found several early farmhouses, although most have been altered and expanded. The oldest, at 1388 N. Victoria Street, dates from the 1850's or 1860's. Several nineteenth century houses, which probably were not farmhouses, were also discovered. The most significant of these is the basically intact Italianate George H. and Hannah Hazzard House (no. 25) at 1371-1373 W. Nebraska Avenue. The greatest concentration of Victorian houses was found along Como Avenue west of Lexington Parkway,



25. 1371-1373 W. Nebraska Avenue, George Hazzard House, ca. 1870, architect and builder unknown. (Photo by Gary Phelps)

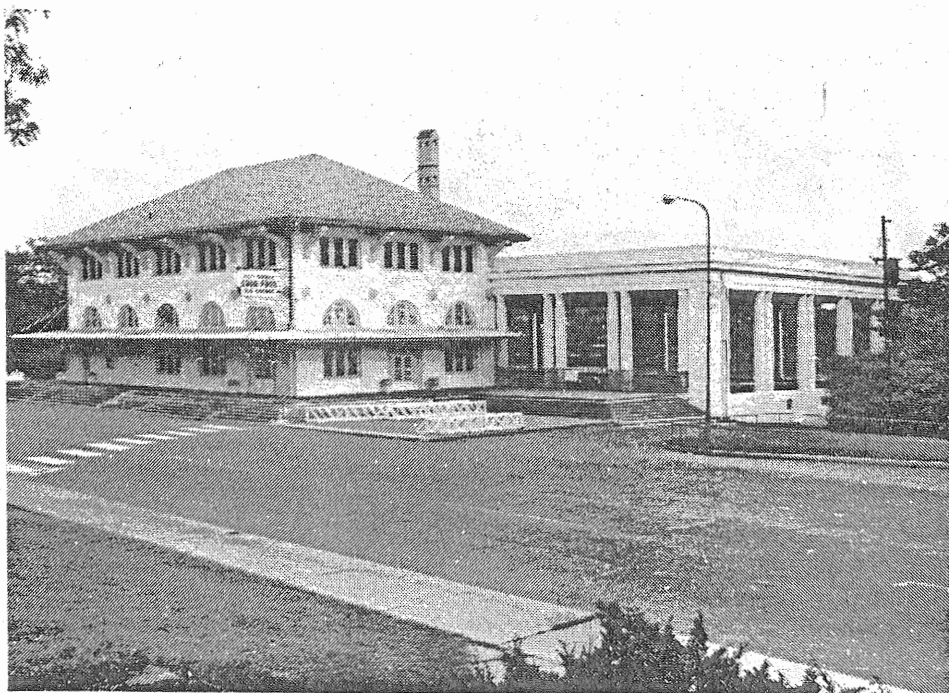
and in the area between Como Avenue and the Burlington Northern tracks, a residential neighborhood which developed shortly after the Northern Pacific Railroad's Como Shops were established nearby in 1885.

District 10 contains several woodframe, pressed brick, and rockfaced concrete block houses dating from the turn of the century, although bungalows constructed before World War II are more prevalent. Some bungalows feature Craftsman-inspired random rubble chimneys and foundations, but most are straightforward small frame dwellings which were inexpensive to construct. A number of fine Period Revival houses, circa 1900 to the 1940's, are located along Wheelock and Midway Parkways. The most significant of these is the Thomas Frankson House at 1349 Midway Parkway (no. 26), an unusual mildly Tudor Revival house faced in white and green glazed bricks. Frankson was a real estate investor who served as Lieutenant Governor of Minnesota from 1917 to 1921.



26. 1349 W. Midway Parkway, Lieutenant Governor Thomas Frankson House, 1914, designed by C.L. French. (Photo by Gary Phelps)

District 10 is primarily a residential and recreational area containing few commercial or industrial buildings, with the exception of the Como railroad shops at 1269 Energy Park Drive, a potential historic district. These shops are being renovated as part of the city's large new light industrial and residential Energy Park complex. The district contains a number of churches, none of outstanding architectural significance, and several institutions and schools which have served important roles in the neighborhood. Two nursing homes, the Lyngblomsten Home for the Aged at 128 N. Pascal Avenue and the Jewish Home for the Aged (Sholom Home) at 1554 W. Midway Parkway, are historically significant and architecturally interesting. The most architecturally significant institution is the Salvation Army Women's Home and Hospital at 1471 W. Como Avenue, a sophisticated brick Tudor Revival style building designed by Clarence H. Johnston, Sr., and constructed in 1912. Two public schools standing in District 10 are architecturally significant: the Art Deco Chelsea Heights School at 1557 N. Huron Street and the Beaux Arts Como Park Elementary School at 780 W. Wheelock Parkway designed by Charles A. Hausler in 1916.



27. N. Lexington Parkway, Como Lake Pavilion, 1905-06, designed by Clarence H. Johnston, Sr. (Photo by Brad Daniels)

Como Park comprises over 40% of District 10, and contains several important buildings including the Como Park Conservatory, now on the National Register; the Como Lake Pavilion (no. 27); the Park Comfort Station -- a Prairie style park shelter constructed by the W.P.A.; and the Art Deco, W.P.A.-constructed Zoological Building designed by Charles Bassford in 1936. The park contains a number of other important monuments and structures, several built by the W.P.A. In addition, one of the city's most important remnants of the streetcar era, the random rubble Como-Harriet Interurban Line Streetcar Waiting Station at 1224 N. Lexington Parkway, remains intact. With its dense collection of architecturally and historically significant buildings, and because the park provides physical evidence of the work of noted landscape architect, Horace W. S. Cleveland, the Historic Sites Survey staff recommends that the entire park be preserved sensitively, possibly as a National Register and/or St. Paul Heritage Preservation Commission historic district.

The following list includes a designated historic site, a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, a list of additional sites of major significance, and two potential historic districts. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 10

Sites Already Designated

1. Aida Place, Como Park Conservatory

Sites Eligible for Designation

2. Beulah Lane, Como Park, Como Park Comfort Station
3. 1471 W. Como Avenue, Salvation Army Women's Home and Hospital
4. W. Como Lake Drive, Como Lake Pavilion
5. 1371-1373 W. Nebraska Avenue, George H. and Hannah Hazzard House

Additional Sites of Major Significance

6. 1542 W. Albany Avenue, T.F. Shea House
7. 1005 E. Como Boulevard, House
8. Como Park Zoo, Zoological Building
9. 891 W. Hoyt Avenue, House
10. 1557 N. Huron Street, Chelsea Heights School
11. 802 W. Larpenteur Avenue, House
12. 1251 N. Maywood Street, House
13. 1349 W. Midway Parkway, Thomas Frankson House
14. 1554 W. Midway Parkway, Jewish Home for Aged of the Northwest
15. 128 N. Pascal Avenue, Lyngblomsten Home for the Aged
16. 1308 N. St. Albans Street, House
17. 1388 N. Victoria Street, Como Park Farm
18. 780 W. Wheelock Parkway, Como Park Elementary School
19. 1483 W. Wynne Avenue, Herbert Morrison House

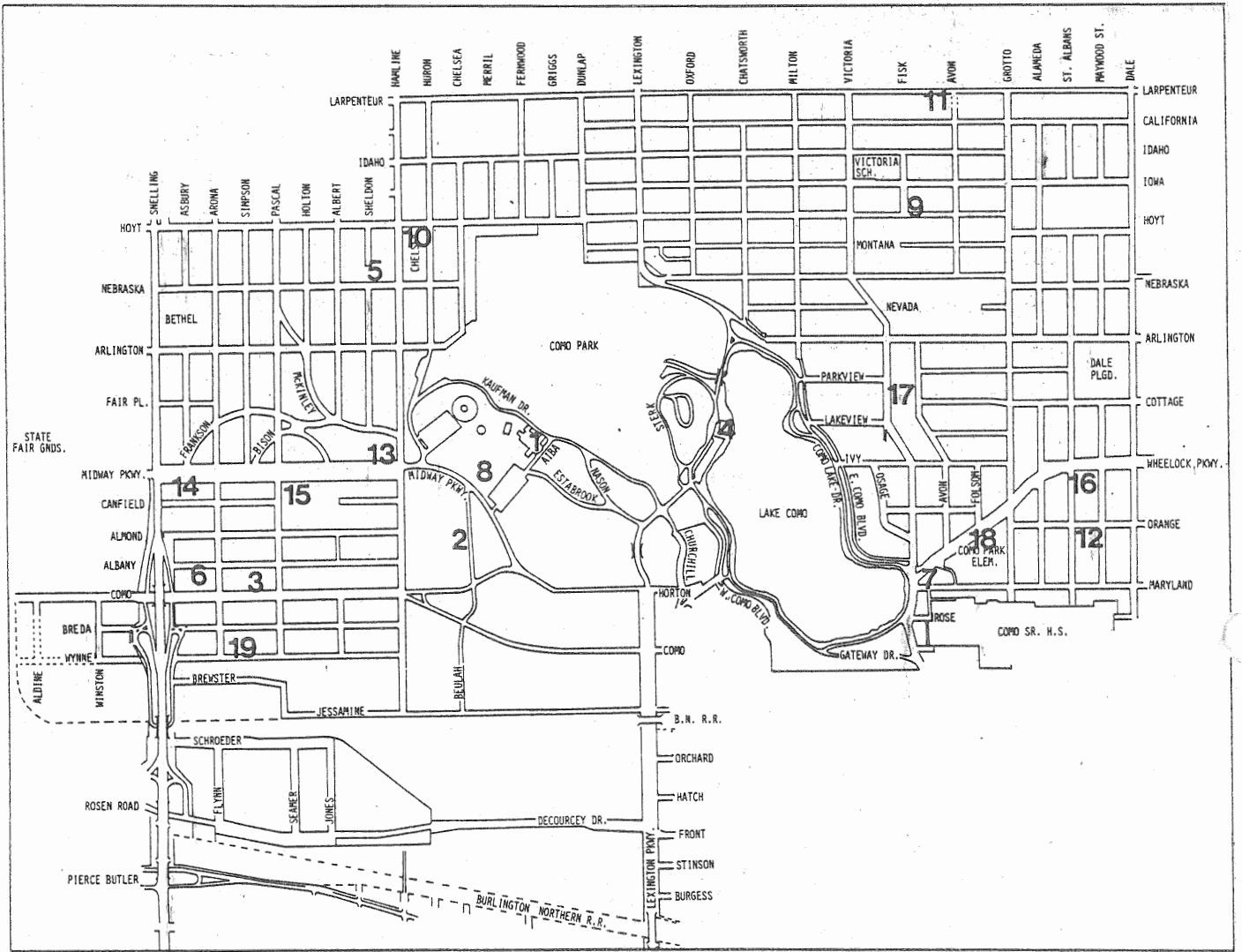
Potential Historic Districts

1269 Energy Park Drive, Northern Pacific Railway Como Shops
Historic District

Como Park Historic District

MAP 10

DISTRICT 10



District 11: Hamline-Midway

District 11, known as Hamline-Midway, is bounded by the Pierce Butler Route on the north, Lexington Parkway on the east, University Avenue on the south, and the railroad tracks just west of Transfer Road on the west. Much of Hamline-Midway is residential in character yet it has a significant number of light industry, retail and wholesale businesses, particularly along the major streets such as University, Snelling, and Hamline Avenues. In addition to Hamline University, the area includes several public and private elementary schools and a handful of neighborhood parks.

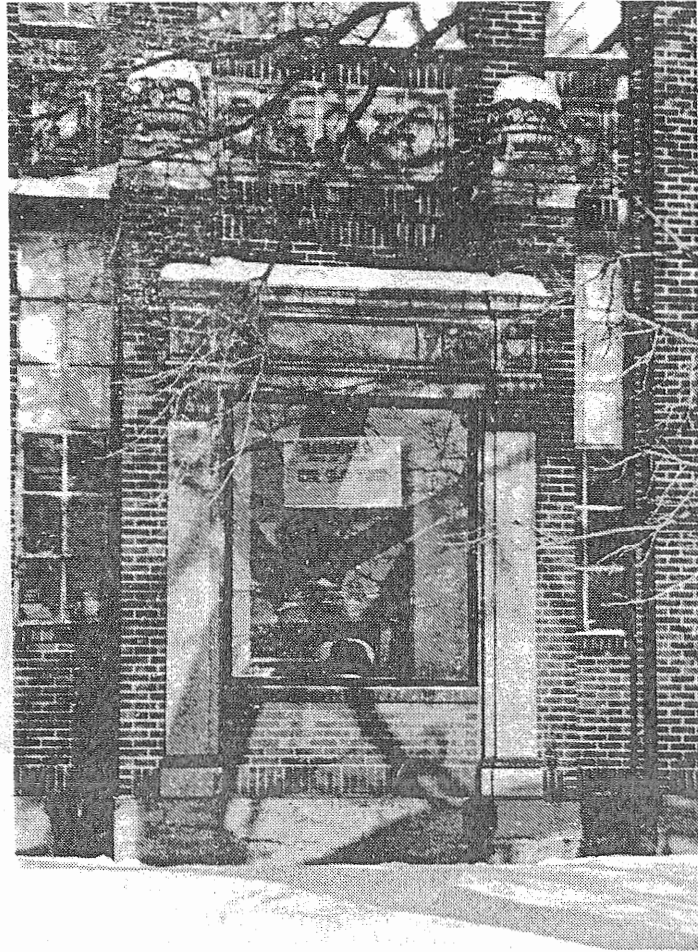
The Hamline-Midway area was once a wide stretch of prairie between the two small towns of St. Paul and St. Anthony (later incorporated into Minneapolis). Several early roads crossed the area, including the old military route which is now Snelling Avenue. Farmers settled there in the 1850's at the same time that several real estate speculators platted lots which were not developed for many years. Although the first railroad in the state, which opened in 1862, travelled through the Midway area, it did little to attract settlers. By contrast, the Minnesota Transfer Railroad, organized in 1883 and still doing business at 2021 University Avenue, was a major impetus to the industrial and commercial development of the region. The Minnesota Transfer Railroad was associated with a large stockyard located at the present site of the Amtrak Depot in Industrial Park. The railway transported freight and livestock between the several railroad lines running through the area. The railroad bridge located west of the transfer railroad building is part of the track system still in use. Another impetus to commercial and residential settlement was the completion in 1890 of the University Avenue streetcar line, the first line to connect the Minneapolis and St. Paul track systems. Streetcar lines were later built along parts of Lexington, Thomas, Hamline and Minnehaha Avenues, and a major streetcar servicing station was erected near Hamline-Midway on the present site of the



28. 1684 W. Van Buren Avenue, John J. Dewey House, 1889, built by Nobles Company of Merriam Park. (Photo by Patricia Murphy)

permit, though its simple proportions and tall, narrow segmental arched window openings suggest it may date from as early as 1880 and may have been an early farmhouse.

Few houses were built in Hamline-Midway in the mid-1890's. Houses built at the turn of the century and in the opening decades of the twentieth century are generally smaller than those built in the late 1880's and early 1890's. Among the more interesting turn of the century houses is the John North House at 1378 Minnehaha, built in 1899 for a trimmer at the Northern Pacific Railroad Como Shops (recently renamed Energy Park). The North House has a polygonal corner turret which towers above the main mass of the 1½ story house. The C.J. Christensen House at 1673 Sherburne, built in 1903, features brick corbelling at the eaves and rounded arches over the second story windows. Identical small houses at 1777 and 1785



29. 1885 W. University Avenue, Krank Building, (now Iris Park Place), 1926, designed by Toltz, King, & Day and Roy Childs Jones & Milo Williams. (Photo by Brad Daniels)

Van Buren Avenue are intriguing variations on the bungalow theme. Each has a steeply pitched gabled roof with flared eaves, cross bars in the gable end, clapboard on the first floor and stained shingles on the second.

By the 1920's builders in the area were employing various Period Revival styles such as the Pueblo/Mission Revival style. Lena Howard House at 1672 Blair Avenue, built in 1926, and the Hansel and Gretel inspired twin bungalow at 1300-1302 W. Lafond Avenue, built by and for Peter Olesen in 1926. The Olesen house

features a style similar to the gas station at 666 N. Snelling, built in 1940 and now the Snelling Service garage. The Krank Manufacturing Company Building (no. 29), 1926, at 1885 University Avenue features glazed terra cotta panels with brightly carved floral and classical motifs adorning an otherwise utilitarian structure which has recently been renovated and renamed Iris Park Place.

Hamline-Midway has several architecturally significant church buildings representing a variety of twentieth century architectural styles. The Knox Presbyterian Church at 1536 Minnehaha Avenue, designed in 1912-14 by William Alban and Charles Hausler, is one of few St. Paul churches designed in the Prairie style. Although many churches were built in the city in the Late Gothic Revival style, few are as impressive as the Hamline Methodist Episcopal Church at 1514 Englewood Avenue. The Church of St. Columba at 1305 Lafond, built in 1949-50, was designed by a nationally famous Chicago architect, Barry Byrne. The design is an expressionistic and fluid modern landmark.

The Henry Hale Memorial Hamline Branch Library at 1558 Minnehaha, built in 1930, is nearly identical to the Merriam Park Branch Library on Marshall Avenue, west of Fairview. Another intriguing public building is the Hamline Playground Building, constructed by the Works Progress Administration in 1940 and featuring a somber interpretation of the Art Deco style.

