

Nomination  
*for the*  
Dayton's Bluff Heritage Preservation District

Prepared  
*for*  
The St. Paul Heritage Preservation Commission

*by*  
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**St. Paul Heritage Preservation Commission  
Nomination for the Dayton's Bluff Heritage Preservation District**

(Nomination format based on the National Register of Historic Places  
Multiple Property Documentation Form.)

The following nomination is to be used for consideration of a specified area of Dayton's Bluff as a Heritage Preservation District. The nomination is based on the findings of two studies, Paul Larson's Dayton's Bluff Historic Site Survey (1989) and the Dayton's Bluff Historic District Study (1991) prepared by Carole Zellie of Landscape Research. The Multiple Property Documentation format should prove to be compatible with future planning for the District, particularly if National Register nomination is considered for individual properties.

The Dayton's Bluff Heritage Preservation District Map and the Roster of Sites are attached to this nomination. Documentation for each site in the district is provided by the survey forms on file with the Heritage Preservation Commission.

**A. Name of Multiple Property Listing**

Dayton's Bluff Heritage Preservation District

**B. Associated Historic Contexts**

Early Settlement  
The German American Community

(Sub-Context: Nineteenth Century Real Estate Development)

**C. Geographical Data**

To be completed when final nomination is approved.

## E. Statement of Historic Contexts

### Context 1: Dayton's Bluff and the Development of Saint Paul's Early Residential Areas: 1850-1882

Context #1 explains the early social and architectural development of the area, and accounts for much of the pattern of building in the District prior to 1882.

#### Developmental History

From its first days of settlement, promoters of St. Paul praised the scenic river bluffs which surrounded the early city. In 1853, J. Wesley Bond predicted that the hills of St. Paul would attract a "showy and delightful display of architecture." Dayton's Bluff, in particular, was noted for its picturesque setting and vistas and its suitability for residential construction. This context focuses on the realization of an early residential area where handsome houses were oriented to the river:

Hon. P.H. Kelley may sit upon the spacious veranda of his stone mansion on Dayton's Bluff and look almost directly down upon every business house in St. Paul. From the cupola of the dwelling one may enjoy a bird's-eye view of the entire city, while Fort Snelling is in full view up the Mississippi--a landscape that Turner could not have imagined--and the lower valley of the great river is followed by the eye for a distance or more than twenty miles. Mr Kelly's house is, architecturally, much like the famous grocer--square and solid to look upon. The mansion is built in the center of an entire block of ground, and a private park reaches from the opposite side of the street (Hoffman Avenue) upon which the house fronts, to the bluff line, so that the priceless panorama upon which the mansion looks may never be hidden from full view.

Northwest Magazine, March 1885, p. 10

St. Paul's early settlement, as is evident in photographs of the mid-1850s, was an amalgam of houses, shops, and small business buildings sited on newly-laid out, rutted, and muddy streets. Although a few civic buildings were of some architectural pretension, few if any residences were of a particular dimension or style that made them noteworthy. Laborers, early capitalists, and speculators resided in close proximity.

With the financial success of a growing class of merchants and businessmen and the provision of some degree of municipal and transportation improvements, a more permanent and commodious type of dwelling was erected in the late 1850s and throughout the 1860s. At

least eight areas attracted early builders: Irvine Park; the Lowertown area; Lafayette Park, also in Lowertown; College and Woodward Avenues, and the elevated sites overlooking the central business district on Summit Avenue and atop Dayton's Bluff. These residential areas existed within a complex urban center also housing retail, manufacturing, and financial functions. Thereafter, in a pattern repeated throughout the U.S., the rise of industrial capitalism gradually separated the workplace from the place of residence.

Dayton's Bluff was the most removed of the early residential districts, separated from the east end of Lowertown by the Phalen Creek ravine, industries, and railroad yards. Like other early plats of the central portion of St. Paul and also other early Mississippi river townsites, some of the main residential avenues of Lyman Dayton's 1857 plat were oriented to the river, rather than the cardinal points of the compass. Dayton Avenue, the premier street, included lots with bluff frontage. (Dayton Avenue was renamed Hoffman Avenue and later incorporated into Mounds Park Boulevard.) Dayton's Addition to St. Paul, as the plat was named, totaled 112 blocks. The river-oriented streets were west of Hill (now Eichenwald) and Grove (now Maple) Streets.

Between 1854, when Dayton constructed his own Greek Revival house at the foot of Conway Street, and 1882, the bluff attracted a small group of merchants, financiers and businessmen who sought its best building sites. Dayton (1809-1865), the son of a farmer, was a native of Connecticut. Prior to his prominence in St. Paul as an early settler and investor in real estate and as president of the Lake Superior and Mississippi Railroad, he owned a Rhode Island dry goods store. Some of Dayton's nearby neighbors constructed high-styled residences of stone and brick which were surrounded by landscaped grounds. Prime sites were lots along Hoffman Avenue (now Mounds Boulevard), the foot of the E. Seventh Street hill, and the rise which ascended northeast from Hoffman Avenue between E. Sixth and E. Seventh Streets. Transportation connections did not deter this early group; primary access to the area was only across the low and marshy area at the foot of the bluff, and then up the steep E. Third Street hill.

The now-razed residences of James Thompson (1860; later wholesale grocer P.H. Kelley); contractor William Branch (1861); lumber dealer Adolph Muench (ca. 1869); grain merchant John M. Keller (1871) and financiers Ferdinand and Gustav Willius (ca. 1870 and 1879) were built north of the Hudson Road, the primary route to points east. South of the Road, where Dayton's Addition extended across present-day I-94, a number of other elaborate residences were erected. The ornate Commodore Davidson House, begun in 1855, was later the residence of banker Albert Scheffer. (It survives in much-altered state as the Mounds Park Rest Home.)

A photograph of the Lower Levee dating from ca. 1868-1870 documents the open landscape of the bluff top, with its rolling hills and forest cover. The stone castle of James Thompson was prominent at the bluff's edge. In addition to those listed above, city directories from this period list a few laborers, blacksmiths, bricklayers, salesmen, clerks, and a brewer, fruit grower and attorney as other early residents. Lyman Dayton's residency atop the bluff ended with his death in 1865. He was interred in a plot between E. Fifth and E. Sixth Streets. The remains were reinterred at Oakland Cemetery in 1869 when Gustav Muench made plans to erect a house on the site.

By the mid-1870s, the attractiveness of Dayton's Bluff was often noted in a variety of accounts. The 1874 A.T. Andreas Atlas of St. Paul included "Eichenwald," as the residence of John M. Keller was known, and the R. Barden estate at E. Sixth and Maria among its many illustrations of the homes of St. Paul prominent citizens. That these engravings were paid for by the house owners does not detract from the impression that Dayton's Bluff, despite its inaccessibility, was considered a highly desirable residential area. The McLean Public School (1871), on Conway Street between Maria and Bates, and the Bates Avenue German Methodist Church (1875) and a few harness shops appear to have constituted its only non-residential land uses. In the early 1870s, the construction of a wooden bridge connecting E. Seventh Street with downtown, and the grading of E. Seventh Street and its cross streets resulted in increased accessibility but great alteration of the elevations of the area into a series of terraces.

Over the next decade, and while Lowertown residents were beginning to be squeezed out of the central city by railroad and commercial development, the Bluff was increasingly surrounded by industries in the Phalen Creek Valley. An enclave of Irish immigrants were gathered under the E. Third Street Bridge in the cheap housing of the Connemarra Patch, and Swede Hollow to the northeast of the bluff housed newly arrived Swedes and Italians.

