

**ARCHITECTURE-HISTORY STUDIES FOR THE  
ROBERT STREET (US 952A) IMPROVEMENTS PROJECT,  
ST. PAUL, RAMSEY COUNTY, MINNESOTA**

**S.P. 6217-43 (US 952A)  
SHPO No. pending  
Streamline Project No. 0108-01**

**Authorized and Sponsored by:  
Minnesota Department of Transportation  
and the Federal Highway Administration**

**Submitted by:  
Streamline Associates, LLC  
401 S. 4<sup>th</sup> Street, Suite 401-207  
Minneapolis, Minnesota 55419**

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**Principal Investigator: Andrew J. Schmidt, M.A.  
With Contributions by: Mark Johnston, M.A. and Marjorie Pearson, Ph.D.**

**May 2018**

## MANAGEMENT SUMMARY

The US952A (Robert Street) Improvements Project (Project) is being planned by the Minnesota Department of Transportation (MnDOT). The Project area is located within the right of way of US 952A, which is a state highway that is also coded as a municipal street (Robert Street). The Project extends for approximately 2.5 miles, from 12th Street (north side of I-35E Bridge) in St. Paul to Annapolis Street on the border between St. Paul and West St. Paul. Components of the Project include the following:

- Bituminous mill and overlay pavement preservation;
- Rehabilitation of Bridges Nos. 62050, 62894, 9036, 90381;
- Repair of Project-area drainage;
- Construction of full ADA ramps;
- Upgrade or replacement of sidewalks; and
- Installation of APS-ready signals.

Because the Project will receive funding from the Federal Highway Administration (FHWA), it must comply with Section 106 of the National Historic Preservation Act of 1966, as amended, the National Environmental Policy Act (NEPA), and the Minnesota Historic Sites Act. The MnDOT Cultural Resources Unit (CRU) contracted with Streamline Associates, LLC (Streamline) to complete Phases I and II architecture-history studies to assist the CRU with Section 106 consultation for the Project. The purpose of the Phase I study was to identify any architecture-history properties within the area of potential effects (APE) of the Project that are potentially eligible for or are listed in the National Register of Historic Places (NRHP). Phase II evaluations were completed for potentially eligible properties to reach agreement regarding their NRHP eligibility. The historic resources study was also conducted in accordance with the Minnesota Historic Sites Act.

The Project is in Section 31, Township 29N, Range 22W and Sections 5, 6, and 8, Township 28N, Range 22W in St. Paul and West St. Paul, Ramsey County, Minnesota. The APE accounts for possible changes in visual qualities, noise levels, and traffic patterns on surrounding properties resulting from the Project. The APE comprises 158.98 acres (64.34 hectares).

Andrew Schmidt served as Principal Investigator for the architecture-history study, Mark Johnston was architectural historian for the Phase I survey, and Marjorie Pearson completed Phase II evaluations for the Foot, Schulze and Company Building and the Tri-State Telephone Warehouse (Appendix A). The Phase I investigation included both a literature search and field survey component. The field survey consisted of a pedestrian survey of all buildings and structures within the architecture-history APE to identify and record buildings and structures 45 years in age or older. The results of the studies are summarized in the following table and described below.

A total of 132 properties 45 years in age or older were inventoried during the Phase I architecture-history survey (Table 2). The majority of properties surveyed are residential, primarily single-family houses and including duplexes, apartment buildings, condominiums, and an assisted living complex. In addition, the survey included commercial/office buildings, a municipal building, a social services building, a church, and bridges/skyways. From the Phase I properties, Phase II

evaluations or updates to previous evaluations were completed for 23 properties. Appendix B depicts the APE, as well as the locations of properties surveyed during the Phase I, properties not surveyed, and Phase II properties.

Based on the Phase II evaluations, the following properties are recommended as eligible for listing in the NRHP.

Property Name	Primary Address	Inventory #
Lange Houses	103 East King Street	RA-SPC-4091
Lange Houses	106 East King Street	RA-SPC-4092
Golden Rule Department Store Building	85-95 7 <sup>th</sup> Place	RA-SPC-3171
Foot Schulze & Company Building	500 North Robert Street	RA-SPC-3174
Chicago Great Western Railroad Corridor		TBD
Bridge No. 92616 (Skyway)	Over 4 <sup>th</sup> Street between Robert and Jackson Streets	RA-SPC-8214
Bridge No. 92716 (Skyway)	Over Robert Street between 4 <sup>th</sup> and 5 <sup>th</sup> Streets	RA-SPC-9043
Bridge No. 91247 (Skyway)	Over 5 <sup>th</sup> Street between Minnesota and Robert Streets	RA-SPC-9044
Bridge No. 91249 (Skyway)	Over 6 <sup>th</sup> Street between Minnesota and Robert Streets	RA-SPC-9045
Bridge No. 91250 (Skyway)	Over 7 <sup>th</sup> Street between Minnesota and Robert Streets	RA-SPC-9046
Kellogg Square	111 East Kellogg Blvd.	RA-SPC-8092, RA-SPC-8093, RA-SPC-8094
Farwell, Ozmun, Kirk and Company	160 East Kellogg Blvd.	RA-SPC-4517
First National Bank Building and First Bank Addition	332 Minnesota Street	RA-SPC-4645 RA-SPC-8104
Warren Berger Federal Courthouse	310-316 North Robert Street	RA-SPC-3166
First Farmers and Merchants National Bank Building	339 North Robert Street	RA-SPC-3168
Minnesota Dept. of Economic Security	390 North Robert Street	RA-SPC-8105
The Buttery	395 North Robert Street	RA-SPC-8107
U.S. Bank Center (American National Bank)	101 East 5 <sup>th</sup> Street	RA-SPC-8103
Chicago Milwaukee and St. Paul RR Corridor	Parallel with Shepard Road, vicinity of Robert Street	RA-SPC-6908
Chicago Great Western RR Bridge	Over the Mississippi River	RA-SPC-4516
The Isabel Apartments	109-119 Isabel Street	RA-SPC-1948

In addition, three properties currently are listed in the NRHP.

Property Name	Primary Address	Inventory #
Pioneer Endicott Building	332-350 North Robert Street	RA-SPC-3169
Manhattan/Empire Building	360 North Robert Street	RA-SPC-3170
Robert Street Bridge (No. 9036)	Over the Mississippi River	RA-SPC-3177



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## 1.0 INTRODUCTION

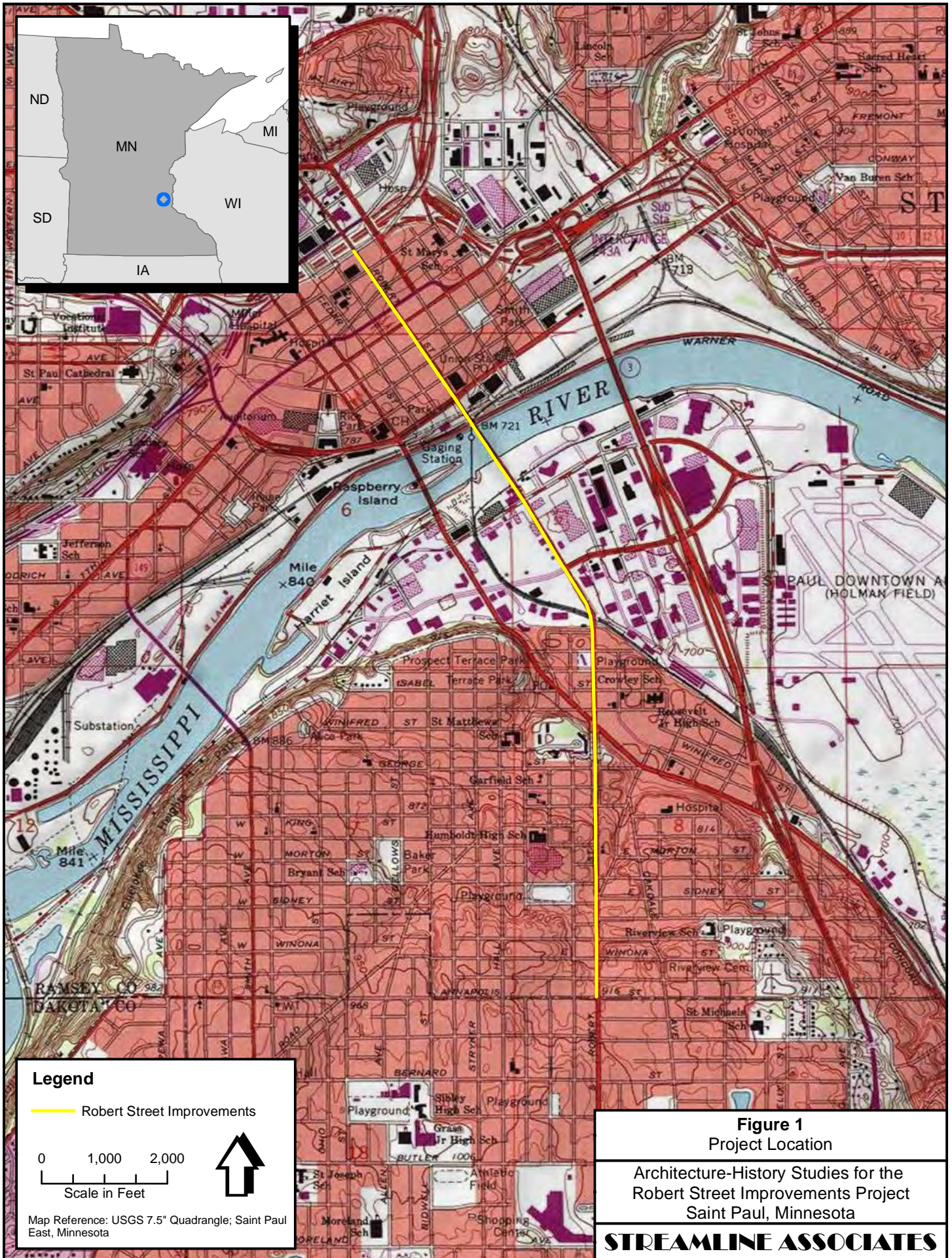
The US952A (Robert Street) Improvements Project (Project) is being planned by the Minnesota Department of Transportation (MnDOT). The Project area is located within the right of way of US 952A, which is a state highway that is also coded as a municipal street (Robert Street). The Project extends for approximately 2.5 miles, from 12th Street (north side of I-35E Bridge) in St. Paul to Annapolis Street on the border between St. Paul and West St. Paul (Figure 1). Components of the Project include the following:

- Bituminous mill and overlay pavement preservation;
- Rehabilitation of Bridges Nos. 62050, 62894, 9036, 90381;
- Repair of Project-area drainage;
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## **2.0 METHODS**

### **2.1 OBJECTIVES**

The principal objectives of the Phase I and II architecture-history studies were to identify all previously recorded historic properties within the APE that are listed in or are eligible for listing in the NRHP, and to identify any other NRHP-eligible resources within the APE. Streamline's investigation was guided by the Secretary of the Interior's Standards and Guidelines for Historic Preservation (48 FR 44716). Fieldwork and preparation of the final report with recommendations were completed or directly supervised by the Principal Investigator, who meets the standards for History and Architectural History set forth in 36 CFR 61. See Appendix A for a list of personnel.

### **2.2 AREA OF POTENTIAL EFFECTS**

An APE was delineated to assess direct and indirect effects to historic properties in the vicinity of the project area. The APE encompasses the area within the project construction limits, as well as the area around the construction limits to account for indirect effects, including changes in visual qualities, noise levels, and traffic patterns for surrounding properties. The properties adjacent to Robert Street currently front onto the Project corridor and, therefore, are currently impacted by the visual, noise, and traffic patterns of a heavily-used four-lane urban roadway. However, there may be changes to surrounding properties resulting from the Project, and therefore, the APE encompasses the first tier of properties adjacent to the proposed Project work (Figure 2; also see Appendix B for individual parcels).

### **2.3 LITERATURE SEARCH**

Streamline completed background research at the Minnesota Historic Preservation Office MnHPO, the Minnesota Historical Society (MHS) library, and the University of Minnesota. The purpose of research was to obtain historical information about the APE and to develop historic contexts for the project area. Research was completed at the MnHPO in August 2017 to identify known historic resources and historic resource surveys in the vicinity of the project area. In addition, topographic maps, aerial photographs, and historical maps were consulted.

### **2.4 PHASE I SURVEY**

The Phase I architecture-history field investigation consisted of a survey of all buildings and structures within the APE. Buildings and structures 45 years in age or older were identified based on background research and professional judgment and were inventoried with field notes, digital photographs, and a GIS-mapped location. Buildings and structures less than 45 years old were not recorded, except for those that had potential exceptional significance (NRHP Criteria Consideration G). Upon completing the field survey, Minnesota architecture-history inventory forms were prepared for the inventoried properties within the APE. If properties were previously inventoried and recommended to be NRHP eligible more than five years ago or were inventoried for purposes other than Section 106 compliance (a heritage preservation commission sponsored survey, for example), they were reassessed and were recorded on updated inventory forms.

Properties





were not recorded if they are currently listed in the NRHP or if they have been inventoried previously for the purposes of Section 106 and within the past five years (see Survey Results below).

## 2.5 PHASE II EVALUATIONS

As a result of the Phase I survey, 20 properties were identified for additional assessment, either Phase II evaluation for listing in the NRHP or updates to current conditions for properties previously determined eligible. The following seven properties were identified during the Phase I survey as having potential to be eligible for NRHP listing or were previously recommended for further research and evaluation.

- Foot, Schulze & Co, North 500 Robert Street (RA-SPC-3174) is a seven-story former manufacturing plant, built in 1916. The company was one of the predecessors to Red Wing Shoe Company, and the building is a good example of an early-twentieth-century, multi-story factory in downtown St. Paul. Furthermore, the building was designed by Kees & Colburn, and it utilized reinforced-concrete, flat-slab framing, a building system that had been patented only about 10 years earlier.
- City Warehouse, 100 East 10<sup>th</sup> Street (RA-SPC-5425) is a four-story warehouse building, also known as the Police Department Annex, and constructed in 1925, a few years prior to the former Public Safety Building across 10<sup>th</sup> Street. This property is associated with the theme of increased municipal services during the twentieth century, similar to the former Public Safety Building, which was eligible for listing in the NRHP prior to its demolition several years ago for the Penfield Apartments. Further research has revealed that the warehouse originally was built for Tri-State Telephone Company.
- Golden Rule Department Store, 85-95 7<sup>th</sup> Place (RA-SPC-3171) is a classically inspired, six-story commercial building constructed in stages between 1890 and 1914. Clarence Johnston, Sr. was responsible for most of the design work, including the classical façade. In addition to being the work of a master architect, from the 1890s until 1980, this building housed the Golden Rule (later Donaldson's), an important department store in downtown St. Paul. Although a NRHP nomination form was prepared for this building in 1982, the property was not listed, and a formal finding or determination of eligibility was not made.
- 103 East King Street (RA-SPC-4091) and East 106 King Street (RA-SPC-4092) are brick houses built in 1881 and 1885 by master mason Henry Lange. They have been previously identified in a number of sources but have not been evaluated for NRHP eligibility. The workmanship of the decorative brickwork is notable and includes sawtooth brick band courses and cornices and projecting window heads over arches. These properties appear to have significance for their design and as the works of a master.
- American Red Cross, 176 South Robert Street is a three-story concrete-paneled office building constructed in 1971 in the Brutalist style to the designs of Stanley Fishman Associates. Modernist architecture in St. Paul has not been studied as thoroughly as earlier styles, and this building merits additional study to compare it to other examples of this style. In addition, the building was constructed on property owned by the Saint Paul Port Authority and is associated with the urban renewal redevelopment of the West Side Flats during the 1960s and early 1970s.

- Chicago Great Western Railroad Corridor was constructed in 1886. The Chicago Great Western (CGW) lift bridge over the Mississippi River is eligible for listing in the NHRP, but the eligibility status of the railroad corridor through the APE is not known. The corridor served as the railroad’s main line and served the St. Paul Union Stockyards, a significant food processing operation during the late nineteenth and early twentieth centuries. Because the CGW connected the stockyards, which was a significant food processing operation, with St. Paul’s Lowertown, which was a significant terminal/transfer point, this association could meet Registration Requirement 2 of “Railroads in Minnesota, 1862-1956” multiple property documentation form (MPDF) (Schmidt et al. 2007).

In addition, Streamline recommended Phase II updates for the following 13 properties that were previously determined eligible for listing in the NRHP.

- Chicago Great Western Lift Bridge
- American National Bank Building (St. Paul Urban Renewal Historic District)
- Bridge 92616 (skyway) (St. Paul Urban Renewal Historic District)
- Chicago, Milwaukee and St. Paul Railroad Corridor
- The Isabel Apartments
- Kellogg Square Condominiums, Parking Ramp, and Townhouses (St. Paul Urban Renewal Historic District)
- Farwell, Ozmun, Kirk & Co.
- First National Bank (Individual and St. Paul Urban Renewal Historic District)
- First Bank Addition (St. Paul Urban Renewal Historic District)
- Federal Building and US Courthouse (Individual and St. Paul Urban Renewal Historic District)
- First Farmers and Merchants National Bank Building
- Minnesota Department of Economic Security (St. Paul Urban Renewal Historic District)
- The Buttery (St. Paul Urban Renewal Historic District)

Streamline conducted additional field documentation of the Phase II properties as well as additional historical research at the Minnesota Historical Society Library, Ramsey County Historical Society, St. Paul Central Library, and the University of Minnesota Libraries. Streamline then applied the NRHP criteria of significance to evaluate whether the properties are eligible for listing.

## 3.0 LITERATURE SEARCH RESULTS

### 3.1 PREVIOUS INVESTIGATIONS

Background research indicated numerous previous architectural history surveys overlapped with the current project APE, and numerous properties within the APE were listed in the NRHP or had a previous finding of eligibility. In addition, numerous properties have been previously inventoried but not evaluated for eligibility or are no longer extant.

From the early 1980s to the late 2000s, numerous previous studies have included portions of the current Project APE. These studies include Section 106-driven analyses, NRHP nomination forms, and local surveys and context studies. Previous studies within the APE include the following.

- “Countywide Historic Sites Survey of Dakota County.” In 1979, staff of MnHPO completed a survey of historic sites in Dakota County. No properties within the current project APE were identified as historic or potentially historic.
- “Historic Sites Survey of Saint Paul and Ramsey County.” During 1980-1983, the Saint Paul HPC and Ramsey County Historical Society sponsored a countywide historical survey that inventoried numerous properties in Saint Paul, including within the current Project APE. As part of the study, historic contexts were developed for each Saint Paul neighborhood, and properties were identified that were “Sites Already Designated,” “Sites Eligible for Designation,” and “Additional Sites of Major Significance.” In addition to those sites, many other properties were recorded on inventory forms. Within the current Project APE, 38 properties were inventoried, including eight properties that were listed or eligible for listing in the NRHP and five properties that are no longer extant (see Table 1) (Murphy and Granger 1983).
- “Historic Sites Assessment Report, Prepared for the I-35E Environmental Impact Statement.” In 1981, an assessment was completed regarding historic properties as part of the planning for I-35E and included multiple alternative alignments. The alignment along Shepard Road intersected the current Project APE and identified the Robert Street Bridge as eligible for listing in the NRHP (Williams/O’Brien Associates, Inc. 1981).
- “Kellogg Boulevard Streetscape Project, St. Paul.” In 1999, as part of the planning for streetscape improvements in downtown Saint Paul, Phase II evaluations were completed for Kellogg Boulevard and adjacent properties. No properties within the current Project APE were identified as eligible for listing in the NRHP (Schmidt and Zschomler 1999).
- “Phase I and II Cultural Resources Investigations of the Central Corridor.” Between 1994 and 2008, a series of cultural resources studies were completed along the various proposed alignments of the Central Corridor (Blue Line) Light Rail Transit. These studies resulted in eligibility findings for multiple properties within the current Project APE, including some as individually eligible and some as contributors to the proposed Saint Paul Urban Renewal Historic District (see Table 1) (BRW, Inc., et al. 1995; The 106 Group Ltd. 2004; Hess Roise and Company 2008).
- “Phase I and II Architectural History Survey for the Union Depot Multi-Modal Transit Hub Project, St. Paul.” In 2007, a historical survey was completed for the Union Depot transit hub. In addition to properties already listed, this study resulted in eligibility findings for several properties within the current Project APE (Stark and Mark 2007). In 2009, an additional Phase

II and eligibility finding were completed for the Chicago Milwaukee and St. Paul railroad corridor that crosses the current Project APE.

- “GSA Modern Era Buildings.” In 2013, Phase II evaluations were completed for a number of federal buildings administered by the U.S. General Services Administration, including the Warren Berger Federal Courthouse. As a result of this study, the courthouse, which is within the current Project APE, was found to be eligible for listing in the NRHP (McGuire, Iglecki & Associates, Inc. 2013).

A small group of brick houses built by mason Henry Lange on King Street E. (87-106) is noted in Gebhard (1977: 97), the Ramsey County survey report (Murphy and Granger 1983: 27), and Millet (2007: 411), who judged these houses to be “exceptional by virtue of their dazzling brickwork... Only a master mason, which Lange was, could have created work of this quality.”

Zellie and Peterson note the commercial buildings at Robert, Congress and Concord Streets (Zellie and Peterson 2001: 7). Although the Paul Martin Block (ca. 1885) is no longer extant, several other historic period buildings remain, including the building at 450 Robert Street S., which is noted in the Ramsey County survey report as an “important turn of the century [commercial] building” (Murphy and Granger 1983: 28).

The results of the previous historical surveys and evaluations are summarized in Table 1 and Figure 3.

**Table 1. Previously Listed, Eligible, and Inventoried Properties**

Address	Name	Inventory Number	NRHP Status
Robert Street over Mississippi River	Bridge 9036 Robert Street Bridge	RA-SPC-3177	Listed
336-350 Robert Street N	Pioneer and Endicott Buildings	RA-SPC-3169, RA-SPC-3176	Listed; locally designated
360 Robert Street N	Manhattan Building	RA-SPC-3170	Listed
Robert Street and Kellogg Boulevard	Chicago Great Western Lift Bridge	RA-SPC-4516	Eligibility Finding
101 5th Street E	American National Bank Building (St. Paul Urban Renewal Historic District)	RA-SPC-8103	Eligibility Finding
Over Robert Street between 4 <sup>th</sup> and 5 <sup>th</sup> Streets	Bridge 92616 (skyway) (St. Paul Urban Renewal Historic District)	RA-SPC-8214	Eligibility Finding
Mississippi Riverfront	Chicago, Milwaukee and St. Paul Railroad Corridor	RA-SPC-6908	Eligibility Finding
109-119 Isabel Street E	The Isabel Apartments	RA-SPC-1948	Eligibility Finding
111 Kellogg Blvd	Kellogg Square Condominiums, Parking Ramp and Townhouses (St. Paul Urban Renewal Historic District)	RA-SPC-8092, RA-SPC-8093, RA-SPC-8094	Eligibility Finding
150-160 Kellogg Blvd	Farwell, Ozmun, Kirk & Co.	RA-SPC-4517	Eligibility Finding

332 Minnesota Street	First National Bank (Individual and St. Paul Urban Renewal Historic District)	RA-SPC-4645	Eligibility Finding
332 Minnesota Street	First Bank Addition (St. Paul Urban Renewal Historic District)	RA-SPC-8104	Eligibility Finding
316 Robert Street N	Federal Building and US Courthouse (Individual and St. Paul Urban Renewal Historic District)	RA-SPC-3166	Eligibility Finding
339 Robert Street N	First Farmers and Merchants National Bank Building	RA-SPC-3168	Eligibility Finding
390 Robert Street N	Minnesota Department of Economic Security (St. Paul Urban Renewal Historic District)	RA-SPC-8105, RA-SPC-6902	Eligibility Finding
395 Robert Street N	The Buttery (St. Paul Urban Renewal Historic District)	RA-SPC-8107	Eligibility Finding
	Saint Paul Urban Renewal Historic District		Eligibility Finding
Bridge 90381, George Street over Robert Street	Bridge	RA-SPC-7106	Not Eligible
Bridge 91248, Pedestrian Bridge over Robert Street at Delos Street	Bridge	RA-SPC-9054	Not Eligible
East Kellogg Boulevard	Kellogg Mall	No Number	Not Eligible
100 10th Street E	City Warehouse	RA-SPC-5425	Not Evaluated
103 King Street E	House	RA-SPC-4091	Not Evaluated
106 King Street E	House	RA-SPC-4092	Not Evaluated
453-499 Robert Street N (85-95 7 <sup>th</sup> Place	Golden Rule Department Store	RA-SPC-3171	Not Evaluated
472-476 Robert Street N	Commercial building	RA-SPC-3172	Not Evaluated
480-484 Robert Street N	Hotel/stores	RA-SPC-3174	Not Evaluated
500 Robert Street N	Foot, Schultze and Co.	RA-SPC-3174	Not Evaluated
344 Robert Street S	Peter's Meat Plant	RA-SPC-3183	Not Evaluated
389 Robert Street S	Church of St. Michael Tower	RA-SPC-3184	Not Evaluated
429 Robert Street S	Commercial building	RA-SPC-3185	Not Evaluated
450 Robert Street S	Schulz Building	RA-SPC-3186	Not Evaluated
478 Robert Street S	Security State Bank	RA-SPC-3189	Not Evaluated
556 Robert Street S	House	RA-SPC-3190	Not Evaluated
458-460 Robert Street S	Commercial building	RA-SPC-3187	Not Evaluated
464-466 Robert Street S	Commercial building	RA-SPC-3188	Not Evaluated
566 Robert Street S	House	RA-SPC-3191	Not Evaluated
576-578 Robert Street S	Double house	RA-SPC-3192	Not Evaluated
586 Robert Street S	House	RA-SPC-3193	Not Evaluated
673 Robert Street S	House	RA-SPC-3194	Not Evaluated
678 Robert Street S	Salem's German Evangelical Lutheran Church	RA-SPC-3195	Not Evaluated
98 Stevens Street E	Beil House	RA-SPC-3529	Not Evaluated
101 10th Street E	Public Safety Building	RA-SPC-5426	Façade Only Extant
109-111 Page Street E	Double House	RA-SPC-4840	Non-Extant
501 Robert Street N	Commercial building	RA-SPC-3175	Non-Extant
63 Robert Street S	American Manufacturing Co.	RA-SPC-3178	Non-Extant

149 Robert Street S	Illinois Glass Co.	RA-SPC-3179	Non-Extant
151-157 Robert Street S	Chemical Company Office	RA-SPC-3180	Non-Extant
241 Robert Street S	DeCoster and Clark Co.	RA-SPC-3181	Non-Extant
243 Robert Street S	Warehouse	RA-SPC-3182	Non-Extant

## 3.2 HISTORIC CONTEXTS

### 3.2.1 Downtown Saint Paul

Zellie and Peterson (2001) developed a historic context for Downtown St. Paul that is divided into five eras: 1849-1880, 1880-1900, 1900-1920, 1920-1950, and 1950-1975. Because the 2001 study, as well as others (e.g. Berg and Pearson 2008; Mead & Hunt 2011; Murphy and Granger 1983; Stark et al. 2003; Stark and Mark 2007), have established historic contexts for Downtown, they are only briefly summarized here.