Following is a list which includes one site which has already been designated as an historic site, a list of sites which the Historic Sites Survey staff believes are eligible for listing with either the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 11

Sites Already Designated

1. 1536 W. Hewitt Avenue, Hamline University Hall

Sites Eligible for Designation

2. 1538 W. Englewood Avenue, Oric Whited House
3. 1305 W. Lafond Avenue, Church of St. Columba
4. 1536 W. Minnehaha Avenue, Knox Presbyterian Church
5. 1885 W. University Avenue, Krank Building
6. 1684 W. Van Buren Avenue, John J. Dewey House

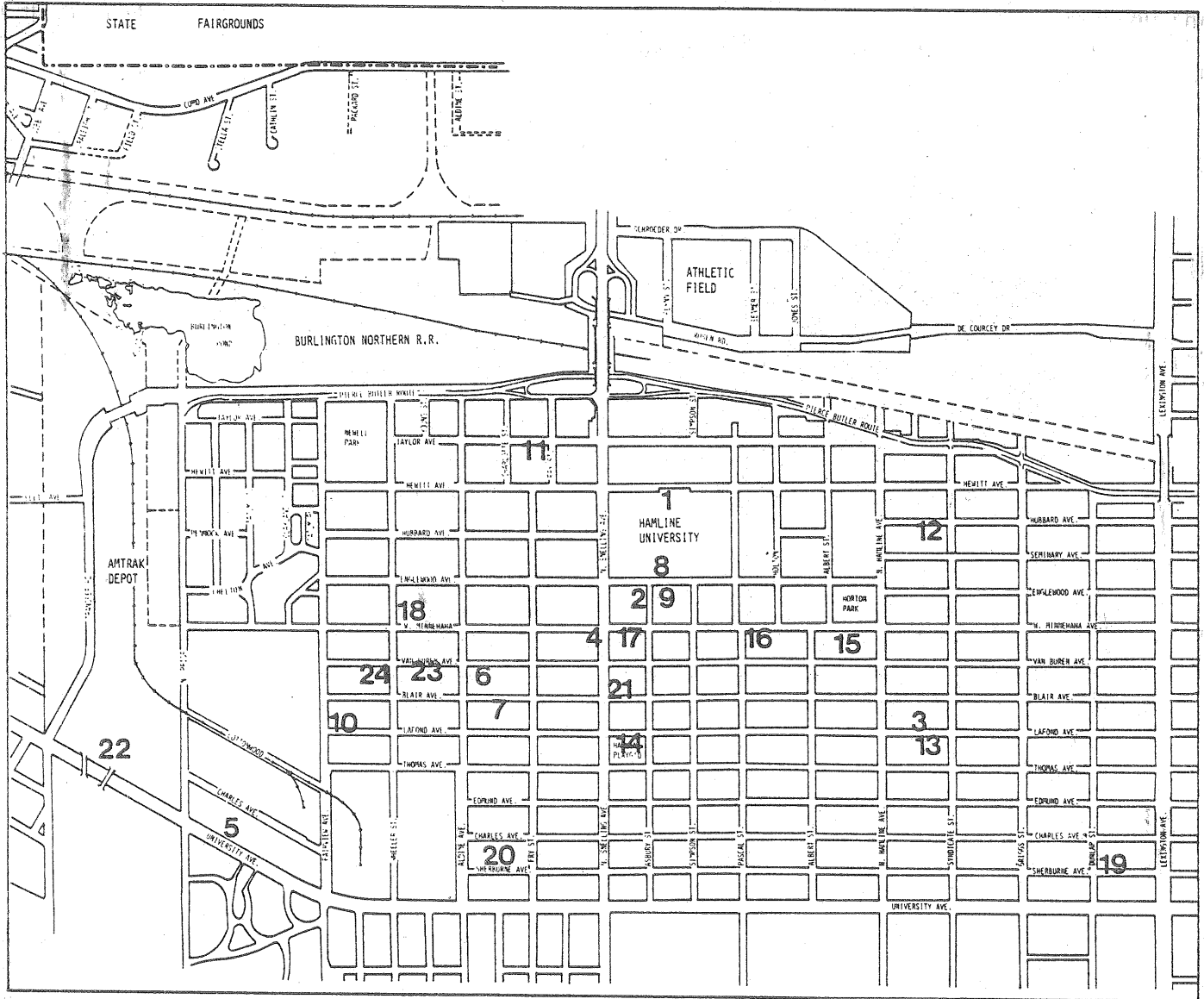
Additional Sites of Major Significance

7. 1672 W. Blair Avenue, Lena Howard House
8. 1513 W. Englewood Avenue, Manor House at Hamline University
9. 1514 W. Englewood Avenue, Hamline United Methodist Church
10. 634 N. Fairview Avenue, J. W. Wallace House
11. 877 N. Fry Street, House
12. 1288 W. Hubbard Avenue, William A. Davern House
13. 1300-1302 W. Lafond Avenue, Peter Oleson Double Bungalow
14. 1564 W. Lafond Avenue, Hamline Playground Building
15. 1378 W. Minnehaha Avenue, John North House
16. 1464 W. Minnehaha Avenue, Frederick M. Grant House
17. 1558 W. Minnehaha Avenue, Henry Hale Memorial Library, Hamline Branch
18. 1765 W. Minnehaha Avenue, House
19. 1153 W. Sherburne Avenue, House
20. 1673 W. Sherburne Avenue, House
21. 666 N. Snelling Avenue, Snelling Service Garage

Designated

22. 2021 W. University Avenue, Minnesota Transfer Railway Building
23. 1730 W. Van Buren Avenue, Ellen Gillette House
24. 1777 W. Van Buren Avenue, House

DISTRICT 11



District 12: St. Anthony Park

District 12, in the northwestern corner of the city of St. Paul, is bounded on the west by the Minneapolis-St. Paul city line, and on the north by the suburban Ramsey County municipalities of Falcon Heights and Lauderdale. Forming boundaries are Como and Hoyt Avenues, which is the city line, on the north, Cleveland Avenue and the St. Paul campus of the University of Minnesota on the east, Interstate 94 on the south and the city line, approximately one block west of Highway 280 on the west. Planning District 12 includes three distinct areas. The two residential areas -- North St. Anthony Park and South St. Anthony Park -- are divided by the Northern Pacific (now Burlington Northern) railroad tracks. They are connected by the three span Pratt truss bridge on Raymond Avenue. The third area, West Midway, in the southeastern portion of the district along University Avenue, is predominately a commercial and industrial section.

Although a handful of farms may have been built in the St. Anthony Park area, no farmhouses were identified as part of the Historic Sites Survey. Many of the houses in the St. Anthony Park area date from as early as the 1880's and early 1890's, yet very few of the commercial, church or school public buildings predate 1900. The area does, however, contain an excellent cross section of St. Paul architecture from the late nineteenth and early twentieth centuries.

The first concerted efforts to populate what is now District 12 began in the 1850's and 1860's when William Marshall, Minnesota governor from 1866 to 1870, began buying large tracts of land between Como Lake and the present Minneapolis city line. He sensed the area had tremendous potential because of its location midway between downtown St. Paul and downtown Minneapolis, much in the way that Archbishop John Ireland promoted settlement of the Merriam Park area for the same reasons. Marshall hired Chicago

landscape architect Horace W.S. Cleveland in 1873 to develop a plan for the St. Anthony Park area. His plan had winding streets and irregularly shaped lots conforming to the rolling and somewhat swampy terrain, and unlike the grid-iron layout of much of St. Paul. The plan also indicated large five to ten acre estates.

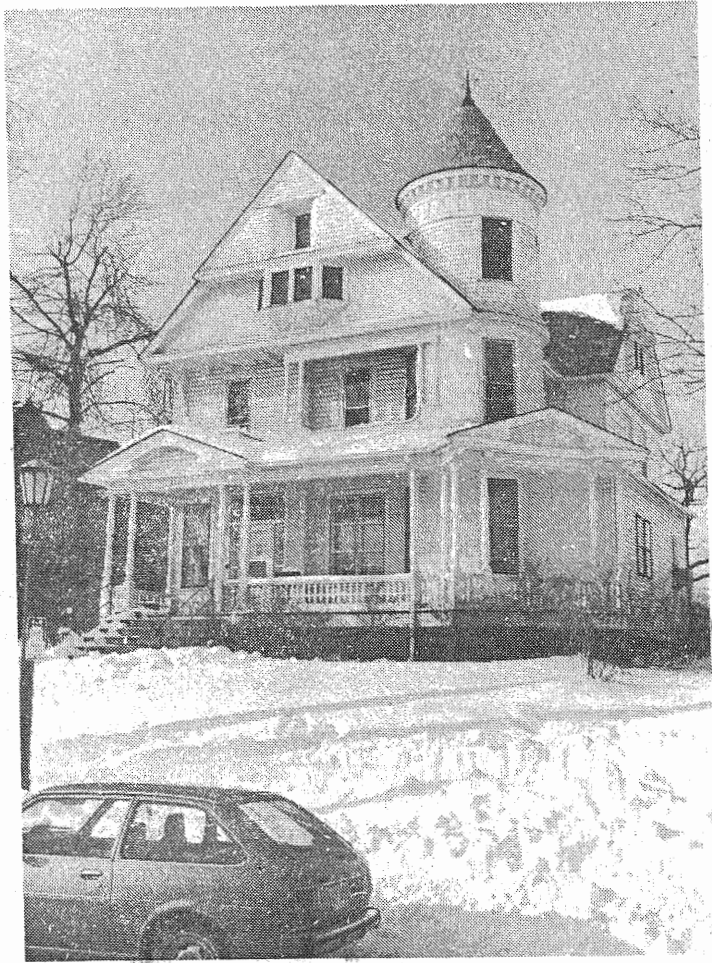
The area was on several major railroad lines so it was convenient for residents to commute to either downtown, yet few people were attracted to the area until the mid-1880's when the St. Anthony Park Company was formed by Marshall and his associates.

At least two small passenger depots were built in St. Anthony Park at this time, one by the Great Northern Railroad, the other by the Northern Pacific Railroad -- probably with the encouragement and financial assistance of the St. Anthony Park Company. They both still stand though each has been moved and converted to a house. One is at 1048 Everett Court; the other at 2107 Commonwealth Avenue.

The St. Anthony Park Company divided the land into smaller lots, made improvements such as draining the lake where Langford Park is now located, and built several dozen houses in the mid-1880's to the early 1890's which they quickly resold to the people enticed to the area. Almost all of the houses built by the company are located south of Langford Park, along Raymond Avenue, and in South St. Anthony Park. All of those surveyed were of woodframe construction -- perhaps because one of the owners of the St. Anthony Park Company was also the proprietor of a lumber yard.

Many of the first residents of these houses were employed by furniture manufacturing companies the St. Anthony Park Company had attracted to the newly developing West Midway area, while others commuted to downtown St. Paul or Minneapolis along the University Avenue streetcar line. This first "interurban line" connecting the streetcar systems of both cities was completed in 1891 four years after all of present-day District 12 had been

annexed by the city of St. Paul. The other streetcar line in the area was also an interurban line. It was completed in 1898 and travelled along Como Avenue to Eustis where it connected with the Minneapolis line to Lake Harriet. After it was completed much of the land in St. Anthony Park north of Carter Avenue was settled. The establishment of the St. Paul campus of the University of Minnesota on Cleveland Avenue in Falcon Heights in the late 1880's was also an impetus to the settlement of the St. Anthony Park area. However, few houses were surveyed which were built for faculty members and were built before 1895.



30. 2201 Scudder Street, Joseph K. Moore House, 1887, designed by William Hunt. (Photo by Brad Daniels)

Among the most intact surviving houses built by the St. Anthony Park Company is a grouping of three adjacent houses on Scudder Street -- the Anson Blake House at 2205 Scudder built in 1886; the McGill House at 2203 Scudder, built in 1887 as the home of Andrew R. McGill, Minnesota governor from 1887 to 1891; and the Joseph K. Moore House at 2201 Scudder (no. 30), built in 1887 for McGill's business associate. Of the three, the Moore House is the most intact example of the Queen Anne style. The nearly identical, mirror-image McGill House is listed on the National Register of Historic Places and has been designated a St. Paul Heritage Preservation Commission site. Although the Blake House has been stuccoed, it is still an imposing Victorian mansion, complete with a square corner tower with a pyramidal cap. Another intriguing St. Anthony Park Company house is located nearby at 1181 Raymond Avenue. It was built in 1887 and has a round corner tower with an unusual bulbous cap. Further study should be done on the feasibility of creating an historic district which would include these houses and others near Langford Park, east of the railroad tracks and northwest of Raymond Avenue.

The cream-colored brick John Lunborg House at 995 Cromwell Avenue, built in 1886, is perhaps the oldest brick house still standing in the area and is one of the oldest houses in South St. Anthony Park. Among the oldest Victorian houses located north of Langford Park are the houses at 2338 Carter Avenue, built in 1887, and the less altered Archibald Wellington House at 2174 Commonwealth Avenue, built in 1889.

Several local builders and architects made their mark in present-day District 12 from the 1890's to World War I. Charles J. Buell designed a number of impressive Shingle Style houses including his own house at 2219 Knapp Street, built in 1892; the very similar house at 977 N. Bayless Avenue, built in 1891; and a house built in 1890 on the lot next door to the site where

he built his own house the following year. Thomas Husby and his brothers built numerous houses in the neighborhood at the turn of the century, many of which featured the Colonial Revival style, such as the house at 2135 Knapp Street, built in 1906 as the home of Professor Thomas Shaw. Park residents William Wycoff Clark and his wife are listed as the original owners and builders of numerous area houses, including the delightful shingled bungalow at 2210 Knapp Street in 1907 and many of the homes on Commonwealth Avenue. Charles Aldrich, an instructor of mechanical training at the St. Paul campus, built his house at 1323 Keston Street in 1895. His other designs include the M.H. Reynolds House at 2145 Knapp Street in 1900, and the I.O.O.F. Hall at 928 Raymond Avenue in 1902.

Dating from the same era are the Colonial Revival style house on the grounds of the Luther Seminary with an impressive, colossal Ionic portico, and the Tudor Revival-inspired Harvey Blodgett House at 2268 Knapp Street designed by Clarence H. Johnston, Sr. in 1901. More eclectic in design is the house at 2267 Carter Avenue built in 1913 as the home of Frank Wing, a cartoonist for the Minneapolis Tribune and the St. Paul Dispatch and Pioneer Press. Many of the houses built in the area in the early twentieth century are adaptations of Bungalow, Craftsman and Prairie style designs. One of the most impressive is the William L. Alban-designed house at 2181 Doswell Avenue.

Most of present-day District 12 had been settled extensively by 1930. A notable exception is the area along Hoyt Avenue, the northern edge of the city limits, which together with the neighborhood directly north of Hoyt, known as University Grove, which is technically located in Falcon Heights, has many houses built from about the 1930's to the 1970's. One of the most outstanding is the strikingly modern home of Governor Elmer and Eleanor Anderson at 2230 Hoyt Avenue built in 1951 and designed by the St. Paul firm Bergstedt and Hirsch.

Although North St. Anthony Park is essentially residential there are a handful of commercial, public, institutional, church, and school buildings -- almost all located along the major streets, such as Raymond and Como Avenues. Bockman Hall, built in 1900-01 at 2375 Como Avenue is the Beaux Arts inspired main building at the United Church Seminary, now part of the Northwestern Lutheran Theological Seminary. The Children's Aid Society, now the



31. 2245 W. Como Avenue, St. Anthony Park Branch Library, 1916, designed by Charles Hausler. (Photo by Brad Daniels)

Children's Home Society, built the Jean Martin Brown Receiving Home at 2237 Commonwealth Avenue in 1902. The building is now the Commonwealth Health Care Center. The Twin City Linnea Society constructed the building at 2040 Como Avenue in 1917 as a home for aged Swedish people. It is now called the Linnea Home. The St. Anthony Park Library, built in 1916 at 2245 W. Como Avenue, (no. 31) is one of the three surviving public libraries in the city which were financed by the Andrew Carnegie Corporation. Across the street is the complex of shops and apartments now known as Milton Square. It was built from 1909-1912 and features a pleasing, Tudor inspired design by Franklin Ellerbe, founder of what is now one of the state's largest architectural firms, Ellerbe and Company. Breck School was once located in St. Anthony Park. The building at 2477 Como Avenue on the grounds of the Lutheran Seminary, now known as Aasgaard Hall, was built in 1926-29 as part of the Breck complex.

Important churches include the log Old Muskego church, built in 1844 and moved to its present location at the Luther Seminary in 1904; the St. Anthony Park Methodist Church at Como and Hillside Avenues designed in 1912 by Charles Hausler, the architect who designed the St. Anthony Park Library, and his then-partner William Alban. Clarence Johnston, Sr. designed two churches in the area, both built in 1914 standing back-to-back -- the St. Anthony Park Congregational Church at 2129 Commonwealth Avenue and the St. Matthew's Episcopal Church at 2136 Carter Avenue.

Few architecturally and historically significant non-residential buildings remain in South St. Anthony Park outside of the West Midway district. Important survivors include Engine House #13 at 926 Hampden built in 1894 and one of the last stations in the city to use horsedrawn fire engines; the I.O.O.F. Hall

across the street at 928 Raymond, built in 1902; and Baker School at 821 Raymond Avenue which was completed in 1909 and was renovated recently.