The original population of Dayton's Bluff included several wealthy German-Americans as well as old-stock Americans and Scotch-Irish. German-Americans were also well-represented in a small growth spurt of quite stylish but moderately-priced housing which occurred in the late 1870s. Only a few houses had been built each year between 1870 and 1878, and they were typically of the the larger, bluff-oriented type. In the 1870s, Sinnen's (1872), Highland (1873), Irvine's Second Addition and Keller's Addition (1877) at the north and east edges of Dayton's original plat were among various additions and subdivisions which added dozens of houselots and opportunities for additional residential building. Twelve new houses appeared in 1879-80.

These additions included the smaller but substantial companions of John Keller's "Eichenwald" on E. Sixth Street, the Arthur Koenig and

Frederick De Haas Houses (1879, first rendition) and the Michael and Rose Walter House (1880). By 1881, there were between forty and one hundred houses on Dayton's Bluff, a mixture of simple and stylish examples. Summit Avenue, by comparison, boasted twenty-six predominately high styled and costly residences.

Until the early 1880s, Dayton's Bluff was a relatively low-density area characterized by large, bluff-oriented houses and a variety of smaller single-family dwellings. In 1881, A. W. Mayall constructed the last elaborate stone mansion on the bluff, on the E. Seventh Street site now occupied by the Wilder Residence. The construction of the Seventh Street viaduct in 1884 and the Third Street Bridge in 1887 reflected a city-wide development boom which brought an influx of population to the east side and the construction of many new dwelling units, including apartments, double houses, and rowhouses. With the growth of the central business district in the early 1880s the residential areas in Lowertown, Lafayette Park and Woodward Avenues were beginning to decline, and the primacy of Summit Avenue as the city's elite residential area was becoming well-established. A number of prominent Dayton's Bluff residents relocated to Summit Avenue and to other areas, as reported by J.G. Pyle in the 1888 Picturesque St. Paul. Writing of Gustav Willius, he noted that "Mr. Willius is one of those whom the attraction of other districts could not tempt away from the heights of Dayton's Bluff." The construction of large and costly homes did not cease, but was increasing limited to a group of German-Americans who found a pleasing and productive community on the Bluff.

## E. Statement of Historic Contexts: continued

### Context 2: The German-American Community and Dayton's Bluff: 1882-1910

By 1883, the low-density settlement of influential old stock Americans, Scotch-Irish, and German-Americans was transformed by a large influx of German-Americans who formed the backbone of the area's industry, commerce, and community life.

#### Developmental History

The property known as Dayton's Bluff is to-day by long odds the cheapest residence property in St. Paul. The reasons are plain. It has been, up to within the last years, almost inaccessible. In order to reach that portion of the city it was necessary either to go by a round-about way or through a dirty old tunnel, or endanger your life by crossing a dozen or more railroad tracks...now that the Third Street Bridge is being erected it ought to increase rapidly to prices asked and gotten for property equidistant in other directions. There are hundreds of beautiful building sites on the Bluff commanding a lovely view of the whole of the city, and the river, in both directions...Get some Dayton's Bluff property by all means.

A.D. Warner Real Estate Advertisement, St. Paul Pioneer Press, December 12, 1886.

The survey data suggest that 1882 and 1883 can be considered watershed years in the residential and commercial development of Dayton's Bluff. As documented by real estate sales summaries in newspaper accounts, a city-wide building boom was then in full swing. In the 1880s, the completion of the E. Seventh Street viaduct and iron bridge (1884), the completion of a new E. Third Street Bridge (1887), the regrading of E. Seventh and E. Sixth Streets, the extension of city water lines, and the installation of a cable streetcar line on E. Seventh resulted in a dramatic rise in the price, as well as availability, of building sites. Lots on Dayton's Bluff were advertised to potential builders in several markets, with those with river views commanding the highest prices. Another Pioneer Press article noted at the inauguration of streetcar service in 1889 that there was "another city beyond the Bluff." Cheap transportation meant that St. Paul builders could construct houses at greater and greater distances from the central business district.

At least 157 residences and commercial buildings were constructed between 1882 and 1884. Construction during the ten-year period between 1882 and 1892 totaled at least 382 buildings, with a decline to 70 in the period 1893-1902 and to 80 in the period 1903-1910. Speculators bought and sold hundreds of empty lots from previously-platted sections, and investors such as Conrad and Adam

Gotzian and William Schnittger laid out new tracts intended for the construction of inexpensive dwellings. In 1883, Adam Gotzian constructed twelve houses on the Bluff, and it was reported in the Inland Architect and Builder that he had arranged for the construction of thirty more to be sold "on monthly payments to laboring men." While over thirty large and costly houses were erected between 1882 and 1906 on prominent bluff and corner locations on Dayton's Bluff, the remaining lots were filled with moderately-priced housing typical of that being constructed in many middle and working-class sections of the city.

Many of the "mansion builders" as well as the land speculators on Dayton's Bluff during this period were German-Americans, as were many of the managers and laborers attracted to the area by its expanding transportation and employment opportunities. Phalen Creek and its marshy ravine, the geographic features which had impeded early access and development on the bluff, were the focus of much of the industrial development. Between the early 1860s and 1909, five railroad companies laid their tracks. The railroad yards provided employment to Dayton's Bluff residents and attracted a variety of other industries, notably the Minnesota Terra Cotta Works, the Bohn Refrigeration Company, and the Northern Maleable Iron Works. Simultaneously, cheap streetcar service altered the boundaries of the former "walking city" which held workers near their places of employment.

The location of jobs was a primary force in the distribution of workers. In 1882, the Hamm Brewery began a major expansion on its Phalen Creek site, and in the years following numerous retail stores and shops were constructed along East Seventh Street and at the Maria and E. Third Street intersection. German-Americans such as Schornstein, Stutzman, Schoch, Funk, Schacht and Pabst constructed substantial brick groceries, stores, and shops which served the local community.

The prosperity of Theodore Hamm's brewery just below Dayton's Bluff on E. Minnehaha Avenue supported the construction of many houses associated with Hamm's family and their descendants, top Hamm employees, and many brewery workers. Several architectural commissions for the Hamm family's houses went to German-born architects, and prominent St. Paul architects were engaged for a number of other houses built on the bluff between 1884 and 1929. A.F. Gauger is particularly well-represented in the area, with at least ten commissions between 1884 and 1891 including several for the Hamm family. Theodore Hamm in Minnesota (1989), written by his grandson John T. Flanagan, provides an excellent account of the extended Hamm family enclave on Dayton's Bluff as well as observations about the German character of the neighborhood prior to the 1930s.

Although the leadership of St. Paul's business and financial



community became increasingly concentrated along Summit Avenue by the 1890s, a network of wealthy and influential German-Americans continued to settle on Dayton's Bluff, following the footsteps of Ferdinand and Gustav Willius and others. The Willius brothers, who built large houses on and near the intersection of Mounds Boulevard and E. Seventh Street, were founders of the German-American Bank, and their neighbor, J.M. Keller, served on its first board of directors. The Volkszeitung (1877-1941), a German-language daily which incorporated several earlier German newspapers, drew much of its early leadership from Dayton's Bluff. The paper was a strong voice in local and state politics. Adolph Muench, a partner in the Muench Brothers Lumber Company in the 1880s, became its publisher. Frederick Bergmeier of Fountain Place, who was active in several German-American organizations, served as the editor of the Volkszeitung between 1898 and 1905. He was succeeded by his wife, Clara Bergemeier. In 1886, the proposal to widen and extend Hoffman Avenue and to create a landscaped boulevard from East Seventh Street to the Indian mounds was supported by Willius and other Dayton's Bluff residents.