Euro-American settlement in St. Paul began during the late 1830s, and during the 1840s, commercial nodes developed around two steamboat landings: the lower landing (Lowertown) and the upper landing (Irvine Park). Although the upper landing area later became a residential district, the lower landing developed into the primary steamboat landing and warehouse district. Along the blufftop between the landings, Third Street (Kellogg Boulevard) was the focus of commercial development. St. Paul was the head of commercial navigation on the Mississippi River, and as land west of the river opened up to settlement, the town became a major terminal for passengers and freight. During the 1850s, St. Paul incorporated as a city, became the capital of the new state of Minnesota, and grew to a population of 10,000.

During the 1860s and 1870s, railroads connected St. Paul with Chicago to the east, the new city of Duluth to the north, and Minneapolis and agricultural lands to the west. During these decades, the lower landing transitioned from steamboat landing to a railroad-oriented warehouse district and wholesale and jobbing center. Third Street remained the main commercial strip, and two- and three-story brick commercial buildings replaced the earlier wood construction.

Downtown St. Paul transformed during the 1880s and 1890s from a frontier capital to a wholesale center for a hinterland stretching west to Montana. With connections to 10 railroads (three of them headquartered in the city), St. Paul had become a railroad town, and rail lines instead of steamboats dominated the riverfront. With the economic opportunities came great population growth, and the city expanded from approximately 40,000 residents in 1880 to 140,000 in 1895. Commercial, retail, and banking activity also grew during this period, and Downtown's commercial district expanded from the Third Street core to the north-south running streets, including Jackson, Minnesota, and Robert Streets. With advances in steel framing and passenger elevators, the new commercial buildings grew in height, including the seven-story Ryan Hotel (1885, razed) at Sixth and Robert Streets, the 10-story Globe Building (1887, razed) at Fourth and Cedar Streets, and the 12-story Pioneer Press Building (1889) at 336 Robert Street. In addition, construction of the Manhattan Building (1889) and Endicott Building (1890) transformed the block on Robert Street between Fourth and Fifth Streets. In addition to the taller buildings, smaller-scale buildings of three to four stories continued to be built during this period.

The years 1900-1920, were generally prosperous for St. Paul. The city continued growing in population, which by 1920 reached approximately 234,000. Downtown St. Paul continued the

transformation begun during the previous decades and took on the land-use patterns that characterized its twentieth century appearance. Lowertown was engulfed by warehouse and manufacturing buildings, the commercial center continued to shift north and west from Third Street, and the Federal Courthouse and State Capital provided large civic spaces with noteworthy designs. During this period, new office buildings were constructed and continued to grow larger. Although much of this new construction was in the western part of Downtown, a significant example on Robert Street was the 15-story Merchants National Bank Building, built in 1915. The first two decades of the twentieth century were the peak of retailing in Downtown, and stores, banks, and entertainment were concentrated within the area of Fourth, St. Peter, Seventh, and Robert Streets. The Golden Rule (1891-1915) and the Emporium (1911, 1915) illustrate the ascendancy of Downtown department stores in retailing. In addition, the area around Seventh and Wabasha Streets developed as an entertainment district with the construction of several new theaters.

The period of 1920 through World War II brought notable changes, including a shift from railroad to automotive transportation, the onset of the Depression of the 1930s, and World War II. Built for a railroad-based economy, Downtown St. Paul slowed its pace of new construction. The Lowertown warehouse district was mainly built out by this time, and manufacturing and warehousing began moving to spacious new buildings in the Midway district. New construction in Downtown St. Paul focused on office/government buildings and generally shifted westward. Two masterpiece Art Deco skyscrapers were completed during this period: the St. Paul City Hall/Ramsey County Courthouse (1932) and the First National Bank Building (1931). Major public projects were completed, including the reconstruction of Third Street as Kellogg Boulevard during the late 1920s and early 1930s and the new Post Office (1934). In addition, public safety functions were housed in the Police Department offices and the Public Safety Building, both completed circa 1930 at Tenth and Robert Streets. The Robert Street bridge (1926) connected Downtown with the West Side and “made Robert Street, which had been widened in 1913, into an enhanced traffic way” (Zellie and Peterson 2001: 23).

Downtown St. Paul during the postwar years can be summed up in one word: redevelopment. Redevelopment of Downtown began with planning efforts during the late 1940s, continued with sporadic construction projects during the 1950s, and evolved into full-scale urban renewal during the 1960s and early 1970s. By the late 1940s, nearly 20 years of deferred maintenance left many buildings in Downtown St. Paul with the appearance of being “blighted” and obsolete. In addition, with the increasing popularity of suburban living, city leaders grew wary as office employers, retailers, and manufacturers alike were attracted by the promise of abundant land in suburban locales. Although the population of St. Paul reached its twentieth-century peak in about 1960 at 313,000, much of that growth was on the outskirts of the city in neighborhoods such as Highland Park and Battle Creek.

Leaders began planning for postwar development in Downtown St. Paul by forming committees to promote business development and to clear out and build a Capital approach. In addition, business leaders hired planner Raymond Loewy, who devised a Downtown redevelopment plan that emphasized efficiency, modernization, and rebuilding or giving facelifts to nineteenth and early twentieth century buildings. Redevelopment, however, came slowly during the 1950s. In 1955, Minnesota Mutual Insurance Company built a new headquarters at 345 Cedar Street, and

during 1958-1961, St. Paul Fire and Marine Insurance Company (St. Paul Companies) rebuilt its headquarters at Fifth and Washington Streets. In an effort to shore up retailing, in 1958 business leaders lured Dayton's to open one of its department stores Downtown and, two year later, to build a new building on the block bounded by Sixth, Seventh, Wabasha, and Cedar Streets.

In the 1960s, the Metropolitan Improvement Committee (MIC), a joint collaborative of St. Paul city government and the Chamber of Commerce, created a Downtown renewal plan known as Capital Centre. With a substantial federal urban renewal grant, between 1965 and 1970, the MIC oversaw demolition of nearly all historic-period buildings. Notably, the Pioneer-Endicott Building and First Farmers and Merchants Bank Building remained extant. The older buildings were replaced with high-rise office buildings and, in the case of Kellogg Square, residential. During the 1970s and beyond, Downtown St. Paul completed the transition from its earlier warehousing, manufacturing, and retailing base to a primarily white-collar office economy (both public and private).

### **3.2.2 West Side**

St. Paul's West Side neighborhood is separated from the rest of the city by the Mississippi River. When Euro-American settlement began in 1851, the area was part of Dakota County and was initially incorporated in 1858 as West St. Paul. Early settlers in this area typically were immigrants, in particular French Canadians, Germans, Irish, and later, Jews and Mexicans. Due to the river-bluff topography, the West Side developed in two distinct areas: the Lower West Side on the river flats and the Upper West Side atop the bluffs and extending south. The flats developed as an industrial and working-class neighborhood, whereas middle- and upper-class residents typically lived on the higher ground.

West St. Paul lost its charter in 1862, and the West Side grew slowly until St. Paul annexed the area in 1874. Two additional bridges were constructed during the 1880s, further spurring development on the West Side: the original Robert Street bridge in 1884-1885 (replaced by the current bridge in 1926) and the Smith Avenue High Bridge in 1889. Shortly after the first Robert Street Bridge opened, a horse-drawn streetcar line extended across the river, connecting the West Side with Downtown. By the early 1890s, this line was electrified, and by the early 1900s, the Robert Street line was part of a network of streetcar lines on the West Side.

By the 1870s, the Bruggeman and Yoerg breweries were among the earliest industries on the West Side, using the caves in the bluffs to cool the beer. In 1884, the Minnesota and Northwestern Railroad (later Chicago Great Western) built its main line through the West Side, and in 1885, the railroad established an engine house between Robert and Starkey Streets and a freight house to the north. During the late nineteenth and early twentieth centuries, other industries clustered on the river flats, including foundries, quarries, and manufacturing plants. For example, from the 1890s to the 1980s, American Hoist and Derrick operated a massive manufacturing plant on the riverfront in the vicinity of Robert Street.

Starting in the 1880s, spurred by the increased connections to Downtown St. Paul and the industrial jobs on the West Side flats, the population of the West Side grew rapidly. Business owners and other wealthy residents built large architect-designed houses on the blufftop, taking advantage of the expansive views of Downtown. Extending south from the bluffs, eventually to the city limits



and beyond, more modest pattern-book houses were built for middle- and working-class residents. Streetcar lines extended through the growing West Side neighborhood along not only Robert Street, but Wabasha, Stryker and Smith Avenues, and Concord Street. Neighborhood commercial nodes developed along the streetcar lines to provide goods and services for residents, often utilizing the two-story store-and-flats building form. Robert Street, with the bridge connection to Downtown and the first streetcar line in the neighborhood, developed as the primary commercial artery on the West Side.

An additional residential area on the West Side developed on the river flats. Initially, residents avoided the flats due to periodic flooding, but in the 1880s, a group of destitute Irish immigrants from the failed Connemara Colony in Big Stone County settled on the West Side flats. In the 1890s, a group of 200 Jewish refugees from Russia, Lithuania, and Poland settled on the flats and formed a community that remained tight-knit into the 1920s. Although some of the children of the Jewish immigrants remained in the neighborhood, from the 1920s to the 1950s, Mexican immigrants found affordable housing on the flats as many of the Jewish residents moved to other parts of St. Paul, such as Highland Park. Although urban renewal in the early 1960s removed all the housing on the flats, many of the Mexican residents remained on the West Side, moving to the Upper West Side.

From the late-nineteenth century through the mid-twentieth century, immigrants played a key role in the development of the West Side. Irish immigrants were living on the West Side by the 1860s and in 1868, established St. Michael's Church (Regan 1981: 140). Germans were the largest single ethnic group on the West Side, and by the 1880s, they comprised about one-third of the population. They generally lived on Upper West Side, and included the prominent brewing families Bruggeman and Yoerg. In 1873, the German residents had established Emmanuel Evangelical Lutheran Church and, in 1886, St. Matthew's Catholic Church. An important West Side institution, Neighborhood House, was founded in 1895 by the Hebrew Ladies Benevolent Society to offer classes to recent immigrants. Evolving into an industrial school by the early twentieth century, the organization, known as Neighborhood House, reorganized into a non-sectarian West Side community center. In 1923, Neighborhood House moved up the hill to its current location at 179 Robie Street E. (now part of the Wellstone Center) (Holmquist 1981: 11, also see 96; Rosenblum 2002: 59-62).

The Mexican community began to form on the West Side during the 1910s, as migrant workers found winter housing along State Street on the flats. At that time, many Mexicans worked in the sugar beet fields during the summer and fall, and during the winter months, they began coming to St. Paul, where there were more housing options. Although St. Paul's winter population of Mexicans was only 70 in 1920, that number grew to 350 in 1925 and then to 630 by 1930, representing 17 percent of the statewide total (Diebold 1981: 92). As companies, such as Minnesota Sugar Company, stopped guaranteeing transportation and wages during the 1930s, more Mexicans remained in Minnesota year-round rather than returning to Texas or the Southwest. In St. Paul by 1938, the West Side Mexican colony or barrio had grown by nearly 400 people to approximately 1,000. Our Lady of Guadalupe Catholic Church was established in 1931, and would become a focal point for the Mexican-American community on the West Side (Diebold 1981: 96).

During the 1950s and 1960s, the West Side flats area was transformed through urban renewal. After heavy flooding in 1952 and with many residents moving out of the flats, in 1956 the City and the St. Paul Port Authority determined that the entire 320-acre area should be cleared for a new levee, the Southport Barge Terminal, and an industrial park. The buildings, sidewalks, and streets were demolished during the early 1960s, and by 1964 new construction had begun on the barge terminal. Light industrial and office buildings filled in during the late 1960s and 1970s.

While Jewish residents of the West Side flats generally moved to Highland Park, the Mexican residents moved up the bluff and began transforming Concord Street (Cesar Chavez Street), particularly around the intersection with State Street, into “District del Sol” commercial area. This district, along with Our Lady of Guadalupe Church and Neighborhood House, were community anchors for recent immigrants as well as second and third generation Mexican-Americans on the Upper West Side.

Generally, South Robert Street on the Upper West Side remained stable during the 1950s to 1970s. Updates to older buildings were common, along with occasional new infill construction. An example of this infill construction is the Cerenity Senior Care Center, designed by Ralph Rapson in 1962 with major additions in 1975, 1980, and later, and built on a former quarry site. In 1968, the area west of Robert Street between Wood and Delos Streets was redeveloped as Torre de San Miguel Homes, replacing St. Matthew’s Church and numerous houses and flats. This complex was expanded in the 1980s and rehabbed in the 1990s.

## 4.0 PHASE I RESULTS

### 4.1 SUMMARY

Andrew Schmidt served as Principal Investigator and Mark Johnston was project Architectural Historian. Phase I fieldwork was conducted on October 11-13, 2017. During the survey, all buildings, structures, and objects within the APE that are 45 years in age or older were recorded. Three properties currently are listed in the NRHP and, therefore, were not inventoried during the Phase I. All other properties were surveyed (or re-surveyed), including of 132 properties (Table 2). The majority of properties surveyed are residential, primarily single-family houses and including duplexes, apartment buildings, condominiums, and an assisted living complex. In addition, the survey included commercial/office buildings, plus a municipal building, a social services building, a church, and bridges. Recorded buildings and structures range in time-period from the 1880s to 1974.

**Table 2. Architectural History Results Summary**

Number of Properties in Phase I Survey	132
Number of Phase II Properties (Including Updates)	23
Number of Properties Currently listed in the NRHP	3
Number of Properties Recommended Eligible for Listing	21

There are two distinct portions of the APE: Downtown and the West Side. Downtown is dominated by high-rise commercial buildings, with mid- and low-rise buildings on the north end of the APE. The only residential property within this area is the previously eligible Kellogg Square. Most of the properties within the Downtown area have been inventoried previously, and many of them are considered to be contributing to the proposed Urban Renewal Historic District.

The West Side portion of the APE is primarily single-family residential. These properties are typically modest pattern book houses and generally have been altered with replacement siding and window sash, enclosed porches, and additions. Commercial nodes are located at the intersections of South Robert Street and Congress and State Streets. Additional commercial buildings are intermixed with the residential properties along South Robert Street. The north end of South Robert Street near the Mississippi River, formerly known as the West Side Flats, has been extensively redeveloped beginning in the 1960s and continuing to the present.

Appendices B and C summarize the results of the architecture-history survey. The sections that follow provide detailed results of the Phase I survey.

### 4.2 PHASE I RESULTS

The following Phase I results are divided between Downtown St. Paul and the West Side. Within each of those groupings, the properties are organized alphabetically by street name and then numerically by address.

## 4.2.1 Downtown

### 130 East 7<sup>th</sup> Street (RA-SPC-8950)



This property is a four-story commercial building with a flat roof and is located on the southeast corner of Robert Street North and 7<sup>th</sup> Street East. The building has simple, rectangular massing, and it is 10 bays wide on its north elevation and eight bays wide on its west elevation. The first-story walls are covered by stucco panels, and the upper stories are clad in brick set in a running bond. The west elevation has a centrally-located, inset entry flanked by storefront windows with replacement, aluminum sashes. Upper-story windows openings have stone sills and replacement aluminum sashes. Two projecting brick bands and a heavy stone band run between the third and fourth stories and there are inset brick panels above the fourth story. The north elevation has an inset entry located on the east bay and a series of storefront windows with replacement aluminum sashes. The upper stories are similar to the west elevation.

This building was built in 1904. No building permits are available for this address. The building's original address was 452 North Robert Street and first appears in the 1906 city directory as The Hotel Edwards. The Hotel Edwards was owned by J. Edwards Lofgren until 1910. Lofgren also resided in the hotel and Patrick Filben ran a saloon here from 1906 until his death in 1914. The hotel was owned by Patrick E. Brady in 1910, and the name was changed to The Edwards Hotel. By 1917, the building is listed as the Buchta Hotel, likely owned by Joseph Buchta, who had also owned the Hook-Em-Cow Hotel at 157 North Concord Street in St Paul. In 1918, businesses operating out of the hotel include Emmett Roe's Barber shop and William and Thomas Filben's saloon. In 1920, the name changed again to the Fairmount Hotel, run by Herman Johnson, and Guy Springer and James McGuire operated the coffee wholesaler Springer and McGuire. In the late 1920s, attorney Raymond A. Gander and Schwartz Brothers Cleaners operated from the building. Furniture retailer Imperial Furniture occupied the building beginning in 1931, and another furniture retailer Edward Hoffman Co. was located here starting in 1935. Edward Hoffman Co. remained at this address through the mid-1950s (R. L. Polk and Co. Publishers).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

### 133 East 7<sup>th</sup> Street (RA-SPC-8951)



This property is a three-story commercial building located on the corner of Robert Street North and Seventh Street East. The building has simple, rectangular massing with seven bays on its south elevation and six bays on its west elevation. The foundation is not visible, and the building has a flat roof. Walls on the south and west elevations are clad with stone panels on the first and second stories and bricks set in a running bond on the third story. A projecting stone cornice tops the stone panel walls, dividing the second and third stories, and another projecting stone cornice runs beneath a low parapet on the west and south elevations. The north elevation is clad in painted brick set in American bond. First-story storefront windows on the west and south elevations have decorative metal surrounds with replacement windows sashes. Fenestration on the second and third stories is regular. The second-story window bays have four-rank window units, and the third story window bays have three, single window units. Windows throughout have replacement glass and aluminum sashes. There is a former entry on the west bay of the south elevation that has been covered with plywood and a recessed entry on the east bay. The west elevation has a recessed entry on its north bay.

This building was built in 1917. No building permits were available for this address. The building's original address was 464 North Robert Street and appears in the city directory in 1920 as being occupied by the Broderick Company. The Broderick Company was a printing company that offered specialty advertising, lithography, and printing services. Retailer Pan-American Wallpaper and Paint Co. was located here between 1925 and 1930 when Graybar Electric Co., a wholesaler of electrical equipment, occupied the building. Graybar remained here until 1952. In 1929 Michaud Brothers groceries also occupied a portion of the building during the 1930s (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 109 East 9<sup>th</sup> Street (RA-SPC-8952)



This property is a two-story commercial building with a flat roof. The building has a two-story main mass at the west with a one-story wing at the east. On the main section of the building, the first story of the south elevation is clad in brown brick set in running bond, and the second story is clad with concrete panels. The west and north elevations are concrete block. Windows are multi-light with an irregular glazing pattern and aluminum sashes. At the southeast corner, a two-story entrance bay has a flat canopy over glass double doors and full-height windows with aluminum sashes. The one-story wing is clad in brown brick set in running bond. The wing has multi-light windows with aluminum sashes on the north and south elevations, and no windows on the east elevation. A playground surrounded by a concrete block wall is located immediately north of the wing. The building is surrounded by parking lots.

Building permits were not available for the current building which is owned by the Union Gospel Mission. The original building permits for this address were issued in 1969 for a Goodyear filling and service station to be built by Kraus Anderson and owned by Jack and Lillian Kieller. City directories show this address was not verified in 1999 and the Union Gospel Mission appears in 2001. The Union Gospel Mission is a religious organization founded in 1902 that provides shelter, food, and healthcare for poor and vulnerable children and adults (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**472-476 North Robert Street (RA-SPC-3172)**



This property is a two-story, brick commercial building with a flat roof. The building has simple, square massing and is six bays wide. The west elevation is clad in variegated face brick set in a running bond with a projecting, brick band between the first and second stories. The south elevation is clad in painted, common brick set in running bond. The west elevation's first story consists of two storefronts. The northern storefront has an inset entry which is flanked by two display windows with replacement, anodized aluminum sashes and infilled transoms. The southern storefront has replacement display windows with anodized aluminum sashes and infilled transoms. The second story has four, slightly inset window bays with tripartite, anodized aluminum sashes and stone sills. There is a projecting brick cornice and a stepped parapet with metallic coping.

This commercial building was built by general contractor Henry C. Struchen in 1916 for agent Newton R. Frost. Frost was president of a real estate company which specialized in developing, selling, and leasing commercial real estate. The Market Grocery, owned by John Rosenfield and Heine Krinsky, Western Hat and Frame Co., owned by Harry Orinstein, and Samuel J. Rale's Rale Electrical Supply Co. were early tenants. A 1921 building permit identifies the building owner as Elvgren Paint Supply Co. Inc., a wholesaler and retailer of paints, varnishes, and painting supplies. Subsequent building and electrical permits issued between 1934 and 1941 identify the building owner as Davis and Lagerman, a real estate, management and investment company (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 480-484 North Robert Street (RA-SPC-3173)



This property is a three-story, brick hotel building with a flat roof and parapet. The building is mildly classical in style with simple, rectangular massing and is eight bays in width. The west and north elevations are clad in red brick set in a running bond and the south elevation is clad in common brick set in a running bond. There is a belt course beneath the second story windows that consists of a single-row of soldier bricks topped by a projecting row of rowlock bricks. Geometric brickwork with colored tiles separates the second and third stories and the third story from the cornice. The west elevation consists of two storefronts. The south storefront has a recessed entry flanked by storefront windows that are partially infilled with vertical wood siding. The north storefront has an angled entry set on the northwest corner and flanked by storefront windows. Fenestration is regular on the second and third stories with a mixture of single and paired, one-over-one wood sashes. There is a projecting cornice with dentils and a stepped parapet topped with metal coping. The north elevation has display windows in the west bay and a secondary storefront with a recessed entry and infilled storefront windows in the east bay. The second and third stories are similar to the west elevation.

General contractor Nels P. Fransen & Co. began construction of this three-story commercial building in 1916 for Henry D. Defiel, the president of Defiel Realty Co. Defiel Realty Co. was a real estate agency and land developer with offices located at 6 West 4<sup>th</sup> Street in St. Paul. Tenants in 1916 included shoemaker Jacob Friedman and tailor Joseph Herscovitch at 480 South Robert Street and saloon owner Clemens Debold at 484 South Robert Street. By 1918, 480 South Robert Street was occupied by shoemaker Henry Broner and tailor Simon Plepler, 482 South Robert Street by long-time tenant Orloff Leather Company, and 484 South Robert Street by saloon owner David Fink. Subsequent building permits show that ownership changed over the following decades. Barbers Alf C. Moen and Clarence Wolf owned the building in 1922 and Defiel had regained ownership by 1926. By the mid-1930s, the building was owned by David D. Fink, who operated a saloon and restaurant at 484 South Robert Street. By the 1940s, barber Alf C. Moen continued as a tenant at 480 South Robert Street and Frank J. Einck occupied 484 South Robert Street, where he ran a billiards hall (St. Paul Building Permits; R. L. Polk and Co. Publishers).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**520 North Robert Street (RA-SPC-8961)**



This property is a one-story commercial building with a flat roof with a low parapet on all sides. The building has linear, rectangular massing and is six bays in width. The foundation is not visible. The west elevation is clad in light-brown brick with a row of marble panels set below the storefront window openings. The south elevation is clad in light-brown brick set in American bond, and the north elevation is concrete block. Window openings on the west elevation are generally infilled with vertical wood siding and small, replacement sliding-sash windows. Fenestration on the south elevation is regular with a row of square windows with metallic sashes. Fenestration on the north elevation mirrors the south elevation but the window openings have been infilled with vertical wood siding. A bay on the northwest corner is clad in stucco with a projecting parapet. There is parking lot to the north of the building.

This commercial building was built in 1955 for the National Cash Register Co., which sold and serviced cash registers, accounting machines, and adding machines. In 1971 the building was occupied by Alano, a non-profit service organization devoted to recovery from substance abuse. Alano still occupies in the building in 2018 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**530 North Robert Street: Minnesota Center for Independent Living (RA-SPC-8962)**



This property is a one-story, remodeled commercial building with rectangular massing and a flat roof. The building is six bays in width and faces Robert Street North between 11<sup>th</sup> Street East and 10<sup>th</sup> Street East. The foundation is not visible. The building has a western section with a parapet and an eastern section with no parapet. The west elevation is clad with concrete panels and a concrete water table. The north elevation has a concrete block wall, and the south elevation is clad with synthetic siding. The west elevation has five storefront windows with fixed, aluminum sashes that are separated by pilasters clad with synthetic siding. There is an entry bay clad in synthetic siding with a recessed entry on the northwest corner. The parapet walls are covered with metallic coping.