The most architecturally distinguished commercial and industrial buildings still standing in the West Midway district are all located along University Avenue near Raymond Avenue. Most were built from 1906-1917. St Paul architects Buechner and Orth designed the huge Northwestern Furniture Store, now the Specialty Manufacturing Company, at 2356-2362 University Avenue, in 1906. A delightful, tiny Streamlined Moderne storefront was installed on the east end of the building circa 1940 and is one of few remaining examples of this version of the Art Deco style in the area. The same architects designed the Twin City State Bank, now the home of Film in the Cities at 2388 University Avenue, in 1914. The Minneapolis-St. Paul Building at 2429 University Avenue is one of the most intact of the earlier buildings still standing in the area. Built in 1909, it features ornate patterned brickwork and brick pilasters, and was built as the general office for the Twin City Commercial Bulletin. In 1912 J. Walter Stevens, who had earlier designed many warehouses in Lowertown, designed the warehouse and wholesale house at 2233 University Avenue for the Wright, Barrett and Stillwell Company, paper and stationery dealers. One of the largest buildings along University Avenue is the Overland Company Building built in 1915 at 2572 University Avenue, west of Highway 280. It is now owned by the International Harvester Company. The Chittenden and Eastman Furniture Company at 2402-2414 University Avenue, built in 1917, features some of the finest Sullivanesque inspired terra cotta ornamentation in the city. It is suggested that consideration be given to creating a West Midway Historic District extending along University Avenue from the altered but historically important Midway Machine and Engineering Building at 2324 University Avenue,

which was built in 1891 as a streetcar garage for the Twin City Rapid Transit Company, west to Cromwell Avenue.

Following is a list of sites in District 12 which have already been designated as historic sites, a list of sites which the Historic Sites Survey staff believes are eligible for listing with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, a list of additional sites of major significance and a list of the suggested historic districts. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 12

Sites Already Designated

1. 2375 W. Como Avenue, Norway Lutheran Church (Muskego)
2. 2203 W. Scudder Street, Andrew R. McGill House

Sites Eligible for Designation

Designated

- 3. 2245 W. Como Avenue, St. Anthony Park Branch Library

4. 2375 W. Como Avenue, Bockman Hall, United Church Seminary

5. 926 W. Hampden Avenue, Engine House #13

6. 2201 W. Scudder Street, Joseph K. Moore House

- UR 7. 2402-2412 W. University Avenue, Chittenden and Eastman Company

- UR 8. 2429 W. University Avenue, Minneapolis-St. Paul Building

Additional Sites of Major Significance

9. 977 N. Bayless Avenue, House

10. 2136 W. Carter Avenue, St. Matthew's Episcopal Church

11. 2267 W. Carter Avenue, Frank Wing House

12. 2338 W. Carter Avenue, House

13. 2107 W. Commonwealth Avenue, Northern Pacific Railway St. Anthony Park Depot (now a house)

14. 2129 W. Commonwealth Avenue, St. Anthony Park Congregational Church

15. 2174 W. Commonwealth Avenue, Wellington House

16. 2237 W. Commonwealth Avenue, Jean Martin Brown Receiving Home

17. 2040 W. Como Avenue, Twin City Linnea Society

18. Ca. 2204 W. Como Avenue, St. Anthony Park Methodist Episcopal Church

19. 2256-2262½ W. Como Avenue (also: 2226-2242 W. Carter Avenue), Old Fireside Inn/Tamarack Lodge Hall/Franke's Grocery.

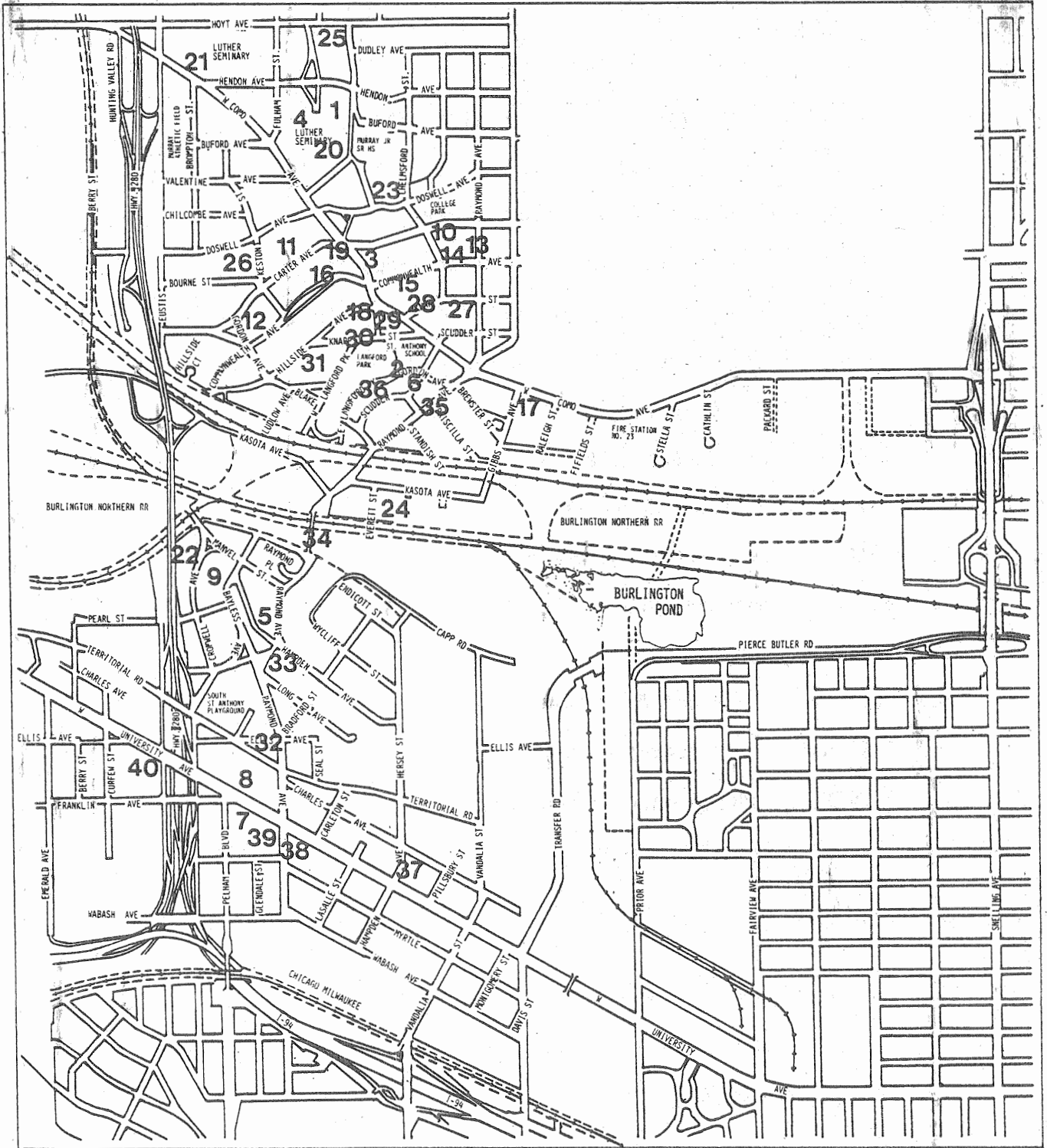
20. 2375 W. Como Avenue, House (now daycare center)
21. 2477 W. Como Avenue, Breck School
22. 995 N. Cromwell Avenue, John Lunborg House
23. 2181 W. Doswell Avenue, Burr Oaks
24. 1048 Everett Court, Depot (now a house)
25. 2230 W. Hoyt Avenue, Elmer L. Andersen House
26. 1323 W. Keston Street, Charles R. Aldrich House
27. 2110 W. Knapp Street, F.A. Pike House
28. 2145 W. Knapp Street, M.H. Reynolds House
29. 2219 W. Knapp Street, Charles J. Buell House
30. 2223 W. Knapp Street, House
31. 2268 W. Knapp Street, Harvey Blodgett House
32. 821 N. Raymond Avenue, Baker School
33. 928 N. Raymond Avenue, I.O.O.F. Hall
34. Ca. 1050 N. Raymond Avenue, Raymond Avenue Bridge
35. 1181 N. Raymond Avenue, House
36. 2205 W. Scudder Street, Anson Blake House
- UR 37. 2233 W. University Avenue, Wright, Barrett and Stillwell Building
- UR 38. 2356-62 W. University Avenue, Northwestern Furniture Exposition Building
- UR 39. 2388 W. University Avenue, Twin City State Bank
40. 2572 W. University Avenue, International Harvester Company

Potential Historic Districts

St. Anthony Park Historic District

West Midway Historic District

DISTRICT 12



District 13: Merriam Park-Lexington-Hamline

District 13, known as Merriam Park-Lexington-Hamline, is located in the west central part of St. Paul. The northern boundary extends west along University Avenue from Lexington Parkway to Cleveland Avenue, along Cleveland Avenue to Interstate Highway 94 and along I-94 to the Minneapolis-St. Paul border. The district is bounded by Lexington Parkway on the east, Summit Avenue on the south, and the Mississippi River (the city limits) on the west. In addition to a sizeable residential section, District 13 includes a large part of the Midway commercial and industrial area along University Avenue. It also includes several schools, St. Thomas and Concordia Colleges, various churches and public buildings and some commercial establishments located along the major streets. With the exception of Lake Iris Park and the oldest portions of Merriam Park, which date from the 1880's, much of the rest of present day District 13 was not settled extensively until the early twentieth century. District 13's residential architecture thus represents the panoply of architectural styles found in St. Paul from the mid-1880's to the 1930's, ranging from the Queen Anne to the Pueblo Revival.

One of the first routes through present day District 13 was the Red River Ox Cart Trail established in the 1840's. It ran roughly along what is now St. Anthony Avenue and Interstate 94. It was used by traders bringing pelts, buffalo robes, pemmican, and food to St. Paul and returning to the Red River settlements with oxcarts filled with groceries, hardware, medicine, and supplies. The Old Military Road, running north from Fort Snelling and renamed Snelling Avenue in the 1850's, was another major early route. Among the first settlers in present day Merriam Park were innkeepers such as Donald McDonald and Steven Desnoyer who catered to the Red River traders. They settled on or near the present Town and Country golf course in the area known today as Desnoyer Park, in the western part of District 13.

In 1880 the Chicago, Milwaukee and St. Paul Railroad completed its "Short Line", a commuter line linking Minneapolis and St. Paul. It travelled through the north part of Merriam Park roughly along the path of the old oxcart trail. A further impetus to the area's settlement was the construction of the major streetcar lines in the 1890's. Lines were laid along University, Rondo (an avenue which was largely obliterated by the construction of Interstate 94), Snelling, Prior, and Selby Avenues. The Selby Avenue line travelled over the Short Line railroad on the Selby Avenue truss bridge. In 1905 it was extended from Fairview west on Marshall to the Marshall-Lake Street Bridge which had been completed in 1888.

The same year that the Short Line tracks were laid, 1880, Colonel John Merriam, father of Minnesota governor William Merriam, began plans to develop the area which he thought would make an ideal spot for a commuter suburb since it was located roughly between Minneapolis and St. Paul. In 1882 Merriam platted a one hundred and forty acre tract bounded by the Short Line on the north, Dewey Avenue on the east, Marshall Avenue on the south, and Cleveland (then Union) Avenue on the west. He built a depot where the Short Line intersected with Prior Avenue and built the first Longfellow School and established Merriam Park. Unlike the contemporary St. Anthony Park development, Merriam's streets followed a conventional grid-iron plan, and he did not build houses for prospective residents. Instead, he sold lots and stipulated that the houses which were to be built had to cost at least \$1,500 and that they had to be completed within one year of the purchase of the lot. Merriam's venture was quite a success and within two years four additions were laid out expanding the boundaries of the original community.

It is not surprising, therefore, that the oldest parts of Merriam Park have the largest concentration of 1880's houses in District 13. Unfortunately a number of the houses have suffered from both lack of maintenance and insensitive alterations, but enough of the original architectural character survives that consideration should be given to establishing a Merriam Park Historic District. Almost

all are Queen Anne inspired, woodframe houses. Among the most important are the Elam D. Parker House at 2016 W. Merriam Lane, built in 1885; the Annie Martin House at 2018 W. Carroll Avenue, built in 1885; the house at 1996 W. Carroll Avenue, constructed in 1886; the Mark and Mary Fay House at 1921 Carroll Avenue, built in 1886; and the house at 2024 Iglehart, also constructed in 1886. An unusually ornate house which shows Italianate influences is located at 1905 Iglehart. It was built in 1885 and designed by accomplished local architect Augustus Gauger. Also within and near the oldest parts of Merriam Park are a number of impressive Victorian houses dating from the 1890's. The woodframe house at 1941 Selby Avenue, and the brick house next door at 1937 Selby, both built in 1894, are among the most impressive and oldest houses in the area south of Marshall Avenue. Another imposing brick house is located at 1853 Marshall Avenue. It was built in 1896 and designed by Louis Lockwood. The Colonial Revival style Oscar Shepardson House at 1954 Iglehart must have been one of the grandest houses built in Merriam Park in the 1890's though subsequent alterations have marred its character. The identical pair of houses at 1799 and 1803 Dayton Avenue, both built in 1890, are among the most intact Queen Anne patternbook style houses in the area. Each has a polygonal corner tower with a bulbous cap.

A number of sophisticated 1880's and 1890's houses are scattered throughout the eastern end of District 13. The pressed brick Anthony Ambrosini House at 127 N. Lexington Parkway, built in 1886, is one of the oldest houses in the neighborhood directly west of Lexington Parkway. The Esther Grisson House at 1507 Selby Avenue, built in 1890, is by far the most intact of a handful of surviving Victorian houses on this section of Selby. The 1300 block of Summit Avenue has a small group of sophisticated and wonderfully intact 1890's houses including the Colonial Revival style Thomas Yerxa House at 1373 Summit (no. 32), 1890; the Colonial Revival Julia Dibble House at 1317-1319 Summit, built in 1895; and the eclectic, brick Walter and Pierce Butler Double House at 1345-1347

Summit Avenue, designed by Clarence H. Johnston, Sr., in 1895, and recently nominated to the National Register of Historic Places.



32. 1373 W. Summit Avenue, Thomas E. Yerxa House, 1890, built by Malcolm McKay. (Photo by Gary Phelps)

Not far from the oldest part of Merriam Park is the Iris Park neighborhood, located north of Interstate 94, east of Prior Avenue, south of University Avenue, and west of Fairview Avenue. It was also planned as a middle class residential neighborhood in the 1880's. It was built on the site of a former amusement park, Union Park. Unlike Merriam Park, its winding streets followed the contours of the land and were built around Lake Iris, which was little more than a pond. Lake Iris Park has many fine Victorian houses though most are in poor to fair condition, and many have undergone considerable alterations. Among the most intact are the William and Ada Chamberlin Double House at 1827-1829 W. St. Anthony Avenue, built in 1885; the Reverend Leander Lane House at 403 N. Dewey Street, also built in 1885; the house at 1893 St. Anthony Avenue, constructed in 1887; and the

house at 1917 W. St. Anthony Avenue which was built circa 1890. Though not of the same vintage, another of the more intact and sophisticated houses in the Lake Iris neighborhood is the George H. Carsley House at 451 E. Lynnhurst Avenue, built in 1902 in the Dutch Colonial Revival style, and for a superintendent of construction for Cass Gilbert.

A handful of small brick commercial and public buildings remain from the era when Prior Avenue (which linked Merriam Park and Lake Iris Park) was a major commercial street. The oldest building is



33. 478 N. Prior Avenue, Union Park Police Substation, 1886, designed by Henry R.P. Hamilton. (Photo by Brad Daniels)

the former Union Park Police Substation built in 1886 and designed by Henry R.P. Hamilton who was commissioned by the city to design this building and three other police substations at the same time (no. 33). Though the one in Dayton's Bluff is still standing it has been altered beyond recognition while the Union Park station retains much of its original charm and ornate patterned brickwork. Closer to the former site of the Merriam Park depot is the three story brick Crosby Block at 1956 Feronia Avenue which features a polygonal shape adapted to its unusual lot shape. It has elliptical arches over the windows and a crenelated parapet. South of Interstate 94, also along the east side of Prior Avenue are two small, one story, flat roofed early twentieth century brick buildings -- both built as doctors' offices. The one at 366 N. Prior Avenue was built in 1904 and designed by prominent St. Paul architect Louis Lockwood while the one at 348 N. Prior Avenue was built in 1912 and designed by Peter J. Linhoff, architect of a number of Summit Avenue houses.

One of the prime movers behind the settlement of western parts of present day District 13 was St. Paul's influential Archbishop John Ireland who also played a major role in establishing both the St. Paul Seminary at the end of Summit Avenue (in nearby present day District 14) and the St. Thomas Aquinas Seminary, which was established in 1885. It was the predecessor to St. Thomas College at 2115 Summit Avenue, now one of the major educational institutions in the area. Although St. Thomas was founded in the nineteenth century, its buildings all date from the twentieth century. The oldest building on the campus was originally the infirmary. It was built in 1905 and is now the Catholic Digest building. The Ireland Dormitory, constructed in 1911, is another of the oldest buildings on the campus. The college chapel features a Renaissance inspired design. It was designed in 1916 by Emmanuel Masqueray, architect of St. Paul's Cathedral located at the opposite end of Summit Avenue from St. Thomas College. St. Thomas's major

World War II era buildings, such as Albertus Magnus Hall, 1946, and the O'Shaughnessy Stadium, 1947, are constructed of limestone and feature adaptations of the Collegiate Gothic Revival style, following the style of Aquinas Hall, the administration building which was constructed in 1931. Although it dates from 1958, the O'Shaughnessy Library follows the same stylistic pattern. Consideration should be given to creating an historic district at the campus.