Churches and social and business clubs were founded during this period. Most notably, German Lutheran and German Baptist congregations were organized on the Bluff in the 1880s (the German Methodist congregation located here in 1875), and the Sacred Heart Catholic Church was established by 80 families in 1881. Several congregations operated schools, and Robert Hoelterhoff opened a German school at his home at E. Seventh and Maria. German-Americans appear to have been members of the Dayton's Bluff Citizen's Union, founded in 1885, and the Dayton's Bluff Commercial Club, founded in 1905. The Commercial Club, with headquarters at E. Seventh and Eichenwald Streets, promoted the interests of Dayton's Bluff, and in the words of their brochure "quickly became the recognized mouthpiece for the most substantial interests of the community." Grocer William Schoch, brewery president William Hamm, attorney Herbert Keller, and Otto Bremer, then St. Paul City Treasurer, were among prominent early members.

In January of 1882, the St. Paul Pioneer Press noted the association between the "medium class" of housing on Dayton's Bluff, constructed for the "mechanics and employees of the numerous factories that have sprung up." This article also observed that new dwellings for "merchants and railroad men" were to be located near their places of business." A new public school, the Van Buren, was erected on Conway Street in 1882 to replace the McLean School built a decade earlier.

Between 1882 and 1910, a wide range of moderately-priced housing was constructed for persons in occupations such as clerks, salesmen, and laborers. Although little biographical information is available for this group, city directories reveal that many had German surnames. The single-family detached house of frame construction was the

predominant type of housing construction. One story, three- and four-room houses were built on the cheapest lots, while well-appointed two and one-half story dwellings were erected on some of the remaining lots some of which offered river views. Home ownership was possible for many laborers, but speculators also constructed a variety of rental housing including double houses and row houses. The duplex (or "two-flat") arrangement appeared in the early twentieth century, as did a number of substantial apartment buildings. The typical commercial building constructed between ca. 1882 and 1910 provided residential units above the first-floor shop or store, and was often inhabited by the building owner. This mixture of single and multiple-family house types was very typical of late nineteenth and early twentieth-century residential construction in St. Paul, particularly that near the central business district.

Throughout this period many of the simple houses were built next to substantial dwellings, a testament to instability of real estate prices and the economic cross-section represented by the increasing population. The construction of the Peter and Louise (Hamm) John House in 1906-7 was the last of the costly homes constructed on the bluff.

By 1910, some of the early estates were subdivided for the construction of additional houses, and the original houses razed or converted to multiple-family or institutional use. St. John's German Lutheran Hospital was founded in 1911 in the former Gustav Willis house, and by the late 1890s, the Seventh Street residence of Samuel Mayall was converted into the Nugent Institute, a treatment center. By 1913, the site was redeveloped with the Home for the Friendless, later the Protestant Home of St. Paul and the Wilder Residence. The Thompson-Kelly house became the Church Home of Minnesota and the Maria Street frontage was subdivided in 1904 for residential construction. In his subdivision of the property, carpenter-developer H. J. Frandsen built a row of simple two-and one-half story houses between Maria and Hoffman, north of the mansion. John M. Keller's "Eichenwald" tract on the heights of E. Sixth Street was similarly subdivided in the late 1880s as the Belmont Addition.

As St. Paul's peripheral land was platted into streets and lots after 1910, many residents relocated to areas distant from their places of employment. The German shopkeepers of the area, in particular, appear to have remained tied to Dayton's Bluff, as did a considerable number of Hamm family members. World War I caused many German-Americans to downplay their ethnic heritage, and it is likely that outmigration as well as anti-German sentiment created many changes in the Dayton's Bluff community.

#### **F. Associated Property Types**

Sites Assigned to the Contexts: Context #1

## Property Type List and Discussion

### Early Residences

Bluff-oriented "mansions": merchants, businessmen  
 Smaller dwellings on standard lots: laborers, salesmen,  
 other occupations

### Landscape and Other Features

Lyman Dayton Addition to Saint Paul (1857)--plat of blocks and lots  
 Lyman Dayton gravesite (1865; since re-interred in Oakland Cemetery;  
 now site of Gustav Munch House [1869]).

A total of 34 properties dating from the 1850s to 1882, and at least one NRHP-eligible property are included in this context. All properties were evaluated as pivotal or contributing/supporting in the 1989 study and are eligible for designation on the basis of their relationship to the early development of Dayton's Bluff and St. Paul, and their representation of architectural styles and building types.

All remaining residences from this time period are of wood frame construction; it is likely that all were originally clapboard-clad. The Italianate Gustav Muench house is the only survivor of the early community of bluff-oriented, high-styled dwellings. Dating from 1869 and located at the foot of E. Fifth Street, the two and one-half story house faces west, and retains some vestige of its original landscape setting. As shown in historic photographs, the grounds of many of the early houses sloped down the bluff and were embellished with terraced gardens, ornate cast-iron furniture and ornamental plantings.

Other hipped or gable-roofed survivors of this period are generally simply-detailed examples of the Greek Revival and Italianate styles. Some retain elements such as oculi in gable ends, bracketed eaves, chamfered posts, and porch and window trim characteristic of the period. Many of these houses were constructed by carpenters from stock pattern-book plans, a practice which characterized much of the Bluff's housing development after 1882.

In addition to their association with the development of Dayton's Bluff, these buildings are notable because of their scarcity. Largely because of their concentration in areas which have been partially or completely redeveloped, there are relatively few examples of pre-1880 buildings in St. Paul, and very few from the pre-1870 period. Stylistically, a number of the Dayton's Bluff survivors are comparable to those in the West Seventh Street and Irvine Park areas and those near Payne Avenue and the North End. Although some surviving examples have been altered beyond recognition, nearly all of those listed below were ranked as pivotal in the 1989 Historic Sites Survey. Of particular interest are the hipped-roof examples, which compare to 1850s and 1860s dwellings in the Irvine Park area, notably to the Eaton-Mylar House (1853) at 53 Irvine Park, and the Simpson-Wood House at 32 Irvine Park (1853).

The Benjamin Brunson House (1855) at 485 Kenny Road in the North End is also of comparative interest. The Final Report of the 1983 Ramsey County survey did not include any Dayton's Bluff properties in its "Listing of Buildings of Major Significance" on pages 356-357. This should not discourage the future development of a city-wide context related to pre-1882 (building boom) residences. A city-wide context would provide an excellent evaluative framework for the Bluff's early houses as well as those elsewhere in the city.

Although 1882 marked the beginning of a major period of development on Dayton's Bluff, by style, building type and location the properties listed below appear to be associated with the pre-1882 pattern of development. Additional properties dating from ca. 1882 appear in Context #2.

### Symbols

\*\* NRHP eligible as individual property  
 NRHP Currently NRHP listed  
 P Pivotal property 1989 survey; possible HPC eligible  
 C Contributing property 1989 survey; possible HPC eligible  
 (H) Hamm-related property

### Early Residences

Name	Date	Address	Status
William Codden Duplex	1860s	696 E. Sixth	C
House	1864	671 Conway	P
Charles Tracy	1865 c.	358 N. Bates	C
Gustav Muench	1869	334 Mounds Blvd.	P
House	1870s	411 Eichenwald	C
House	1870s	692 Sinnen	P
Louis Korfhage	1874	358 Maria	P
Ross-Krumbusch	1876	735 Wilson	P
Joseph Zirkelbach	1876	355-7 Maria	P
House	1877	316 Maria	P
William Wolkerstorff	1877	346 Maria	P
Maria Scheffer	1877	410 N. Maple	P
William Von Deyn	1878	324 N. Bates	C
Peter Bott	1879	326 Maria	P
House	1879	236 Maria	P
Edward McNammee	1879	700 E. Fourth	C
House	1879	661 E. Third	P
Arthur/Elsa Koenig	1879	757 E. Sixth	**
Michael Walter	1880	770 E. Sixth	P
Thomas Davis	1880	665 E. Fourth	P
Charles Chase	1880	410 Eichenwald	P
House	1881	308 Maria	P
George Bohn	1881	337 Maria	P
House	1882	242-44 Maria	P

House	1882	246-48 Maria	P
Thomas Swanson House	1882	669 E. Third	P
Allen Kreiger	1882	291 N. Bates	P

(See also Buchholz House, 758 E. Sixth St. [1879] and the Henkeroth-Nachtsheim House, 840 E. Fourth St. [1873] listed under "workers' cottages in Sub-context #2.)