This office and warehouse building was designed by architectural firm Thorshov and Cerny and built in 1955 by the property owner and developer Henry Shandling and Sons, Corp. A branch office for Addressograph - Multigraph Corp. occupied this building between 1956 and 1967. After 1968 the building was used for office space for the Ned Bailie Real Estate and Fuel Co., Kupper Inc., Life Associated, Inc., and T. C. Field and Co. insurance agency (St. Paul Building Permits; R. L. Polk and Co. Publishers). Although this building was designed by the noted architectural firm Thorshov and Cerny, it has been extensively altered and has poor historic integrity. Furthermore, this property is not associated with historically significant events, trends or persons. For these reasons, this property is recommended not eligible for listing in the NRHP.

**542 North Robert Street (RA-SPC-8963)**



This property is a single-story service station with a flat roof. The building has simple, rectangular massing and is six bays in width. The foundation is not visible, and the walls are clad in painted brick set in running bond. The west elevation has a primary entrance on its north end with double doors and a transom. A single, storefront window with metal sashes is located to the north of the entrance. There are four overhead garage doors to the south. The building has a low parapet, and the west and north elevations have a mansard style roof with synthetic shingles and slightly projecting, low-pitched gables.

This filling station was built in 1964 for the Standard Oil Company by contractor and developer Kraus-Anderson. An additional building permit issued in 1981 to rebuild fueling islands identifies the owner as Amoco Co., the new name for Standard Oil Co. after its reorganization in 1981. St. Paul city directories identify the business as Mike's Downtown Standard Oil Co. from 1965 into the mid-1990s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 4.2.2 West Side

### 107 East Annapolis Street (RA-SPC-8953)



This property is a one-and-a-half story, wood-framed house with a front-gabled roof. The house has simple, rectangular massing and is set on a rusticated, concrete-block foundation. The walls are clad with asbestos shingles and the windows have synthetic, one-over-one, replacement sashes throughout. The south elevation has a fixed-sash picture window flanked by double-hung, one-over-one windows, and there is a synthetic replacement door. The porch has been removed from the south elevation, and the wall has been patched with wood paneling. The gable ends have wood crown moldings on the fascia and gable returns. There is a gable-roofed wall dormer on the east elevation. The roof is covered with asphalt shingles.

This house was built in 1912 by contractor Anton Stenlund for the Lapham Renting Agency for an estimated cost of \$1,400. Lapham Renting Agency was located in the now-demolished Bremer Arcade Building and owned and managed by Frank W. Lapham of St. Paul. Early residents included boarders Edward Dressling, a clerk for the Northern Pacific Railway, molder Joseph Dressling, and Arthur S. Dick. The City of St. Paul issued a building permit to owner C. Ketcham in 1921 and a permit for electrical work to owner Louis Ettory in November of 1936 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 100 East Belvidere Street (RA-SPC-8954)



This property is a one-story apartment building with a raised basement and a flat roof with narrowly projecting eaves. The building has simple, rectangular massing and is set on a concrete block foundation. The walls are clad in textured stucco with synthetic fascia and soffit. The windows have synthetic, one-over-one replacement sashes throughout. The east and west elevations have two doors with wood stairs to the upper-level apartments. The upper-level entrances are covered by projecting, flat-roofed canopies. The north and south elevations have two doors to the lower-level apartments with wing walls made of cream colored brick set in running bond. The lower-level entrances are located under flat-roofed canopies supported by square, metallic posts.

This apartment building was built in 1958 by general contractor and building owner William F. Kopp Construction Company. Kopp Construction Co. was owned by brothers Eugene and Charles Kopp who developed land parcels in St. Paul and West St. Paul and built numerous apartment buildings. This building was designed by Florence Glindmeier. According to Lathrop, Ms. Glindmeier was born in 1896 in St. Paul and graduated from the College of St. Catherine and the St. Paul School of Art. She worked as a draftsman for many years, as well as an editor and art teacher, and later in life, she worked in the State Architect's Office. No buildings have been previously attributed to her (Lathrop 2010: 82-83; St. Paul Building Permits; R. L. Polk and Co. Publishers).

As a female designer working during the early- to mid-twentieth century, Glindmeier was a rarity. However, the significance of her whole portfolio of work could not be evaluated due to a lack of information. Nevertheless, the property at 100 East Belvidere Street is a modest, small-scale apartment building that lacks any architectural distinction and, as such, would not convey any potential significance Glindmeier may have had. Furthermore, this property is not associated with historically significant events, trends, or persons. For these reasons, this property is recommended not eligible for listing in the NRHP.

**99 East George Street (RA-SPC-8955)**



This property is a Tudor Style, one-and-a-half story, wood-framed house with asymmetrical massing and a front gable roof. The foundation is not visible. The first story is clad with random coursed, ashlar stone veneer, and the second story is clad with stucco and decorative half-timbers. Fenestration includes six-over-one wood sashes with brick sills in double and triple sets on the first story and six-over-one wood sashes in single and double sets on the second story. The south elevation has a gable-roofed vestibule with an arched, wood door and a shed-roofed canopy clad in wood shakes over a triple window set. The west elevation has a hip-roofed wing and a shed-roofed dormer. The east elevation has a shed-roofed dormer and a single-story, projecting wing under an extension of the main roofline with a second-story, flat-roofed addition clad in wood shakes. The roof is covered with asphalt shingles. A two-car garage with a gabled roof is located to the west of the house.

This house was built in 1928 for stonemason Charles Bielenberg by B. A. Anderson and Co. for an estimated cost of \$1,100. Bielenberg lived here with his wife Helene until at least 1946, when the city issued a building permit to the Bielenbergs to reroof the house (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 100 East George Street (RA-SPC-8956)



This property is a two-story, wood-framed house with a front-gabled roof. The house has simple, rectangular massing and a stone foundation. The walls are clad in synthetic siding with synthetic fascia and soffit and the windows generally have replacement, one-over-one, synthetic sashes. On the north elevation, a projecting, gabled roof covers a full-width porch with a stone knee wall and square, stone columns on the first story and a second-story, enclosed balcony with synthetic, sliding-sash windows. Within the porch, a fixed-sash picture window has a covered transom and flanking, one-over-one sash windows. A double window with diamond-patterned sashes is located in the projecting gable. The east elevation has a two-story, canted bay window. The roof has close-gabled wall dormers on the east and west elevations and is covered with asphalt shingles.

This house was built in 1910 by building owner William Steinmetz for an estimated cost of \$3,500. Steinmetz was a stone mason and lived here with his wife Theresa. Other early residents include widow Mary B. Geering and her children Henry, Herman, Minnie, Pauline, and Wilhelm and bookkeeper Robert Winkels and his wife Caroline, a milliner (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**107 East George Street (RA-SPC-8957)**



This property is a one-story, wood-framed house with a hipped roof. The building has simple, rectangular massing with its primary entrance oriented toward Robert Street. The building is set on a concrete-block foundation. The walls are clad with stucco, and the fascia and soffit are synthetic. Windows are a combination of single and double units with one-over-one, wood sashes. There is a slightly projecting bay on the west elevation under a wide eave. The roof is covered with asphalt shingles.

This house was built in 1968 for owner Robert Podewils by carpenter Robert Londin. The following year, Londin is identified as the building owner in a permit for installing gutters (St. Paul Building Permits; R. L. Polk and Co. Publishers). Nothing else is known about either Podewils or Londin. This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**Cerenity Care Center, 514 Humboldt Avenue (RA-SPC-8958)**



This property is a residential complex consisting of multiple buildings constructed in stages. The earliest building (1962) is a four-story, T-shaped building clad in brick and concrete and located in the southwest portion of the complex. Later construction includes the four-story-with-raised-basement apartments along South Robert Street, the five-story buildings on the southern portion of the complex, and two three-story buildings on the western portion. The center of the complex is greenspace with lawns, trees, and trails, and the northern portion is undeveloped and contains groves of trees.

This multi-unit, senior housing complex was built beginning in 1962 by Janies Steel Construction Co. to the designs of Ralph Rapson. The complex was developed by the Amhurst Wilder Foundation as the Wilder Residence Infirmiry and Nursing Home on a former quarry that once occupied most of the area between South Robert Street, Gorman Avenue, and Congress and George Streets (except for a row of houses along George Street). The Amhurst Wilder Foundation was founded in 1906 by the descendants of Amhurst Wilder, a St. Paul businessman who prospered in transportation, banking, and insurance and was devoted to caring for the poor, elderly, and infirm by providing healthcare, housing, education, and other social services.

The Wilder complex was originally a single building located in the southwestern portion of the former quarry (the equivalent of Robie and George Streets). The complex expanded in 1975, 1980, and later with the construction of four additional residential buildings, ranging three to five stories in height, that filled in the south portion and the east and west portions of the former quarry. Each of these buildings is as large or larger than the original building. The middle of the site is currently park/green space. The property was renamed the Wilder Nursing Home in 1985, then the Wilder Health Care Center in 1994, and is currently known as Cerenity Care Center (Millet 2014; St. Paul Building Permits; R. L. Polk and Co. Publishers).

Although the original building in the Cerenity complex was designed by Ralph Rapson in 1962, the vast majority of the property (buildings and landscaping) was developed after 1974 and does not appear to have exceptional significance (Criteria Consideration G). Therefore, the property as a whole is not potentially eligible for listing in the NRHP. Furthermore, the original (1962) building has no views of Robert Street due to intervening buildings. Therefore, if this building were considered separately from the rest of the property, it would not be within the project APE.

**114 East Isabel Street (RA-SPC-8959)**



This property is a two-story, wood-framed house with a front-gable roof. The building has simple, rectangular massing, and the foundation is covered with a cementitious coating. The walls are clad in synthetic siding, and the fascia and soffit are synthetic. The windows have replacement, one-over-one, synthetic sashes throughout. The primary door on the north elevation has a two-light transom and is covered by a gabled canopy with wood bracing. There are two, gable-roofed bays on the west elevation and a bay with a shed roof on the south elevation. The roof is covered with asphalt shingles.

This house was built in 1884 for Charles J. Hanft for an estimated cost of \$700. Hanft was a city policeman and lived here with his wife Ida until 1915. The 1916 city directory identifies Treffley St. Aubin Sr., a manager for a merry-go-round, as a resident with his wife Agnes, son Treffley Jr. and daughters Harriet, Lorene, and Edith. St. Aubin lived here through the early 1930s and applied for permits for building additions in 1920 and 1924 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**100 East King Street (RA-SPC-8960)**



This property is a one-and-a-half story, wood-framed house with a mansard roof. The foundation is not visible. The walls are clad in synthetic siding with synthetic fascia and soffit. The windows have two-over-two, wood sashes. The north elevation has an enclosed, shed-roofed porch, a gable-roofed bay, and a small, shed-roofed dormer adjacent to a brick chimney. The south elevation has a gable-roofed bay and a small, shed-roofed dormer. The east elevation has a small, gable-roofed dormer. A gable-roofed, single-car garage is attached to the west elevation. The roof is covered with asphalt shingles.

This house, originally numbered 609 South Robert Street, was built circa 1891 for Richard Dames, who was a paperhanger, and wife Mary. In addition, the Dames' sons George, a clerk for the CStPM&O railroad, and Frederick, a salesman for Lindeke Warner, lived here. They continued living here until Richard died in 1907. At that time, Frederick was an assistant to the city Commissioner of Health, and George was a clerk at Minnesota Mutual. Then, the three of them continued living here through 1914, at which time George was an attorney for the CStPM&O railroad, and Frederick was an inspector for the Bureau of Health. The house then appears to have been rented out for a few years until Frederick and his wife Maude moved back into the house and lived there through the early 1930s (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**173 South Robert Street (RA-SPC-8964)**



This property is a one-story commercial building with simple, rectangular massing and a flat roof. The foundation is not visible. The main mass has brick walls set in running bond. There is an addition on the south elevation with concrete block walls and a projecting bay on the north elevation with brick walls set in running bond. Storefront window openings on the east elevation are partially infilled and have small, rectangular windows with synthetic frames. A projecting roof bulkhead forms a canopy over the east and south elevations. The building is surrounded by parking lots.

The original building on this parcel was a filling station built in 1940 by the building's owner Erickson Oil Co. This building was demolished in 1970 and a building permit issued in December 1970 for a new brick and concrete block service station owned by Ivar Erickson of Erickson Oil Co. Building permits for additions were issued in 1978 and 1981 as the building was converted into the Isiviski Bar (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 220 South Robert Street (RA-SPC-8966)



This property is a two-story office building with a flat roof. The foundation is not visible, and the building has concrete-panel wall. The first and second stories have paired window units flanked with dark-brown, concrete panels set within horizontal, recessed bands. The windows have single lights and brown, anodized aluminum frames. There is a large, two-story, projecting bay on the east elevation with round corners and a parapet wall. The bay has a recessed entry with an anodized aluminum, double door flanked by large sidelights and three, paired window units on the second story. Parking lots surround the building.

This commercial building was built in 1973 for property owner M and K Properties. The original building permit is missing data, including its date of issue and the contractor. Additional permits in 1982 were issued to M and K Properties for a \$200,000 addition as well as refrigeration and plaster work completed by subcontractors. This address does not appear in St. Paul city directories before 2005. Tenants in 2005 include Financial Enterprises of Minnesota, Jacobsen and Johnson, Minnesota Underwriters and general contractor Thomas J. Obert (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

### 344 South Robert Street (RA-SPC-3183)



This property is an industrial building with several 19<sup>th</sup> century sections and numerous, recent additions. The two-story section at the northwest corner facing South Robert Street has simple, square massing and is five bays in width with recent additions to the north, south and east. The roof is flat, and the foundation is not visible. Much of the wall surfaces are clad in stucco veneer, though brick walls are visible in some sections. The west elevation has a centrally located entrance with a transom and large windows infilled with glass block. The second story windows have stone lintels and double-hung, replacement sashes; a single, inset arch is over the middle window. The north elevation has a loading dock and arched windows on the second story. A two-story section at the southeast (formerly a separate building) has simple, linear massing with a limestone foundation and painted brick walls set in American bond. The windows on this section have been infilled, and there is a low parapet on the south, west and north elevations. Projecting, decorative brickwork adorns the south elevation, and arches are visible over infilled windows on the west elevation. A one-story addition at the southwest has simple, rectangular massing and a flat roof. The walls are clad with cream-colored brick set in American bond on its west elevation facing Robert Street South and with concrete block on its south elevation. There are no window or door openings on this addition.

This commercial building was built ca. 1895. The original building permits for this address were not available. This address first appears in St. Paul city directories in 1898 for a boarding house operated by widow Lizzie A. Coonan. Early residents include James Elder, an engineer for the CGW railroad, bartender Patrick Hurley Jr. and Wilbur Obanion, a butcher for Swift & Co. By 1900 Roddy Alonzo operated a restaurant in the building and had several boarders, including railroad engineer John J. Murphy and cook Irene Fern. In 1928 Gustave F. Peters founded Peters Meat Products, a producer of sausages, and acquired 344 and 348 South Robert Street. During the following decades, Peters Meat Products expanded the company's production facilities at this site and operated subsidiary businesses Northern Fish Products Co. and Northwest Casing and Supply Co. By the early 1940s, Peters Meat Products was said to be one of the largest independent meat products manufacturers in the Northwest. The address was listed as vacant in the 1975 city directory and, by 1978, the site was occupied by Nordic Pride Meats and West St. Paul Voice Publications. In 1982 the manufacturing site was purchased by Captain Kens' Firehouse Beans Inc., a producer of frozen foods (*St. Paul Dispatch* 1942; R. L. Polk and Co. Publishers).

Although Peters was a successful businessman, he does not appear to be significant in history, and Peters Meat Products, while a successful business, does not appear to have been significant in industry. In addition, this property is not a distinctive example of a period, type, or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



### 359-363 South Robert Street (RA-SPC-8967)



This property is a one-story, commercial building with two parts built at different times: a north half and a south half. The north half is a rectangular-plan building with a flat roof. The foundation is covered, and the walls are variegated tile block with a belt course at water table height on the east elevation and, on the north and west elevations, concrete block. The east elevation, which is topped by a stepped parapet with metallic coping, has a centrally located, recessed entry flanked by two storefront windows with fixed, metallic, replacement frames. There are four overhead garage doors on the north elevation. A parking lot is located to the north of the building.

The south half is a rectangular-plan building with a flat roof. The foundation is covered, and the walls are variegated tile block on the east and south elevations with a slightly projecting belt course running at water table height. The east and south elevations have storefront windows with fixed, metallic, replacement frames. The primary entrance is located at the eastern end of the south elevation under a hip-roofed canopy. There is an overhead garage door on the west elevation. A parking lot is located to the south of the building.

The buildings at 359 and 363 South Robert Street share a party wall. Original building permits for these properties were not available. The building at 359 South Robert Street was built in 1939, and 363 South Robert Street was built in 1948. Only 363 South Robert Street was identified in city directories and was listed as a garage owned by Peters Meat Products between 1949 and 1972. In 1973, 363 South Robert Street was no longer listed in city directories, but 359 South Robert Street was identified as a garage for Danny's Rubbish Service, Inc., a sanitary service company owned by Daniel A. Allan. In 1984, 359 South Robert Street was occupied by Kelly's Automotive Repair and Kelly's Klean Kar Service and, in 1988, it was occupied by Metro Auto Body (Ramsey County Assessor; R. L. Polk and Co. Publishers).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**339-391 South Robert Street (RA-SPC-3184)**



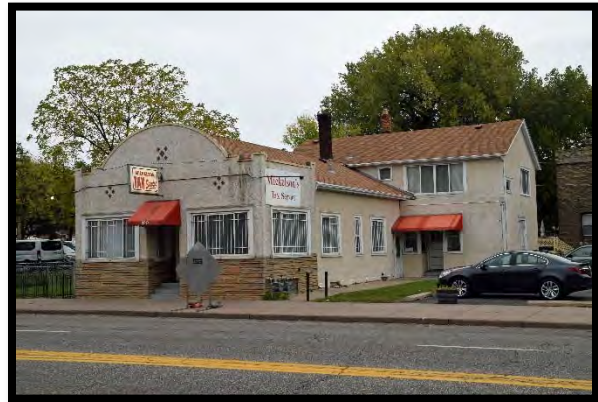
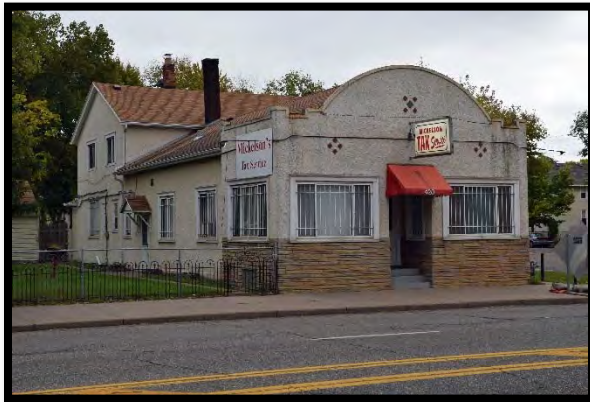
This property consists of a townhouse complex built in 1971 and an 1882 church tower. The Torre de San Miguel housing development consists of multiple blocks of two-story townhouse units that are oriented north-south and east-west and that cover a two-square-block area west of South Robert Street. The units are configured with raised basements and gable roofs. The walls are clad with synthetic siding, and the windows generally are a combination of double-hung, single and paired units with one-over-one, synthetic sashes. Primary building entrances face toward a courtyard and there are wood porches with shed roofs at the rear. The roofs are covered with asphalt shingles.

The Church of St. Michael tower is a 66-foot-tall, Italian Renaissance Revival Style square tower with a hipped roof and a limestone foundation. The building is a campanile that was originally attached to the Church of St. Michael (razed). The walls are painted brick set in a running bond. The tower has four levels. The lower level has a large, arched opening flanked by engaged composite columns on the south elevation and an infilled, arched window opening on the west elevation. Two limestone belt courses mark the second level which has infilled, arched window openings with brick hoods on the south and west elevations. The third level has infilled, arched, double windows separated by composite colonettes on all four elevations. The fourth level has triple-arched windows on four elevations separated by composite colonettes. The roof has projecting eaves and is covered with terra cotta tile.

Original building permits for multi-unit apartment buildings were issued in 1970 for McGough Construction Company. The development's original owner was Torre de San Miguel Homes. McGough Construction Company was incorporated in 1956 as a general contractor and worked on commercial and residential projects throughout the Twin Cities. Additional permits in 1971 and later list McGough Construction as the property owner. The Catholic Church of St. Michael originally occupied part of the development site and was demolished with the exception of its bell tower. Per Millett, the housing complex is "An unremarkable modern housing project except for the church tower after which it is named." The Torre de San Miguel Homes development was built to offer affordable housing for residents of this historically Hispanic neighborhood (Millett 2007: 406; St. Paul Building Permits; R. L. Polk and Co. Publishers).

Although the tower may have significance to the neighborhood, as an individual property, it would be outside of the project APE. Torre de San Miguel housing is generally associated with urban renewal efforts on the West Side during the late-1960s and early-1970s but has not been identified as a significance project. Furthermore, the property is not associated with historically significant persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 420 South Robert Street (RA-SPC-8968)



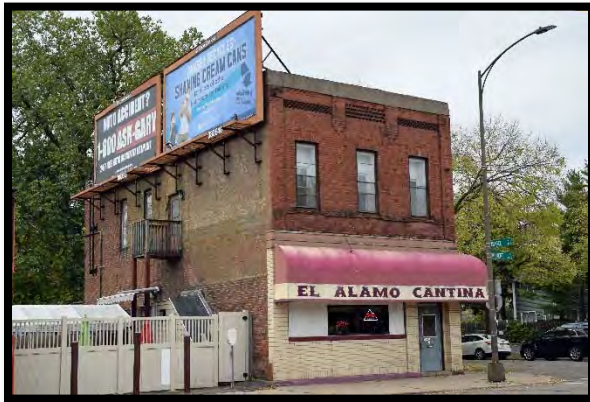
This property is a residential building that has been converted to commercial use. The main mass is a two-story, wood-framed house with a gable roof oriented toward Isabella Street East. The secondary mass is a projecting, gable-roofed wing extending west toward Robert Street South. The walls are clad in a stucco veneer with an ashlar stone water table on the wing's west elevation. Windows are a variety of synthetic, single-light sliders on the main mass and Chicago Style windows with fixed, synthetic sashes on the wing. There is a centrally located, inset entry on the wing's west elevation and a recessed entry flanked by double-hung, one-over-one windows on the main mass's west elevation. The wing has a rounded parapet with applied tile diamond motifs. The roof is covered with asphalt shingles. A parking lot is located to the south.

The original building permit for 420 and 422 ½ South Robert Street was issued in 1886 for a store built by property owner Herman Wittmaack. The original store was a rectangular, wood-frame building facing South Robert Street and did not include the two-story section on the east side. The building housed a grocery store in 1887 owned by Peter and Henry Minea and a confectionary in 1888 run by Lacie M. Hanson. City directories also identify a series of boarders through 1918, including Albert Anderson, who was a fireman for the Chicago Great Western railroad, printer Peter Mitros, and Frank M. Cook, a yardmaster for the Great Northern railroad (St. Paul Building Permits; Donnelly 1892; Sanborn Map Co. 1904). A building permit and a permit for an addition were issued in 1921 and 1922 to owners George and Henry Mattiani, which resulted in the current configuration with the addition on the east side. George Mattiani was a partner in Mattiani and Monti, a confectionary located at 90 South Robert Street, with Eugene Monti. His son Albert was a clerk at Mattiani and Monti. George and Albert lived in the building between 1922 and 1928 (St. Paul Building Permits; G. M. Hopkins 1928; Sanborn Map Co. 1926; R. L. Polk and Co. Publishers).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 429 South Robert Street (RA-SPC-3185)



This property is a two-story, brick commercial building with a flat roof and parapet. Neither the foundation nor roof are visible. The building has simple, rectangular massing and is three bays in width. The east elevation is the primary façade, and it is clad on the first floor in a cream-colored brick set in Flemish bond and has partially in-filled storefront windows. A recent, waterfall canopy covers the sign panel. The second story is clad in red brick set in a running bond with pilasters at the corners, and the cornice has brick corbels, several courses of bricks set in a dog tooth pattern, and a concrete cap. Window openings on the second-story have brick flat arches and a continuous brick sill, and the sashes are double-hung with one-over-one wood sashes. The north elevation's first story is clad with a stucco veneer, and the second story is similar to the east elevation. The south elevation is clad in common brick set in American bond.

This store-and-flats building was built in 1889 for Morgan S. Gray by contractor G. M. Gray. Morgan Gray operated a saloon in the building under the name M. S. Gray and Sons and resided at 90 East Isabel, a house directly west of this property. Early boarders include Joseph Gallagher, a railroad worker for the Chicago St. Paul and Kansas City Railroad, and Henry Wittich, a harness maker for St. Paul Harness Co. An 1892 city directory identifies Emil Kiefer as a saloon owner and resident, and an 1895 directory lists Hermann Hoffmann as a saloon keeper. Narcisse St. Pierre operated a grocery store here in 1899 and, by 1910, Pacifico Ungaretti ran a grocery under the name of P. Ungaretti and Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**433 South Robert Street (RA-SPC-8969)**



This property is a one-story, commercial building with a false front and a low-pitched, gabled roof. The building has simple, rectangular massing and is three bays in width. The foundation is not visible. The west elevation is a painted brick wall set in running bond and the remaining walls are rusticated concrete block. The east elevation has a centrally located, recessed entry flanked by storefront windows with wood frames. A full-width, projecting canopy with faux Spanish tiles covers the storefront. The false front has a plain cornice and is covered with painted coping.