The entire District 13 area was annexed by the city of St. Paul in 1885. Archbishop Ireland hoped in the late 1880's and early 1890's that the St. Paul Cathedral would be built in the area -- the beginning of major efforts to unify Minneapolis and St. Paul with Merriam Park as its city center. The Minnesota Legislature announced plans to build a new state capitol, in 1891, during the tenure of Governor William Merriam, son of the promoter of Merriam Park, Colonel Merriam. Colonel Merriam hoped that the new state capitol would be built in Merriam Park and even offered a twenty acre site where the Town and Country Club golf course is now located.

The new state capitol was eventually built in downtown St. Paul and Merriam Park never became the great civic center which Ireland and Merriam envisioned. However, the entire Merriam Park-Lexington-Hamline area prospered in the early twentieth century when block after block of simple, box-like, Colonial Revival style houses were built close to one another on the major east-west streets in the eastern and central parts of the district. Interspersed in this area are occasional aberrations from the Colonial Revival -- such as Tudor Revival, Craftsman, and Prairie styles.

A number of the most interesting early twentieth century houses in the district employ variations on the Tudor Revival style, sometimes with Craftsman elements. Among the most sophisticated, imaginative, and intact examples of the Tudor Revival style are the Frank J. Waterous House at 1591 W. Summit

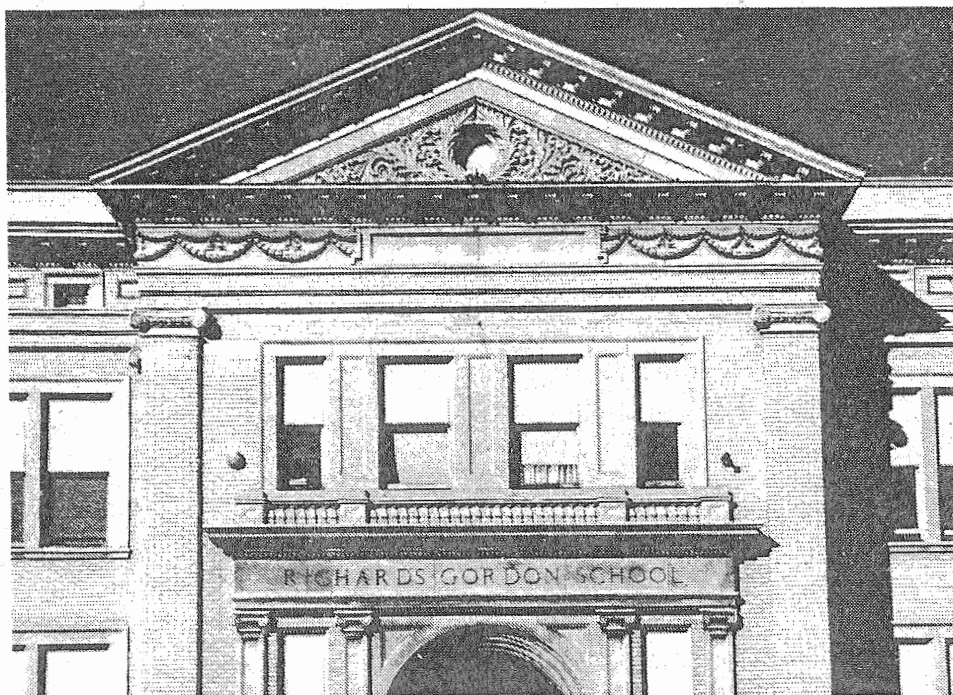
Avenue, 1904; the Herbert Green House at 63 N. Lexington Parkway, 1905; the Albert J. Nason House at 2135 Iglehart Avenue, 1908; the George St. Ledger House at 143 N. Lexington Parkway, 1908; the W.D. Jamieson House at 1908 Selby Avenue, 1912; the house at 2148 Iglehart Avenue, 1912; and the Alton G. Ray House at 2177 Iglehart, 1915. Excellent examples of the Craftsman and Bungalow styles include the house at 1730 W. Dayton Avenue, 1908; the house at 1852 Ashland Avenue, circa 1910; the Henry Hankee House at 2040 Ashland Avenue, 1910; and the house at 2000 W. Marshall Avenue, circa 1915. A unique house combining English Arts and Crafts contours with Prairie School detailing is located at 1460 W. Ashland Avenue. It was built in 1925 and designed by Charles Saxby Elwood. The Albert Wunderlich House at 1599 Portland, built in 1915, is the finest Prairie style house in the district. Also of note is the Prairie style duplex at 1205 Summit Avenue, built in 1922 and designed, owned, and occupied by William Keefe who designed a similar duplex at 863-865 Linwood Avenue in present day District 16. Eclectic designs from the early twentieth century include the shingled Fred Banister House at 2127 Marshall, built in 1908, and the formal, Spanish inspired B.M. Hirschman House at 1855 Summit Avenue, built in 1916.

Mississippi River Boulevard and nearby residential streets in the far western part of the district were the last part of the area to be developed. There can be found many excellent examples of the various Period Revival styles common in the 1920's and 1930's. Unfortunately the city's building permit records for this period are incomplete and architects of few of the houses in this area were identified, although the scale and splendor of many of them suggest that they were probably designed by the city's most talented architects. Two of the most impressive Tudor inspired fantasies are the A.C. Jefferson House at 71 Otis Lane, 1925, and the imaginative house at 54 Otis Lane. A number of the houses in the area feature Spanish Colonial and Mission Revival designs,

such as the house at 472 Otis Avenue, built in 1919, and the house at 422 N. Mississippi River Boulevard, circa 1925. An exotic and charming addition to the area is the Pueblo inspired house at 510 W. Frontenac Place, circa 1925. The Brooks House at 176 N. Mississippi River Boulevard, designed by Clarence H. Johnston, Sr., in 1921 and now known as Eastcliff, is the home of the University of Minnesota President. It is among the more recent versions of the New England Colonial Revival style in the area.

It is not surprising that many of the non-residential landmarks in present day District 13 were built during the area's growth years -- the opening decades of the twentieth century. The Olivet Congregational Church at 1850 Iglehart Avenue was built from 1907-15 and features Tudor Revival, Craftsman, and Gothic Revival elements. The Merriam Park Presbyterian Church at 203 N. Howell Street, 1912, features an adaptation of Gothic and Tudor styles. The Central Baptist Church, 420 N. Roy Street, 1913, is one of very few Prairie style churches in St. Paul. The eclectic St. Mark's Rectory at 2001 Dayton Avenue, 1917, combines Tudor Revival and Jacobean elements. Two clubhouses in Merriam Park have remained in continuous operation and have undergone no exterior alterations -- the Triune Masonic Lodge at 1898 Iglehart, built in 1910 and listed with the National Register of Historic Places, and the Charles Thompson Hall at 1824 Marshall, 1916, which serves as a social center for metropolitan area deaf people.

Several significant early twentieth century public buildings remain in the district, including the Beaux Arts inspired Richards Gordon School at 1619 Dayton Avenue (no. 34), 1911; and the St. Paul Water Department Store Houses at 289 N. Hamline Avenue, built in 1913-14 and designed by City Architect Charles Hausler and his then partner, William Alban. The Henry Hale Merriam Park Branch Library, 1831 W. Marshall Avenue, 1930, is very similar to the Hamline branch built at the same time.



34. 1619 W. Dayton Avenue, Richards Gordon School, 1911, designed by Ray Gauger. (Photo by Brad Daniels)

In addition to the previously mentioned commercial buildings remaining on Prior Avenue, a cluster of commercial structures remains on Marshall Avenue, between Hamline and Snelling, including the Midway Lime and Cement Company at 1400-1410 Marshall, 1914; three non-standardized gas station and garage designs dating from the late 1920's to 1930 -- two at 1344 Marshall and one across the street at 1345 Marshall; and the Spanish Colonial influenced A.J. Koch Company at 1535 Marshall, built in 1934. One of the largest and most elegant buildings in the district on University Avenue is the St. Paul Casket Company, built in 1922 at 1222 University Avenue, and now the home of a design firm. The North Star Driving School building at 308 N. Snelling Avenue, circa 1935, is one of the smallest and probably the finest examples of the Art Deco style in the area.

In addition to the above mentioned identified potential historic districts -- the College of St. Thomas, Merriam Park, and the Mississippi River Boulevard area -- it is suggested that the existing Historic Hill Districts be extended west along Summit Avenue to the Mississippi River. Following is a list of sites already nominated to the National Register of Historic Places (both have yet to be designated by the St. Paul Heritage Preservation Commission); a listing of sites identified by the Historic Sites Survey staff as being eligible for designation with the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission; a list of additional sites of major significance; and a list of the recommended potential historic districts. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 13

Sites Already Designated

1. 1898 W. Iglehart Avenue, Triune Masonic Lodge (on National Register; eligible for H.P.C.)
2. 1345-1347 W. Summit Avenue, Walter and Pierce Butler Double house (on National Register; eligible for H.P.C.)

Sites Eligible for Designation

3. 1619 W. Dayton Avenue, Richards Gordon School
4. 1956 W. Feronia Avenue, Crosby Block
5. 1850 W. Iglehart Avenue, Olivet Congregational Church
6. 1905 W. Iglehart Avenue, House
7. 63 N. Lexington Parkway, Herbert S. Green House
8. 127 N. Lexington Parkway, Anthony Ambrosini House
9. West Marshall Avenue at N. Mississippi River Boulevard, Marshall-Lake Bridge
10. 2000 W. Marshall Avenue, House
11. 176 N. Mississippi River Boulevard, Eastcliff
12. 1599 W. Portland Avenue, Albert Wunderlich House
13. 478 N. Prior Avenue, Union Park Police Substation

Additional Sites of Major Significance

14. 1460 W. Ashland Avenue, House
15. 1852 W. Ashland Avenue, House
16. 2040 W. Ashland Avenue, Henry Hankee House
17. 1921 W. Carroll Avenue, Mark and Mary Fay House
18. 1996 W. Carroll Avenue, House
19. 2018 W. Carroll Avenue, Annie Martin House

20. 1730 W. Dayton Avenue, House
21. 1799 W. Dayton Avenue, William O'Brien House
22. 2001 W. Dayton Avenue, St. Mark's Rectory
23. 403 N. Dewey Street, Rev. Leander Lane House
24. 510 W. Frontenac Place, House
25. 289 N. Hamline Avenue, St. Paul Water Department Storehouses
26. 203 N. Howell Street, Merriam Park Presbyterian Church
27. 1954 W. Iglehart Avenue, Oscar P. Shepardson House
28. 2024 W. Iglehart Avenue, House
29. 2135 W. Iglehart Avenue, Albert J. Nason House
30. 2148 W. Iglehart Avenue, House
31. 2177 W. Iglehart Avenue, Alton G. Ray House
32. 143 N. Lexington Parkway, George St. Ledger House
33. 451 E. Lynnhurst Avenue, George H. Carsley House
34. 1344 W. Marshall Avenue, Gas Station
35. 1345 W. Marshall Avenue, Tracy Oil Company
36. 1400-1410 W. Marshall Avenue, Midway Lime and Cement Company
37. 1535 W. Marshall Avenue, A.J. Koch Company
- Site 38. 1824 W. Marshall Avenue, Charles Thompson Memorial Hall
- demo 39. 1831 W. Marshall Avenue, Henry Hale Memorial Library, Merriam Park Branch
40. 1853 W. Marshall Avenue, House
41. 2127 W. Marshall Avenue, Fred J. Banister House
42. 2016 W. Merriam Lane, Elam D. Parker House
43. 422 N. Mississippi River Boulevard, House
44. 472 N. Otis Avenue, House

45. 54 Otis Lane, House
46. 71 Otis Lane, A.C. Jefferson House
47. 348 N. Prior Avenue, Doctor's Office
48. 366 N. Prior Avenue, Merriam Park Professional Building
49. 420 N. Roy Street, Central Baptist Church
50. 1827-1829 W. St. Anthony Avenue, William and Ada Chamberlin House
51. 1893 W. St. Anthony Avenue, House
52. 1917 W. St. Anthony Avenue, House
53. Selby Avenue Truss Bridge
54. 1507 W. Selby Avenue, Esther Grisson House
55. 1908 W. Selby Avenue, W.D. Jamieson House
56. 1937 W. Selby Avenue, House
57. 1941 W. Selby Avenue, House
58. 308 N. Snelling Avenue, North Star Driving School
- SW 59. 1205 W. Summit Avenue, William F. Keefe House
- SW 60. 1317-1319 W. Summit Avenue, Julia B. Dibble House
- SW 61. 1373 W. Summit Avenue, T.E. Yerxa House
- SW 62. 1591 W. Summit Avenue, Frank J. Waterous House
- SW 63. 1855 W. Summit Avenue, B.M. Hirschman House
64. 1222 W. University Avenue, St. Paul Casket Company

Potential Historic Districts

2115 W. Summit Avenue, College of Saint Thomas

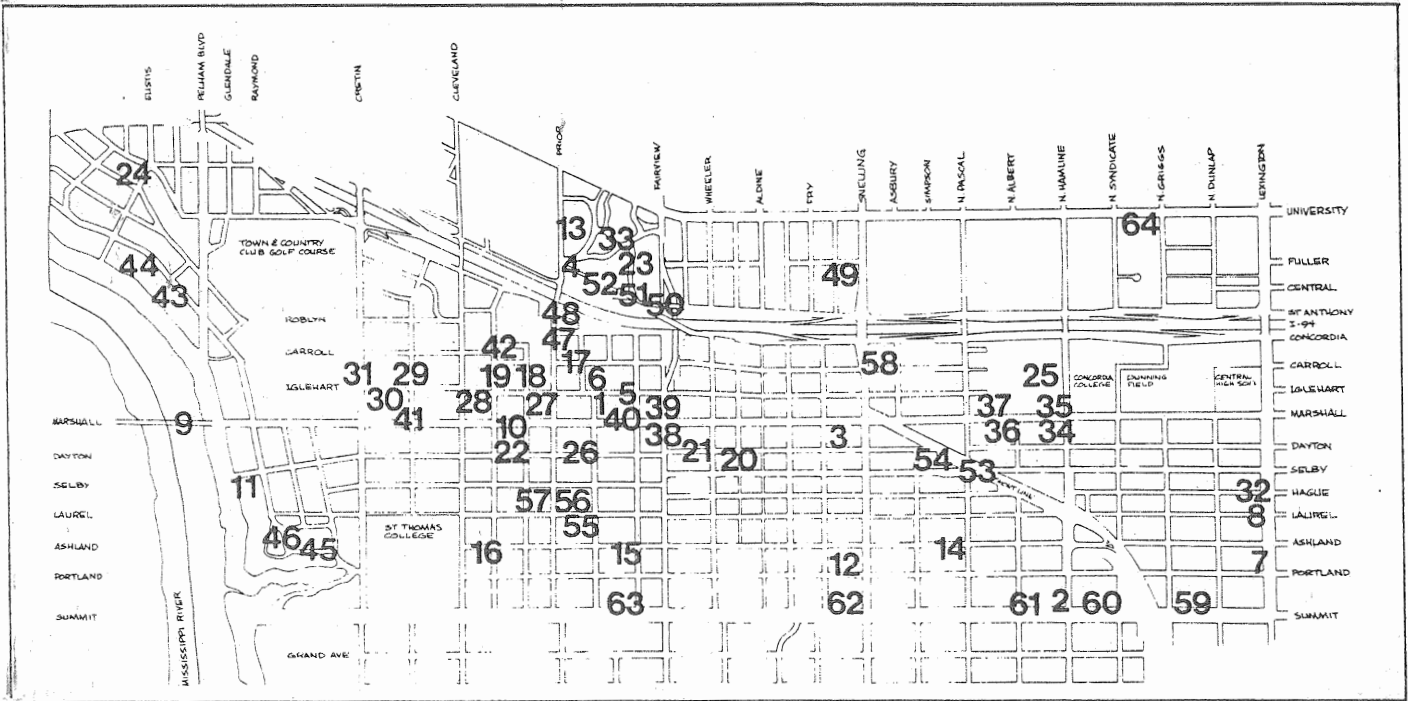
Merriam Park Historic District

Mississippi River Boulevard area Historic District

SW Potential expansion of Historic Hill District west along Summit Avenue

MAP 13

DISTRICT 13



1197 Selby Ave Anna Ramsey

District 14: Macalester-Groveland

District 14, known as Macalester-Groveland, is in west central St. Paul, south of Merriam Park and north of Highland Park. It is bounded on the north by Summit Avenue, on the east by the Short Line and a segment of Interstate 35E, on the south by Randolph Avenue, and on the west by the Mississippi River. The area is primarily residential with scattered commercial developments along the main streets, such as Grand and St. Clair Avenues. Several schools and colleges including Macalester College at Snelling and Summit Avenues and the St. Paul Seminary at Mississippi River Boulevard and Summit Avenue are within the district.