### Commercial and Industrial

The development of a commercial district along E. Seventh and on E. Third Streets, and the construction of stores and shops dispersed throughout the residential area occurred only after 1882. There are no commercial properties assigned to this context.

### Landscape and Other Features

Granite curbing; evidence of 1880s street gradings which transformed the bluff into accessible building lots:

- N. Maria Street, Hudson Road to E. Seventh Street
- N. Bates Street, Hudson Road to E. Seventh Street
- E. Third Street, Bates Avenue to Maple Street
- E. Fourth Street, bluff to Maria Avenue

Limestone and mortar retaining walls (exact date unknown; ca. 1880):

- Southwest corner, Eichenwald and E. Sixth Street
- Fencing at 733 E. Fifth (E.H. Funk House, 1884)

### Sites Assigned to the Contexts: Context #2

### Property Type List and Discussion

#### Property Type List:

#### Influential German-American Business Owners and Community Leaders

- Residences
- Carriage houses
- Fences

#### Commerce: German-owned businesses

- Retail stores
- Grocery stores
- Feed stores
- Owner's residences
- Laborer's residences

#### Industry: German-owned factories

- Cigar factories
- Owner's residences
- Laborer's residences

#### Religion

- Parsonages

A total of 38 residential and commercial sites directly associated with German-American architects, builders, and owners or occupants were assigned to Context #2. The residential properties constitute a small fraction of the total properties within the district, but they represent a high percentage of those possessing considerable historical association, architectural significance, and current integrity. The pivotal designation assigned in the 1989 Historic Sites Survey was used for the preliminary evaluation of these sites. An additional 41 properties representative of vernacular housing types--some German-associated--from the period 1882-1910 are included as a sub-context titled "Late Nineteenth-Century Real Estate Development." With additional research, this sub-context might be developed as a separate context. The German-American Community and Dayton's Bluff accounts for many of the architecturally and historically significant properties from the period 1882-1910.

#### Influential German-American Business Owners and Community Leaders:

##### Residences

The large and high-styled houses built by the German-Americans of Dayton's Bluff were often architect-designed. Excellent examples of Queen Anne, Eastlake, and Classical Revival styles are represented. Included in this group of properties are a number which have undergone extensive rehabilitation and reconversion to single-family use. The construction dates of these properties fall between 1883 and 1906-7, the primary period of real estate development on the bluff. Bankers, German-language newspaper publishers and editors, realtors, brewery and manufacturing company executives and architects were among the original owners of properties assigned to this context.

##### Symbols

\*\* NRHP eligible as individual property  
 NRHP Currently NRHP listed  
 P Pivotal property 1989 survey; possible HPC eligible  
 C Contributing property 1989 survey; possible HPC eligible  
 (H) Hamm-related property

Name	Date	Address	Arch/Bldr	Status
Fred Reinecker #2	1883	700 Third	F. Reinecker/b	P
Adolph Muench	1884	653 Fifth	E. Ulrici	NRHP
Ernst Schilling	1885	704 E. Fourth		P
Linz-Bergemeier	1885	614 Fountain Pl.		C
William Schnittger	1886	635 Greenbrier		P
John/Alvina Seeger	1887	655-57 Fifth	W. Munch	**
Peter/Emma Classen (H)	1887	680 Greenbrier		P
August Heidel	1887	627 Greenbrier	J. Almquist/b	**
John Pfister	1887	376 Bates	J.F. Romer/b	P

Herman Scheffer	1888	406 Maple		C
Chris. Albrecht	1890	407 Eichenwald		C
Henry Defiel	1890	732 Margaret	H. Kretz	**
Otto/Marie Muller (H)	1891	672 Greenbrier	A. Gauger	P
William Hamm (H)	1892	668 Greenbrier	Reed/Stem	**
William Figge (H)	1901	402 Eichenwald		P
Max Toltz	1902	352 Bates	M. Toltz	**
Albert Scheffer	1904	267 Maria	H. Frandsen/b	P
Walter Rasmussen	1905	235 Maria	H. Frandsen/b	C
Peter/Louise John (H)	1906	373 Maple	Buchner/Orth	**
John Carriage House	1907	369-71 Maple		C

### Commerce

Over twenty-five commercial buildings constructed from 1882 to 1921 were identified in the 1989 Historic Sites Survey. A number have been altered almost beyond recognition, but those listed below retain much of their original architectural character. A brick veneer exterior, with stone, pressed metal or brick trim is typical of construction; there is one surviving wood-frame, wood-clad example.

The grocery and retail businesses housed in most of these commercial buildings served a largely local market. German-Americans were the predominant owners of all of the nineteenth-century commercial properties listed below, and customers presumably found German spoken on the premises. E. Seventh and E. Third Streets constituted the primary shopping areas, but store-and-flat combinations were dispersed throughout Dayton's Bluff.

The peak years for commercial construction were 1884 and 1885, which correspond to the real estate and transportation development of the area. Although typical of building type and ownership patterns evident elsewhere in the city in the late nineteenth century, a number of examples are of particular architectural significance. The most distinguished is the William Schornstein Grocery and Saloon at 707 E. Wilson/223 N. Bates. Dating from 1884, its ornate, mansard-roofed design was the work of Augustus F. Gauger, who designed ten residences on the Bluff. As was the case with many commercial buildings of this period, the proprietor lived on the second floor. Other Gauger designs include the Schoch Building (1885) and the Stutzman Block (1885).

### Stores, Shops, and Blocks

Name	Date	Address	Arch/Bldr	Status
Cavender-Heck	1880s	613 North	Bergmann/Fischer	P
Franke Store	1882	698 Wilson		P
Dornfield Feed Store	1884	723 E. Seventh		P
Wm. Schornstein Groc	1884	707 Wilson	A.F. Gauger	NRHP
Schoch Building	1885	374 Maria	A.F. Gauger	P
William Funk Building	1885	743 E. Third	Wm. Gauger	P

Schacht Block	1885	208-212 Bates	C. Neuhausen	P
Stutzman Block	1885	727-737 E. Sev.	A.F. Gauger	P
H.M. Poppe Grocery	1886	691 E. Third		P
Matt. Leithauser Block	1887	800 E. Third	M. Leithauser	P
Henrik Horacek Block	1887	735 Conway		P
Geo. Pabst Grocery	1895	798 Margaret		C
Wiklein Building	1903	745 E. Third	Kirchoff/Rose (Milw.)	C

### Industry

Dayton's Bluff was bounded by an extensive industrial district along the Phalen Creek Ravine and at the base of the bluff. Most notable for its visual as well as economic impact on the area was the large complex of the Theodore Hamm Brewery (outside of the survey area) just below prime residential area on Greenbrier. Apparently only very limited industrial activity took place within the survey area, primarily that associated with two cigar factories. The ethnicity of these owners has not been established.

Name	Date	Address	Arch/Bldr	Status
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#### Factories:

Northwestern Cigar	1884	725 E. Seventh		P
J.Doeren Cigar	1909	699 E. Seventh		P

### Religion

Several congregations established by German-Americans on the Bluff, such as Sacred Heart Catholic Church (1881) are represented by buildings located outside the district boundaries.