This commercial building was built circa 1894. Building permits were not available for this property. It first appears in city directories in 1910 as Schley Manufacturing Co. owned by Albert C. Schley. By 1915 the property was occupied by Minnesota Can Co., a printing company owned by Samuel Sigal and David Morris that produced labels. Automobile Vehicle Tag Co. manufactured license plates here in 1920, and Charles Litschke operated an automobile garage here from 1921 through the mid-1930s (Ramsey County Assessor; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**435 South Robert Street (RA-SPC-8970)**



This property is a one-story, commercial building with a flat roof and a false front. The building has simple, rectangular massing and is one bay in width. The west elevation has painted brick veneer set in a running bond and the remaining walls are painted concrete block. The east elevation has a recessed entry and a storefront window with three fixed wood sashes. The false front has a decorative cornice with courses of alternating, recessed and projecting soldier bricks. There are three, square windows infilled with glass block on the south elevation.

This commercial building was built circa 1955. Building permits were not available for this property. The building was initially occupied by Russell's Grill, and over the next 30 years, the building was occupied by a series of restaurants, including: Howie's Grill, 1958-1964; Mabel's Grill, 1965-1968; Pat's Café, 1969-1970; and Sandy's Café 1973-1984 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**448 South Robert Street (RA-SPC-8971)**



This property is a one-story, commercial building with a front-gabled roof. The building has simple, rectangular massing and is a single bay in width. The foundation is not visible. The walls are clad in a stucco veneer with a brick veneer set in stack bond on the west elevation. The soffit and fascia are synthetic. The west elevation has two storefront windows with anodized, aluminum frames. The north elevation has three, small windows with metallic frames set under the eave. The roof is covered with asphalt shingles. A parking lot is located to the north and east of the building.

Although an 1884 permit for a two-story house exists for this address, information from the Assessor's Office and field work indicate that the current building was constructed in 1956. Thomas J. Monsour, Jr. ran a barbershop here between 1956 and 1969, and he was joined in 1966 by barber Ronald Batter (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## Group of Commercial Buildings on South Robert Street at Congress Street

This group of commercial buildings, constructed between 1887 and 1926, is a remnant of the late-nineteenth and early-twentieth century commercial strip on Robert Street, and this area was identified in the Neighborhood Commercial Centers historic context (Zellie and Peterson 2001: 7). For these reasons, during the Phase I survey, the buildings were individually inventoried and also assessed as a potential historic district.

**450 South Robert Street (RA-SPC-3186).** This property is a two-story, brick commercial building with a flat roof. The building has simple, rectangular massing and is two bays in width on its west elevation with a canted, southwest corner. The foundation is not visible. The walls are clad generally in painted brick set in running bond. The first story of the west elevation and the canted corner have cream-colored brick piers and a transom infilled with glass block. The entrance is located on the canted corner and is flanked by storefront windows on the west elevation and a single storefront window on the south elevation. The second story has tall, narrow window openings with round arches and a continuous, stone sill on the west and south elevations. A pair of window openings on the west elevation have a single segmental arch with brick keystone. The windows are double-hung with replacement, one-over-one, synthetic sashes. There are no windows on the north elevation. Considerable decorative brickwork remains on the second story, including projecting pilasters, corbels, and an elaborate cornice with a checkerboard motif.



Known as the Schulz Building, this commercial building was built in 1887 for William P. Schultz, a cutter for furrier Streissguth and Drake. Schultz's residence address is 448 South Robert Street (a house on the same parcel with the commercial building, per Sanborn Maps). The building was constructed by Steiner at a cost of \$5,000. Building occupants in 1888 include residents William Button, who was a carpenter for the CStP&KC railroad and real estate agent Thomas F. Martin. Flour and feed dealer Wolf and Lehman also had its office here. In 1892 William S. Runyon ran a wholesale and retail hardware business in the building and John S. Hecker, a cutter for McKibbin and Co., resided here. In 1895 John Marti ran a drug store and resided here (St. Paul Building Permits; R. L. Polk and Co. Publishers).

Individually, this property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**458 South Robert Street (RA-SPC-3187).** This property is a two-story, brick commercial building with two storefronts facing Robert Street South. The building has simple, rectangular massing and is seven bays in width with a parapet wall and a flat roof. The foundation is not visible. The walls are clad generally in painted brick set in a running bond. The west elevation's first story is clad with brown brick with a tile band running above the storefront windows. The entrance to the north storefront is set obliquely under a cut-away corner and is flanked by storefront windows with aluminum frames. The entrance to the south storefront is recessed and flanked by storefront windows with aluminum frames. Fenestration on the second story has segmented arch openings with brick keystones and stone sills. The windows are double-hung with one-over-one, wood sashes and metal storm windows. The west elevation has a single, centrally located window with a round arch and a cast stone keystone. There is a decorative belt course with brick dentils running above the second story windows, and the parapet has a steel cap. There is a parking lot at the rear.

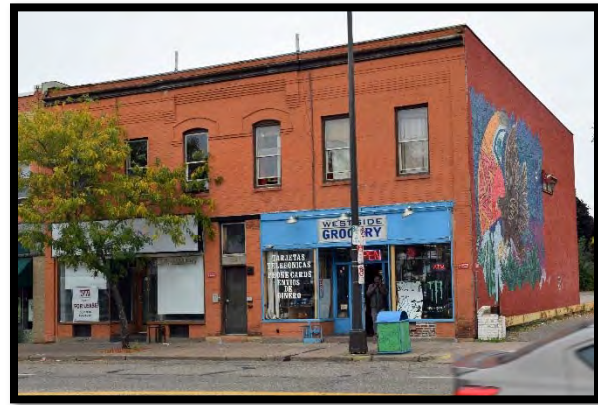


This commercial building with two storefronts was built in 1908 by contractor Daniel Fahl for Wolff & Lehmann, which dealt in wood, coal, flour, feed, grain, and hay. The company owners were Theodore Wolff, who lived at 60 East George Street, and Charles Lehmann, who lived at 220 East Prescott Street. The building was occupied in 1909 by physician Jeremiah P. O'Connor (who also lived in the building), druggist Edward E. Keiper, and dentist F. L. Ryan. In 1910 druggist Henry J. Milne replaced Edward Keiper while Jeremiah O'Connor continued to practice medicine at 458 ½ South Robert Street. Railroad conductor Martin Thornton also rented at the building. During 1920 to the mid-1930s druggist Henry B Anderson ran a retail drug store here, and Dentist Wilton B. Stone, feed and grain dealer Charles Lehmann had offices in the building. In 1941 Carl M. Bisciglia operated a retail drug store in the building (St. Paul Building Permits; R. L. Polk and Co. Publishers).

Individually, this property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**464 South Robert Street (RA-SPC-3188).** This property is a two-story, brick commercial building with two storefronts and a flat roof. The building has simple, square massing and is six bays in width. The foundation is not visible. The walls are clad with painted brick set in a running

bond, and the south wall has been covered with stucco. The west elevation has storefronts with recessed entries flanked by storefront windows. A centrally-located door with a transom divides the storefronts and leads to the second story. The second story has two window openings in the center with segmental arches and brick hoods and sills that are flanked by square openings with brick flat arches and brick sills. The windows are one-over-one, wood sashes. A metal cornice tops two brick corbels and several courses of decorative, receding brick. There is a parking lot at the rear.



This commercial building with a double storefront was built in 1893 for Justus Heimbach. In 1894, one storefront was occupied by confectioner Yost Heindesch, who also resided in the building, and the other by barber Henry H. Gross, who lived at 181 East Wyoming Street. Renters included composer Mary Savage, engineer Albert Johnson, and Ethel L. Dodge, a compositor for the St. Paul Printing Co. By 1910, the Singer Sewing Machine Co. had a retail sales and service business here that was managed by Fred H. Barrow (St. Paul Building Permits; R. L. Polk and Co. Publishers). Individually, this property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**478 South Robert Street (RA-SPC-3189).** This property is a one-story, Classical Revival commercial building with a flat roof and parapet. The massing is irregular as the building curves on its west and south elevations to face the oblique intersection of Robert Street South and Cesar Chavez Street. The building is eight bays in width and the foundation is not visible. The walls are clad in cream-colored brick set in running bond. The walls are topped with stone coping and a cast concrete, stepped cap with a shield motif and the date of 1926. Brick pilasters with cast concrete capitals and bases divide each bay. Fenestration is regular with large, multi-light, fixed frames set into rounded-arch openings with cast concrete impost blocks, keystones and sills. The arch tympana are infilled with wooden sunbursts. The entry bay is centrally located on the southwest and flanked by angled window bays. The door is slightly inset and surrounded by a stylized, pediment frontispiece with four-leaf clover motifs. There is a parking lot at the rear of the building.





This building was constructed in 1926 by contractor Ganley Bros for the Security State Bank. Security State Bank was located here until 1945. In 1944 the St. Paul Association of Insurance Women also had an office here. Minnesota State Bank of St. Paul occupied the building between 1946 and 1971, when it moved to a new building at 176 South Robert Street. By 1976 the Ramsey County Food Center had its offices here (St. Paul Building Permits; R. L. Polk and Co. Publishers). Individually, this property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**Potential Historic District.** This group of commercial buildings on the east side of Robert Street at Congress Street and Cesar Chavez (formerly Concord) Street was one of two main commercial nodes on South Robert Street. These four buildings were part of a commercial area that extended on both sides of South Robert Street from Concord to Delos Streets. The other main commercial node on South Robert Street was between Fairfield Avenue and the Mississippi River levee on the West Side Flats. Those buildings are no longer extant, having been redeveloped as part of the West Side Flats urban renewal efforts. In addition, another substantial commercial node developed at the intersection of Concord and State Streets, and that area is currently a mix of historic-period and recent buildings.

The commercial nodes on the West Side were spurred by streetcar development on South Robert and State Streets and were typical of late-nineteenth and early-twentieth century commercial centers that developed in neighborhoods throughout St. Paul. Describing these commercial notes, Zellie and Peterson state that:

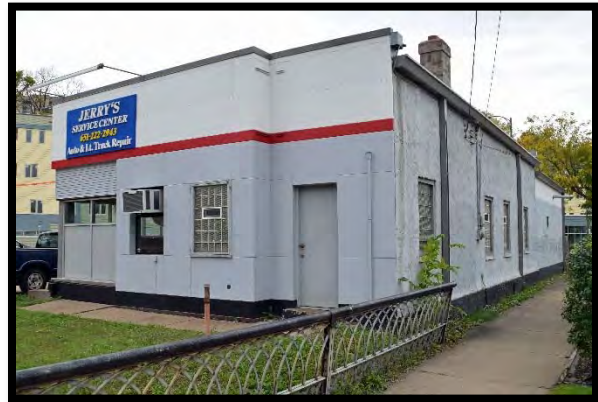
On the West Side, the Paul Martin Block (ca. 1885) was the centerpiece of a commercial corner at the intersection of S. Robert and Congress streets and Concord Avenue [sic]. A broad seven-bay façade had a polychrome brick exterior, with bulbous finials rising above the roofline... Several of its original neighbors still comprise the small commercial area at this corner (Zellie and Peterson 2001: 7).

It is notable that this passage highlights the Paul Martin Block as a good example of a commercial block, one of several hundred that were built during the 1880s “on promising corner locations throughout the expanding city” (Zellie and Peterson 2001: 6). The building, however, was

demolished in 1954. The Robert-Congress commercial corner was part of a larger commercial area that extended about two blocks north, where two- and three-story commercial buildings encompassed most of the block between Isabel and Delos Streets. None of the historic-period commercial buildings north of Isabel Street is extant. On the west side of Robert Street south of Isabel Street, two historic-period commercial buildings are extant, though altered, and more recent construction has replaced earlier buildings. The four commercial buildings on the east side of Robert Street are relatively intact, though the first floor has been altered on two of the four and, as noted above, the Paul Martin Block is not extant.

Constructed between the 1880s and 1920s, the Robert-Congress commercial area was similar to many commercial nodes in the city that were established during the late-nineteenth century along streetcar lines and that continued developing during the early-twentieth century. At the city level, this commercial area does not appear to have significant associations. Even at the neighborhood level, this area was one of several commercial nodes on the West Side. In addition to the lack of specific associations, the area has changed dramatically since the 1920s. Of the 19 commercial buildings on Robert Street between Concord and Delos Streets in 1932, only seven remain as of 2017; the other buildings have been replaced by later construction, parking lots, and vacant lots. Furthermore, a pedestrian bridge now crosses Robert Street at the now-vacated Delos Street intersection. Although the four buildings identified are in a cluster at Congress Street, this small group is missing its anchor, the Paul Martin Block, and does not effectively convey this once substantial, two-and-a-half block commercial area. For these reasons, the group of commercial buildings near the Robert/Concord intersection are recommended as having no potential to be a historic district.

## 459 South Robert Street (RA-SPC-8972)



This property is a one-story, commercial building with a flat roof. The building's main mass is rectangular with a brick foundation. The walls on the east and south elevations have been remodeled with concrete panels and the north elevation is clad in stucco. There is an addition with concrete block walls and a flat roof on the west elevation. The windows generally have fixed, aluminum frames and there are three, overhead garage doors on the south elevation. A parking lot is located to the south of the building.

General contractor Edward J. Dunnigan built this commercial building in 1930 for the White Eagle Oil and Refining Company. White Eagle owned oil wells in Wyoming and Kansas as well as a chain of filling stations across the Midwest. This station was managed by Halver Halverson and operated as a White Eagle filling station through 1935. In 1941, the property was operated as John E. Spott filling station owned by Texas Oil Company and managed by Myron T. Buckner. By 1958 Robert Friedman owned the building and operated Friedman's Service Auto Repair in the building (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**506 South Robert Street (RA-SPC-8973)**



This property is a one-story, Craftsman Style, wood-framed house with simple, rectangular massing. The foundation is concrete block. The walls are clad in beveled wood siding with a narrow reveal and wood shingles on the gable ends. The house has regular fenestration with a combination of single and paired, double-hung units with wood, three-over-one sashes and metallic storm windows. There is an enclosed porch on the west elevation with a gabled roof and double-hung windows with three-over-one wood sashes. The eaves are open with exposed rafter tails and knee braces, and the roof is covered with asphalt shingles. A one-car, gable-roofed garage with wood siding is located to the rear of the house.

This house was built in 1924 by contractor Nicolay Westby for bank president Charles Christianson and his wife Mary. Mary continued to live in the house after Charles's death in 1933. Other residents include machinist Henry J. Christianson, who was Charles and Mary's son, Julius Brogmus, the vice president of Security State Bank of St. Paul, who lived here with his wife Myrtle in 1941, and William, H. Wallert, a laborer at Charles E. Lehman and Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**550 South Robert Street (RA-SPC-8974)**



This property is a single-story, wood-framed house with a hipped roof. The house has simple, square massing, is three bays in width, and has a projecting bay on the north elevation. The foundation is not visible. The walls are clad with stucco and the soffit and fascia are synthetic. The windows are double-hung with one-over-one, wood sashes. The west elevation has a Chicago Style window over a one-car, tuck-under garage. The roof is covered with asphalt shingles.

According to the Ramsey County Assessor, this house was built in 1953. Building permits were not available for this property. Michael Nasseff, a clerk for West Publishing, lived here with his wife Mary until 1977 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**553 South Robert Street (RA-SPC-8975)**



This property is a two-story, wood-framed house with a front-gable roof. The house has simple, rectangular massing and a stone foundation. The walls are clad in wood lap siding with a narrow reveal, wide frieze boards, and wide corner boards with molding. The windows are double-hung with replacement, one-over-one, synthetic sashes. The east elevation has a full-width, enclosed porch with a hipped roof. A triple window unit in the gable end appears to have been altered. The north and south elevations have closed-gable wall dormers with replacement, synthetic, single-light windows, and on the south elevation, two, single-story, hip-roofed bays. The roof is covered with asphalt shingles.

According to the Ramsey County Assessor, this house was built in 1908. Building permits were not available for this property. Stone mason William Steinmetz owned the house and resided here with his wife Thessa between 1909 and 1912. William H. Sears lived here from 1913 to 1918. Sears was a druggist who owned a drug store at 176 Concord Street. Fred O. Busse, an engineer for the CGW railroad, lived here beginning in 1919 with his widowed mother Minnie, and Elsie Busse, a clerk for the CStPM&O railroad. In 1922, Minnie Busse continued to live here with boarder Edgar J. Rivard, a barber at E. B. Peterson (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**556 South Robert Street (RA-SPC-3190)**



This property is a two-story, wood-framed house with a hipped roof. The house has simple, square massing and is three bays in width. The foundation is limestone, and the walls are clad in synthetic siding. Fenestration generally consists of a combination of single and paired, double-hung windows with one-over-one, wood sashes. The west elevation has a fixed-sash picture window with transom and a full width porch with a flat roof and square porch posts set on a concrete block foundation. A gabled wall dormer contains a Palladian window set. The south elevation has a gabled wall dormer above a two-story, canted bay with a hipped roof. There is a two-story bay under a close-gabled wall dormer on the north elevation. The roof is covered with asphalt shingles.

This house was built in 1905 for photographer Martin Camitsch. Camitsch lived here with his wife Mary and son Charles into the 1920s. Several other family members boarded here, including plumber Albert Camitsch, tinner Joseph T. Camitsch and Emma Camitsch, a machine operator for shoe manufacturer Sharood Shoe Co. Other early residents include boarders Nels P. Peterson, a packer for Brown and Bigelow Co., painter George B. Sudeith, and Clarence A. Kellett, the vice president of Crex Carpet Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**566 South Robert Street (RA-SPC-3191)**



This property is a story-and-a-half, wood-frame, gable-and-wing house. The house is arranged in an L-plan with an enclosed porch on the west elevation with a hipped roof and an addition with a shed roof in the northwest ell. The foundation is covered in a cementitious coating, and the walls are clad in synthetic siding. The windows have replacement, one-over-one synthetic sashes throughout, and the primary door is a synthetic replacement. The roof is covered with asphalt shingles.

This house was built circa 1910. Building permits were not available for this property. In 1911, John G. Portz, a machinist for the Wagner Motorcycle Co., lived here with boarder Emma Thompson. Frank A. Staples, who was yardman for the St. Paul Union Stock Yards, lived here in 1919. Widow Rosanna Campion lived here in 1920 with her sons Daniel, an express messenger, John, a roofer for Joseph Haag Roofing and Construction, and daughter Rosanna, a clerk for S. S. Kresge Co. Clerk John Shutter lived here in 1922 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**576-578 South Robert Street (RA-SPC-3192)**



This property is a two-story, hip-roofed double house. The house is an American Foursquare with two-story, canted bays on the south and north elevations and a single-story, full-width bay with a flat roof on the east elevation. The foundation is stone, and the walls are brick set in a running bond. There is a full-width hip-roofed porch with double doors on the west elevation. The porch roof is supported by a combination of round and square Tuscan columns set on stone piers and an open, classical balustrade with turned balusters. There are hipped dormers on the north and south elevations with paired windows and a gabled dormer on the west elevation with a paired window unit. The dormer walls are clad in synthetic siding, and the fascia and soffit are synthetic. The windows have one-over-one, synthetic replacement sashes throughout with metal storm windows. The window openings have stone lintels and a combination of flat, jack arches and segmented arches. There are two large, cottage windows on the west elevation topped with transoms and flanked by narrow, double-hung windows. The roof is clad in asphalt shingles. A four-car, hip-roofed garage with a mother-in-law unit is located to the rear of the house.

This duplex house was built in 1912 by carpenter Nicholas Steinmetz for John A. Helmer, a sergeant for the St. Paul police. Helmer lived here with his wife Augusta into the 1940s. Other residents include Alex A. Elvgren, a department manager for the paint and wallpaper retailer Bazille and Partridge, and Eugene W. Curley, the treasurer and president for the American Theater Company (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**583 South Robert Street (RA-SPC-8976)**



This property is a single-story, wood-frame house with a hipped roof. The house has simple, rectangular massing and is set on a cast stone foundation. The walls are clad with synthetic, shingle siding, and the windows have one-over-one, replacement sashes throughout with metal storm windows. There is an enclosed, full-width porch on the east elevation with two sets of paired windows flanking the primary door. Hip-roofed dormers with paired windows are on the east and west elevations. The roof is covered with asphalt shingles with synthetic fascia and soffit. A single-car, hip-roofed garage is located to the rear of the house.

This house was built in 1915 by contractor J. M. Baltuff Building Company for William S. King. The Baltuff Building Co. was owned by Joseph M. Baltuff and managed by Dell H. Stewart. King was a meat grader for Swift and Co. and lived here with his wife Helen and children Gladys and Dorothy until 1932. Salesman Harold V. Macintosh owned the house in 1935 and lived here with his wife Dorothy and son Kenneth (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 586 South Robert Street (RA-SPC-3193)



This property is a two-story, hip-roofed, wood-frame house. The house has a simple, rectangular massing with a two-story bay on the north elevation, a two-story bay topped by a gable on the south elevation and a gabled-wing on the east elevation. The foundation is covered with a cementitious coating, the walls are clad in synthetic siding, and the windows have synthetic, one-over-one, replacement sashes throughout with metallic storm windows. There is a gabled wall dormer on the west elevation with a paired window unit. Below the dormer, a full-width porch with a hipped roof supported by Tuscan columns shelters a large cottage window with a decorative transom and the primary door with a transom. The roof is clad in asphalt shingles with synthetic fascia and soffit. There is a single-car garage at the rear of the house with a gable roof and a shop addition to the south with a shed roof.

This house was built in 1889 for owner policeman Maurice M. Hurley. Saint Paul city directories identify James B. Sweeney, a foreman at McGill-Warner Co., as a resident after 1898, and building permits list him as the building owner between 1920 and 1936. Other early residents include boarders Patrick and John Broderick, both plumbers, and Julia Broderick, a machine operator for the shoe manufacturer Sharood and Crooks (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**588 South Robert Street (RA-SPC-8977)**



This property is a story-and-a-half, wood-frame house with a front-gable roof. The house has simple, rectangular massing with a cast stone foundation. The walls are clad in synthetic siding with synthetic soffit and fascia, and the windows have synthetic, one-over-one replacement sashes throughout with metal storm windows. There are large, gabled wall dormers on the north and south elevations and a full-width, enclosed porch with a hipped roof on the west elevation. The roof is covered with asphalt shingles. A gabled, single-car garage is located to the rear of the house.

This house was built in 1915 by William Kirchoff for Daniel J. Wulfing, a bookkeeper for Brown and Bigelow Co. and later Quality Park Box Co. Wulfing lived here with his wife Josephine through 1922 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**615 South Robert Street (RA-SPC-8978)**



This property is a two-story, wood-frame house with a front-gabled roof. The house has simple, rectangular massing with a foundation covered in a cementitious coating. The walls are clad in synthetic siding with synthetic shingles on the gable walls. The windows have synthetic, one-over-one, replacement sashes throughout. There is a full-width, enclosed porch with a hipped roof on the west elevation and an addition with a shed roof on the east elevation. There is a triple window in the gable on the west elevation and single, double-hung windows elsewhere. The roof is covered with asphalt shingles with synthetic fascia and soffit. There is a gable-roofed, three-car garage at the rear of the house.

This house was built in 1901 by F. Connolly for George F. Dames, a clerk for the Northern Pacific Railroad. Dames owned the property until 1933. Early residents include Ernst Mussgang, a compositor for the Pioneer Press Co., who lived here with his wife Emma and children, and boarders Henry W. Kuschke, a bricklayer, and Alfred Drier, a laborer for Swift and Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**619 South Robert Street (RA-SPC-8979)**



This property is a single-story, wood-frame house with a hipped roof. The house has rectangular massing and a foundation covered with a cementitious coating. The walls are clad with wood lap siding, and the fascia and soffit are synthetic. The windows have a combination of wood, two-over-two sashes and replacement, one-over-one synthetic sashes. The primary door is a synthetic replacement. There is a gable-roofed, three-car garage at the rear of the house.

Building permits for this property date from 1926 to 1931, though they are not likely original. Assessors records list a construction date of 1958, which based on fieldwork, appears to be the construction date for the current house. The earliest listing in city directories for 619 South Robert Street is 1888, and various residents lived at this address through the 1940s. George and Albie Kreager lived at this property by the 1940s, and in 1960, the Kreager's still lived at this address. It appears that the Kreager's built the current house, replacing the earlier house at this property (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**620 South Robert Street (RA-SPC-8980)**



This property is a single-story, front-gable, wood-frame house with simple, rectangular massing. The foundation is covered with a cementitious coating. The walls are clad in synthetic siding with synthetic fascia and soffit. The windows have synthetic, one-over-one, replacement sashes. There is a gable-roofed entry bay with a synthetic replacement door on the west elevation flanked by two, single windows. The roof is covered with asphalt shingles. A single-car, gable-roofed garage with an attached shed-roofed shop is located to the rear of the house.

This house was built in 1939 by contractor Charles Arend for Julius Maryn, a department manager. Maryn lived here with his wife Frances, along with several boarders, through at least 1948 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**624 South Robert Street (RA-SPC-8981)**



This property is a single-story, wood-frame house with a front-gable roof. The house has simple, rectangular massing with a cast stone foundation. There is a partial-width, enclosed, gable-roofed porch on the west elevation. The walls are clad in synthetic, lap siding and the gable wall above the porch is clad with synthetic, board-and-batten style siding. The windows have one-over-one wood sashes and are covered with metallic storm windows. The roof is covered with asphalt shingles. A single-car garage with stucco-veneered walls and a gable roof is located to the rear of the house.