The early history of present-day District 14 is associated with the old Reserve Township from which it and the adjacent Highland Park area, District 15, originated. Reserve Township was one of six townships created in Ramsey County when Minnesota became a state in 1858. Before then the land of Reserve Township was restricted from settlement because it was part of Fort Snelling's military reserve. Several would-be settlers were evicted by force. William Finn, a veteran from Fort Snelling, was granted a large section of land in the area in 1848 and the following year a number of others began staking illegal claims on the land after a township survey indicated the possibility of the impending sale of the reservation land. The sale occurred in 1854 and many who bought the land became the area's first farmers, including William Brimhall, who planted an apple orchard near Snelling and St. Clair, and John Ayd, who in 1860 built the only grist mill in Reserve Township, near present day Jefferson Avenue.

One of the few surviving farmhouses is the Frederick Spangenberg House built by a German immigrant and his family at what is now 375 S. Mount Curve, circa 1867. The house is probably the only surviving stone farmhouse of its vintage standing in Ramsey County. Few other farmhouses were identified in Macalester-Groveland. The

Charles Petzold House at 1227 Randolph Avenue, built in 1887, was the home of the proprietor of a dairy. At 2074 Jefferson Avenue is an unusual Colonial Revival style house facing Cleveland Avenue, rather than Jefferson, though a much newer house was built in its frontyard, circa 1960. The side wall now serves as its main entrance. This house predates almost all of the neighboring houses in the western part of the district and is clearly shown on a 1916 atlas as part of a farm. The original construction date is unknown.

Several events occurred in the 1880's which would shape future development in Macalester-Groveland. The Short Line Railroad was laid along the eastern edge in 1880, serving commuters to Minneapolis and St. Paul. William Nettleton, the founder of Duluth, platted his one hundred thirty acre farm near Randolph and Lexington in the southeast corner of the area, and sold house sites although few buildings were constructed until well after 1900. In 1887, following landscape architect H.W.S. Cleveland's recommendations, the cities of both Minneapolis and St. Paul began to acquire land along the banks of the Mississippi River to preserve the area as a parkway.

Macalester-Groveland's major institutions of higher learning, Macalester College and the St. Paul Seminary, date from before the area was settled extensively. Though Macalester was founded much earlier, in 1884 it moved to the present site donated by a local real estate syndicate. The first building on the campus, now known as Old Main and completed in 1887 is arguably the finest. Other buildings of architectural interest include the Wallace Dormitory built in 1907, and the gymnasium designed by William Ingemann in 1924 and now undergoing an extensive, sympathetic renovation. The St. Paul Seminary was established at the west end of Summit Avenue in the early 1890's largely through the efforts of Archbishop John Ireland, an active promoter of the development of the area between Minneapolis and St. Paul, and by the railroad baron, James J. Hill. The first buildings at the seminary were designed by Cass Gilbert in the early 1890's. Another distinguished

structure at the seminary is the Romanesque inspired early twentieth century chapel designed by Clarence Johnston, Sr.

During the late 1880's and early 1890's numerous houses were constructed south and west of Macalester College in an area platted in 1883 as the Macalester Park Addition, but quickly dubbed "Tangletown" because of the winding streets and irregular size lots. It was similar in layout to the Warrendale neighborhood in District 6 and the St. Anthony Park neighborhood in District 12. However, the majority of the houses in Tangletown date from the early twentieth century. Among the most important older houses are the Queen Anne style Frank Harlowe House at 123 S. Cambridge Street built in 1886 and designed by H. S. Treherne; the Goewey House at 196 S. Vernon Street, built in 1889, which has a large corner tower as do many of architect Augustus Gauger's houses; the impressive Shingle style David W. McCourt House at 161 S. Cambridge, designed by Cass Gilbert and James Knox Taylor in 1890; and the simple Queen Anne style house at 1737 Lincoln Avenue built in 1892 with an open



35. 1262 W. Grand Avenue, House, 1890, designed by William Castner. (Photo by Gary Phelps)

front porch recessed under the second story of the main facade. Not far from Tangletown is an intriguing brick Victorian house at 2116 Lincoln Avenue. Although construction of this house began in 1891, it was delayed, probably because of the tough economic times of the early 1890's, and it was not completed until 1906. Another impressive house of the same vintage is located much further east at 1262 Grand Avenue, due west of the Short Line. It was designed in 1890 by William Castner, a local architect who was a master of the Shingle style but who died shortly after the house was completed. This house is in desperate need of repair and merits careful preservation (no. 35).

The period from 1900 to 1915 was indicative of the burgeoning residential development which followed. A number of neighborhood improvement associations were established, and streetcar tracks were laid along Snelling Avenue to south of Randolph by 1909. During this era, settlement generally moved from east to west, and from



36. 1700 Block of St. Clair Avenue, Bungalows, ca. 1915. These bungalows are typical of residential development in District 14 in the early twentieth century. (Photo by Gary Phelps)

north to south, and was concentrated in the area bounded by Summit and Fairmount, from Hamline to Cretin Avenues. Many houses were built in variations of the Colonial Revival, Tudor Revival, bungalow and other styles. One of the most pleasing of the smaller houses is the Colonial Revival inspired cottage at 202 S. Cleveland Avenue built in 1905 for David Edwards, a clerk for a local confectioner. Two impressive Summit Avenue mansions built in the Tudor Revival style are the Frederick and Edith Crosby House at 2010 Summit Avenue, designed by Clarence H. Johnston, Sr. in 1910, and the Victor Ingemann House at 1936 Summit Avenue, designed by Ingemann and Company in 1912. Although built in the same year as the Ingemann House, the nearby Prairie style Beebe House at 2022 Summit Avenue is light years from it architecturally. The Beebe House is the only house in St. Paul designed by Minneapolis masters of the Prairie style, Purcell, Feick and Elmslie, and one of the oldest Prairie stylehouses in St. Paul. The English Gothic Revival style St. Paul's Church-on-the-Hill at 1524 Summit Avenue designed in 1912-13 by Emmanuel Masqueray, architect of the St. Paul Cathedral, is one of the most distinguished churches built in the area during this time.

The greatest period of development in District 14 occurred between 1915 and the late 1920's. Almost all available land was built up with the exception of the areas north and west of the intersection of Jefferson and Edgecumbe, the west side of Fairview, south of Wellesley, and the area south of Jefferson and west of Mt. Curve. A number of houses built during this time exemplify Prairie and Craftsman styles. The Craftsman bungalow at 1577 Fairmount, built in 1917, is one of the area's finest. The Eric Fridholm House at 151 S. Woodlawn Avenue, built in 1923, is one of the best examples of the Prairie style. Several Spanish and Mission Revival inspired bungalow courts were also built in the mid-1920's, including those at 1406 Grand Avenue, 93-97 and 336-338 S. Cleveland Avenue. Of historical significance is the house at 2092 Sargent Avenue owned by



37. 1774 W. Stanford Avenue, House, 1922, designed by Percy Dwight Bentley. This house features a Spanish inspired design. (Photo by Gary Phelps)

William T. Francis, Minnesota's first black attorney to be admitted to the bar. Numerous episodes of harassment by area residents who wanted him to move were recorded, including an effort by the Cretin Improvement Association to purchase his home. He later became Minister Resident and Consul General to Liberia in 1927. Also dating from the boom years of Macalester-Groveland's development are the impressive late Gothic Revival style Fairmount Avenue United Methodist Church built in 1917, the one story Randolph Heights School at 348 S. Hamline Avenue built at the same time, and the massive brick Tri-State Telegraph and Telephone Exchange built in 1922 at 397 S. Fairview Avenue.

Although Macalester-Groveland was extensively developed by 1930, a few of the area's landmark buildings had yet to be constructed. A beloved local attraction is the exuberant Streamlined Moderne

Grandview Theater at 1830 Grand, built in 1933 and expanded in 1937. A unique house of the same vintage is the Metal Experimental House at 265 S. Woodlawn Avenue, built as part of an experiment following the Chicago Century of Progress Exposition of 1933. Perhaps the most outstanding building constructed in the area since World War II is the Mount Zion Temple at 1300 W. Summit. It is both historically significant as the first Jewish congregation in the city and as one of the last works of internationally famous architect Erich Mendelsohn.

Following is a list buildings which have been designated as historic sites, followed by a list of sites the Historic Sites Survey staff believes are eligible for designation by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. The accompanying map indicates their approximate locations. It is also suggested that consideration be given to extending the existing National Register and St. Paul Heritage Preservation Commission Historic Hill Districts west along Summit Avenue to Mississippi River Boulevard and that St. Paul Seminary be designated as an historic district.

DISTRICT 14

Sites Already Designated

1. 1600 W. Grand Avenue, Old Main at Macalester College
2. 375 S. Mount Curve Boulevard, Frederick Spangenberg House
3. 2022 W. Summit Avenue, Beebe House

Sites Eligible for Designation

4. 123 S. Cambridge Street, Frank Harlowe House
5. 161 S. Cambridge Street, David W. McCourt House
6. 1830 W. Grand Avenue, Grandview Theater
- SW 7. 1300 W. Summit Avenue, Mount Zion Temple
- SW 8. 1524 W. Summit Avenue, St. Paul's Church-on-the-Hill
- SW 9. 1936 W. Summit Avenue, Victor Ingemann House
10. 151 S. Woodlawn Avenue, Eric Fridholm House

Additional Sites of Major Significance

11. 93-97 S. Cleveland Avenue, Bungalow Court
12. 202 S. Cleveland Avenue, David Edwards House
13. 336-338 S. Cleveland Avenue, Bungalow Court
14. 1523 W. Fairmount Avenue, Fairmount Avenue United Methodist Church
15. 1577 W. Fairmount Avenue, House
16. 397 S. Fairview Avenue, Tri-State Telephone Exchange
17. 1240 W. Goodrich Avenue, Shadycrest
18. 1262 W. Grand Avenue, House
19. 1406 W. Grand Avenue, Bungalow Court
20. 1600 W. Grand Avenue, Macalester College Gymnasium and Wallace Hall

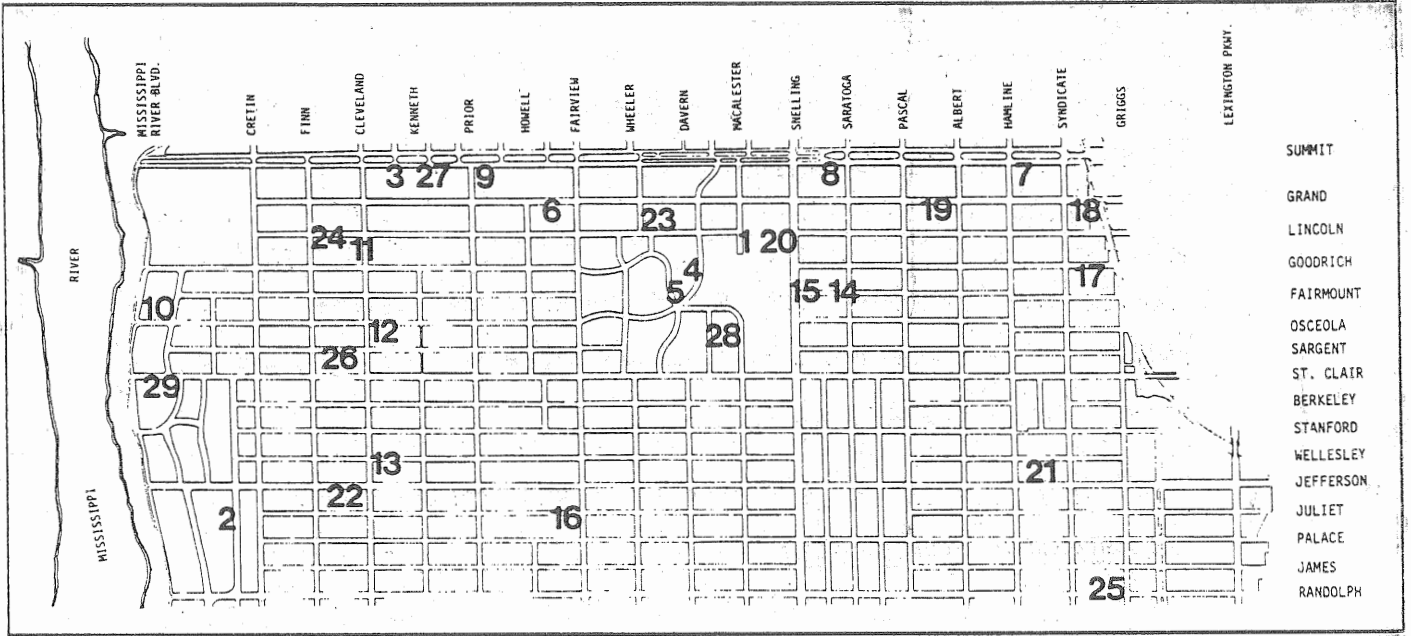
21. 348 S. Hamline Avenue, Randolph Heights School
22. 2074 W. Jefferson Avenue, House
23. 1737 W. Lincoln Avenue, House
24. 2116 W. Lincoln Avenue, House
25. 1227 W. Randolph Avenue, Charles Petzold House
26. 2092 W. Sargent Avenue, William T. Francis House
- SW 27. 2010 W. Summit Avenue, Frederick and Edith Crosby House
28. 196 S. Vernon Street, Goewey House
29. 265 S. Woodlawn Avenue, Metal Experimental House

Potential Historic Districts

2260 W. Summit Avenue, St. Paul Seminary Buildings and Chapel
SW Potential expansion of Historic Hill District west along Summit
Avenue

MAP 14

DISTRICT 14



District 15: Highland

District 15, known as Highland, is located in the extreme southwestern corner of St. Paul. It is bounded on the north by Randolph Avenue, on the east by Interstate 35E and on the south and west by the Mississippi River. Highland Park is a residential area developed after World War I although a number of notable much older houses survive. A shopping area is clustered around the intersection of Cleveland Avenue and Ford Parkway. It also includes an area of light industry south of West Seventh Street and the large Ford Motor Company plant at Mississippi River Boulevard and Ford Parkway. The Highland area is also the home of several well-known private schools including Derham Hall, Cretin High School, St. Paul Academy/Summit School and the College of St. Catherine.

Ironically, what is now District 15 contained Ramsey County's first would be permanent settlements, but was one of the last residential areas in the city to be densely populated. This quirk resulted from conditions relating to Fort Snelling and its military reservation. Fort Snelling was established in 1819. Colonel Henry Leavenworth, its early commander, brought with him from Prairie du Chien Jean Baptiste Faribault, a Metis trader who occupied Pike Island with his family from 1822 to 1826 in the first, short-lived, attempted settlement in Ramsey County. A number of Swiss families from the Selkirk Colony settled around Fort Snelling and at least six of them moved across the river to near the present intersection of Elsie Land and Ford Parkway in Highland Park. This group, which included the legendary Pierre (Pig's Eye) Parrant, was expelled in 1840 when the fort's commander expanded the reservation's boundary north to present day Marshall Avenue and east to the vicinity of what is now known as Seven Corners, totally engulfing the Highland area. Historian Edward Neill states that nevertheless some French families continued to live in the area and a ferry operator lived in a home along the Mississippi River opposite the fort.

The 1849 survey of the reservation land was an impetus for settlement. In 1850, Irish immigrant William Davern made an unofficial claim on one hundred and sixty acres south of current day Montreal Avenue and north of the river bluffs between Snelling and Fairview Avenues. Davern's imposing Italianate style wood farmhouse, circa 1862, still stands at 1173 S. Davern Street. Another early claimant for land in the area whose house is also standing, though in much altered form, was Frederick Rudolph Knapheide. Knapheide and his wife Catherine Wilhelmina acquired a one hundred and twenty-four acre tract of land and built the house at 2064 Randolph Avenue in 1857.

Davern was among the first to organize schools in Reserve Township, as the area became known in 1858 when Ramsey County was divided into six townships at the time Minnesota became a state. The first school was built at Randolph and Snelling in 1860 and was known as Webster School No. 9. It was replaced in 1870-71 by the limestone Mattocks School which has since been moved to the grounds of the Highland Park High School. The population of the area grew very slowly during the early years -- it increased from two hundred and forty-nine to only four hundred and ninety in 1880. Although Fort Road between Fort Snelling and downtown St. Paul was completed in 1859, no bridge spanning the river between Fort Snelling and Reserve Township was built until 1880. A small resort hotel trade was gradually established along the river banks across from the Fort and flourished until the turn of the century. Among the early industries in the area was the Union Stock Yards, established in 1875, near the present sites of the Shell Oil tank field and the path of Interstate 35E.

Reserve Township was annexed by the city of St. Paul in 1887. Shortly thereafter, in 1891, streetcar tracks were laid from Tuscarora to the river along West Seventh Street and from West Seventh Street along Randolph to the river. The projected 1890's boom in the area never occurred, largely because of the Panic of 1893.

In 1894 dairy proprietor Charles Sattler built the house at 643 S. Hamline Avenue -- the first house constructed on the west side of Hamline, south of Randolph Avenue.

During the first two decades of the twentieth century Edgecumbe Road was graded from south of Summit Avenue to Mississippi River Boulevard and it became the center of a fashionable residential area. A handful of houses were built along Mississippi River Boulevard during this period, including the house at 1590 S. Mississippi River Boulevard, built in 1906, the site of an elegant prohibition era speakeasy known as the Hollyhocks Inn. A few houses were also built near Fort Road/West Seventh Street and the Mississippi River. One of the more intact such places is the tiny 1½ story gabled roof house at 1856 Graham Avenue built in 1908. During this same period Derham Hall and the College of St. Catherine on Randolph Avenue at Cleveland Avenue were established. Many of these buildings were constructed between 1904 and World War I from designs by John H. Wheeler. The Tudor inspired St. Paul Academy at 1712 Randolph was constructed in 1916 while Cretin High School at 555 S. Hamline was built in 1927 in an adaptation of the Collegiate Gothic style.