### **Subcontexts: Late Nineteenth-Century Real Estate Development**

The following properties were the products of German-American as well as other builders and developers. They constituted part of the late nineteenth-century building boom which resulted in the addition of hundreds of single and multiple-family units to Dayton's Bluff. The financing role of various workingmens' building and loan associations in this period of development is an area for further research.

Although the study of multiple family units as well as several varieties of "worker's houses" can be accomplished on a one-neighborhood basis, there is little comparative information on the prevalence of these types elsewhere in St. Paul. While it is easy to see, for example, that the Frogtown area contains more examples of late nineteenth-century worker's cottages or houses, it is more difficult to compare the double houses of Dayton's Bluff to those dispersed (and generally unstudied) in neighborhoods across the city.

With the information developed in contexts #1 and #2, this sub-



context assists in explaining the pattern of building evident throughout the district and the surrounding study area.

### Double Houses, Duplexes and Rowhouses

Eichenwald Row, constructed by Andrew J. Hoban in 1892, remains the most elaborate of the multiple housing units built on the bluff. However, most multiple units had very simple exteriors, and were in stark contrast to this exceptional example. Some, including those built by Robert Bell, a prominent local builder, appear to have been intended to serve exclusively as rental units. Duplexes, which featured two identical living units on the first and second floors, often housed the owner and a rental tenant. The Heinrich Duplex (1883) and Doretha Seeger Flats (1904) are exemplary of exterior treatments that did not announce the multiple-family unit within.

### Symbols

\*\* NRHP eligible as individual property  
 NRHP Currently NRHP listed  
 P Pivotal property 1989 survey; possible HPC eligible  
 C Contributing property 1989 survey; possible HPC eligible  
 (H) Hamm-related property

Name	Date	Address	Arch/Bldr	Status
Bell Triple House	1881	663-667 E. Third		P
Double House	1882	242-244 Maria		P
Bell Rowhouse	1883	658-666 Maria		C
Shields Double House	1883	238-240 Maria		P
Double House	1883	246-248 Maria		P
Heinrich Duplex	1883	342 Bates		P
Double House	1884	741-743 E. Sixth		P
Pasel Double House	1884	732-734 E. Fifth		P
Peter Bott	1884	238-240 Maria		P
Double House	1885	685-687 E. Fourth		P
Krueger Double House	1885	267-269 Bates		C
Heidel Double House	1886	381-383 Bates		P
Tandy Row	1888	668-674 E. Fourth		P
Blase Double House	1889	614-616 Bates		P
Eichenwald Row	1892	393-399 Eichenwald		P
Krieger Double House	1892	297 Bates		P
Rowhouse	1894	234-238 Bates		P
Klinkerfuss Db1 House	1896	720-722 E. Third		P
Doretha Seeger Flats	1904	661 E. Fifth		P

### Apartment Buildings

Name	Date	Address	Arch/Bldr	Status
Apartment Building	1888	754-758 E. Fourth		P

Euclid View Apts	1894	234-238 Bates	H. Kretz	P
Binder Apts	1901	296 Bates	M. Fitzpatrick	P
Menz Apts	1906	693 Wilson		P

### Late Nineteenth-Century Worker's Cottages

In most surveys of historic and architectural resources, the dwelling is the most frequently examined building type. Detached, single-family residences of high style--and the lives of their owners and occupants--are the typical survey focus. As more is learned about St. Paul's pattern of development, labor history, and the growth and ethnicity of its neighborhoods, a broad range of architectural styles and building types becomes an important component. In this sub-context, worker's houses are representative of patterns of building technology, economic structure, and transportation as well as some level of architectural style.

As used here and in the 1989 Historic Sites Survey, the term cottage refers to the diminutive nature of most of these dwellings, although some examples are a full two stories with a number of rooms. Most originally contained only three or four rooms. The earliest small dwelling noted as a "mechanic's house" in the 1989 study dates from 1873, but most examples date from the 1880s and are therefore included within the timeframe of this context. (See also comments on vernacular houses in Context #1). Most examples are gable-roofed. There are three primary configurations: the one-story, three-bay house with side entry, a one- or two-story L-plan variant, often with a side entry and sidehall plan, and a cross-gabled version with a central or side entry.

Exterior trim, apparently derived from a variety of pattern book sources, reflected the Eastlake and Queen Anne styles then in fashion. Most of the elaborate as well as the simplest houses of Dayton's Bluff shared two characteristics: narrow clapboard siding, and a fairly ornate wooden front porch. Historic photographs document the appearance of even the simplest houses with their front porches, typically with turned balusters and posts and a spindle frieze. One exceptional cottage example, the Queen Anne-detailed E.H. Funk House at 733 E. Fifth Street (1884), was designed by architect A.F. Gauger.

Although some of these houses were built with the assistance of the Workingmen's Building Society or Railway Loan Association, there is no current evidence that identifies a particular group of builders, or owners or builders of a particular ethnic group or occupation.

The following lists fourteen examples judged among the best-conserved:

### Symbols

\*\* NRHP eligible as individual property  
 NRHP Currently NRHP listed  
 P Pivotal property 1989 survey; possible HPC eligible  
 C Contributing property 1989 survey; possible HPC eligible  
 (H) Hamm-related property  
 \* predates context timeframe

Name	Date	Address	Type	Status
*Henkeroth-Nachtsheim	1873	840 E. Fourth	L-plan	C
*Henry Buchholz	1879	758 E. Sixth	sidehall	P
John Leithauser	1882	372 Maria	sidehall	C
Phillip Sohns	1882	699 Wilson	sidehall	C
Martin Brown	1882	728 E. Third	sidehall	C
Thomas Swanson	1882	669 Third	sidehall	C
Peter Ross #1	1882	649 North	sidehall	P
House	1884	704 E. Sixth	sidehall	P
William Cullen	1884	335 Bates	sidehall	P
Johnson-Thoile	1884	631 Bates	L-plan	C
E.H. Funk	1884	733 E. Fifth	sidehall	P
House (Burger 1910-20)	1884	695 Conway	L-plan	C
Fred. Korfhage	1887	853 E. Fourth	L-plan	P
Albert Lindemann	1887	182 Maple	cr.gable	C
Jacob Petter	1887	338 Maple	L-plan	P

Larger versions of this house type include:

Name	Date	Address	Arch/Bldr	Status
Schnittger Spec/Rental	1887	629 Greenbrier		C
Annie Keller Rental #1	1889	761 E. Sixth	E. Radcliffe	P
Annie Keller Spec	1889	783 E. Sixth	E. Radcliffe	P
Eric Hauser Spec	1905	699 E. Fourth		C

### **G. Summary of Identification and Evaluation Methods**

The historic district boundaries were developed after two studies of the area, an intensive survey conducted in 1989, and an historic contexts evaluation conducted in 1991. The intensive survey by Paul Larson recorded date of construction, exterior architectural characteristics, and historical narrative for each property within the survey area. An exact or approximate date of construction was determined for each property, through city directory, tax record and deed research. Historic maps, nineteenth and twentieth-century newspaper articles, and published histories were consulted to develop the historical narratives. The evaluation conducted by Carole Zellie of

Landscape Research reviewed Larson's preliminary recommendations for historic contexts and historic district boundaries. Additional historical research and analysis resulted in the creation of two primary historic contexts and several sub-contexts dealing with real estate development patterns. The inclusiveness of the district boundaries has been the subject of considerable debate during the course of both studies. Larson's final recommendation for a large district was revised by Zellie's development of two primary contexts. The buildings supporting these contexts were found to be concentrated in a smaller area about one-half the size of the original. The boundaries were drawn to reflect the greatest concentration of pivotal and contributing properties from each context. However, the larger district has been widely supported by neighborhood residents who desire design review to be extended as broadly as possible. Some residents also feel that the district boundaries should reflect their perception of neighborhood edges rather than historic contexts. They believe that district boundaries based primarily on historic contexts will divide the neighborhood, and that a small district will be detrimental to their efforts to upgrade housing and the environment.