This house was built in 1939 by contractor Charles Arend for Andrew Chisek, a carpenter for the Great Northern Railway. Andrew lived here with his wife Anna at least through 1948 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 633 South Robert Street (RA-SPC-8982)



This property is a four-story, brick condominium with a flat roof. The building has simple, rectangular massing with a raised basement and two, below-grade garage entrances on the north and south ends of the east elevation. There is an engaged, five-story elevator tower at the center of the west elevation. The primary entrance is in the center of the east elevation and is covered by a flat-roofed canopy set on square columns. The foundation is poured concrete, and the above-grade walls are clad in brown brick set in a common bond. The east elevation has four ranks of vertically-stacked casement windows divided by stucco spandrels and two ranks of projecting, cantilevered balconies with stucco walls with decorative, metallic rosettes. There are four ranks of vertically stacked casement windows divided by stucco spandrels on the north and south elevations. There are two, multiple car garages with gable roofs to the west of the building and one, seven-unit garage with a gable roof to the north.

This 32-unit apartment building was built in 1965 by Dahn Construction Co. for owner and developer Dell V. Dahn. Dahn Construction Co. was a concrete contractor located at 995 South Robert Street in West St. Paul (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**644 South Robert Street (RA-SPC-8983)**



This property is a story-and-a-half, side-gabled, wood-frame house. The house has simple, square massing with a projecting, gabled entry bay on the west elevation. The foundation is concrete block, and the walls are clad in synthetic siding with synthetic fascia and soffit. There is a cross gable on the west elevation and a dormer with a shed roof on the east elevation. There is a large picture window flanked by two-over-two double-hung windows with wood storm windows on the west elevation. The remaining windows have wood, two-over-two sashes and are covered by metallic storm windows. The roof is covered with asphalt shingles. A single-car, gabled garage with synthetic siding is located to the rear of the house.

This house was built in 1950. Building permits were not available for this property. Salvino J. Ramirez resided here between 1950 and 1955, and Earl N. Miller lived here between 1956 and 1988 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**645 South Robert Street (RA-SPC-8984)**



This property is a single-story, wood-frame house with a cross-hipped roof. The foundation is not visible. The house has a raised basement and walls clad in textured stucco with an exterior, brick chimney on the south elevation. There is a projecting, hip-roofed bay on the south half of the east elevation, with cast concrete steps leading to the primary door and a triple, fixed-sash window unit. The north half of the east elevation includes a two-car, tuck-under garage. The remaining windows are wood casement units. The roof is covered with asphalt shingles with synthetic fascia and soffit.

This house was built in 1963 by property owner Frank Gaston. Gaston was the owner of Frank's Service, a gas station and auto repair business at 115 East 9<sup>th</sup> Street in St. Paul. Gaston lived here with his wife Nancy J. Gaston through 1986 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**648 South Robert Street (RA-SPC-8985)**



This property is a single-story, wood-frame house with a side-gabled roof and a concrete block foundation. The walls are clad in synthetic siding with synthetic fascia and soffit. The windows have six-over-one wooden sashes and are covered with metallic storm windows. There is a gabled entry bay on the west elevation and a large, shed-roofed dormer on the east elevation. The roof is covered with asphalt shingles. A double-car, hip-roofed garage with synthetic siding is located to the rear of the house.

According to the Ramsey County Assessor, this house was built in 1948. Building permits were not available for this property. Athur W. Uhlenkott, who was a salesman for Cherry Burrell Co., a food processing equipment supply company lived here with this wife Frances from 1948 until his death in 1982. Frances continued residing here into the 1990s (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**649 South Robert Street (RA-SPC-8986)**

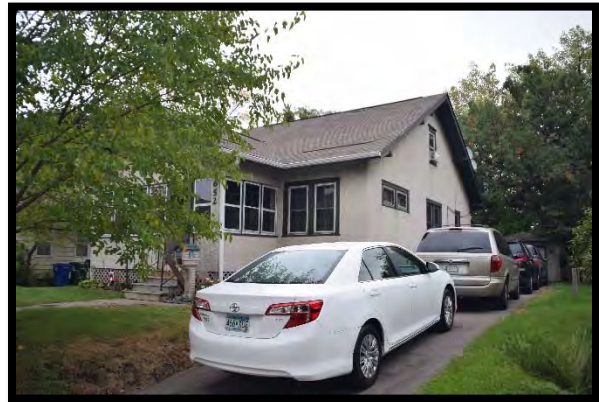


This property is a story-and-a-half, wood-frame house with a front-gable roof. The foundation is not visible and the single-story porch on the east elevation has been removed. There is an ashlar stone veneer on the first story of the east elevation, and the remaining walls are clad in synthetic siding. There is a large picture window on the east elevation with a fixed, synthetic frame, and the remaining windows have replacement, synthetic, one-over-one sashes. There is a small wall dormer with a gable roof on the south elevation. The roof is covered with asphalt shingles with synthetic fascia and soffit and closed eaves with gable returns. A single-car garage with a gable roof and synthetic, batten-style siding is located to the rear of the house.

This house was built in 1908 for carpenter Henry Bellerose who lived here with his wife Odile through the early 1920s. Other early residents include William Lancette, a St. Paul policeman, who lived here with his wife Helen (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**652 South Robert Street (RA-SPC-8987)**



This property is a story-and-a-half, wood-frame house with a side-gable roof and simple, square massing. The foundation is rusticated cast stone, and the walls are clad in textured stucco. The windows have one-over-one, synthetic replacement sashes. There is a partial-width, enclosed porch with a gable roof on the west elevation. The house has open eaves with exposed rafter tails and roof beams, and the roof is covered with asphalt shingles. A hip-roofed, single-car garage is located to the rear of the house.

This house was built in 1925 by contractor Conrad Hamm for auto mechanic Conrad C. Laube. Conrad lived here with his wife Margaret and their children through 1940 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**655 South Robert Street (RA-SPC-8988)**



This property is a story-and-a-half, wood-frame house with a cross-gable roof. There is a gable-roofed bay on the south elevation and a cross gable on the north elevation. The house has a stone foundation with L-plan massing. The walls are clad in synthetic siding with synthetic soffit and fascia. The windows have one-over-one, wood sashes and there is a small, square, multi-light window at the peak of the eastern gable. A veranda porch on the east elevation wraps around to the southeast ell. The porch has a hipped roof supported with Tuscan Style columns and a synthetic balustrade with turned-style balusters. There is a smaller porch with a shed roof in the southwest ell and a recent, wood deck on the southwest corner. The roof is covered with asphalt shingles.

This house was built in 1908 by contractor Oscar R. La Rue for building owner and carpenter Henry Bellerose. Tailor Peter Ziegler is listed as a resident in 1908 and identified as the building owner in 1910. Ziegler was issued a permit for an addition in 1921 and lived here with his wife Anna and children through the late 1930s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**658 South Robert Street (RA-SPC-8989)**



This property is a single-story, wood-frame house with a front-gable roof simple, rectangular massing. The foundation is rusticated concrete block, and the walls are clad in synthetic siding with partial height, field stone veneer on the west elevation. There is a projecting, gabled bay with a shed-roofed entry bay on the west elevation and a shed-roofed dormer on the south elevation. The eaves are open with widely-spaced, exposed rafter tails, and the roof is covered with asphalt shingles. There is a two-car, gable-roofed garage at the rear of the house.

This house was built in 1927 by general contractor Hugh M. Carr. A 1928 building permit identifies the building owner as Ralph B. Watson, a clerk for meatpacker Swift and Co., who lived here with his wife Ruth and children Ralph F. and Alice. Watson owned the house through 1938 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**659 South Robert Street (RA-SPC-8990)**



This property is a two-story, wood-frame house with a hipped roof. The foundation is covered with cementitious coating, and the walls are clad in synthetic siding with synthetic fascia and soffit. The windows generally have replacement, synthetic, one-over-one sashes. There is a large gabled dormer on the east elevation and a smaller hipped dormer on the north elevation. A full-width porch on the east elevation has a hipped roof supported with Tuscan Style columns and balustrade with turned, wood balusters, and a low-pitched pediment over the door. There is a large, cottage-style window with a transom is east of the door. There is a modern, wood deck on the southwest corner. The roof is covered with asphalt shingles.

The original building permit for this house is missing most of its data, although it identifies a J. Fischer as the landowner in 1904. The owner may be stone contractor John Fischer, who was partner with John Brandle and lived at 667 South Robert Street. Early residents included renter Sherman C. Tousley, a machine operator for Webb Publishing Co., who lived here with his wife Eunice and three children through 1926. Raymond G. Weyh, an attendant for Shell Petroleum Co., lived here in 1933, and Thomas Gunderson and his wife Betty lived here in 1941 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**663 South Robert Street (RA-SPC-8991)**



This property is a two-story, wood-frame house with a front-gable roof. The house has simple, rectangular massing with large cross-gables on the north and south elevations and a wing with a shed roof on the west elevation. The foundation is covered with a cementitious coating, and the walls are clad in synthetic siding with synthetic fascia and soffit. The windows have replacement, synthetic, one-over-one sashes with metallic storm windows throughout. There is a full-width, enclosed porch on the east elevation with a hipped roof. The roof is covered with asphalt shingles. A double-car garage with a side-gable roof and synthetic siding is located to the rear of the house.

This house was built in 1889 for Peter Ziegler, a presser/ironer for the carpet and wallpaper retailer Finch, Van Slyck and Co. Ziegler lived here with his wife Anna and their children until 1900. Other early residents include laborer Williams Gans, Martha and Minnie Gans, both finishers for Lanpher, Skinner and Co., and Gustav Baker, a machine operator for the Minnesota Shoe Co. In 1908 widow Mary Geering resided here with daughters Caroline and Minnie, owners of the millinery business Geering and Geering, and sons Henry and Herman, who worked for the grocer Foley Brothers and Kelly (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP

**667 South Robert Street (RA-SPC-8992)**



This property is a two-story, wood-frame house with a front-gable roof. The house has simple, rectangular massing with a cross-gable on the north elevation and a gabled two-story bay on the south elevation. The foundation is covered with a cementitious coating. The walls are clad in synthetic siding with synthetic fascia and soffit, and the windows have replacement, synthetic one-over-one sashes throughout. There is a full-width, enclosed porch with a hipped roof on the east elevation with a low-pitched pediment above the door. The roof is covered with asphalt shingles. A double-car garage with a hipped roof, asphalt shingles, and synthetic siding is located to the rear of the house.

This house was built in 1889 for mason John Fischer. Fischer resided here with his wife Margaret and children until 1909 when he moved next door to 673 South Robert Street. Other early residents include cigar maker Louis R. Marthaler, mortician Lawrence Willwerschied, and widow Margaret R. Bloechel (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**670 South Robert Street (RA-SPC-8993)**



This property is a single-story, wood-frame house with a side-gable roof. The house has simple, rectangular massing with a concrete block foundation. The walls are clad in replacement, wood drop siding, and the windows have synthetic, replacement sashes throughout. There is a gable-roofed entry bay on the west elevation, an addition with a shed roof on the east elevation, and an attached, two-car garage with a gable roof on the south elevation. The roof is covered with asphalt shingles.

This house was built in 1949. An early resident was the Reverend Clifford Bryant, the pastor for the Church of the Nazarene, who lived here with his wife Alma. Other early residents were also pastors, suggesting this building was originally either owned by or associated with the Church of the Nazarene located next door at 678 South Robert Street. The Rev. George A. DeVoe lived here in 1954 and 1955, Rev. Joe R. Hoch between 1956 and 1964, Rev. Bernard D Johnson in 1965, and Rev. Arthur G. Hewitt in 1966. The Rev. Essa Kavanati resided here between 1969 and 1988. George F. Kavanati, the first resident not identified as a pastor, began living here in 1988 (St. Paul City Directory, R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP



**673 South Robert Street (RA-SPC-3194)**



This property is a two-story, wood-frame house with a pyramidal, hipped roof. The foundation is limestone topped by a single course of rusticated stone, and the walls are clad with a medium brown brick set in a running bond. The house has gable-roofed, stucco-clad wall dormers on the north, south, and east elevations. The window openings have stone sills and lintels and retain their original wood, one-over-one sashes. An enclosed, full-width porch on the east elevation has a hipped roof supported by classical columns set on stone piers. The porch also has a pediment above the primary door, which is topped by a four-light transom, and double-hung, three-over-one, wood-sash windows. Paired windows at the gable peak on the east elevation have decorative, radial muntins in the upper sashes and tapered, flat casing. There is a two-story, canted bay and an external brick chimney on the south elevation. The roof is covered with asphalt shingles. There is a garage at the rear with a hipped roof with asphalt shingles and walls clad in brick set in running bond.

This house was built in in 1909 by mason John J. Fischer. Fischer lived here with his wife Margaret and several children through the 1920s, and he owned several other houses in the South Robert Street neighborhood, including 667 and 698 South Robert Street (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 678 South Robert Street (RA-SPC-3195)



This property is a front-gable, single-story church building with a raised basement and linear massing. The walls are clad in an orange brick set in running bond with a single course of bricks set as soldiers marking the transition between the raised basement and the first story. A brick, two-level porch on the west elevation covers the primary entry. The porch has large, segmented-arch openings on the first level on its south, west and north elevations. A recessed second level has small segmented-arch openings filled with louvers and is topped by a gold, half-dome which engages the church's west wall. The church's original spire has been removed. There are two cruciform-shaped windows on the west elevation which are infilled with glass block. The north and south elevations have regular fenestration with segmented-arch windows and synthetic, replacement sashes. The east elevation has a partial-height, canted apse with a large, cruciform-shaped window infilled with glass block. The gable wall on the east elevation is clad in synthetic lap siding. The roof is covered with asphalt shingles with synthetic soffit and fascia.

This church was built circa 1896 for the congregation of Salem German Evangelical Lutheran Church. Building permits were not available for this property. Its original address was 668 South Robert Street. The church housed its German Lutheran congregation until 1940, when it changed to the West Side Church of the Nazarene. The house directly to the south at 682 South Robert housed several of the congregation's pastors early in the 20<sup>th</sup> century. The church housed the West Side Church of the Nazarene until 1961. The house directly to the north at 670 South Robert Street housed pastors for the Church of the Nazarene between 1949 and the mid-1960s. Building occupants included the Knights of Columbus between 1962 and 1965, St. Mary Eastern Orthodox Church of St. Paul between 1966 and 1992, and St. Mary's Antiochan Church of St. Paul (R. L. Polk and Co. Publishers).

This church building appears to be associated with the West Side German community during the late-nineteenth and early-twentieth century. As noted in the description, however, this property has been extensively altered, including removal of the spire and its replacement with a half-dome. For this reason, this property is recommended not eligible for listing in the NRHP

**682 South Robert Street (RA-SPC-8994)**



The property is a two-story, wood-frame house which has been converted into apartments. The house has a front-gable-and-wing configuration with a single-story, hip-roofed addition extending from the north elevation to the south elevation. There is a gable-roofed dormer on the east elevation. The foundation is covered with a cementitious coating, and the walls are clad in synthetic siding. The windows have replacement, synthetic casement sashes on the lower level of the west elevation and synthetic, double-hung, one-over-one sashes elsewhere. The eaves have gable returns, and the roof is covered with asphalt shingles with synthetic soffit and fascia.

This house was built in 1901 by contractor Gustav Lemmler for property owner and resident Reverend David Lebahn, pastor for Salem's Evangelical German Lutheran Church. The church was organized in 1893 and is located across the street on the northeast corner of South Robert and East Morton Streets. Although city building permits do not identify the church as the property owner, the building served as the residence for several pastors, including Reverends Ernest Schultz, Karl Ermisch, and Carl Mardorf. A 1921 building permit identifies the building owner as clerk Clemens Kuhlenkamp (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**686 South Robert Street (RA-SPC-8995)**

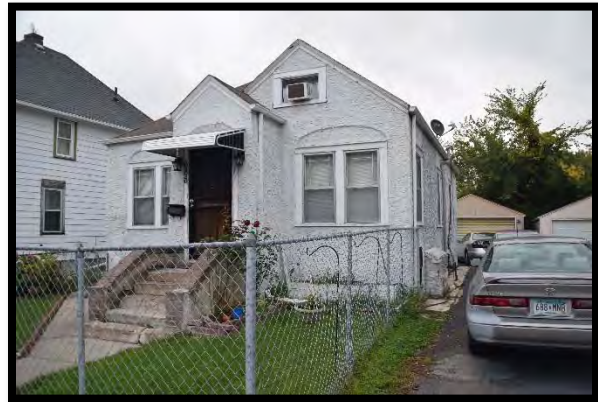


This property is a two-story, wood-frame house with a hipped roof with a ridge. There is a large gabled wall dormer with gable returns on the west elevation and a projecting entry bay with a shed roof on the east elevation. The foundation covered with a cementitious coating. The walls are clad in synthetic siding with synthetic fascia and soffit, and the windows have a combination of synthetic, replacement casements and one-over-one replacement sashes. There is a full-width, enclosed porch with a hipped roof on the west elevation. The porch has double-hung windows with three-over-one, wooden sashes. The roof is covered with asphalt shingles.

This house was built in 1905 for laborer Andrew Helget, who lived here through the mid-1930s. Early residents include boarders Frank Helget, a mason for stone contractor Fischer and Brandl, his wife Theresa Helget, Joseph Helget, a machine operator for Villaume Box and Lumber Co., his wife Anna Helget and children Frances, Robert and Lucille (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**688 South Robert Street (RA-SPC-8996)**



This property is a single-story, wood-frame house with a hipped roof with a ridge. The house has simple, rectangular massing and the foundation is covered with a cementitious coating. The walls are clad in stucco, and the windows generally have a combination of wooden sashes with Prairie Style glazing and replacement, one-over-one synthetic sashes. There is a gable-roofed wall dormer with a projecting, gable-roofed entry on the west elevation, a gabled wall dormer on the north elevation, and a projecting, hipped bay on the east elevation. There are two paired window units on the west elevation with segmented-arch surrounds and Prairie Style, multi-light glazing in the upper sashes and single lights in the lower sashes. The roof is covered with asphalt shingles. A single-car, gable-roofed garage is located to the rear of the house.

This house was built in 1931 for laborer Thomas F. Hurley. City directories identify Ellen E. Byrnes, widow of William Byrnes, as a resident between 1932 and 1942. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**694 South Robert Street (RA-SPC-8997)**



This property is a story-and-a-half, wood-frame house with a front-gabled roof and a foundation covered with a cementitious coating. The walls are clad in synthetic siding, and the windows have wood, two-over-two sashes. There is a full-width, enclosed porch on the west elevation with a hipped roof and brick walls and piers. There are gabled wall dormers on the north and south elevations with gable returns. The roof is covered with asphalt shingles. A two-car garage with a gabled roof is located to the rear of the house.

This house was built in 1912 by property owner and mason Frank Helget. Early residents include Neil Hurley, a molder at American Hoist and Derrick Co., Alice Hurley, a copyholder at West Publishing Co., and cleaner Ann Anitzberger. By 1922 Frank Helget was a resident and built an addition in 1924 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 698 South Robert Street (RA-SPC-8998)



This property is a two-story, wood-frame house with a ridged, hipped roof and a limestone foundation. The first-story walls are clad in red brick veneer set in English bond, and the second story walls are clad in asbestos shingles. The first story windows have stone lintels and a mixture of six-over-one wood sashes and synthetic, one-over-one replacements sashes. The second story windows have synthetic, replacement sashes. A full-width porch on the west elevation has a brick knee wall and a shed roof supported by square, brick columns set on stone piers. There is an external, brick fireplace breastwork and chimney on the south elevation. The open eaves have knee brackets and the roof is covered with asphalt shingles.

This house was built in 1917 by owner and contractor John Fischer. Fischer was a partner in the stone and masonry contracting company Fischer and Brandle, which was located at 667 South Robert Street, and he lived nearby at 673 South Robert Street. Early residents include Charles O. Bastien, a salesman for livestock broker Barry Cattle Co., and nurses Lilah L. Nehring and Olga Winther (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**699 South Robert Street (RA-SPC-8999)**



This property is a story-and-a-half, Tudor Style house with a cross-gabled roof. The foundation is covered with an ashlar stone veneer, and the walls are variegated brick set in Flemish bond. The east elevation has a cross gable at the north and a centrally located gable-roofed entry bay with a round, closed arch over the door. The east elevation also has a projecting wing with a shed roof beneath the cross gable. There is a gabled-roofed wing on the west elevation. The gable walls are stucco with decorative half-timbering. A round-arched picture window is on the east elevation, and a rectangular picture window on the north elevation. The other windows are double-hung with Prairie Style, multi-light upper sashes over single-light, lower sashes. The house retains its original, wood primary door. The roof is covered with mission-style tiles, and an external chimney is on the south elevation. There is a two-story, double-car garage at the rear of the house with a clipped, gable roof. The garage's first story walls are brick set in Flemish bond, and the upper story is a screened three season room with wood lap siding.

This house was built by carpenter Bruno J. Raak in 1927 for property owner Fred Richmann. The house was occupied briefly by Fred B. Ruhnau, a secretary for Home Made Sausage Co, in 1928. After 1929 the house was owned and occupied by William F. Peters and his wife Marie. Peters was the son of Gustave F. Peters, the founder of Peters Meat Products Co., a meat products manufacturer and retailer in St. Paul. At the time of his death in 1957 William Peters was the chairman of the board of Peters Meats Co. and vice president of the Minnesota State Bank of Saint Paul (St. Paul Building Permits; R. L. Polk and Co. Publishers; *Minneapolis Morning Tribune* 1957). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 705 South Robert Street (RA-SPC-9000)



This property is a Craftsman Style, single-story, wood-frame house in an L-plan massing with a cross-gable roof. The foundation is not visible. The walls are clad in a brick veneer set in a running bond with a course of bricks at the base of the walls set as soldiers and brick planters beneath the windows on the east elevation. The windows have double-hung, three-over-one, wood sashes in double or triple units on the east and south elevations and single units on the north elevation. The gables are closed and have walls clad with synthetic shingles and decorative half timbering. A bay window projects from the south elevation, and a wing projects from the northeast ell. There is also a shed dormer on the north side of the east elevation. The eaves are open with knee braces, and the small, double window on the east gable has tapered, flat casing. There is a single-car garage with brick walls set in a running bond and a gable roof with half-timbering on the gable ends.

This house was built in 1922 by Bruno J. Raak for property owner Fred B. Ruhnau, a sausage maker for Home Made Sausage Co. Ruhnau resided here between 1923 and 1928. In 1928, Gustave F. Peters, founder of Peters Home Made Sausage Co. (later Peters Meat Products), owned and lived at this property. Peters resided here with his wife Cora until his death in 1942. At that time, Peters Meat Products was said to be one of the largest independent meat products manufacturers in the Northwest and was headquartered at 344 South Robert Street (currently Captain Ken's Foods and extensively altered) (St. Paul Building Permits; R. L. Polk and Co. Publishers; *St. Paul Dispatch* 1942).

Although Peters was a successful businessman, he does not appear to be significant in history. In addition, this property is not associated with historically significant events or trends, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



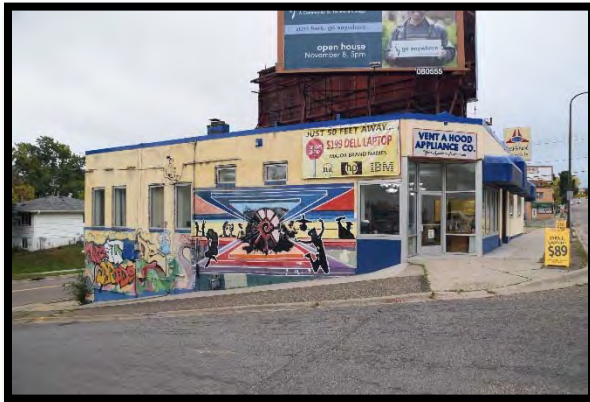
## 706 South Robert Street (RA-SPC-9001)



This property is a single-story, flat-roofed commercial building with simple, rectangular massing. The foundation and walls are concrete block with a partial height, brick veneer and textured stucco on the west elevation. The west elevation has a centrally located door flanked by a garage door opening infilled with vertical siding and triple casement windows to the north and a triple casement window set to the south. There is a full-width hipped canopy on the west elevation covered with asphalt shingles. The south elevation has three sets of paired, double-hung windows with synthetic sashes, one double-hung window with synthetic sashes, and a door.

Construction began on this commercial building in 1967 by William Kopp Construction for owner Don B. Becher. William Kopp Construction was a general contractor owned and operated by Charles E. and Eugene Kopp. Building owner Don Becher operated Mech Hand Inc., a company that manufactured prosthetic hands in the building through the mid-1980s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 708 South Robert Street (RA-SPC-9002)



This property is a single-story commercial building with a flat roof and an exposed basement level on the east elevation. The building has a triangular shape that narrows to the south. It has a concrete block foundation and a stucco veneer on the upper level. There are aluminum storefront windows on the west elevation facing South Robert Street and a canted, inset door on the northwest corner. The other windows have replacement, synthetic sashes. There is a two-sided billboard attached to the roof and synthetic canopies over the windows on the west elevation.