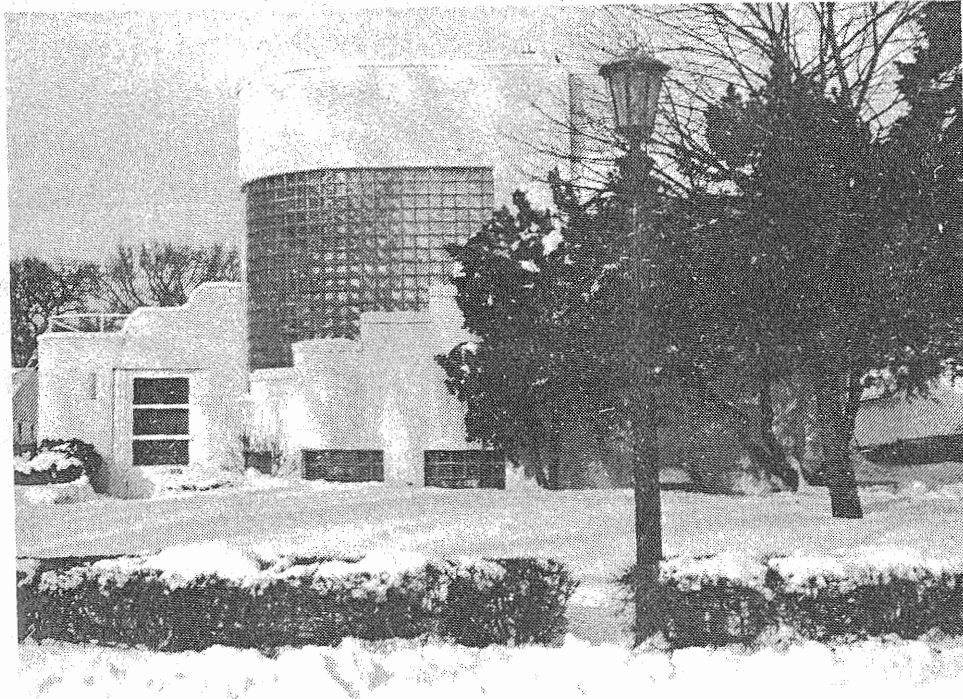
Highland Park grew tremendously beginning in the 1920's. In 1923 streetcar tracks were laid on Cleveland Avenue to Ford Parkway and down Ford Parkway to the river. The Ford Motor Company assembly plant began operation at 966 S. Mississippi River Boulevard in 1926, providing jobs for many area residents. The following year the Highland Ford Parkway Bridge was completed, and the Highland Park Reservoir was planned. The water tower was constructed in 1929. Several housing developments were planned and the Highland Park Pavilion, now the golf club, was built at 103 Montreal in 1929. Other amenities such as the pedestrian bridge over Montreal Avenue in Highland Park lured residents to the area.

During the Depression a number of new houses were built between Randolph Avenue and Ford Parkway along Edgecumbe Road. The sophisticated Art Deco style Horace Mann School at 2001 W. Eleanor Avenue was constructed in 1930-31. Hidden Falls Park was completed in 1932. The Highland pool, built by the Works Progress Administration, opened in 1936. The



38. 760 S. Cleveland Avenue, Highland Theater, 1939, designed by Myrtus Wright. (Photo by Brad Daniels)

Highland Village Shopping Center and Highland Village apartment complex southwest of the intersection of Cleveland Avenue and Ford Parkway both opened in 1939. Among the most distinguished buildings from this period are the wonderful Streamlined Moderne style Highland Theater at 760 S. Cleveland Avenue (no. 38), 1939, and the daring Streamlined Moderne style house at 1775 Hillcrest Avenue (no. 39) also built in 1939 and one of few houses ever built in the city



39. 1775 Hillcrest Avenue, House, 1939, designed by Lirmerger and Purtell. (Photo by Brad Daniels)

in this style. Less innovative architecturally but of historical interest to the community is the contemporary Edyth Bush Little Theater built in the Tudor Revival style at 690 S. Cleveland Avenue in 1940.

Following World War II the population of Highland increased tremendously, many new houses and apartment buildings were constructed, the Highland Village Shopping Center was expanded and the Sibley Plaza Shopping Center on West Seventh Street was erected. Voter approval allocated funding for Shepherd Road in 1953 and the highway, completed in 1966, provides downtown St. Paul with easy access to the Twin Cities airport, via Highland Park. Shepherd Road soon became a favored spot for light industry, and more recently for condominium developments.

To date no buildings have been designated as historic sites in Highland Park. Following is a list of sites which the Historic Sites Survey staff believes are eligible for listing with either the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. Approximate locations of the sites are shown on the accompanying map. It is also suggested that consideration be given to designating the buildings at the College of St. Catherine at 1800 W. Randolph Avenue and at the Sisters of St. Joseph Provincialate at 2004 W. Randolph Avenue as an historic district.

DISTRICT 15

Sites Already Designated--none

Sites Eligible for Designation

1. 760 S. Cleveland Avenue, Highland Theater
- Site 2. 1173 S. Davern Street, William Davern Farmhouse
3. 1775 W. Hillcrest Avenue, House
4. 1403 W. Montreal Avenue, Highland Park Pavilion
5. 1015 S. Snelling Avenue, Webster School #9 (now known as Mattock's School--has been moved so is eligible for H.P.C. but not National Register)

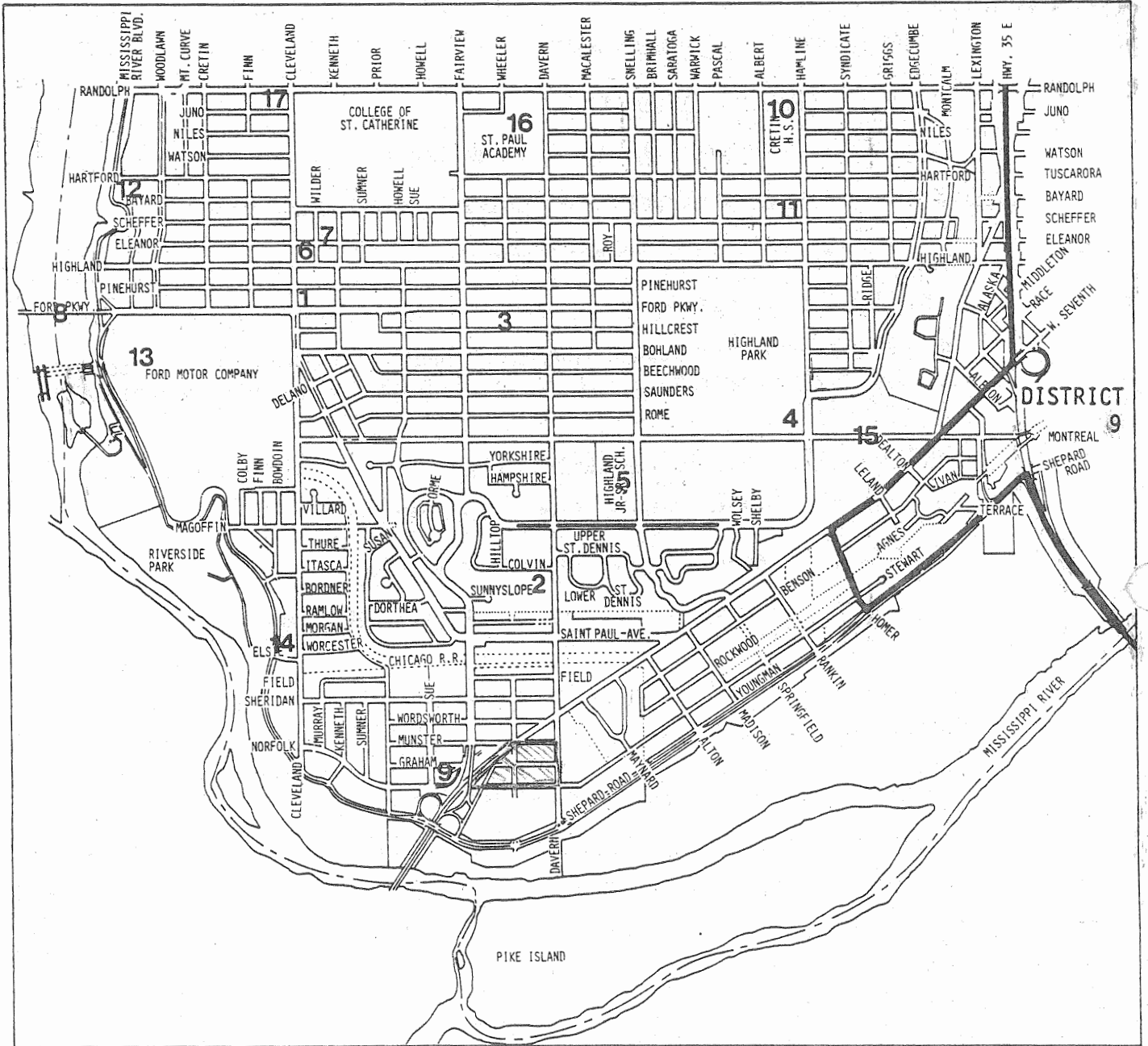
Additional Sites of Major Significance

6. 690 S. Cleveland Avenue, Edyth Bush Theater
7. 2001 W. Eleanor Avenue, Horace Mann School
8. W. Ford Parkway at S. Mississippi River Boulevard, Highland Ford Bridge
9. 1856 W. Graham Avenue, Hollering House
10. 555 S. Hamline Avenue, Cretin High School
11. 643 S. Hamline Avenue, Charles Sattler House
12. 616 S. Mississippi River Boulevard, Temple of Aaron
13. 966 S. Mississippi River Boulevard, Ford Motor Company Assembly Plant
14. 1590 S. Mississippi River Boulevard, Hollyhocks Inn
15. Montreal Avenue, Highland Park, Pedestrian Bridge over Montreal Avenue
16. 1712 W. Randolph Avenue, St. Paul Academy
17. 2064 W. Randolph Avenue, Frederick Rudolph and Catherine Knapheide House

Potential Historic Districts

1800 and 2004 W. Randolph Avenue, College of Saint Catherine and Sisters of St. Joseph Provincialate

DISTRICT 15



District 16: Summit Hill

District 16, known as Summit Hill, is bounded by Ramsey Street on the east, the proposed Interstate 35E parkway link on the south-east to Jefferson Avenue, the Shortline (originally the Chicago, Milwaukee and St. Paul railroad) on the west, and Summit Avenue on the north. Summit Hill is separated from the West Seventh Street neighborhood by the bluffs. Summit Hill is largely residential in character though it does include the Grand Avenue commercial strip, Linwood Elementary School, and Linwood Park. The residential sections of Summit Hill include Grand Hill and Crocus Hill and hundreds of houses of historical and architectural interest to the city. Much of the Summit Hill area is within the National Register Historic Hill District and a small portion is within the St. Paul Heritage Preservation Commission's Historic Hill District.

Although present day Summit Hill was part of the nine mile stretch of land along the Mississippi River that Lieutenant Zebulon Pike acquired in 1805 for the construction of a fort, little settlement occurred until 1854 when land was auctioned to the public and the area began to be settled by dairy and truck farmers who sold their produce in St. Paul. The city annexed parts of Summit Hill in 1854 and 1885.

By the 1860's Summit Hill began to develop as a fashionable residential neighborhood for wealthy St. Paul residents who wanted to move away from more central residential neighborhoods close to the business district such as Irvine Park and Lafayette Park in Lowertown. The Burbank-Livingston-Griggs House at 432 Summit Avenue, a National Register site, was one of the first mansions built on Summit Hill. It is an excellent example of the Italianate style, complete with cupola and ornate brackets.

Grand Avenue was platted in 1871 by William S. Wright and John Wann, officials of the St. Paul Railway Company who were responsible for the operation of the first horse drawn streetcar line on Grand Avenue in 1872. By 1890 the Twin City Railway Company built an electric streetcar line on Grand Avenue and the streetcars



40. 846 W. Lincoln Avenue, House, ca. 1880, architect and builder unknown. Site of the Babies Home of St. Paul beginning in 1891. This is an excellent example of the Italianate style. (Photo by Gary Phelps)

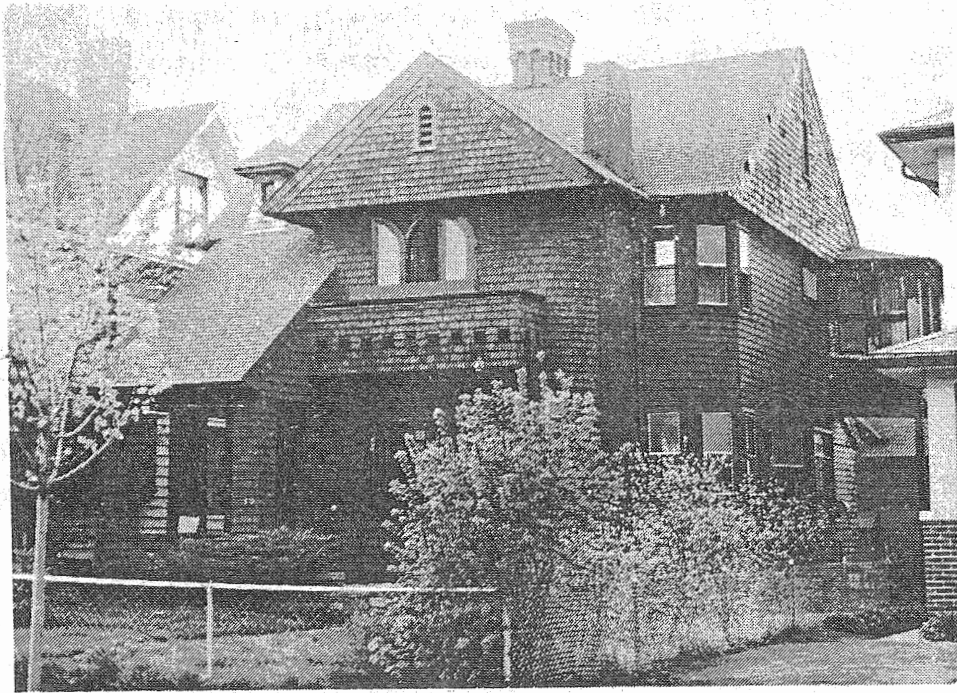
led to an influx of moderate income residents to the area. Like many St. Paul streetcar lines, Grand Avenue developed with commercial blocks at the major intersections interspersed with houses and apartment buildings. One of the oldest and most architecturally significant houses still standing on Grand Avenue in the district is the early 1880's 2½ story brick gabled roof house at 727 W. Grand Avenue. It has tall narrow windows and carved porch woodwork typical of the Italianate style. No commercial buildings on Grand Avenue in District 16 were found to be of major architectural significance.

Settlement of the Summit Hill area generally occurred first in the eastern part of the district along the bluffs and along the eastern end of Summit Avenue. Although substantial numbers of houses were surveyed in the eastern parts of the district which date from the late 1880's to the early 1890's, houses of that period are the

exception rather than the rule in the western parts of the neighborhood. In the late 1890's and early twentieth century many houses were built in the western parts of the Summit Hill area, and large brick apartment buildings and a few rowhouses were constructed along and near Grand Avenue.

As was expected, the Survey team found that architects who designed buildings in Summit Hill and the original residents of the area represent a virtual "Who's Who" of influential architects and the city's most prominent social, political and business leaders. Because such a high percentage of buildings in Summit Hill are intact and often outstanding examples of architectural styles ranging from the Italianate to the Georgian Revival styles, the survey of Summit Hill was very time consuming.

A small cluster of late 1880's to early 1890's houses is located in the southwestern part of Summit Hill, in the 900 block of St. Clair Avenue. This includes the Queen Anne style house at 962 St. Clair Avenue designed by local architect John H. Coxhead in 1888, and the Victorian Hiram H. Backus House at 956 St. Clair Avenue built in 1890. While many of the woodframe houses built in the neighborhood are variations on the Queen Anne and the Colonial Revival styles, there are a handful of excellent examples of the Shingle style which never achieved tremendous popularity in St. Paul. Among them are the Martha and William Horne House at 993 Lincoln Avenue (no. 41) built in 1890, and the John Cahill House at 1020 Lincoln Avenue which was built in 1900 according to the building permit, though stylistic evidence would suggest an earlier date of construction. Summit Hill also has a fair number of examples of the Tudor Revival style which was employed primarily between 1905 and World War I. An adaptation of the Tudor Revival style was used in the construction of Summit School, 1150 Goodrich Avenue, designed by Clarence Johnston in 1914.



41. 993 W. Lincoln Avenue, Martha and William Horne House, 1890, built by John M. Carlson, architect unknown. (Photo by Gary Phelps)

While the majority of the houses in the Summit Hill area are of woodframe construction, most of the rowhouses and apartment buildings were constructed of brick. One of the older multiple unit dwellings is the brick rowhouse at 21-27 St. Albans Street which was built in 1892-93 and features stepped gables, bow windows and Romanesque details such as rounded arched window and door openings. Extremely popular along Grand Avenue and the side streets which flank it were three story, three bay brick apartment blocks with open balconies. Such buildings were built from the late 1890's to 1910 and many have been converted to condominiums. An insensitive aspect of the renovation of many such buildings has been the removal of the three-tiered front porches, one of the distinguishing features of such buildings.