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August 14, 1991



Roster of Sites  
Proposed Dayton's Bluff Heritage Preservation District

FOR INFORMATION PURPOSES ONLY  
(See legal description of ordinance for boundary definition)

July 13, 1992

Address	Historic Name/ Building Type	Date	Status (1989 Survey)
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Arcade Street

507	House	c1884	NC
509	House	1882	C

N. Bates

204	Louis Deutsch Garage	1925	C
208-212	Schacht Block	1885	P
211-213	Barber & Tailor Shop	1926	C
217-219	Store and Dwelling	1887	NC
218	Schornstein Garage	1912	NC
224	Berg Apartments	1962	NC
226	House	1890	P
229	House	1884	NC
230	House	1913	C
231-239	Apartments	1988	NC
234-238	Euclid View Apts.	1894	P
243	Holman Methodist Church	1904	P
249	Edward Herman House	1883	C
251	C. Guy Dunkin House	1928	C
255	Rev. Wm. F. Fritz House	1928	C
257	Rev. James Rains House	1928	C
267-269	Krueger Double House	1885	C
275	Bakery Shop & Dwelling	1884	P
279	John Kullberg House	1906	C
283	George Miller House	1887	NC
284	Atlantic Congregational Church	1883	NC
285-289	Holman Fourplex	1919	NC
286	Charles Knudson House	1883	C
289	Dunlap Duplex	1884	NC
290	House	1915	NC
291	Allan Kreiger	1882	P
292	Alfred James House	1886	C

N. Bates (cont.)

296	Binder Apartments	1901	P
297	Krieger Double House	1882	P
300	Store	1913	NC
308	House	1912	NC
314	Samuel Kellerman House	1910	C
316	John W. Norton	1909	C
321	Store		C
324	William Von Deyn	1878	C
335	William Cullen House	1885	P
339	House	1882	C
342	C. Heinrich Duplex	1883	P
351	Houser Duplex	1925	C
352	Max Toltz	1902	P
355	John Bahneman	1924	C
356	Charles Tracy	1887	NC
358	Charles Tracy I	1878	C
361	Alexander Noble	1896	P
364	William Gross	1881	C
370	Robert Downing	1883	C
376	John Pfister	1887	P
604	Allenson Rental #1	1903	NC
608	Allenson Rental #2	1910	C
612	House	1884	P
614-16	Blase Double House	1889	P
619	House	1908	NC
620	E. Magnus Johns	1884	NC
621	Peter Dahlgren	1904	C
626	William/Henry Neitge	1908	C
628	August Nordin	1884	P
631	Johnson-Thoile House	1884	C
632	Schnittger Double House	1888	C
635	John Allenson	1888	P

Beech

738	Joseph Warisch	1900	C
738 rear	House	1920	NC

Conway Street

652	Apartment Building	c1940	*
657	Weber Duplex	1886	NC
658	House	1908	*
659	Braun Duplex	1886	C
662	House	c1910	C
663	Robt. & Ellen Gill Hse	c1884	P
664	Marcus Meline House	1912	C

667	House	c1910	C
668-670	Meline Duplex	1912	NC
671	House	1864	P
685	Frederick Zollman House	1889	P
687	John McDermott House	c1881	C
689	John Kaese House	1888	C
690	Louis Marr House	c1881	C
691	Carlton Andrews House	1884	P
692	Lars Paulson House	1904	NC
695	House	1884	C
696	James Burke House	c1882	C
697-705	Apartment Building	c1882	NC
698	C.J. Babcock House	1883	C
700	Thomas Lyon House	1884	NC
702	Carlton Andrews House	1887	NC
706	Frank Davis House	1883	C
717	Jacob Cram House	1885	C
721	Kate Stutzmann House	1884	C
723	House	c1884	C
727	House	1897	NC
729	Stephen Ryan House	1899	NC
733	Robert Slater House	1833	NC
735	Horacek Building	1887	P
821	House	1913	*

#### Eichenwald

394	House	1958	NC
393-99	Eichenwald Row	1892	P
402	William Figge	1901	P
403	Harry Caldwell	1885	C
407	Christian Albrecht	1890	C
410	Charles Chase	1882	P
411	House	1870	C

#### E. Euclid Street

687	Michael Clancy House	1882	P
688	Emil Broecker House	1906	NC
691	House	c1884	C
692	Mons Erickson House	1886	C
695	George McClellan House	1882	C
697	Frank H. Dayton House	1883	P
698	William Menz House	1900	NC
720	Harry Frye House	1917	NC
724	Joseph McGuire House	1923	NC
726	House	1913	C
728	Joseph McGuire House	1912	NC
732	House	1913	NC

740	Walter Falbey House	1924	NC
742	House	c1884	C
854	House	1883	NC
858	House	1908	NC
860	House	c1888	C

Fremont Avenue

820-824	House	1901	P
825	House	c1884	NC

Fountain Place

614	Linz/Bergmeier	1885	C
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Greenbrier

605	House	1958	NC
613	Henry Arat	1904	NC
617	House	1910	NC
623	House	1910	NC
627	August Heidel	1887	P
629	Schnittger Spec	1887	P
635	Wm. Schnittger	1886	P
P-80	Park		
668	William Hamm	1892	P
672	Otto Hamm	1891	P
680	Peter Classen	1887	*

Hope Street

342	Frank Dougherty House	1903	C
343	House	1922	NC
344	House	1911	NC

Hope Street (cont.)

345	House	c1910s	NC
346	House	1909	C
348	House	1909	C
350	House	1910	C
351	House	1890	C
352	House	1909	NC
354	House	1910	C
357	House	c1884	P
362	House	1889	C
363	August Rehil House	1887	C

365	House	c1884	C
366	George Eberhardt House	1884	C
394	Anna Spiel House	1891	C
395	Viola Williams House	1901	C
396	Andrew Ekholm House	1887	C
399	Henry Rohlf's House	1901	C
401	House	1904	NC
402	Johnson House	1889	C
406	House	c1884	C
407	House	1899	C
409	House	1900	NC
412	House	1883	C
416	House	1887	C

#### Hudson Road

805	Commercial	c1980	NC
841	Commercial		NC
847	Service Station	1929	C
857	House	1904	P
861	House	1903	NC
863-865	House	1916	C
869	House	1902	NC
877	House	c1880	C
881	House	1884	NC
889-891	Schnell Duplex	1885	P
893	Adolph Wille House	1889	C
897			
911			

#### Maple Street

176	House	1889	C
178	House	1899	C
181	Dennis Reilly House	1883	C
182	Albert C Lindemann House	1887	C
186	John Kirschbaum House	1891	C

#### Maple Street (cont.)

189	House	pre-1884	C
191	Jane Carver House	1885	NC
196	House	pre-1884	C
198	Michael Hawkins House	1886	C
207	Apartments	1968	NC
210	House	pre-1884	NC
214	House	1884	C
215	House	1960s	NC
222	House	1926	NC