This commercial building with two store fronts was built in 1932 by contractors Edwards and Anderson for building owner R. Wahl. Early tenants include Henry O. Mayer, who ran South Robert Drug at 708 South Robert Street, and physicians Sydney F. Rogers and Arthur W. Ude, who shared space at 710 South Robert Street. The pharmacist Henry Mayer was identified as the building owner in an electrical permit issued in 1932. Henry F. Wahl was the building owner between 1932 and 1938. Weldon Pharmacy was the building owner and occupant in 1939 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 711 South Robert Street (RA-SPC-9003)



This property is a single-story, wood-frame house with a ridged, hipped roof and simple, rectangular massing. The foundation is covered with a cementitious veneer. The walls are clad in beveled wood siding with a narrow reveal, and the windows have pediment style casing. The windows are double-hung with, one-over-one, wood sashes and metallic storm windows. There is a hipped dormer on the east elevation with a triple window and a dormer on the west elevation with a single window. There is an enclosed, cut-away porch on the southern end of the east elevation and an enclosed, partial width porch with a hipped roof on the west elevation. The eaves are open and have brackets, and the roof is covered with asphalt shingles. A single-car garage with wood, beveled siding and a gable roof covered with asphalt shingles is located to the rear of the house.

This house was built in 1915 for John Soyka. Soyka was a polisher at Drake Marble & Tile Co. and lived here with his wife Francis and children Albin and Angeline. Other early residents include boarders John Albert Soyka, John Soyka's brother, and Tykla Bronie, who were both polishers at Drake Marble and Tile Co. By 1918 the house was owned by Otto H. Rosenberg, who was a foreman for meatpacker Swift and Co., and lived here with his wife Esther into the 1940s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 715 South Robert Street (RA-SPC-9004)



This property is a story-and-a-half, wood-frame house with a front gable. The foundation is limestone, and the walls are clad in synthetic siding with synthetic fascia and soffit. The windows generally are double-hung with three-over-one, wood sashes and metal storm windows. Shed-roofed wall dormers are on the north and south elevations. On the east elevation, a full-width porch with a hipped roof set on square porch posts covers a large cottage window with a transom and a small, decorative oval window. On the south elevation, there is a large cottage window with a transom and a door with a metal, canopy. The eaves have gable returns, and the roof is covered with asphalt shingles.

This house was built in 1906 by C. Fisher for August Stehr, a furrier for Lanpher, Skinner & Co. Stehr lived here with his wife Gertrude and children Marie, Leonard, Marilla, and Paul. Stehr had an addition built by T. Wehnle at a cost of \$600 in 1922. Gertrude assumed sole ownership at August's death in 1930 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



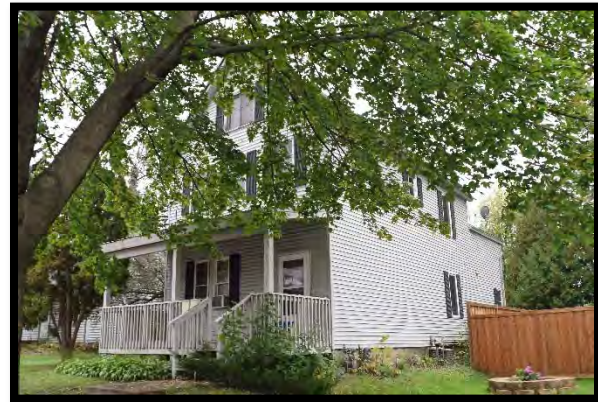
**721 South Robert Street (RA-SPC-9005)**



This property is a story-and-a-half, front-gabled, wood-frame house with a limestone foundation covered with a cementitious coating. The walls are clad with synthetic siding with synthetic fascia and soffit, and the windows have replacement, one-over-one, synthetic sashes throughout. A gable-roofed projects from the north elevation, and a full-width, enclosed porch with a hipped roof is on the east elevation. A Chicago-style window is in the east gable, which has returns on the eaves. The roof is covered with asphalt shingles. A double-car garage with a gable roof is located to the rear of the house.

This house was built in 1908 by the property owner Carl Gerlitz, a cabinet maker for Joseph Dingle Boatworks. Gerlitz lived here until 1918 when Harry J. Flynn, a foreman and steamfitter at Swift and Co. assumed ownership. Flynn lived here with his wife Mary and children Irene, Joseph, Leo, George and Katherine through 1933 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 725 South Robert Street (RA-SPC-9006)



This property is a two-and-a-half story, wood-frame duplex with a front-gable roof. The building has a limestone foundation covered with a cementitious coating. The walls are clad with synthetic siding with synthetic soffit and fascia and the windows have replacement, one-over-one synthetic sashes throughout. There is a full-width, reconstructed porch on the east elevation with a corrugated-metal shed roof set on square porch posts. There is a shed-roofed dormer on the south elevation and a story-and-a-half, gable-roofed addition on the west elevation with a second-story, wood deck and stairway. The roof is covered with asphalt shingles and there are two, modern skylight windows on the roof's southern slope. A double-car, gable-roofed garage with synthetic siding is located to the rear of the house.

This house was built in 1893 for Melchior H. Spriestersbach, a steamfitter for Anchor Shoe Co. Spriestersbach was the property owner and resident until his death in 1941. Other residents include family members Elizabeth, his wife, and children David, Jost, Dorothea, Elizabeth, Eva and William (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**735 South Robert Street (RA-SPC-9007)**



This property is a story-and-a-half, wood-frame house with a side gable roof. The foundation is concrete block, and the walls are clad in synthetic siding with synthetic fascia and soffit. There is a full-width dormer with a shed roof and a projecting, shed-roofed entry bay on the rear elevation. The first-floor windows are eight-over-eight, wood sashes on the east and south elevations and six-over-six, wood sashes on the north and west and in the gables. All the windows have modern, metal storm windows. The roof is covered with asphalt shingles and there is a large, centrally-located, brick chimney on the roof's ridge. A three-car, gable-roofed garage with synthetic siding is located to the rear of the house.

This house was built in 1941 for Elizabeth M. Spriestersbach by contractor J. Sauer at an estimated cost of \$4,000. Elizabeth was the widow of Melchior Spriestersbach, who died in 1941. A rear porch addition was built in 1943 by the Modern Construction Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**736-738 South Robert Street (RA-SPC-9008)**



This property is a two-story, commercial building with a flat roof. The building consists of a square, two-story section at the northwest with a single-story, concrete block addition on the east elevation and a single-story, brick wing running the length of the south elevation. The two-story section and the south wing are clad in stucco, and the wing has a low parapet on its west elevation. The two-story section has large, metallic storefront windows with wood sills flanking a recessed door on its west elevation and two storefront windows and a secondary door on its north elevation. There is a modern, synthetic canopy above the storefront windows on the west and north sides. The second story has paired, double-hung window units with one-over-one sashes and modern, synthetic canopies on the west elevation and single window units with wood, one-over-one sashes and metallic storm windows on the north and south elevations. A large billboard is set diagonally facing the northwest on the building's roof. A two-car garage with a gable roof is located to the rear of the building.

This store-and-flats building was built in 1931 for plumber Norman C. Loos. Loos lived here with his wife Lillian and daughter Edith until 1940 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**742 South Robert Street (RA-SPC-9009)**



This property is a two-story, wood-frame house with a pyramidal hipped roof and a limestone foundation. The walls are clad with asbestos shingle siding with synthetic fascia and soffit. The windows have a variety of replacement casement, slider and one-over-one, double-hung sashes. There is a projecting, two-story, gabled bay with eave returns on the west elevation and an enclosed shed-roofed entry bay set on a concrete block foundation in the northwest ell. A two-story, gabled addition extends from the east elevation and a shed-roofed bay projects from the north elevation. The roof is covered with asphalt shingles. A single-car, gable-roofed garage is located to the rear of the house.

This house was built in 1889 by contractors John Fischer and Adam Eller for Albert M. Lawton of Lawton Brothers Co., a St. Paul real estate, insurance, and loan company. Lawton Brothers also built neighboring houses at 744 and 750 South Robert Street. Early residents include Martin Hunt, a travel agent for Conhaim Brothers, William Larson, a batteryman for the Western Union Telegraph Co, and plasterer William Whipple (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 744 South Robert Street (RA-SPC-9010)



This property is a two-story, wood-framed house with a gable-on-hip roof. There are gabled wall dormers on the west and south elevations, a gable-roofed addition on the east elevation, and a projecting bay with a shed roof on the southeast corner. The foundation is covered with a cementitious coating. The walls are clad in synthetic siding with synthetic fascia and soffit, and the windows have replacement, synthetic, one-over-one sashes throughout with metallic storm windows. On the west elevation, there is a gabled canopy over the entry and a large picture window with a replacement, fixed sash. The roof is covered with asphalt shingles.

This house was built in 1889 by carpenter Diedrich Grawert for Albert M. Lawton of Lawton Brothers Co., a St. Paul real estate, insurance, and loan company. Lawton Brothers also built neighboring houses at 750 and 742 South Robert Street. Early residents include plasterer William Whipple, plasterers Frank, John and George Galloway, and William Larson, a batteryman for the Western Union Telegraph Co. George Loomis, a laborer for Drake Marble and Tile Co., was the building owner between 1921 and 1938 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 745 South Robert Street (RA-SPC-9011)



This property is a single-story commercial building with a flat roof and a concrete-slab foundation. The building has two sections. The eastern section, which faces South Robert Street, is rectangular in shape. The walls are medium brown brick set in a running bond. The northern third of the east elevation is recessed with metallic, storefront windows and a steel door. There is a hipped, projecting canopy made from metallic, standing seam cladding on the southern two-thirds of the east elevation. The northern end of the east elevation and the north elevation have vertical, standing seam cladding at the top of the wall. The western building section is square in shape and built with concrete panels and a flat roof. There are three overhead garage doors on the western section's north elevation.

This filling station was built in 1960 for Lee's DX Service Gas Station. Lee's DX occupied the building through 1968 when it changed to Troge's DX Station. During the 1970s, a series of service stations occupied the building, including Jack and Lou's Freeway Service in 1972, Brada Q Petroleum in 1976, R and S Gas Station in 1977, and Dela Rosa Full Service in 1979. The building was vacant between 1985 and 1987, when it began a second life as an auto sales and leasing dealership by Ray Joseph Leasing and Sales (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 750 South Robert Street (RA-SPC-9012)



This property is a two-story, wood-frame house with a front-facing, T-Plan configuration with a cross-gabled roof. The foundation has a cementitious coating and the walls are clad with a stucco veneer. There is an enclosed porch in the southwest ell with an infill addition built above the porch with a shed roof and synthetic siding. There is an addition on the east elevation with a gable roof. The windows have replacement, one-over-one, synthetic sashes throughout. The lower level window openings on the west and north elevations have been partially enclosed with metallic cladding, and there are metal canopies over the second-story windows on the west elevation. The roof is covered with asphalt shingles. A single-car garage with a gable roof is located to the rear of the house.

This house was built in 1889 for Albert M. Lawton of Lawton Brothers Co., a St. Paul real estate, insurance and loan company. Lawton Brothers also built neighboring houses at 744 and 742 South Robert Street. In 1890 James E. Wescott, a clerk for the McKinnin and Co., was a resident, and by 1893 he was the building owner. Other early residents include stereotyper William A. Bienhoff and Hans A Iverson, a salesman for Friend, Crosby and Co. In 1922 bricklayer Harry Polos was the property owner (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 752 South Robert Street (RA-SPC-9013)



This property is a two-story, wood-frame house with a pyramidal, hipped roof and a rusticated, concrete block foundation. The first-story walls are clad in textured stucco veneer, and the second-story walls are clad in synthetic siding with synthetic fascia and soffit. The windows have replacement, one-over-one, synthetic sashes throughout. There is a full-width porch on the west elevation that is enclosed with screens and a stucco knee wall. The porch has a hipped roof that is supported by tapered, square columns set on concrete-block piers. There is a dormer with paired windows, synthetic siding and a hipped roof on the west elevation and a canted bay window with a hipped roof on the south elevation. The roof is covered with asphalt shingles.

This house was built in 1915 by carpenter Henry Otto for Charles Blume, a laborer for the Soo Line railroad. By the early 1920s, Arthur Bienhoff, a yardman for J. R. King Co., was the building owner and resident. Other early residents include John Ott, a sales clerk, and William Bienhoff, an elevator operator for Amour and Co. Arthur Bienhoff owned the property through 1935 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**753-755 South Robert Street (RA-SPC-9014)**



This property is a single-story duplex with a raised basement and a low-pitched, gabled roof. The basement walls are clad in stucco veneer, and the upper-level walls are clad in synthetic siding with synthetic soffit and fascia. The windows are synthetic, sliding sashes throughout. There are two, upper-level entrances to the apartment units on both the north and south elevations. Each entrance has wood stairs and small landing. The roof has wide overhangs on the north and south sides and is covered with asphalt shingles.

This house was built in 1958. Building permits were not available for this property. Joseph Robideaux resided here in 1958 and Erma F. Eccles, widow of William H. Eccles, lived here between 1959 and 1965. Floyd D. Smith was a resident between 1966 and 1968 and Thomas J. Seidel lived here between 1969 and 1993. The building was later converted into a duplex (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 756 South Robert Street (RA-SPC-9015)



This property is a story-and-a-half, wood-frame house with a front-gable roof. The foundation has a cementitious coating, the walls are clad in synthetic siding with synthetic fascia and soffit, and the windows have a mixture of replacement, one-over-one, double-hung sashes and synthetic fixed frames. There is a large shed dormer and a canted bay window with a hipped roof on the south elevation and a gabled wall dormer on the north elevation. There is a full-width, enclosed porch with a shed roof on the west elevation. The porch's knee wall is clad with an ashlar stone veneer, and its windows are double-hung with three-over-one, wood sashes. The roof is covered with asphalt shingles. A two-car garage with a gable roof is located to the rear of the house.

This house was built in 1912 for Charles Bouilly, a laborer for the Soo Line Railway, by carpenter Robert Kuntze. The city issued property owner Margaret Bouilly, Charles Bouilly's widow, a building permit in 1922 for an addition. Margaret lived in the house through 1926 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 760 South Robert Street (RA-SPC-9016)



This property is a story-and-a-half, wood-frame house with a clipped, side-gable roof. The foundation is rusticated concrete block, and the walls are clad in synthetic siding with synthetic fascia and soffit. The windows have double-hung, three-over-one wood sashes. A full-width, enclosed porch on the west elevation has a clipped gable roof, and a shed-roofed bay window projects from the north elevation. There is also a canopy supported by knee-braces over an entrance on the north elevation. The roof is covered with asphalt shingles. A two-car garage with a gable roof is located to the rear of the house.

This house was built in 1924 for janitor John E. Flynn by general contractor Joseph Clements of J. R. Clements Building Co. Flynn lived here with his wife Johanna into the 1940s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 761 South Robert Street (RA-SPC-9017)



This property is a two-story, wood-frame house with a front-gable roof and rusticated concrete block foundation. There is a gabled projecting bay on the north elevation, a gabled wall dormer and a canted, single-story bay window on the south elevation, and a story-and-a-half wing with a gable roof on the west elevation. The walls are clad in asbestos shingle siding, and the window openings retain their pediment-style window casings but have replacement, one-over-one, synthetic sashes throughout and metallic storm windows. There is an enclosed porch with a shed roof in the southwest ell with a projecting, gabled canopy set on square porch posts over a door. On the east elevation, a full-width, enclosed porch with a hipped roof has double-hung windows with three-over-one, wood sashes. The porch roof has a low-pitched gable on its roofline over the door. The roof is covered with asphalt shingles.

This house was built in 1904 for plasterer William G. Whipple by general contractor William Bickell of Bickell and Chapple Co. Early residents include boarders Hugo C. Renk, an electrotype operator for H. L. Collins Co. and Frank E. Gerrish, a form maker for H. L. Collins Co. By 1915 the home was owned by Harold J. Gerrish, a foreman at H. L. Collins, who lived here with his wife Marie and children Andrew, Frances, Hyacinth, and Chester (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 762 South Robert Street (RA-SPC-9018)



This property is a one-story apartment building with a hipped roof and a raised basement. The lower-level walls are clad with a brick veneer set in a running bond and the upper level walls are clad with stucco. The primary entrance is centrally-located on the west elevation facing South Robert Street and consists of a single door flanked by sidelights filled with glass blocks. The second level has regular fenestration with a combination of single and paired, double-hung units with synthetic, one-over-one, replacement sashes and storm windows. The lower level has a combination of small awning windows and single and paired, double-hung window units with synthetic, one-over-one, replacement sashes. The roof has projecting, closed eaves and is covered with asphalt shingles.

This apartment building was built in 1958. Early residents include bookkeeper Gordon R. Hoffman and his wife Donna, civil engineer William L. Goetz, Tonee H. Gebauer, and salesman Irving Oreck. Occupants in 1962 include Paul F. Kurtz, Virginia Becker, Wayne R. Patrick, Tonee H. Gebauer, and Mable T. Kittleson (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP

**764-766 South Robert Street (RA-SPC-9019)**



This property is a two-story duplex apartment with a hipped roof. The foundation has a cementitious coating and the walls are clad in stucco. A projecting entry bay centered on the west elevation has a hipped roof and walls clad in a brick veneer set in a running bond. There is a large picture window with a fixed frame on the west elevation. The windows are single, double-hung units with replacement, one-over-one sashes. There is a centrally-located door on the north elevation with a flat canopy which serves as a balcony deck for a second-story door above it. The roof is covered with asphalt shingles and the eaves have synthetic fascia and soffit. There is a two-car garage with a pyramidal, hipped roof at the rear of the house.

According to the Ramsey County Assessor, this duplex was built in 1951. Building permits were not available for this property. Early residents were Louise L. Benson at 764 and Elsie S. Dordell at 766. In 1964 Marie Alt moved into 766 and a year later in 1965 James Casey was living there. In 1968 Louise Benson continued to reside in 764, and Rose K. Miller had moved into 766 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 767 South Robert Street (RA-SPC-9020)



This property is a story-and-a-half, wood-frame house with a hip-on-hip roof with flared eaves. The foundation is covered, the walls are clad with stucco, and the windows generally have double-hung, one-over-one wood sashes and metallic storm windows. There are gabled dormers on the south, east, and north elevations. The east-facing dormer has a large, double-hung window with synthetic, eight-over-eight sashes, and the north and south dormers have paired, double-hung window units with wood, one-over-one sashes. There is a full-width, enclosed porch on the east elevation with stucco veneer covering the knee wall and stylized stucco resembling fieldstone at the wall's base. The roof is covered with asphalt shingles. A two-car garage with a gabled roof and synthetic siding is located to the rear of the house.

This house was built in 1904 by the property owner Emil Gieske who was a postal clerk. Gieske lived here with his wife Louisa and children Clarence, Millard and Louisa. Other early residents include policeman Peter J. Horn, Charles Ward, a foreman for J. H. Allen and Co., and George W. Neeson, a salesman for C. C. Emerson and Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**778-780 South Robert Street (RA-SPC-9021)**



This property is a two-story, side-gabled, duplex apartment building. The foundation has a cementitious coating and the walls are clad with stucco. A centrally-located, projecting entry bay on the west elevation has a hipped roof and an ashlar stone door surround. There is a large picture window on the lower level of the west elevation, and the remaining windows are single units with replacement, one-over-one sashes. There is a door on the lower level of the north elevation and another door directly above with a wooden balcony. The roof is covered with asphalt shingles. A two-car garage with a hipped roof is located to the rear of the house.

According to the Ramsey County Assessor, this duplex was built in 1950. Building permits were not available for this property. Edward J. Hansen lived at 778 with his wife Karen until his death in 1958. His wife Karen continued to live here until 1961. Daniel C. Stewart, who was the general manager of the Al Mergens Manufacturing Co., resided at 780 with his wife Grace until 1955. Meat cutter Walter J. Sandstrom lived in 780 between 1956 and 1963, and Alfred T. Anderson lived there in 1964 and 1965 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 781 South Robert Street (RA-SPC-9022)



This property is a two-story, wood-frame house with a square massing and a side-gable roof. The foundation is limestone, the walls are clad with wood lap siding, and the windows have one-over-one, wood sashes with metallic storm windows. A large gabled wall dormer on the east elevation has a pent roof and a double window. An enclosed porch clad with unpainted, wooden lap siding is on the east elevation and extends around to the south elevation. There is a hip-roofed addition at the southwest corner with a door facing to the west. The house has open eaves with Neo-Classical style modillions and pediment style casing around the windows. The roof is covered with asphalt shingles. A two-car garage with a gabled roof, asphalt singles and synthetic siding is located to the rear of the house.

This house was built in 1905 for Paul H. Jaeger, a clerk for the Wisconsin Grain & Stock Co, by general contractor Daniel Fahl. Early residents include William Brache, a furrier for Gordon and Ferguson, Rudolph Ruhnau, a painter for F. R. Mann and Son, and Donald Gribble, a clerk for Swift and Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**782 South Robert Street (RA-SPC-9023)**



This property is a two-story, wood-frame house with a hipped roof. The foundation is not visible, the walls are clad in synthetic siding, and the windows generally have replacement, one-over-one, synthetic sashes with metallic storm windows. There is a gabled wall dormer on the west elevation, a gabled wing with a two-story bay window on the south elevation, and a gabled addition on the east elevation. The eaves are closed with crown molding on the fascia and Eastlake-style spindle work at the gable peaks. There is a large cottage window on the west elevation with a stained-glass transom. The roof is covered with asphalt shingles.

This house was built in 1889 for George Beulke, a blacksmith for Scribner-Libbey and Co. In 1890 Charles R. Hubbard, a telephone operator for the Western Union Telephone Company, was a resident with his wife Martha and children Charles and Rose. Other early residents include Charles T. Hubbard, a stonecutter at Lauer Brothers, and Fred G. Hubbard, brother of property owner Charles R. Hubbard. This property remained in the Hubbard family through 1929 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**786 South Robert Street (RA-SPC-9024)**



This property is a single-story commercial building with a flat roof. The building consists of two sections. The west section facing South Robert Street is rectangular with simple massing. It has walls clad with stucco. There are fifteen-light windows with steel frames on the north elevation, and the windows on the west and south elevations are partially infilled and have synthetic, casement sashes. There is a single door and an overhead garage door on the west elevation. The east section of the building is a rectangular service garage with concrete block walls. There is a steel door and three overhead garage doors on the south elevation, and windows on the east elevation have been infilled with glass block.

According to the Ramsey County Assessor, this commercial building was built in 1948. Building permits were not available for this property. South Robert Motors, a filling station and auto repair business, occupied the building in 1949, and Murray and Trembly Inc., an auto repair garage, operated here in 1950. Freeman H. Murray ran an auto repair business here in 1954. B and B Autoshop, an auto body and general repair shop, occupied the building in 1958 and, by 1963, Charles Kaufer ran Kaufer Motor Service here (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP



**787 South Robert Street (RA-SPC-9025)**



This property is a two-story, wood-frame house with a side-gable roof and a foundation covered with a cementitious veneer. The walls are clad in synthetic siding with synthetic fascia and soffit, and the windows throughout have replacement, synthetic, one-over-one sashes with metallic storm windows. There is a large gabled wall dormer with paired windows and an enclosed, full-width porch with a hipped roof on the east elevation. There is also an enclosed, full-width porch on the west elevation. The roof is covered with asphalt shingles. A two-car garage with a hipped roof, asphalt shingles, and synthetic siding is located to the rear of the house.

This house was built in 1906 by contractor Bernard Kellerman for the Reverend David LeBahn, pastor for the Salem German Evangelical Lutheran Church. Early residents include Paul H. Jaeger, a clerk for the Wisconsin Grain & Stock Co, and William C. Jaeger, a steward for Concordia College. By 1908 the building was owned by Fred B. Rau, a clerk for the drug wholesaler Noyes Bothers and Cutler, who resided here with seamstress Florence Rau. Fred Rau owned the house through 1938 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**796 South Robert Street (RA-SPC-9026)**



This property is a story-and-a-half, front-gabled, wood-frame house with simple, rectangular massing. The foundation is concrete block, and the walls are clad in textured stucco. There is a large picture window on the east elevation flanked by one-over-one, double-hung windows and is covered by a metal awning. The windows have replacement, synthetic sashes throughout. There is a single car, concrete block, flat-roofed garage attached to the basement level on the north side.

This house was built in 1956. Mike A. Ablan lived here with his wife Sadie from 1957 to 1964, and Fred Lauzon resided here with his wife Karen and son Fred Jr. until his death in 1984. Karen continued living here through the early 2000s (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP

## 805 South Robert Street (RA-SPC-9027)



This property is a single-story, wood-frame house with a low-pitched, hipped roof and simple, square massing. There is an enclosed, hip-roofed porch on the east elevation with the primary door. The foundation is rusticated concrete-block, the walls are clad in synthetic siding, and there are replacement, synthetic windows throughout. The roof is covered with asphalt shingles with synthetic fascia and soffit. There is a single-car, hip-roofed garage with synthetic siding at the rear of the house.

This house was built in 1924 by the property owner and contractor Arthur J. Funck for an estimated cost of \$2,800. Other early property owners include Edwin Betzold, a peddler for coal and ice retailer H. R. Whaley, who lived here with his wife Caroline and children Edwin D. and Dorothy between 1925 and 1929 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**811 South Robert Street (RA-SPC-9028)**



This property is a story-and-a-half, wood-frame house with simple, rectangular massing and a front-gable roof. There is projecting, gabled bay on the east elevation with the primary door. The foundation is covered with a cementitious coating and topped with a single course of bricks set as soldiers. The first story walls are clad in a variegated brick veneer set in common bond, and the gable walls are clad in synthetic siding. The east elevation has two sets of triple windows with wood, three-over-one sashes. The remaining windows also retain their wood, three-over-one sashes. The roof has projecting eaves with synthetic soffit and fascia and is covered with asphalt shingles. A single car, gable-roofed garage with wood lap siding, asphalt shingles, and a projecting shed roof over the overhead door is located to the rear of the house.