42. 45 S. Avon Street, Apartment Building, 1902, designed by Herman Kretz. Unlike many other apartment buildings of this vintage, these buildings retain their three-tiered open porches. (Photo by Gary Phelps)

The Summit Hill neighborhood has several sophisticated examples of Prairie style architecture dating from 1914-1922. One of the most striking examples is the Frank and Rosa Seifert House at 975 W. Osceola which was built in 1914 from designs by Charles Hausler and Percy Dwight Bentley. A more modest version of the style can be seen in the Malcolm McMillan House at 1058 St. Clair Avenue which was built in 1915 and designed by Ernest Hartford and Charles Hausler. Two late interpretations of the style are the duplex at 863-865 Linwood Avenue designed by W.F. Keefe and the house at 235 S. Lexington Parkway designed by C.E. Peterson.

By the mid-1920's the residential neighborhood in this district must have looked much as it does today -- since then few new buildings have been constructed. The Great Depression

marked the beginning of a four decade decline in the Summit Hill area. A number of houses were converted to boarding houses and duplexes while others were abandoned or suffered from lack of maintenance. During the 1970's the area once again became fashionable and considerable restoration work was undertaken -- both trends that continue today. Fortunately, most of the houses in the Summit Hill area underwent few drastic exterior alterations over the years and today the Summit Hill area and the Summit-University neighborhood to the north have the finest concentration of Victorian and early twentieth century residential architecture in St. Paul.

There are three sites in the Summit Hill area which have already been listed with the National Register of Historic Places, the Burbank-Livingston-Griggs House at 432 Summit Avenue mentioned above, the Frank B. Kellogg House at 633 W. Fairmount, and the Horace and Clotide Irvine House (now the Governor's Mansion) at 1006 W. Summit Avenue.

Substantial portions of the Summit Hill neighborhood are within the National Register Historic Hill District which means that buildings within it cannot be nominated to the National Register individually. The Heritage Preservation Commission's Historic Hill District encompasses only a small portion of the Summit Hill area. Rather than suggesting individual sites for designation within the National Register district for listing with the HPC, it is strongly recommended that the HPC expand the boundaries of its Hill District to match those of the National Register since Summit Hill has block after block of outstanding, architect-designed Victorian and Colonial Revival style houses of outstanding historical and architectural importance. Because it is recommended that the HPC expand its district boundaries, the Survey has recommended for individual designation only those sites which are outside the National Register district.

Following is a list of sites in Summit Hill which have already been designated followed by a list of sites outside the National Register Historic Hill District which were identified as being potentially eligible for designation and a list of additional sites outside the National Register district which are of major architectural or historical significance to the area. The accompanying map indicates the approximate locations of the sites.

DISTRICT 16

Sites Already Designated

1. 633 W. Fairmount Avenue, Frank B. Kellogg House
2. 432 W. Summit Avenue, Burbank-Livingston-Griggs House
3. 1006 W. Summit Avenue, Horace H. and Clotide Irvine House

Sites Eligible for Designation (includes only sites outside of National Register District)*

4. 975 W. Osceola Avenue, Frank and Rosa Seifert House

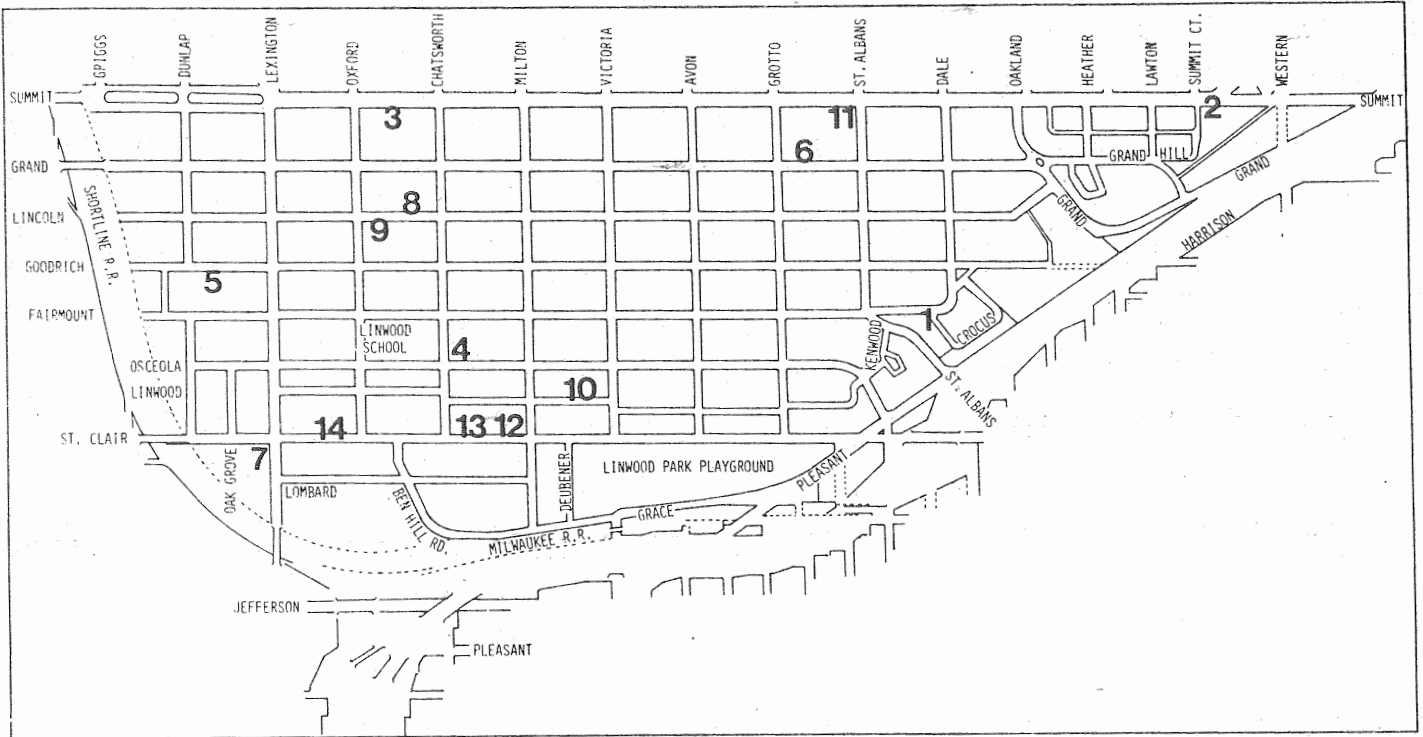
Additional Sites of Major Significance (includes only sites outside of National Register District)*

5. 1150 W. Goodrich Avenue, Summit School
6. 727 W. Grand Avenue, House
7. 235 S. Lexington Parkway, House
8. 993 W. Lincoln Avenue, Martha and William Horne House
9. 1020 W. Lincoln Avenue, John Cahill House
10. 863-865 W. Linwood Avenue, Duplex
11. 21-27 S. St. Albans Street, Rowhouse
12. 956 W. St. Clair Avenue, Hiram H. Backus House
13. 962 W. St. Clair Avenue, House
14. 1058 W. St. Clair Avenue, Malcolm McMillan House

*It is strongly recommended that the H.P.C. expand the boundaries of its Hill District to match those of the National Register Historic Hill District within Planning District 16. There are hundreds of outstanding, architect-designed, intact Victorian and Colonial Revival style houses of historical and architectural significance in the National Register District which are not in the H.P.C. District. Many of these could be potentially eligible for H.P.C. designation. Therefore, the list above includes only those buildings that are outside the boundaries of the National Register District.

MAP 16

DISTRICT 16



District 17: Downtown and Lowertown

District 17, encompassing downtown St. Paul and Lowertown, is roughly bounded by University Avenue on the north, the Mississippi River on the south, a line formed by Interstates 35E and 94 and the Lafayette Freeway on the east, and Kellogg Boulevard and Marion Street on the west. A small portion of the district extends westward to the intersection of Summit Avenue and Ramsey Street, thus including a small section of Summit Avenue and the buildings on the east side of Ramsey Street. A small portion of the district is within the National Register of Historic Places and the St. Paul Heritage Preservation Commission's Historic Hill Districts. In addition, as part of the Historic Sites Survey, the Lowertown Historic District was researched and recently nominated to the National Register of Historic Places. Functionally and geographically District 17 is at the center of the city. It contains many public, commercial, office, and warehouse buildings, along with several churches and residential buildings. The history and architecture of downtown and Lowertown reflect to a certain extent the history of the entire city. District 17 contains an excellent representation of the city's development as seen through its architecture from the 1860's to the present, although the survey concentrated on buildings constructed before the mid-1930's.

The area which is now District 17 was settled initially by farmers and French Canadian fur traders who were evicted from the Fort Snelling military reservation in 1838. Soon a small colony of settlers was established near the break in the Mississippi River bluffs where a steamboat landing was located. It was known as the Lower Landing to distinguish it from the Upper Landing, a steamboat landing located further upstream near the foot of present day Chestnut Street below Irvine Park. These areas soon came to be known as Uppertown and Lowertown. In the 1830's and 1840's the fledgling community grew slowly and the original French and Swiss settlers were joined by a number of Americans.

In 1841 Father Lucien Galtier established the first church in the community on Third Street, later renamed Kellogg Boulevard. Galtier dedicated the church to Saint Paul, and thenceforth Pig's Eye Landing came to be known as St. Paul. St. Paul gradually became the center of an active fur trading network and served as the collection point from which furs were sent down the river. Although it was built in 1913, the building at 331-341 Sibley Street is a reminder of the fur trade era. It was built as the home of the Gordon and Ferguson Company established in 1879 and which by 1886 was according to a local publication, "not only the largest establishment dealing in hats, here, but also the largest manufacturer of fur goods in the United States."

From 1840 to 1849 St. Paul was technically a part of Wisconsin Territory. In 1847 brothers Ira and Benjamin Brunson made the first survey of the city, platted its streets and named them after leading citizens and landowners, such as Louis Robert, H. H. Sibley, Henry Jackson and the Brunsons. In 1849 Minnesota became a territory with St. Paul as its capital. At that time the city had less than one thousand residents. During the 1840's there was tremendous competition between the businesses at the Lower Landing and those at the Upper Landing. Eventually the Uppertown area became more residential while Lowertown continued to be the city's commercial center. Many immigrants arrived in St. Paul by steamboat and wagon in the 1850's, and settled in what is now District 17 while others moved to the outskirts of the expanding town. In 1854 St. Paul was incorporated. Four years later Minnesota became a state which further contributed to the growth of the capital city. Perhaps typical of housing constructed in the city during this time is the sadly altered, one story William Dahl House, built in 1858 at 136 E. Thirteenth Street, and now surrounded by governmental buildings and parking lots. By 1860, the city had a population of over ten thousand.

In the 1860's railroads began to have an enormous impact on the

city. Railroad tracks which eventually traversed the state were laid in the valleys of four streams or rivers which met in St. Paul-- the Trout Brook, Phalen Creek, the Mississippi River and the Minnesota River. Seven islands in the Mississippi River near Lowertown were filled in so more tracks could be laid southeast of the present site of the Union Depot at 214 E. Fourth Street. It was the city's second Union Depot and it was completed in 1923. Numerous other buildings in District 17 which date from the 1880's to the 1920's testify to the importance of the railroad in the city's development. St. Paul's best known railroad magnate, James J. Hill, came to the city in 1856 and began working as a clerk at the Lower Landing. He became involved in the Red River trade, and gradually established his network of steamboat and railroad lines throughout the upper midwest. Hill's own office was located in the building at 281-299 E. Kellogg Boulevard, built in 1887 and known today as the James J. Hill Office Building. In 1888 Hill hired Boston architects Peabody and Stearns to design his impressive Richardsonian Romanesque style mansion at 240 Summit Avenue, also located in present day District 17.

Other major railroad-related structures in District 17 include the recently altered Wisconsin Central Railway Freight Depot, built in 1901 at 381 E. Kellogg Boulevard; the Railroad and Bank Building, now the Burlington Northern Building, built in 1914-15 at 176 E. Fifth Street; the Chicago, St. Paul, Minneapolis and Omaha Railroad Office Building, now the Northwest Building, built in 1916 at 275 E. Fourth Street, and the Chicago Great Western Lift Bridge built in 1893 to enable the railroad to cross the Mississippi River. It is located west of the Robert Street Bridge built in 1924-26. Also of interest to the history of transportation in St. Paul is the building at 271 E. Kellogg Boulevard built in 1907 as the railroad express office for the Wells Fargo Express Company which had been established in 1852 to serve the area west of the Mississippi River during the Gold Rush era. Although Wells Fargo used rail transportation

beginning in the 1880's, the company is best known for its Pony Express and overland stagecoach service which remained in operation to transport freight and mail to areas beyond the end of the rail lines.

St. Paul's streetcar system also flourished in the late nineteenth and early twentieth centuries. By enabling people who worked in downtown and Lowertown to reside in other parts of the city, the streetcar changed downtown from an area of both houses and commercial buildings to one which was almost exclusively commercial by the turn of the century. Surviving streetcar structures include Selby Tunnel (no. 43), 1906-07, and the Twin Cities Rapid Transit Company Office Building at 555 N. Wabasha Street, built in 1903.



43. Kellogg Boulevard near Pleasant Avenue, Selby Streetcar Tunnel, 1907, designed by engineer Charles R. Shepley. (Photo by Brad Daniels)

Only a handful of nineteenth century residential buildings survive in District 17, among them the Queen Anne style double house

built in 1886 at 223-235 W. Fifth Street; and the Romanesque inspired apartment blocks at 168 W. College, built in 1892, and at 162 W. College Avenue, built in 1898. Among the earliest surviving commercial buildings in the district are the Vater Rhein Hotel, now the Coney Island Bar, at 448 N. St. Peter Street and the western part of the B & M Furniture Company at 252 E. Seventh Street, each of which incorporates an older limestone side wall with a circa 1885-95 brick facade. Another quite early small commercial building is located at 195-199 E. Seventh Street. It is a three bay, two story structure which is intact on the upper story where it has brick segmental arched window hoods and rough limestone window sills. The John Wann Building at 350-364 Sibley Street on Mears Park built circa 1880 and now the Spin Knit Fabrics Company Building, may well be the oldest building in the area constructed on a scale large enough to suggest that it was probably built for wholesaling and manufacturing. Several additions were made to it in the nineteenth century, yet it retains distinguished masonry features--corbelled brick cornices, ornate brick window hoods and keystones, brick piers between bays, and brick bands between the floors.

Several downtown churches date from the era when many of the city's residents lived in downtown, Lowertown, and nearby residential neighborhoods such as Irvine Park. The Italianate style Assumption Church School built circa 1864; the Romanesque Revival style Assumption Church built in 1871-74 at 51 W. Ninth Street; and the Gothic Revival style First Baptist Church, built in 1874-75 at 499 N. Wacouta Street are among the oldest buildings in downtown. Other historically and architecturally significant downtown churches are the Richardsonian Romanesque style Central Presbyterian Church built in 1888-1890 at 500 N. Cedar Street and the Church of St. Louis built in 1909 at 506 N. Cedar Street. The latter church was established in 1868 and is one of the city's few remaining links to its rich French Canadian heritage.

Of the same vintage is the nearby St. Agatha's Convent and Conservatory of Music and Art, now Central Manor, built in 1908 at 26 E. Exchange Street.

Historically important charitable and service institutions in downtown include St. Joseph's Hospital which was organized in 1853 though its oldest surviving buildings, such as the North Wing at 69 W. Exchange Street, was built in 1921; the Society for the Relief of the Poor which was organized in 1876 and moved to the building at 141 E. Ninth Street in 1882; and the Young Men's Christian Association organized in St. Paul in 1856 though their building at 475 N. Cedar Street was built in 1907.

The 1880's is the earliest decade from which more than a handful of buildings have survived in District 17. Most are three to four story brick commercial buildings with first floor storefronts and warehouse or living quarters on the upper stories. An impressive streetscape of such buildings is located in Lowertown, on the south side of the 200 block of E. Seventh Street. These buildings range from the ornate Hotel Economy/Constans Block built in 1884 at 224 E. Seventh Street, designed by Augustus Gauger and now part of Butwinicks Furniture Company, to Butwinicks western building at 212 E. Seventh Street which was also built in 1884 but whose original facade is hidden by siding. Between these two buildings is a smaller, three story brick structure which has ornate brick capitals, segmental and round arched window moldings with keystones and stone spring blocks. Further east on Seventh Street are the adjacent brick B & M Furniture Company Buildings at 256 E. Seventh Street, the eastern one with cast metal window hoods; the western with a cast iron storefront with a stylized tree motif. The storefront was manufactured by the St. Paul Foundry Company which is now the home of the Maxson Corporation at 500 W. Como Avenue. A vacant lot separates the B & M Buildings from the O'Connor Block at 264-266 E. Seventh, built in

1887 and designed by Emil Ulrici. Its brick facade is enlivened by stone pilasters and bands, and two false pedimented dormers which tower above the fourth floor cornice and balustrade.