226	House	1970s	NC
230	House	*	NC
231	House	pre-1884	C
280	Martinus Wick House	1879	C
282	Dennis Buckley House	1882	C
284	House	1882	C
285-287	Duplex	1977	NC
288	House	1925	NC
289	James Shinnners House	1887	C
309-11	House	1880	C
310	Mary Middleton	1886	C
326	William Payte	1882	C
327	House	1887	*
330	John Maher	1905	NC
331	George Dieter	1886	NC
336	Richard Cullum	1891	C
338	Jacob Petter	1887	P
343	Otto Pasel #2	1888	C
344	Alex Peterson	1882	NC
345	Otto Pasel	1881	C
350	House	1883	C
360	Herman Witzel	1887	C
364	House	1884	C
366	J. Lawrence Wilson	1905	C
369-71	John Carriage House	1907	C
372	Charles DeHaas	1879	NC
373	Peter and Louisa John	1906	P
376	House	1956	NC
382	Elizabeth Spindler	1885	C
386	Millard Fifield	1886	C
387	Ralph Brownson	1897	P
389	August Kempien	1900	NC
390	Alfred Scheffer	1889	C
397	Carl Thiers	1904	NC
401	Henry F. Barrett	1909	NC
406	House	1888	NC
410	Maria Scheffer	1877	P

#### E. Margaret Street

715	Jacob F. Franzen	1892	C
717	Emma Clausen	1900	C
723	House	1901	C
727	St. John's Parsonage	1902	C
732	Henry Defiel	1890	P
735	Charles Grewe	1890	C
739	Warisch Rental House	1923	NC
745-7	Marg. St. Police Subst.	1886	C
748	House	1887	P

750	John Donaldson	1887	P
752	House	1887	C

Maria Avenue

228	James Murname House	1884	C
230	Erastus Palmer House	1884	C
231	Louis Wolterstorff House	1905	C
232	House	c1880s	C
235	Walter Rasmussen House	1905	P
236	Rev. Wm. Rotert House	c1879	C
237	Orant Nelson House	1905	NC
238-240	Shields Double House	1883	P
242-244	Double House	1882	P
243	Archibald & Jacob Rockstroh	1908	C
245	William Daley House	1915	P
247	House	1922	P
246-248	Double House	1882	C
251-253	Armbruster Double House	1892	NC
252	J Robert Bruce House	1912	C
254	Fred Backer House	1908	C
255-257	Armbruster Double House #2	1892	NC
258	Samuel Rossi Grocery Store	1926	NC
259	House	1892	C
260	George and Jenni Madison	1882	P
263	Ira Meagher House	1904	C
266	John G Carlson House	1882	P
267	Albert Scheffer House	1904	P
270	John G Carlson Rental House	1882	P
271	Peter Wick House	1904	C
275	Edward Tubbesing	1904	C
276	Peter Tobin House	1923	P
277	Henry Guthunz House	1904	C
281-283	Mounds Park State Bank	1921	NC
287-289	Deluxe Theater	1914	NC
291-295	John Martin Block (1 story sec)	1910	C
297-299	John Martin Block	1913	C
305	Phillips 66 Service Station	1980s	N
308	Martin Egan House	c1881	NC

Maria Avenue (cont.)

310	House	c1883	NC
316	House	1877	C
323	Spec. House & Filling Station	1927	NC
325	Apartments	1960s	NC
326	Peter Bott	1879	P
332	Charles Sauer	1889	C
336	Nickolas Wilwer	1878	P
337	George Bohn	1881	P

340	James Everts	1884	C
341	Litton E. Shields	1882	P
346	William Wolterstorff	1877	P
348	Miller Store and Flats	1884	P
355	Jos. Zirkelbach	1876	P
358	Louis Korfhage	1874	P
359-61	House	1885	C
360	Rebecca Davis	1881	C
362	Hamilton Evarts	1883	C
365	Groppel/Metz	1882	C
370	Christian Miss	1884	C
372	John Leithauser	1882	C
373	August Meyer	1883	NC
374-78	Schoch Building	1885	P
464	First Lutheran Church	1917	C

#### Mounds Park Boulevard

334	Gustav Muench House	1869	P
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#### North Street

613	House	1879	P
619	House	1884	NC
629	Fred. W. Northrup	1879	C
633	House	1884	C
641	Chas. Liedman	1880	C
643	Peter Ross #2	1895	P
649	Peter Ross #1	1882	P
653	House	1889	C
657	House	1881	C
661	House	1909	NC
667	House	1880	NC
681	House	1908	C
683-85	Kinning Duplex	1889	C

#### Plum Street

715	House	c1927	NC
721	Christian Rolf House	c1924	NC
723	House	1887	C
726	House	1907	NC
728	House	1903	C
729	House	c1884	C
733	William Seabolt House	1908	NC
736	Krugmeier-Blasing House	c1884	NC
737	Gotthielf Christoff House	1882	C
738	Charles Trout House #2	1911	C



742	Charles Trout House #1	1908	C
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Surrey Avenue

659	Wesley Jameson House	1887	*
661	Archibald Williams House	1925	*
662	Louis Hanson House	c1880	*
663	House	1914	*
664-666	Isaac Seddon Double House	1888	*
667-669	Ayers Duplex	1916	*
668	House	c1884	*
672	Joseph Armbruster	1892	*
689	Theodore S. Coggsell House	c1881	NC
690	House	c1880s	C
691	William Matson House	c1882	C
693	George M. Cage House #1	c1881	C
694	House	1903	C
696	House	1912	C
697	House	c1884	C
699	George M. Gage House #2	1882	P
700	House	1912	P
701	Albert Commick House	1882	P
703	House	1883	C

Wakefield

890

Wilson Avenue

685	House	1886	C
687	Louis Jessrang House	1915	C
689	John H. Kernkamp House	1886	NC
692	House	1903	C
693	Menz Apartment Building	1906	P
694	Anton Kleiter House	c1884	NC

Wilson Avenue (cont.)

698	Franke Store and Apts.	1882	P
699	Phillip Johns House	1882	P
700	Joseph Porten House	1901	NC
701	Marie Nauman House	1886	C
702	House	c1884	C
704	House	c1920	NC
707	Schornstein Grocery & Saloon	1884	P
716	Wm. Schornstein House	1912	NC

719	The Woodrow Apt. Bldg.	c1920	NC
720	William Segers House	1909	C
721	Frederick Albeck House	1884	C
722	House	1909	NC
724	Duplex	1916	NC
726	House	1887	C
727	Burton Kopp House	1922	C
730	Edward Armbuster House	1915	C
733	Chas. Krumbusch House #2	1907	C
735	Ross-Krumbusch House	c1876	P
736	Frank Prior House	1886	NC
737	Willis Larpenteur House	1908	P
738	Phillip Sittman House	1887	C
741	Nora Clinton House	1875	C
743	Nellie Neely House	1923	NC

#### E. Third Street

661	House	1879	P
663-67	Bell Triple House	1881	P
669	T. Swanson	1882	P
679-681	House	1906	NC
683	The Honky Tonk	1890	NC
687	Store	1890	NC
688	Country Club Market	1971	NC
691	Poppe Grocery Store	1886	P
699-701	Apartments	c1960s	NC
700	Fred. Reinecker #2	1883	P
702	Fred. Reinecker #1	1882	C
705	Roma Bakery	1953	NC
717	Oscar Keller House	1914	NC
720-22	Klinkerfuss Double Hse.	1896	P
723	House	1890	P
724	House	1884	C
727	Smith/Taylor Spec.	1906	NC
728	Martin Brown	1882	C
729	Smith/Taylor Spec	1906	NC
731	Frank Davis	1884	C
732	House	1884	C

#### E. Third Street (cont.)

733	E. Oscar Berg	1908	C
734	William Honnelink	1882	P
736	Rev. Henry Boettcher	1900	C
737	Lewis Frye	1917	C
738	House	1884	C
741	Frank Van Dine	1888	C
743	Funk Building	1885	P
744	Schrankler Filling St.	1931	NC