This house was built in 1928 by the property owner Reinhold Rottenberg. Rottenberg was a carpenter and railroad worker and lived here with his wife Anna through 1930. Anna was a stenographer for lawyer William P. Westfall. Between 1939 and 1948, the house was owned by Henry Foeltz, an employee for Northwest Juvenile Manufacturing. Foeltz lived here with his wife Rose. By 1954 the house was owned by Edward H. Kuester, who was a stock clerk for Brown and Bigelow and lived here with his wife Marcella (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 815 South Robert Street (RA-SPC-9029)



This property is a story-and-a-half, wood-frame house with simple, square massing and a side-gable roof. There is a gable-roofed bay on the east elevation with the primary door and a small, gable-roofed wing on the west elevation. The foundation is covered with a cementitious coating and topped by a single course of bricks set as soldiers. The walls are clad in a brick veneer set in a running bond with jack arches over the window openings and a simple, brick cornice on the east and west elevations with returns on the gable ends. The gable peaks on the south and north elevations and the rear wing's second story walls are clad in synthetic siding. Fenestration is a mix of single, double and triple window units with three-over-one sashes on the lower level of the east elevation. The remaining windows have one-over-one synthetic sashes. The roof is covered with asphalt shingles. A single car, gable-roofed garage with rusticated, concrete block walls and asphalt shingles is located to the rear of the house.

This house was built in 1930 by property owner Reinhold Rottenberg, a carpenter and railroad worker. Rottenberg lived here with his wife Marie who was a stenographer for the W. P. Westfall law office (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 822 South Robert Street (RA-SPC-9030)



This property is a story-and-a-half, wood-frame house with simple massing and a side-gabled roof with flared eaves. The foundation is not visible. The walls are clad in a textured, stucco veneer, and the windows have synthetic, replacement sashes throughout. A full-width porch on the west elevation has been enclosed and includes a picture window flanked by windows with double-hung sash and a double, casement window set. Above the porch, a shed-roofed dormer has triple windows and exposed rafter tails. There are multiple window openings on the north and south elevations with a mix of single, double, and triple sets of double-hung windows. There is a cut-away porch on the northeast corner. The roof is clad in asphalt shingles and has open eaves with exposed rafter tails and triangular knee braces. There is a gable-roofed, two-car garage which is clad in synthetic siding and asphalt shingles located to the rear of the house.

This house was built in 1918 for an estimated cost of \$2,000 by the property owner Simmonds Construction Co. Simmonds Construction Co. was a general contractor located in St. Paul and managed by superintendent Walter A. Bemis. Early residents include Beulah E. Johnson, who lived here with her children Persis and Audrey. In 1922 the building owner was Walter F. Ohlrogg, a clerk for the American Railway Express Co., who lived here until 1936 with his wife Robertine (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 823 South Robert Street (RA-SPC-9031)



This property is a two-story commercial building with simple, rectangular massing and a hipped roof. The foundation is not visible. The first story walls are clad with stucco on the south, west and north elevations and the first story wall on the east elevation is clad in an ashlar stone veneer. The second story walls are clad in shingle siding. The primary door is set on the northeast corner in an oblique, canted corner with a cast, concrete stoop. There are two, large storefront windows on the first story of the east elevation beneath a fabric canopy and three doors and an infilled garage door on the north elevation. Fenestration on the second story is irregular with a single and a double sash window on the east elevation and single, double, and triple windows on the north elevation. The storefront windows have modern, metal frames, and the double-hung windows are synthetic, six-over-six replacements throughout. There is a hip-roofed dormer on the east elevation with a triple window that has been infilled with wood louvers. There is an internal, brick chimney at the middle of the north elevation. The roof is clad in asphalt shingles.

This commercial building was built in 1916. Building permits were not available for this property. In 1916 William J. Brentel operated a grocery store in the building. Brentel is also listed as a resident with his wife Barbara and their children Edward, who worked as a railroad employee, Irene, a clerk for R. Schiffman Co., and William, a boat builder. By 1919 David G. Gustafson was a grocer and resident at this address with his wife Marie and son Orson (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 827 South Robert Street (RA-SPC-9032)

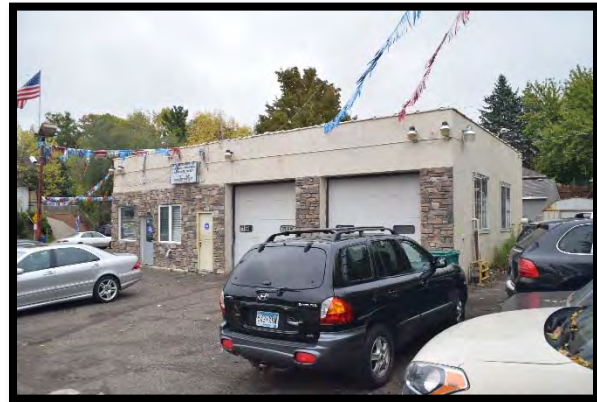


This property is a story-and-a-half, wood-frame, front-gable house with an addition on the west elevation by a shed roof. The foundation is not visible. The walls are clad in textured stucco with replacement metal soffit and fascia. The original, double hung windows on the first level are covered with metal storm windows and the windows on the second level have been replaced with synthetic casement windows. There is a full-width, enclosed porch with a hipped roof on the east elevation with a small, gable-roofed canopy supported by square porch posts over the stair. There is a three-sided, canted bay window with a hipped roof on the south elevation and an open carport with a shed roof running the length of the south elevation. The roof is covered with asphalt shingles. There is a small, detached utility shed with a gambrel roof standing at the northeast corner of the house.

This house was built in 1908 for Otto Hansen, an electrician for Electric Construction Co., who resided next door at 831 South Robert Street with his wife Bedie and children Florence and Harold. Early residents include John P. Lee, a stationary engineer for the city water plant, Charles Glander, an engineer for the Union Depot, and Carle F. Draeger, a rounder for Foot Schulze & Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



### 830 South Robert Street (RA-SPC-9033)



This property is a one-story commercial building with rectangular massing. The building consists of three sections, including a double-stall garage with a flat roof at the south, a smaller, hip-roofed office at the northwest, and an office with a low-sloped, shed roof at the northeast. The foundation is not visible. The walls are clad in stucco with a partial height, ashlar stone veneer on the west and north elevations, and there are synthetic, replacement windows throughout. There are two, over-head garage doors on the west elevation and replacement doors on the north elevation and the north end of the west elevation. The west and south elevations are topped with a parapet.

According to the Ramsey County Assessor, this filling station was built in 1927. Henry C. Sauer ran the H.C. Sauer filling station here from 1928 through the mid-1930s. By 1936, the filling station Lambert and Rau occupied the building. Over the years, the building was occupied by a series of filling stations, including James A. Cooper between 1940 and 1948, Henry Hauschildt between 1949 and 1951, and Henry R. Troye between 1954 and 1956. By 1958 Dick's Shell Service and West Side Trailer Rentals occupied the building (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP

**837 South Robert Street (RA-SPC-9034)**



This property is a single-story, wood-frame house with a hip-roofed main mass and gable-roofed wings on the east and south elevations. There is an attached, single car garage on the west side covered by a shed roof. The foundation is covered with a cementitious coating and topped by a single course of bricks set as soldiers. The house is modestly Eclectic Spanish in style with the walls clad in textured stucco, an asymmetrical façade, eaves with little overhang and arches over primary windows and doorway. The windows have three-over-one sashes with metal storm windows, and the door is plank-style with six small door lights. There is an external chimney on the south evaluation with a brick cap and covered in textured stucco. The roof is covered with asphalt shingles.

This house was built in 1928 for H. M. Carr. By 1935 the building was owned by Ernest E. Cookson, a brakeman for the CRI&P railroad, who resided here with his wife Mattie (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**844 South Robert Street (RA-SPC-9035)**



This property is a single-story, cross-gabled, wood-frame house. There is an enclosed porch on the west elevation beneath a gable roof and a gabled, projecting bay on the north elevation. There is a gabled breezeway on the south elevation connecting the house to a gabled, single car garage. The foundation is covered with textured stucco and the walls of the house and garage are clad in vinyl siding. The windows throughout have synthetic replacements. There is replacement synthetic fascia and soffit and the Craftsman style braces beneath the eaves have been enclosed. The roof is covered with asphalt shingles.

This house was built in 1917 for carpenter Arthur F. Peterson by the Modern Building Company. Early residents include boarder Jens P. Peterson, a worker at the feed and grain retailer Gallatin and Peterson, clerk John L. Leibl, and Paul R. Olson, a tinner for W. J. Hass Manufacturing Co. (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



## 845 South Robert Street (RA-SPC-9036)

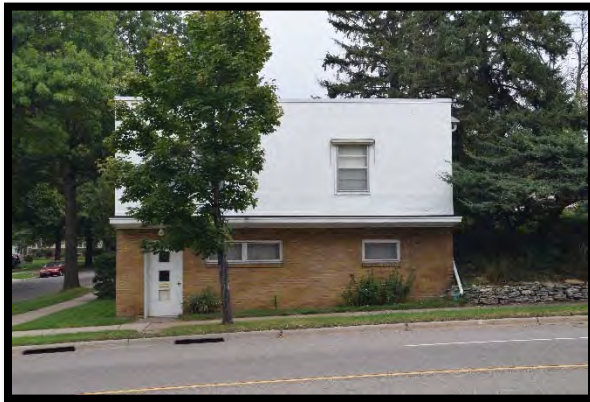


This property is a wood-frame, commercial building built as a gasoline service station. The building has a gable-and-wing configuration with a larger, gabled section oriented to the east and the smaller, gabled wing extending towards the south. There is a small addition with a shed roof in the southwest ell and a small gable above a large window on the east elevation of the wing. The foundation is unknown. The walls on the east elevation and the south elevation of the wing are clad in synthetic siding and the remainder is clad in wooden drop siding. There is a large garage door on the east end of the larger section beneath a pent roof supported by decorative corbels. The doors and windows on the east elevation have been replaced and the windows on the west and north elevations have been infilled. There is an external, brick chimney and fireplace surround on the east elevation and an internal, brick chimney on the southwest corner of the larger building section.

According to the Ramsey County Assessor, this filling station was built in 1933. Building permits were not available for this property. Marvin C. Lee, who ran a filling station here from 1933 to 1951, when it was purchased and operated as Hank and Chess' Service Station until 1957. In 1958 Hank and Ralph's 66 Service Station operated from here (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP



**854 South Robert Street (RA-SPC-9037)**



This property is a two-story, flat-roofed apartment building with simple, square massing. The foundation is not visible. The walls are constructed with cream-colored brick set in a running bond pattern and the second level is covered with a textured, stucco veneer. There is a full-width canopy covering the entrance door and windows on the west elevation. The building has irregular fenestration with window openings filled with glass block on the lower level of the north elevation, wide awning-style windows on the lower level of the west elevation and two-over-two, double-hung sash windows on the upper level. There are also metal storm windows covering the windows on the second level and roll-up metal awnings over the second-story windows on the west elevation. The entrance door is slab-style with three door lights.

According to the Ramsey County Assessor, this office building was built in 1955. Elmer H. Zoff operated the West Side Chiropractic Clinic from the building, and he lived there with his wife Dorothy until his death in 2012 (R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**866 South Robert Street (RA-SPC-9038)**



This property is a story-and-a-half, front-gable, wood-frame house facing towards the west. The foundation is rusticated, concrete block and the walls are clad in vinyl siding. An enclosed porch with a flat roof projects from the west elevation and flat-roofed addition extends from the south elevation. There is a hipped breezeway on the east elevation connecting the house to a gabled-roofed, two-story garage. The windows have been replaced throughout with one-over-one synthetic sashes and the roof is covered with asphalt shingles.

This house was built in 1912 by contractor Anton Stenlund for owner Lapham Renting Agency. The Lapham Renting Agency was a real estate investing and management company managed by Frank W. Lapham and located in the Germania Life Insurance building in downtown St. Paul. Early residents include Benjamin J. Roberts, a window trimmer at Schuneman and Evans Co., Lottie Geysenheimer, and widow Mary Cole. In 1922 the building was owned by Rose Moeschter, and in 1928 the owner was Christian H. Kroll, a machine operator in St. Paul (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**726 East State Street (RA-SPC-9039)**



This property is a one-story, wood-framed house with a side gable roof. The house has simple, rectangular massing. The foundation is not visible. The walls are clad with a troweled stucco veneer. Fenestration consists of a mixture of single and double units with two-over-two, wood sashes. There is a projecting, gable-roofed bay on the west elevation with vertical wood siding on the gable wall, and to the south of the bay, a picture window is flanked by one-over-one casement windows. There is an external, brick chimney on the south elevation. The roof is covered with asphalt shingles. A one-car, gable-roofed garage is located to the rear of the house.

This house was built in 1947 for Eugene R. Neubauer by contractor Fridholm Construction. Neubauer was a salesman for Sanitary Farms Dairies and lived here through 1955 with his wife LaRayne (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**732 East State Street (RA-SPC-9040)**



This property is a one-story, wood-framed house with a hipped roof. The house has a concrete block foundation. The walls are clad in synthetic siding and the fascia and soffit are synthetic. The windows generally have replacement, one-over-one, synthetic sashes with metallic storm windows. There are two picture windows on the southwest corner, each flanked by a single, one-over-one, double-hung window. There is a projecting, hip-roofed bay with the primary door on the west elevation and a hip-roofed wing on the east elevation. The roof is covered with asphalt shingles. A hip-roofed, two-car garage is located to the rear of the house.

This house was built in 1947 for Myron Ashley, an electrician for Armour's meat packing, and his wife Lillian by contractor Fridholm Construction. Richard Sell, a salesman for Sanitary Farms Dairy, lived here in 1955 with his wife Marjorie (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



**98 East Stevens Street (RA-SPC-3529)**



This property is a two-story, brick house with a hipped roof and a limestone foundation. The walls are clad in orange-colored brick set in a running bond, and the fascia and soffit are synthetic. Fenestration is generally a combination of single and paired units with stone sills and lintels and replacement, one-over-one, synthetic sashes. The north elevation has an enclosed gable-roofed porch with gable returns, and on the second story, a pair of windows each has a round arch with keystone. An enclosed hip-roofed porch on the north elevation has vertical wood siding and a pediment over its door. There is a cross-hip on the east elevation and a partial turret on the northeast corner. The south elevation has a hip-roofed dormer, and the west elevation has gable-roofed dormer and a cutaway porch on the southwest corner. The roof is covered with asphalt shingles. A gable-roofed, one-car garage is located to the rear of the house.

This house was built in 1901 for blacksmith Ferdinand Beil by D. Fahl for an estimated cost of \$2,000. At the time of construction, the street address was 98 East Dearborn Street. Beil lived here with his wife Ida and children Carl, Bertha, Emma and Rose. Ferdinand Beil died in 1921, and his family continued to reside here into the 1930s (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**101 East Stevens Street (RA-SPC-9041)**



This property is a one-and-a-half story, wood-frame house with a side-gable roof. The foundation is cast stone. The walls are clad with synthetic siding, and the fascia and soffit are synthetic. The windows have three-over-one wood sashes with metallic storm windows. An enclosed porch on the south elevation has a shed roof and double-hung windows with six-over-one, synthetic sashes. A wood wheelchair ramp leads to the primary door. A large, gable-roofed, dormer addition is above the porch on the south elevation. A bay window with a shed roof projects from the west elevation, and a wing with a hipped roof extends from the north elevation. The roof is covered with asphalt shingles. A three-car, gambrel-roofed garage is located to the rear of the house.

This house was built in 1916 by Helmer Ringblom and Joe S. Tanner for John Axel Forsman, an engineer at Swift and Co for an estimated cost of \$3,200. At the time of construction, the building's address was 101 East Dearborn Street. Forsman lived here with his wife Sigrid and children Anna, Arthur, and Arvid. Forsman lived here through 1923 (St. Paul Building Permits; St. Paul City Directory, R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

**102 East Wyoming Street (RA-SPC-9042)**



This property is a story-and-a-half, front-gabled, wood-frame house. The foundation is not visible. The walls are clad in a water table of variegated bricks set in a running bond and with textured stucco above. Fenestration consists of a mixture of single, double and triple window units with flat, pediment-style window casing and synthetic, one-over-one replacements or infilled with glass block. The windows throughout are covered with metal storm windows. There is a full-width, enclosed, gable-roofed porch on the north elevation with a wood, three-light door covered by a metal canopy. The windows on the porch have three-over-one, double-hung sashes. There is a gable-roofed bay and gabled wall dormer on the east elevation, a gabled wall dormer on the west elevation, and a small, gable-roofed wing on the south elevation. There is a wooden stair on the west elevation leading to a door to the second level. The roof has minimal overhang and is covered in asphalt shingles.

This house was built in 1922 by Bernard Gutknecht, the building owner, for an estimated cost of \$6,000. Gutknecht was a truck driver and lived here with his wife Pauline and children Edna, Bernice, Raymond, and Clarence until 1935 (St. Paul Building Permits; R. L. Polk and Co. Publishers). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.

## 5.0 PHASE II PROPERTIES

### 5.1 PHASE II EVALUATIONS

#### 5.1.1 Chicago Great Western Railroad

##### **St. Paul Union Stockyards to Downtown Saint Paul Segment**

Note: The inventory number for this property is to be determined; the inventory numbering system for railroad corridors is currently being revised.

The Chicago Great Western (CGW) lift bridge over the Mississippi River is eligible for listing in the NHRP, but the eligibility status of the railroad corridor through the APE was not previously evaluated (Figure 3). This corridor was constructed in 1886 by the Minnesota and Northwestern railroad south from St. Paul. Later reorganized as the CGW, the corridor served as the railroad's main line and served the St. Paul Union Stockyards, a significant food processing operation during the late nineteenth and early twentieth centuries. A segment of the CGW main line farther south in Rosemount was previously evaluated as not eligible (Mark 2006). Although this evaluation was completed prior to "Railroads in Minnesota, 1862-1956," it noted that, when this railroad was built, southeastern Minnesota was already served by other railroad lines, which corresponds with Registration Requirement 1 of "Railroads in Minnesota 1862-1956" (Railroads MPDF) (Schmidt et al. 2007).

The previous evaluation of the CGW, however, does not address the association of the railroad with the stockyards. The CGW was the only railroad connection to the stockyards during its early years of operation and continued to provide major switching operations for other railroads into the early twentieth century. The stockyards were a significant food processing operation, and due to this association, the CGW could meet Registration Requirement 2 of the Railroads MPDF.

The CGW main line south of stockyards also has a potentially significant association per Registration Requirement 2 because it connected resource procurement areas (farms and ranches in southern and western Minnesota) with the stockyards, both directly and through connections with other railroads. However, the corridor is only intact to just south of the Pine Bend Refinery in Rosemount (north of Coates). Beyond that, it appears from Google Maps that the corridor is abandoned and has been redeveloped in many places with no visual expression of a linear resource. For this reason, the corridor south of the stockyards is recommended to have no potential for NRHP eligibility due to a lack of integrity.

#### **Description**

The CGW St. Paul Segment is a portion of the former CGW (currently Union Pacific) main line located between the former St. Paul Union Stockyards in South St. Paul and Downtown St. Paul. Running on a northwesterly route from the stockyards approximately 4 miles, as the segment approaches the Mississippi River from the south, it turns north, then northeast, crosses the river on the 1925 vertical lift bridge (eligible), and enters Downtown St. Paul. Within the APE, the CGW segment follows a southeast to northwest alignment, and South Robert Street crosses over the corridor on Bridge No. 62050, which was built in 1977.

The CGW St. Paul Segment is an active railroad line, double tracked with additional sets of spur tracks and railroad yards north of the former stockyards and at U.S. 52 (Lafayette). The railroad



corridor within the current APE is on a very low grade, roughly 1 foot above the surrounding land, plus ballast. The roadbed is wide – 32-36 feet, in order to accommodate the double tracks. The track structure consists of crushed-rock ballast and steel T rails resting on wood ties. West of the project APE, the railroad right of way widens at the location of the former St. Paul railroad yard and engine house, and the tracks merge into a single-tracked roadway.



CGW RR Corridor at S. Robert Street, West



CGW RR Corridor at S. Robert St., East



CGW RR Corridor at Butler Ave E, North



CGW RR Corridor at Butler Ave E, South



CGW RR Corridor at Former Stockyards, North



CGW RR Corridor at Former Stockyards, South





**Figure 3**  
Chicago Great Western Railroad  
Architecture-History Studies for the  
Robert Street Improvements Project  
Saint Paul, Minnesota  
**STREAMLINE ASSOCIATES**

## **Historical Background**

**Chicago Great Western Railway Company.** The Chicago Great Western Railway Company (CGW) was formed in 1893 through the reorganization of the failing Chicago St. Paul and Kansas City Railway Company (CStP&KC). The CStP&KC had been incorporated in 1886 as the reorganization of another company, the Wisconsin Iowa and Nebraska, a subsequent merger with the Minnesota and Northwestern Railroad Company (M&NW), and the construction of a line to Kansas City (Grant 1984: 33; Prosser 1966: 125).

The CGW and its predecessor lines did not provide railroad transportation to any new areas because, as one of the last granger railroads to be established, its lines and destinations frequently mirrored those of earlier companies. Though eventually nicknamed the Corn Belt Route for its paths through and service to the agricultural Midwest and Plains, the CGW lines also serviced industrial and passenger markets. Its main function and the reason for its success in areas with earlier lines was to provide competition for the established roads, which were then forced to lower their rates. Such competition especially benefited industrial and agricultural concerns in smaller markets where a manufacturing plant or grain elevator constituted a significant portion of a community's economy. The CGW offered competing railroad service for communities in southeastern Minnesota previously served only by the Chicago Milwaukee and St. Paul (CM&StP) or Chicago and North Western (C&NW).

The M&NW was formed primarily through the efforts of A. B. (Alpheus Beede) Stickney, who came to Minnesota from Maine in 1861. After working as a teacher, lawyer, and railroad manager and executive, Stickney believed that Minnesota needed transportation to Chicago that was based on Minnesota interests and controlled by Minnesota citizens (Bee et al. 1984:13). In 1883, Stickney obtained the original 1854 charter of the unconstructed M&NW, and construction began on the M&NW main line. In September of 1885, the main line of the M&NW was completed, running from Lowertown in St. Paul, over the original swing-span bridge across the Mississippi River, and south to the station of Mona, Iowa, 1.4 miles southeast of Lyle, Minnesota (Grant 1984:15). The CGW had a railroad yard and roundhouse for engine maintenance just west of the current Union Pacific crossing at South Robert Street in St. Paul (non-extant).

During the early 1890s, the CStP&KC had expanded its network and extended into Kansas City. By 1893, however, the financial strain of this expansion, combined with the financial panic and economic depression, pushed the CStP&KC, into bankruptcy, and reorganization as the CGW. After the 1893 reorganization, construction of rail lines by the CGW was limited to two instances in Minnesota: construction of branch lines in 1902 and 1911 in the southern part of the state (Bee et al. 1984:45-46; Grant 1984:82-83). Beyond this new construction, for the remainder of its existence, the CGW opened up new lines only through the leasing of other existing lines, such as the St. Paul Bridge and Terminal Railway Company in 1935. The financial health of the railroad went into decline after 1904, and following the financial panic of 1907, the CGW declared bankruptcy in 1908. Stickney then retired, and in 1909, the CGW was purchased by J. Pierpont Morgan. In September, it was reorganized as the Chicago Great Western Railroad Company.

In Minnesota during the 1910s and 1920s, the CGW focused primarily on the upgrade of existing lines, purchased terminal facilities in the warehouse district of downtown St. Paul, and built a new bridge over the Mississippi River at St. Paul (Bee et al. 1984:48). During this time, the CGW was



highly successful, and the road's success mainly came from increases in freight traffic because, by the 1920s, passenger traffic had begun its long decline. The Great Depression had a significant financial impact on the CGW, and in 1935, the company declared bankruptcy for a third time. Between the years 1935 and 1941, the CGW alleviated some of its financial strain by abandoning and taking up select tracks. One line, however, was newly leased during this period: that of the St. Paul Bridge and Terminal Railway Company. World War II brought a return to prosperity, and during the postwar years, the CGW operated as a profitable regional railroad. As passenger traffic continued declining, however, and as freight traffic was increasingly siphoned off by long-haul trucking, pipelines, and a resurgent barging industry, railroad companies began merging and consolidating operations. After several years of negotiations, in 1968, the Chicago and North Western acquired the CGW.

During the early 1970s, the former CGW railroad corridor along the west side of the South St. Paul Stockyards was relocated to the east side along the Mississippi River to accommodate the expansion of Concord Street and the construction of a four-lane highway (TH 52). "In 1972, when the railroad project received funding, the theory was that the relocation would open up completely new space for large retail and industrial development while providing a new and attractive modern entrance to the city. Millions of dollars were spent to remove the tracks that had been in place since 1884 and move them to the west bank of the Mississippi River." The planning for the TH 52 expansion began in the early 1960s, and it was intended to alleviate traffic on South Robert Street and to add an additional bridge over the river. Before the track relocation, a railyard was located at the north end of the stockyards, and the CGW railroad line extended more directly south parallel to Concord Street (Glewwe 2015). Northwest of the former stockyards, the railroad line appears to remain on its historic alignment.

### **St. Paul Union Stockyards and Railroad Operations**

During 1885, Stickney and the M&NW began development of the St. Paul Union Stockyards, better known as the South St. Paul Stockyards. In 1886, Stickney called together select St. Paul businessmen, western cattle producers, and M&NW railroad officials to promote the new enterprise (Bee et al. 1984:17; Grant 1984:20). Following the meeting, the investment group purchased 250 acres to establish the stockyards. Initially, access to the stockyards was provided by a spur track from the M&NW mainline. In 1886 car shops for the M&NW were built in South St. Paul, north of the stockyards along the main line (Glewwe 1987:35).