Other Lowertown buildings with cast iron storefronts include the building at 258-269 E. Fifth Street, now Mike & Vic's Cafe, and the recently dismantled J. P. Allen Building at 371-375 Sibley Street. The Mike and Vic's storefront was made by the St. Paul based Washington Foundry of the Adams Isher Company. The building also has ornate brick and stone work. The J. P. Allen Building, built in 1888, has unusual thin rounded vertical bands of brickwork and unusual egg and dart detailing cast into its storefront. It and the adjacent Bishop Block built circa 1882 at 371-375 Sibley were both dismantled recently and are to be reconstructed as part of the Galtier Plaza complex now under construction on the block bounded by Fifth, Sixth, Sibley and Jackson Streets. The only building now standing on the block is the delightful Romanesque inspired Merchants National Bank Building, now known as the McColl Building, completed in 1892. Another of the most intact of the Romanesque inspired small commercial blocks still standing in the district is the Walsh Block (no. 44), 1888, at 191 E. Eighth, and designed by Edward P. Bassford, the architect of the McColl Building. It has an iron storefront cast by the St. Paul Foundry. One of the most straightforward, least adorned 1880's buildings in the area is the Noyes Brothers and Cutler Building, a wholesale druggist building, now Park Square Court, built in 1886 at 400 N. Sibley Street on Mears Park. Its architect, J. Walter Stevens, designed an addition made in 1908, as well as a remarkable number of warehouses and wholesale buildings built in Lowertown from the 1880's to 1910. Although built in 1890, the building at 465-467 N. Wabasha Street which now houses Nate's Clothing and Viking Apartments, follows the pattern set in the 1880's. It is a four story brick building adorned with pressed metal oriel windows and a rounded corner turret which was once capped by a conical roof.



44. 191 E. 8th Street, Walsh Block, 1888, designed by Edward P. Bassford. (Photo by Gary Phelps)

By the late 1880's new building technology made it feasible to construct commercial and office buildings on a scale and height previously unknown in St. Paul. Dating from this period of intense building are the Richardsonian Romanesque style Germania Bank Building, now the St. Paul Building, at 359-363 N. Wabasha Street, designed by J. Walter Stevens with Harvey Ellis; the recently renovated Italian Renaissance inspired Endicott Buildings with facades at 141 E. Fourth Street and 350 N. Robert Street, designed by Cass Gilbert and his then partner James Knox Taylor; and the massive and dignified Pioneer Building at 336 N. Robert Street designed as a twelve story structure by Chicago architect Solon Beman who also designed the addition of the top four stories in 1910. It was said to be the tallest building between Chicago and the west coast until 1915. On the same block as the Pioneer and Endicott Buildings is the contemporary

Manhattan Building, now the Empire Building, at 360 N. Robert Street, designed by Clarence H. Johnston, Sr. in a modified Renaissance style. The only remainder of another elegant building of this era, the New York Life Insurance Company designed by New York architects Babb, Cook and Willard at Sixth and Minnesota Streets, is the bronze eagle at Fourth and Jackson, sculpted by Augustus Saint Gaudens.

Two of St. Paul's best known landmarks were designed in the 1890's--the Old Federal Courts Building, now Landmark Center, at 75 W. Fifth Street, and the Minnesota State Capitol at Aurora and Park Streets. Designed by the Supervising Architect of the United States Treasury, the design of Landmark Center incorporates Romanesque and Chateausque elements into an imposing design with turrets and towers, creating a picturesque outline. Though its original design dates from only a few years later than that of Landmark Center, the Beaux Arts style Minnesota State Capitol designed by Cass Gilbert is a formal Renaissance inspired design which presents quite a contrast to the more Victorian feel of the Landmark Center. Construction began in the 1890's for two other St. Paul landmarks, neither of which was completed until the second decade of the twentieth century--the Golden Rule Department Store, built in stages circa 1890 to 1914, at 453-499 N. Robert Street and the Lowry Building at 350 N. St. Peter Street where construction began in 1893 but was not completed until 1911.

Although fairly few buildings constructed in the 1890's are still standing in the heart of downtown St. Paul, many survive in Lowertown. Most are similar in scale and function to those built in the area in the 1880's yet none are as frilly as the Hotel Economy/Constans Block built in 1884, mentioned previously. Several incorporate Classical and Renaissance derived elements. Almost all are built of red pressed brick. The majority of the buildings on Mears Park date from the early 1890's and were designed by J. Walter Stevens. They include the Koehler and Hinrichs Building, now Margoles

Leather Company, built in 1891, at 235-237 E. Sixth Street; the adjacent Konantz Saddler Company/Railroader Printing House at 227-231 E. Sixth Street, built in 1893; the Powers Dry Goods Company, now the Globe Business College, built in 1892 at 230-236 E. Sixth Street; and the Fairbanks-Morse Company, now H. Rosenthal Company built in 1895 at 220 E. Fifth Street. Also on Mears Park is the Conrad Gotzian Shoe Company, built in 1892 at 242 E. Fifth Street, and designed by Cass Gilbert who also designed the adjacent building at 352 Wacouta Street in 1894-1895, and the warehouse at 413 Wacouta Street, built in 1893. One of the largest buildings constructed in Lowertown in the 1890's is the building at 319 E. Kellogg Boulevard (also 300 N. Broadway Street) designed by Edward P. Bassford in 1894. It was built by the Griggs and Foster Company as a wholesale house for Farwell, Ozmun and Kirk Company. It is now the Tilsner Carton Company.

Many of the largest buildings in Lowertown were built in the opening decade of the twentieth century. Unlike Lowertown's 1880's and 1890's buildings, only a few, such as the Scheffer and Rossum Building, built in 1901 at 255 E. Kellogg Boulevard, have first floor storefronts. Most have a standard tripartite composition, with a base, middle section and cornice, and they are generally a couple of stories taller than similar brick buildings constructed in the 1880's and 1890's. Among them are the Crane Building, built in 1904 at 281-287 E. Fifth Street; the St. Paul Rubber Company Building, built circa 1905 at 300 E. Fourth Street; the George Sommers Company Building, now Control Data Company, built in 1905 at 245 E. Sixth Street; and the Allen Building, built in 1906-07 at 287 E. Sixth Street. Similar in scale and massing is the Nichols, Dean and Gregg Building, built in 1906, and located north of the Lowertown Historic District at 205 E. Eighth Street. Those warehouse and industrial buildings built in the area from 1910 to 1920 follow the same format, though because of technological advances they have more window space.

Among them are the Finch, Van Slyck and McConville Dry Goods Company, now the Finch Building, built in 1910 at 366 N. Wacouta Street on Mears Park and expanded in 1923, and the Foot, Shulze and Company Building, now the Rossmor Building, built in 1916 at 500 N. Robert Stree, north of Lowertown.

Many of the buildings built in downtown St. Paul from 1900 to 1925 feature formal compositions with Classical detailing in stone carvings or terra cotta panels, such as the cornice with modillions,



45. 449 N. Wabasha Street, New Astor/Riviera Theater, 1919-20, designed by Charles Buechner and Henry Orth. (Photo by Brad Daniels)

dentils and anthemions at the Northern Furniture Company Building, built in 1907 at 81 E. Eighth Street, and the terra cotta clad, ornately finished facades of both the New Astor Theater (no. 45), more recently the Riviera Theater, built in 1919-20 at 449 N. Wabasha Street and the Hamm Building, built in 1915-20 at 408 N. St. Peter Street. Other classical inspired buildings of this period range from the tiny temple front Junior Pioneer Association Building built in 1909 at 192 W. Exchange Street to the twelve story Hotel St. Paul, built in 1910 at 363 St. Peter Street; the twelve story St. Paul Association of Commerce Building, built in 1911 at 2-16 E. Fourth Street, and the fifteen story Merchants National Bank Building, now part of the First National Bank, built in 1915 at 339 N. Robert Street. The Shubert Building at 484-496 N. Wabasha Street and the adjacent Shubert Theater were built in 1910 while the New Palace Theater/St. Francis Hotel at 9 Seventh Place was constructed in 1915-16. Two of St. Paul's best known social clubs were built in this era--the Minnesota Club at 317 Washington Street, and the St. Paul Athletic Club, built in 1916-18 at 340 N. Cedar Street. Two major public buildings built during this period are the Minnesota Historical Society Building in 1918 at 690 N. Cedar, and the St. Paul Public Library/James J. Hill Reference Library, in 1914-17 at 80-90 W. 4th Street, overlooking Rice Park.

Few important buildings were constructed in downtown in the 1920's. One exception is the Minnesota Building built in 1929 at 42-48 E. Fourth Street. It has numerous decorative elements typical of the Art Deco style--a style which predominated during the city's huge early 1930's boom. The best known landmarks built during this time are the City Hall/County Courthouse, built in 1931-32 at 15 W. Kellogg Boulevard, and the St. Paul Women's City Club, now the Minnesota Museum of Art, built nearby at 305 N. St. Peter Street at the same time as the city hall/county courthouse. Other Art Deco style buildings constructed in downtown St. Paul between 1930 and 1932 are the building at 137-139 E. Eighth Street which was remodelled to its

present Art Deco appearance in 1931; the Cardozo Furniture Building, now the Bremer Tower, at 84 E. Seventh Street; the Lowry Medical Arts Addition, now the City Hall Annex, at 15-27 W. Fourth Street; the Northern States Power Building at 360 N. Wabasha Street; the small storefront across the street from the N.S.P. Building circa 345 N. Wabasha Street; the Salvation Army Headquarters Building, now the Seton Center of St. Joseph's Hospital, at 57 W. Tenth Street; and the First National Bank Building at 332 N. Minnesota Street. Later Art Deco landmarks include the United States Post Office Building built in 1934 at 180 E. Kellogg Boulevard; the Tri-State Telephone Company Building, now part of Northwestern Bell Telephone Company, built in 1935-36 at 59 W. Kellogg Boulevard; and downtown's Streamlined Moderne style hangout, Mickey's Diner, prefabricated in New Jersey in 1937 and installed on its present site at 36 W. Ninth Street in 1939.

Following is a list of sites in District 17 which have been designated by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, followed by a list of sites identified by the Historic Sites Survey staff as being eligible for designation, a listing of additional sites of major significance, and the area's potential Lowertown Historic District which was approved as a National Register Historic District, but has yet to be nominated as a St. Paul Heritage Preservation District. Approximate locations of the sites are shown on the accompanying map.

DISTRICT 17

Sites Already Designated

1. Aurora Avenue at Park Street, Minnesota State Capitol (on National Register only; not eligible for H.P.C.)
2. 690 N. Cedar Street, Minnesota Historical Society (on National Register only; not eligible for H.P.C.)
- site 3. 366-368 N. Jackson Street, Merchant's National Bank (now McColl Building)
- site 4. 15 W. Kellogg Boulevard, St. Paul City Hall/Ramsey County Courthouse (on H.P.C.; eligible for National Register)
- site 5. 336 N. Robert Street, Pioneer Building
- site 6. 305 N. St. Peter Street, St. Paul Womens' City Club (now Minnesota Art Museum)
- site 7. 240 W. Summit Avenue, James J. Hill House
- site 8. 363 N. Wabasha Street, Germania Bank Building (now St. Paul Building)
- LT 9. 366 N. Wacouta Street, Finch, Van Slyke and McConville Dry Goods Company (on National Register; eligible for H.P.C.)
- site 10. 499 N. Wacouta Street, First Baptist Church (on H.P.C.; eligible for National Register)
- site 11. 141 E. 4th Street/350 N. Robert Street, Endicott Building
- LT 12. 214 E. 4th Street, Union Depot (on National Register; eligible for H.P.C.)
- site 13. 80-90 W. 4th Street, St. Paul Public Library/James J. Hill Reference Library
- site 14. 75 W. 5th Street, Old Federal Courts Building
- site 15. 51 W. 9th Street, Assumption Church and Assumption School
16. 136 E. 13 Street, William Dahl House (on National Register; eligible for H.P.C.) ^{not} Moved to uppertown

Sites Eligible for Designation

- site 17. 500 N. Cedar Street, Central Presbyterian Church *Designated*
18. 506 N. Cedar Street, Church of St. Louis
19. 26 E. Exchange Street, St. Agatha's Convent and Conservatory
20. 69 W. Exchange Street, north wing of St. Joseph's Hospital
21. 192 W. Exchange Street, Junior Pioneer Association Building
- LT 22. 281-299 E. Kellogg Boulevard, James J. Hill Office Building
- LT 23. 319 E. Kellogg Boulevard, Griggs and Foster's F.O.K. Building
24. 59 W. Kellogg Boulevard, Tri-State Telephone Company
25. 332 N. Minnesota Street, First National Bank
26. Robert Street at Kellogg Boulevard, Robert Street Bridge
27. 339 N. Robert Street, Merchant's National Bank
28. ⁴⁴¹453-499 N. Robert Street, Golden Rule Department Store
29. 350 N. St. Peter Street, Lowry Arcade Building
30. 363 N. St. Peter Street, Hotel St. Paul
31. 408 N. St. Peter Street, Hamm Building
- LT 32. 331-341 N. Sibley Street, Gordon and Ferguson Building
- LT 33. 350-364 N. Sibley Street, John Wann Building
- LT 34. 400 N. Sibley Street, Noyes Brothers and Cutler Building
35. 360 N. Wabasha Street, N.S.P. Building
- Demo 36. 449 N. Wabasha Street, New Astor/Riviera Theater
37. 465-467 N. Wabasha Street, Fitzpatrick Building
38. 484-496 N. Wabasha Street, Shubert Building and Shubert Theater
- LT 39. 352 N. Wacouta Street, Gotzian Building
- LT 40. 413 N. Wacouta Street, Wacouta Street Warehouse
41. 317 Washington Street, Minnesota Club

- LT 42. 275 E. 4th Street, Chicago, St. Paul, Minneapolis and Omaha Railway Office Building
- LT 43. 176 E. 5th Street, Railroad and Bank Building
- LT 44. 220 E. 5th Street, Fairbanks-Morse Company
- LT 45. 230-236 E. 5th Street, Powers Dry Goods Company
- LT 46. 242 E. 5th Street, Conrad Gotzian Shoe Company
- moved 47. 233-235 W. 5th Street, Quinlan House
- LT 48. 227-231 E. 6th Street, Konantz Saddlery Company/Railroader Printing House
- LT 49. 235-237 E. 6th Street, Koehler and Hinrichs Building
- 50. 9 7th Place, New Palace Theater/St. Francis Hotel
- LT 51. 224 E. 7th Street, Hotel Economy/Constans Block (now eastern part of Butwinicks)
- LT 52. 252 and 256 E. 7th Street, B & M Furniture (eastern and western parts)
- LT 53. 264-266 E. 7th Street, O'Connor Building
- Site 54. 191 E. 8th Street, Walsh Building
- demo 55. 205 E. 8th Street, Nichols, Dean and Gregg Company
- demo 56. 141 E. 9th Street, Society for the Relief of the Poor
- Designated 57. 36 W. 9th Street, Mickey's Diner
- 58. 57 W. 10th Street, Salvation Army Headquarters

Additional Sites of Major Significance

- 59. 340 N. Cedar Street, St. Paul Athletic Club
- Demo 60. 475 N. Cedar Street, Y.M.C.A.
- 61. 162-168 W. College Avenue, College Hill Condominiums
- 62. South of ca. 118 E. Kellogg Boulevard, Chicago Great Western Lift Bridge
- 63. 180 E. Kellogg Boulevard, Main Post Office

- LT 64. 255 E. Kellogg Boulevard, Scheffer and Rossum Building
- LT 65. 271 E. Kellogg Boulevard, Well Fargo Express Company *Razed*
66. 381 E. Kellogg Boulevard, Wisconsin Central Railway Company
Freight Depot
67. W. Kellogg Boulevard near Pleasant Avenue, Selby Streetcar Tunnel
68. 360 N. Robert Street, Manhattan Building
69. 500 N. Robert Street, Foot, Schulze and Company
- site* 70. 448 N. St. Peter Street, Vater Rhein Hotel
- LT 71. 371-375 N. Sibley Street, Bishop Block
- LT 72. 379-381 N. Sibley Street, J.P. Allen Building
- Demo 73. 555 N. Wabasha Street, Twin Cities Rapid Transit Company Building
- Demo 74. Northwest corner of E. 4th and Jackson Streets, New York Life Eagle *moved to 408 Summi*
75. 2-16 E. 4th Street, St. Paul Association of Commerce Building
76. 42-48 E. 4th Street, Minnesota Building
- LT 77. 300 E. 4th Street, St. Paul Rubber Company Building
78. 15-27 W. 4th Street, Lowry Medical Arts Addition (now City Hall Annex)
- LT 79. 258-260 E. 5th Street, Mike and Vic's Cafe
- LT 80. 281-287 E. 5th Street, Crane Building
- LT 81. 245 E. 6th Street, George Sommers Company
- LT 82. 287 E. 6th Street, Allen Building
- Demo 83. 84 E. 7th Street, Cardozo Furniture (now Bremer Tower)
84. 195-199 E. 7th Street, Labor Contractors
- LT 85. 224 E. 7th Street, Butwinicks (middle part)
86. 81 E. 8th Street, Northern Furniture Company
87. 137-139 E. 8th Street, Elvgren's Paints

88 101 E. 10th Street, Public Safety Building

Potential Historic Districts

Lowertown Historic District *Designated*

2007

Since 1983 8 surveyed bldg demo'd
3 " bldg moved

DISTRICT 17