745-47	Wiklein Building	1903	C
755	House	pre-1884	C
761	Syver Hagen House #2	1889	P
763	Syver hagen House #1	1882	NC
800	Matthew Leithauser	1887	P
815	August Heller Shoe Shop	1926	NC
820	House	c1970s	NC
821	House	1897	*

#### E. Fourth Street

654	Julia Knauft House	1908	C
657	House	1912	NC
658-666	Bell Row	1882	C
659	Gottlieb J Schwartz House	c1883	C
665	Thomas Davis	1880	P
667	George W. Blood	1901	P
668-74	Tandy Row	1888	P
682-84	House	1885	C
685-87	Peter Bott Double Hse.	1887	P
688	House	1884	C
692	Edward Slater	1879	NC
693	John Bailey	1900	NC
694	Casey Double House	1883	C
695	Michael McGrath	1899	NC
697	House	1893	NC
698	House	1884	C
699	Eric Hauser Spec	1905	C
700	Edward McNammee	1879	C
701-3	Fred. Swisher	1878	C
702	Edw. White	1888	P
704	Ernest Schilling	1885	P
705	Edward Fifield	1888	P
718	Lawrence Anderson	1914	C
721	Adolph Naumann	1884	C
722	House	1910	C
723	Guy Laile	1924	C
724	L.E. Buell	1884	C
725	George Buschman	1883	C
726	House	1920	NC

#### E. Fourth Street (cont.)

729	William Miller	1908	C
730	J.R. Kearney	1885	C
731	W.A. Miller	1886	P
732	J. Magill Smith	1888	C
735	Edward Spicker	1904	NC
736	House	1880	C
738	House	1978	NC

740-42	House	1978	NC
750	St. Peter's Rectory	1901	C
754-758	St. Peter's Church	1888	P
763	Julius Coney house	1888	C
764	John Flannry House	1901	NC
767	House	1884	C
768	House	1892	NC
770	House	c1884	NC
771	John Olson House	1887	C
775	House	1901	NC
778	John Walbon House	1911	C
780	Rochus Voeller House	1921	C
781-783	Henry Poppe House	1889	C
784	Henry Ulber House	1912	C
785-787	Emil C Muench House #2	1888	C
790	House	c1910	NC
791	Adam Heck House	1909	NC
795	August Brown House	1901	C
799-801	Benjamin Kernkamp House	1912	C
805	Peter Voeller House	1924	C
811	John Groetsch House	1921	C
815	Edward Quint House	1908	P
831	House	1904	NC
837	Adolph G Glowe House	1922	P
839	House	1900	NC
843	House	1907	NC

#### E. Fifth Street

334	Muench-Heinemann House	1869	P
653	Aldoph Muench #1	1884	P
655-7	John Seeger House	1887	P
659	House	1887	NC
660	Michael Fitzgerald	1892	NC
661-63	Seeger Flats	1904	P
662	House	1962	NC
665	Maria Muench Double Hse.	1904	NC
667	Ed. Mahle	1886	P
670	Hascall Ransford	1885	C
687	Fred. Wille	1883	C

#### E. Fifth Street (cont.)

688	House	1886	NC
690	House	1885	C
691	John Seeger Rental	1901	C
693	Catherine Weide	1882	C
694	Ellen McDonough	1885	C
696	Adolph Stratte	1885	NC
697	Louis Marr	1885	P

699	John Stewart	1885	P
721	Theo. Cavanaugh	1910	C
722	Gilbert Henry	1905	P
725	John McCall	1885	C
726	John Sullivan	1884	C
727	Mary Martin	1926	C
728	House	1884	C
730	House	1888	C
731	George Wichman	1884	C
733	E.H. Funk	1884	P
732-4	Pasel Double House	1884	P
735-7	Double House	1883	C
741	George Smith	1885	NC
743	House	1883	C
752	Lars Strom	1882	NC
754	Louis Rosenquist	1906	NC
755	Walter Lemon	1904	NC
758	Otto Hiersekorn House	1905	NC
759	Charles Eichhorn#1	1913	P
764	Edward F Miller House	1940	NC
765	Charles Eichhorn #2	1924	NC
766	Carl Muench House	1912	C
771	House	1904	C
772	Frank Devlin House	1914	C
774	House	1915	C
777	House	1903	NC
778	House	1911	C

#### E. Sixth Street

711	House	1920	NC
718	House	1905	C
721	Alfred Holenstein	1905	NC
722	Leslie Helmes	1903	P

#### E. Sixth Street (cont.)

723	House	1880	NC
724	Peter Donnedlinger	1921	C
725	House	1884	NC
727	House	1884	C
729	Darius Hevener	1889	P
730	House	1884	NC
731	House	1883	P
734	Maurice Matheson	1922	C
741-43	Duplex	1884	P
754	Jacob Haag	1929	NC
757	Arthur Koenig	1879	P
758	Henry Buchholz	1879	P
760	John Bast	1884	C

761	Keller Rental #1	1889	P
762	Andrew Hoban	1889	P
764	August Levin	1883	C
765	A.E. Keller Rental #2	1889	C
767	A.E. Keller Rental #3	1889	C
770	Michael Walker	1880	P
771	A.E. Keller Rental #4	1889	C
773	A.E. Keller Rental #5	1889	C
774-776	Frederick De Haas House	1879	P
777	A.E. Keller Rental #6	1889	C
778	Frederick De Haas House	1884	NC
779	A.E. Keller Rental #7	1889	C
782	Edward Presley House	1883	NC
783	A.E. Keller Rental #8	1889	P
784	Edward Presley House #2	1888	C

E. Seventh Street

699	Doeren Cigar Factory	1909	P
720-722	Sylvester Guile Duplex	1907	*
721-723	Dornfield Bro. Feed St.	1884	P
724	Frank Blechlinger Duplex	1915	*
740	Office and Laundry	c1950s	NC
742	Mother's Friend Launderers	*	C
746	Apartments	1950s	NC
750	Physician's Office	1950s	NC
725-	Northwestern Cigar Fact.	1884	P
753	Home for the Friendless/ Wilder Residence	1916	C
754	Auto Parts Store	1977	NC
762	Eggart Mortuary	1921	P
769	S. Bergland House	1907	C

E. Seventh Street (cont.)

770	Dayton's Bluff Bldg. Assn. Clubhouse	1908	C
771-773	Dr. W. Dinwoodie Duplex	1905	C
776	Concord Steam Laundry	1929	P
777	Store	1916	NC

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**ADDRESSES DELETED FROM FEBRUARY 27 VERSION TO CREATE JULY 13 REVISION  
OF DAYTON'S BLUFF HERITAGE PRESERVATION DISTRICT NOMINATION FORM**

**Bates Avenue**

365	John Pfeiffer	1893	C
367	George Brown	1883	P
373	House	1883	C
379	George Rebecke	1882	NC
381-383	Heidel Double House	1886	P
387	George J Rank House	1911	NC
388	Carl M Anderson #2	1923	C
393	House	1929	C
394	Carl M Anderson #1	1912	C
398	Uriah Holley House	1923	C
400	Charles Brown House	1890	NC
406	Frederick Blase House	1884	NC
407-409	Zimmerman Apartments	1889	C
412	Blase Double House	1889	C
441	Dwelling	1960s	NC

**Conway**

829	House	1911	*
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**Maria**

447	Joseph Gruchot House	1940	*
463	First Lutheran Church School	1964	NC

**E. Fourth Street**

847	House	1906	NC
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**E. Sixth Street**

686	House	1884	C
688	Ludwig Johnson	1882	NC
692	House	1870s	P
694	William Codden	1884	NC
696	William Codden	1860s	C
698	House	1884	C
704	House	1884	P

**E. Seventh Street**

712	Grocery Store	1930	*
716	John W Norton House #1	1899	*