Establishment of the South St. Paul stockyards was part of a trend in the meat packing industry to decentralize from Chicago. During the mid-nineteenth century, prior to refrigeration systems and fast, reliable transportation, meat processing had been a local industry. This meant that animals were shipped or herded live to their final market destination and butchered locally. The railroads, and particularly the refrigerated railroad car, changed that formula during the 1870s because they encouraged concentration and economies of scale among packers and because dressed meat was cheaper to ship than live animals. Chicago was the main railroad hub connecting the Western and Eastern markets, and during the 1870s, its stockyards became the early center of the new meat packing industry. The "Big Five" meat packing companies—Swift, Armour, Cudahy, Wilson, and Morris—were all based in Chicago and dominated the market by the early twentieth century.



By the turn of the twentieth century, the Big Five meat packers began establishing regional operations outside of Chicago. As noted above in 1886, A. B. Stickney formed the South St. Paul Stockyards in the new industrial suburb of South St. Paul. Although St. Paul was peripheral to the supply of hogs and cattle during the nineteenth century, due to diversification by Minnesota farmers and the northward spread of the corn belt, southern Minnesota provided a ready supply of hogs by the turn of the century. In addition, St. Paul had good railroad connections to the cattle ranges of the Dakotas and Montana. Initially, the South St. Paul stockyards were limited to feeder and transfer operations for livestock, but in 1888, the Anglo American Packing and Provision Company (later Minnesota Packing and Provision) established a slaughterhouse. Although other packing companies also set up shop, the stockyards continued primarily as a feeding operation until 1897.

In 1897, the South St. Paul stockyards attracted Swift and Company, which built a packing plant there. Eventually, four of the Big Five would operate packing plants at the stockyards, including the massive Armour plant, which occupied 22 buildings on 49 acres and employed 2,000-3,000 men by the end of the 1910s. By 1920, the South St. Paul stockyards were the sixth largest in the country (Schmidt and Ketz 1996:59-60).

During the initial years of operation at the South St. Paul Stockyards, the M&NW provided the only direct rail service. Although other commodities represented larger percentages of its revenue, in 1887, livestock was 8 percent of the total freight revenue of the M&NW. During the early 1890s, livestock as a percentage of total freight revenue rose to nearly 15 percent (Bottemiller 1963: 30; Chicago Great Western Railway Company 1892-1894). Although livestock was not the largest revenue producer for the M&NW, the railroad dominated the stockyards' livestock shipments. For example, in 1889, the M&NW hauled 2,437 railcars of livestock, and all other railroads combined hauled 603 railcars. The CGW continued this dominance, hauling more railcars of livestock than the other railroad companies combined in all but one year through 1896 (Bottemiller 1963: 90).

During the early years of the stockyards operations, in addition to its own traffic, the CGW provided most of the switching operations for other railroads between the stockyards and Minnesota Transfer. This required that the numerous railroads hauling livestock into St. Paul to switch to the CGW, funneling traffic onto its line into the stockyards. Although it was efficient for the stockyards to have a single company provide rail service, this arrangement created bottlenecks at Minnesota Transfer. In 1889, the South St. Paul Belt Line Railroad Company was formed to provide railroad service between the stockyards and the Chicago Milwaukee and St. Paul and the Chicago Burlington and Quincy railroads on the east side of the Mississippi River. This connection was completed in 1895 via a line south from the stockyards to Inver Grove and across the river on a new swing-span bridge to Newport. The Chicago Rock Island and Pacific acquired the bridge and trackage of the Belt Line in 1902, providing itself with a direct connection to the stockyards (Bottemiller 1963: 74; Prosser 1966).

The effect of the new railroad connection to the stockyards can be seen in livestock shipments. In 1897, for the first time, CGW did not single-handedly haul the majority of livestock from the stockyards, and starting in 1898, CGW and CM&StP were at a rough parity in railcars hauled from the stockyards. The Chicago St. Paul Minneapolis and Omaha also made large gains in livestock

shipments after 1897, as did the Chicago Burlington and Quincy (CB&Q) after 1901 (Bottemiller 1963: 90).

Because numerous railroads continued to utilize the CGW to access the stockyards, however, shipping delays continued. As a result, the CM&StP Hoffman Avenue Yard on Dayton's Bluff became an alternative to switching to the CGW at Minnesota Transfer. This option, however, required an 11-mile loop south to Newport, across the Mississippi River, and back north to the stockyards. To address this inefficiency in switching, in 1907, the Stockyards Terminal Railway was incorporated and built 2.45 miles of railroad tracks to serve livestock shippers and packers at the stockyards. In the following year, the St. Paul Bridge and Terminal Railway Company was incorporated and built a railroad line and bridge from just north of the stockyards across the Mississippi River to connect to the Hoffman Avenue Yard (Bee et al. 1984: 17; Prosser 1966: 161). This new connection provided much greater efficiency and all but eliminated CGW as switching agent for the stockyards. In 1907, CGW fell to a distance fourth place in livestock hauled from the stockyards, with only about a quarter of the railcars hauled by CB&Q and less than 10 percent of the total railcars (Bottemiller 1963: 90).

### **Evaluation**

Per the guidelines in the Railroads MPDF (Schmidt et al. 2007), the Chicago Great Western railroad corridor segment between the St. Paul Union Stockyards and Downtown St. Paul was evaluated for its potential as a railroad corridor historic district that is eligible for listing in the NRHP. The result of this evaluation is that the CGW railroad corridor is recommended as eligible for listing in the NRHP.

The Minnesota railroads MPDF specifies that a railroad corridor must meet one of four registration requirements to be eligible for listing in the NRHP as a railroad corridor historic district. The CGW segment does not meet requirement number 1 because, when it was built in 1885, it did not open to settlement a region of the state with no roads or navigable rivers.

Regarding requirement number 2, the CGW railroad corridor provided transportation between a significant manufacturing node, the St. Paul Union Stockyards, and Minnesota Transfer, a significant transfer point. During the early years of operation at the stockyards, the CGW was the only railroad that connected directly with the stockyards. The CGW provided important switching operations for other railroads and the stockyards until 1908, when the St. Paul Bridge and Terminal Railway Company established a direct connection to the Hoffman railroad yard at Dayton's Bluff. For these reasons, the CGW railroad corridor meets requirement number 2.

The CGW railroad corridor does not meet requirement number 3 because it was not an influential component of Minnesota's transportation network and it did not make important early transportation connections within the network or with other modes of transportation. Directly connecting the St. Paul Union Stockyards with other railroads was important to the development of the meatpacking industry in Minnesota (see above), but this was not an influential component of the transportation network.

The CGW railroad corridor does not meet requirement number 4 because it did not provide a critical link between railroad corridors that led to a significant expansion of operations. The CGW

provided a link between the St. Paul Union Stockyards and other railroads, and it also provided a link between its main line and other railroads. This connection, however, did not lead to a significant expansion of operations for any of the associated railroads.

The segment of the CGW railroad corridor between the former stockyards and Downtown retains integrity of location because it remains within its original alignment, and association and feeling because it remains in use as a railroad. Although the setting of the railroad corridor has changed in the West Side Flats area due to urban renewal efforts during the 1960s and early 1970s, overall the area remains an urban setting consistent with the historic setting. In addition, this segment retains integrity of design. Although the rails, ties, and ballast appear to have been replaced during the twentieth century, the current track structure is similar in appearance as the historic. The corridor conveys its overall linear quality and historic transportation function. Although some materials have been replaced, their replacement does not compromise the integrity of the corridor. It is recommended that this railroad corridor retains historic integrity.

Because the CGW railroad corridor meets registration requirement number 2 of the Minnesota railroads MPDF and retains historic integrity, it is recommended as eligible for listing in the NRHP as the Chicago Great Western, St. Paul Union Stockyards to Downtown St. Paul Railroad Corridor Historic District. The period of significance for the property begins in 1886, the year the railroad line was built, and ends in 1907, the year the St. Paul Bridge and Terminal Railway Company began operating.

## 5.1.2 Brick Houses Constructed by Henry Lange

### 103 King Street East (RA-SPC-4091)

### 106 King Street East (RA-SPC-4092)

These two brick houses were built in 1881 and 1885 by master mason Henry Lange. They have been previously identified in a number of sources but have not been evaluated for NRHP eligibility. The workmanship of the decorative brickwork is notable and includes corbelled brick band courses and cornices and prominent hood moldings and arches. In addition, several other buildings within one block of the East King-South Robert Streets intersection were built by Lange during the late 1870s through 1880s (Figure 4).

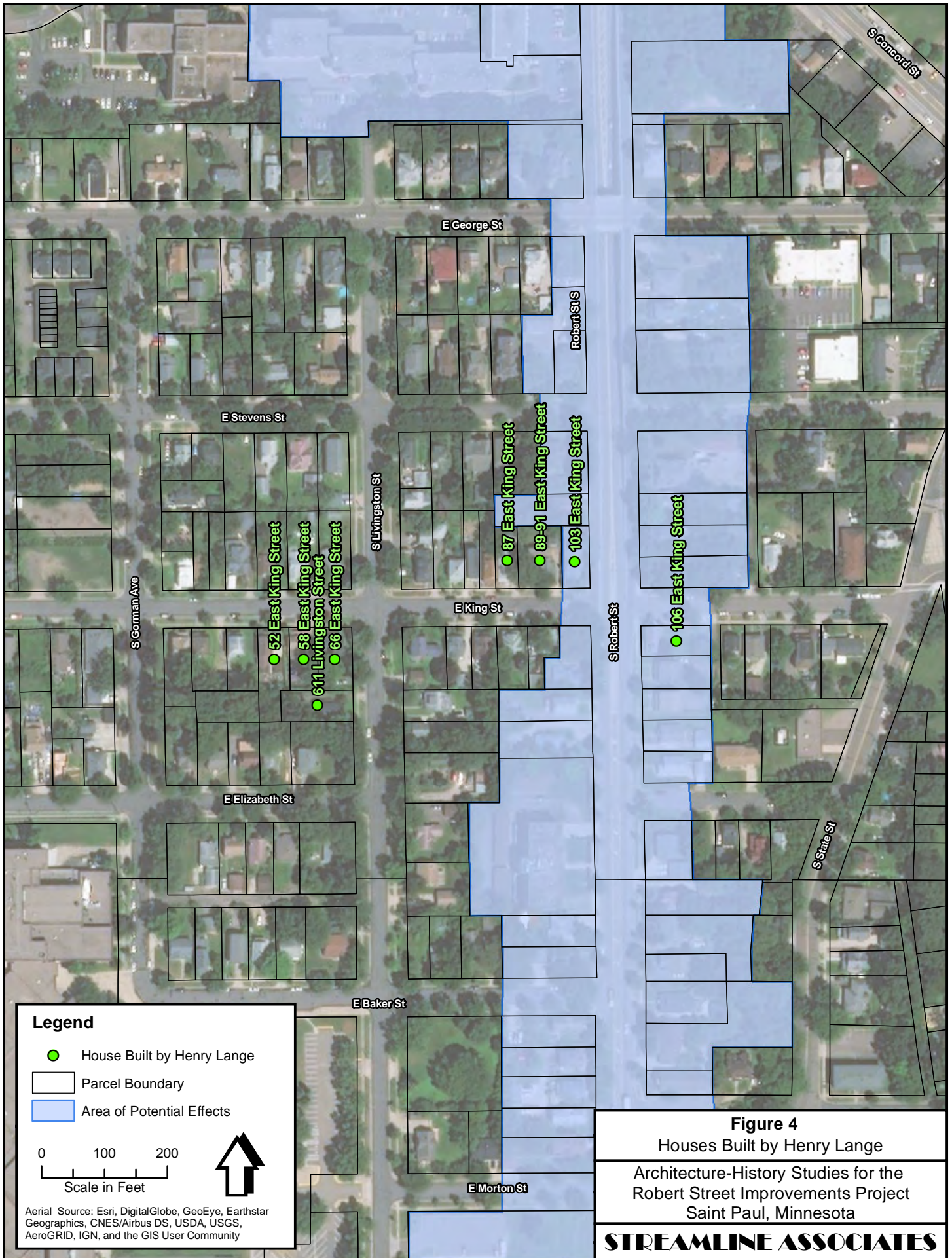
### Description

The houses at 103 and 106 King Street East are located at the intersection of King and South Robert Streets on the upper West Side of St. Paul. Located up the bluff from the West Side flats, this portion of South Robert Street developed beginning in the 1880s. The surrounding neighborhood mainly consists of single-family houses built during the late nineteenth century for the working and middle classes, with occasional duplexes and small apartment buildings. The houses at 103 and 106 King are at the northwest and southeast corners, respectively, of the King-Robert intersection. The houses are situated on standard city lots, though the property immediately east of 106 King is a vacant lot.

**103 King Street East.** This building is a story-and-a-half, rectangular-plan house with a front-gable roof with eave returns. The wood-frame house has a limestone foundation with a single course of light brown, finished stones, and red-brick walls set in running bond. Window openings generally have segmental arches and replacement, one-over-one, synthetic sashes. On the south elevation, a hip-roofed porch has stone columns with Doric capitals resting on cast-stone piers and foundation. Within the porch, a segmental-arch window opening with a slightly projecting window head contains a fixed-sash picture window with a leaded-glass transom and flanking one-over-one sashes. The main entrance is east of this window unit and is surmounted by a segmental arch that has been partially infilled. Above the porch, a round-arch opening with decorative keystone and springers contains a pair of one-over-one sash windows. A porthole-type window with brick surround is above the round arch near the peak of the gable. Courses of sawtooth-pattern brickwork are located between the first and second stories, in the gable, and under the eaves.

On the east elevation, a two-story, gable-roofed bay has cream-brick walls and segmental-arch openings with keystones, stone sills, and one-over-one sash windows. The center window on the first story of the bay has a fix-sash window with a leaded-glass transom. South of the bay, a stained-glass window is set within a segmental-arch opening with cream-brick soldier course and keystone and a stone sill. The sawtooth brick course on the south elevation continues on the east elevation, and in addition, there are three diamond-pattern insets in the brick wall below the stained-glass window. A small sleeping-porch addition projects from the second story at the northeast corner. A one-story bay projects from the west elevation, and a gable-roofed wall dormer is located above the bay. Window openings on this elevation are segmental arches with one-over-one sashes. A single-story porch with a balcony encompasses the north elevation.





**Figure 4**  
 Houses Built by Henry Lange  
 Architecture-History Studies for the  
 Robert Street Improvements Project  
 Saint Paul, Minnesota  
**STREAMLINE ASSOCIATES**





103 East King Street, Northwest



103 East King Street, Northeast



103 East King Street, Window Detail



103 East King Street, Window Detail

**106 King Street East.** This building is a story-and-a-half, front-gable house with a rectangular plan and a small story-and-a-half wing on the rear elevation. The wood-frame house has a limestone foundation and red-brick walls (partially painted) set in running bond. The windows generally have replacement, one-over-one, synthetic sashes, the fascia and soffit are synthetic, and the roof is covered with standing-seam metal roofing. On the north elevation, the two windows on the first story have segmental arches with projecting brick window heads with consoles and stone sills. A pair of windows in the upper story have slightly projecting segmental arches and brick sills. Sawtooth-pattern brick courses run along the top of the first story and in the gable. The sawtooth brick courses continue along the west elevation and under the eaves. Three irregularly spaced window openings on the west elevation have segmental arches with projecting brick window heads with consoles and stone sills. A one-story gable-roofed entry porch with vinyl siding and one-over-one windows projects from the east elevation. On the south elevation, the gable-roofed wing has brick walls partially covered with vinyl siding, segmental-arch window openings, a hip-roofed dormer, and a shed-roofed entry porch on the west.

Ethnic Germans were the largest immigrant group in Minnesota, and immigration from areas within present-day Germany peaked during 1850 to 1890. The heaviest concentrations of German immigrants in Minnesota were roughly within a crescent along the Mississippi and Minnesota Rivers and extending north to Stearns County. As an example of this concentrated settlement, in 1880, the population of several townships in Carver County was more than 75 percent German, and in several more, it was between 50 and 75 percent. Although a majority of German immigrants

in Minnesota lived and worked on farms (60 percent according to one analysis), many were employed as craftsmen or skilled laborers, and there were urban enclaves of Germans (Granger and Kelly 2013: E-5 – E-6; Johnson 1981). As noted in the historic context above, the West Side of Saint Paul was home to many German-Americans (German immigrants or their children), who represented about one-third of the population. Within more immediate neighborhoods on the West Side, the concentration of German-Americans was even greater. For example, in the vicinity of present-day King Street and Livingston Avenue, about half of the households were German-American (U.S. Census Bureau 1880).



106 East King Street, Southwest



106 East King Street, Southeast



106 East King Street, East

### **Historical Background**

German-Americans in Minnesota and other states, including Missouri, Ohio, and Wisconsin, tended to adopt building methods and styles already in use, and therefore, their buildings did not display overtly Germanic characteristics. Some common elements among houses of German-Americans, however, have been identified. Numerous studies have demonstrated a strong preference for brick construction among German-Americans during the mid- to late-nineteenth century (Beetem 2002; Granger and Kelly 2013; Nobel 2000; Van Ravenswaay 1977; Wilhelm 1992). For example, the 2013 Granger and Kelly study of Chaska brick houses in Carver County asserts that a high percentage of brick houses built within its study area were built by German-Americans: “the basic inclination of Germans [was] to build in brick wherever income permitted” (quoted in Granger and Kelly 2013: E-8). Ornamentation tended to be modest, and it included arched window openings with heavy lintels, often as projecting window heads, and dentil- or



sawtooth-pattern brick detailing at the cornice or eaves. Minnesota examples of brick buildings with Germanic influence include: in Chaska, the Brinkhaus Saloon owner's house and livery barn, as well as New Ulm's Schell Brewery, all of which has stepped, corbel-like Germanic detailing in the gable ends. In addition, brick ornamentation resembling rows of dentils is present on at least one Chaska brick farmhouse in Carver County and on houses in the community of Meire Grove (Stearns County), which was founded by German immigrants (Granger and Kelly 2013: E-7).

A study of German vernacular architecture in Stearns County analyzed the German penchant for brick buildings and describes brickmaking and construction in the German-American community of Meire Grove. For Germans, an accomplished bricklayer "was not only a craftsman but a builder and an architect, too – the one primarily responsible for the construction of a house. He supervised the carpenters and laborers" (Peterson 1998: 131). A common element among Germanic brick houses is the window heads – projecting courses of brick that form an arch over the windows. Peterson notes three varieties in Meire Grove: "low arching brick extending from the wall in low relief... set as an arch with dentils... or forming an arch with consoles" (Peterson 1998: 134). Decorative dentil- or sawtooth-pattern brick courses were also common among these brick farmhouses.

The pattern of builders in Meier Grove and other German communities also fits an area in the vicinity of East King Street and Livingston Avenue on the West Side of Saint Paul. As noted above, this area was about 50 percent German American in 1880 and contains a cluster of brick houses with similar brickwork. In addition, the description of German bricklayers would fit Henry F. Lange, who in the 1880s, was listed as a brick mason and contractor. During the 1880s, Lange built nine buildings within a two-block area, many of which he owned, and perhaps more within the surrounding neighborhood. In addition, as a contractor, Lange built churches, ranging as far as Nicollet, Minnesota, where he built the German Lutheran church at a cost of \$3,358 (*Improvement Bulletin* 1898: 12). As such, Lange would have been responsible for the design of the houses he built as well as overseeing and participating in the construction. The decorative elements of houses built by Lange are similar to others built by German-Americans in Minnesota, including arched window heads with projecting brick courses and sawtooth-pattern brick courses. In addition, some decorative elements on these houses are specific to Lange, including small round, or porthole, brickwork in gables and, in two cases, elaborate sawtooth-pattern brickwork.

Henry Lange was born in Mecklenburg, Germany in 1848 and immigrated to the United States in 1869. Lange spent several years in southern Dakota Territory building churches and schools for the federal government, and in 1874, he moved to Saint Paul and married Louisa Benz, a daughter of German immigrants. The Lange's lived on the West Side and would have six daughters. In 1876, the Lange's lived at 66 East King (originally known as Greene, then Louisa) Street, and by 1885, they lived at 595 Eaton (Robert) Street, which was an alternate address for 103 East King Street. Lange built and owned both houses. During the 1870s, Lange was listed in city directories as a stone mason, and during the 1880s he was listed as a brick mason and contractor (St. Paul City Directories; *St. Paul Pioneer Press* 1936; U.S. Census Bureau 1880).

During the 1880s, Lange built a number of houses, as well as at least one mixed-use building, 608 South Robert Street (not extant) (see Table 4). In 1890, Lange is listed as a grocer at 608 South Robert Street and as living at the same address. This building was a store and flats and also housed



the butcher shop and residence of Christian Juergensen, as well as boarders Adolph Juergensen (butcher) and Henry Sackrider (clerk, H. F. Lange). By 1892, Lange had transitioned to managing his rental properties, and he is listed alternately in city directories as “rental agent” and “real estate” and in the 1900 census as “rents houses.” During the first decade of the twentieth century, Lange also worked as a brick mason (listed as “bricklayer”) and in the stone quarry at Gorman Avenue and George Street. During this time, he and Louisa were living alternately at 608 South Robert Street and 103 East King Street. By the 1910s, he lived at the house at 103 East King Street, where he lived his remaining years with Louisa. Henry Lange died in 1936 at the age of 88 (St. Paul City Directories; *St. Paul Pioneer Press* 1936; U.S. Census Bureau 1900-1930).

**Table 3. Brick Houses Built by Henry Lange, East King and South Robert Streets Vicinity**

Address	Year Built	Owner	Builder	Source
66 East King Street	ca. 1876	Henry Lange	Henry Lange	City Directory
52 East King Street	ca. 1881	Henry Lange	Henry Lange	City Directory; Hopkins 1884 map
611 Livingston Avenue	ca. 1882	Henry Lange	Henry Lange	1894 Permit for repairs
106 East King Street	ca. 1884	Henry Lange	Henry Lange	1889 Permit for addition; City Directory (year built)
58 East King Street	ca. 1884	Henry Lange	Henry Lange	City Directory; Hopkins 1884 map
103 East King Street	1885	Henry Lange	Henry Lange	Building Permit
87 East King Street	1885	Michael Mullane	Henry Lange	1981 Survey, citing Building Permit
89-91 East King Street	1887	Henry Lange	Henry Lange	Building Permit
604-608 South Robert Street	1888	Henry Lange	Henry Lange	Building Permit and City Directory

At 66 East King Street, built circa 1876 and the earliest known Lange house, the form is story-and-a-half with a side-gabled roof, a large gabled dormer on the façade, and a single-story wing on the rear. The brickwork is relatively modest, and decorative elements are limited to porthole and round-arched openings in the gables and projecting brick sills with corbelled brick beneath. Lange built and lived in this house from circa 1876 to 1885.

The house at 52 East King Street, built circa 1881, is a story-and-a-half, front-gable building with a single-story parallel wing on the rear. Decorative elements include segmental-arched window openings with window heads of three courses of projecting brick with consoles, sawtooth-pattern brick courses above the first story and in the gable, and a porthole pattern in the gable. The house

at 611 Livingston Avenue, built circa 1882, is a story-and-a-half, front-gable building with a side-hall plan. Decorative elements include segmental-arched openings with single-course projecting brick heads, brick sills with corbelled brick beneath, and a sawtooth-pattern brick course and porthole pattern in the gable. At 58 East King Street, the house has a form similar to 66 East King Street but has more decorative elements. Window heads are a mix of projecting three-course brick with consoles and a simpler projecting two-course brick without consoles, and sawtooth-pattern brick courses run along the top of the first story and in the gables and eaves. In addition, porthole pattern brickwork is in the gables. The house at 106 East King Street is a modest cottage like 611 Livingston Avenue, but with pronounced decorative elements, including projecting three-brick window heads with consoles and sawtooth-pattern brick courses (see description above).



58 East King Street, Southwest



52 East King Street, Southeast

In 1885, Lange built the house at 103 East King Street, where he lived from 1885 to 1890 and again after 1910. The house includes decorative elements similar to other Lange houses, including sawtooth-pattern brick courses and porthole pattern brickwork, but also includes a window bay composed of patterned cream and brown brick and stone keystones, springers, and window sills. The house at 87 East King Street (1885) and the double house at 89-91 East King Street (1887) represent the fullest expression of Lange's craftsmanship. While employing some of his typical devices, such as sawtooth-pattern brick courses, projecting window heads, and porthole pattern brickwork, these houses both have elaborate sawtooth-pattern brickwork. Each house has a large brick arch with two or three windows in the gable, and the area between the window heads and the intrados of the arches is filled with the sawtooth brickwork. Such elaborate brickwork is unusual, especially for otherwise modest houses, and it demonstrates Lange's skill as a brick mason.



87 East King Street, Northwest



89-91 East King Street, Northwest

**103 East King Street.** Henry Lange built this house in 1885 on the northwest corner of East King (originally Greene and then Louisa) Street and South Robert Street at a cost of \$1,000. An alternate address for this property was 595 South Robert (alternately known as Ducas and Eaton) Street. Lange lived here with his family until 1890, when he moved to his store-and-flats building at 604-608 South Robert Street. During the early 1890s, a series of renters lived at this house, including in 1890-1891, policeman William Oldham, booking agent Charles Anderson, carpenter Henry Smith, dressmaker Matilda Smith, printer Andrew Anderson, and apprentice Charles Carlson (St. Paul Building Permits; R. L. Polk and Co. Publishers; Sanborn Map Company 1904).

**106 East King Street.** This brick house was built circa 1884 on the southeast corner of East King Street (originally Green Street and then Louisa) and South Robert St. The original building permit for this property was not available, but an 1889 permit for a kitchen addition was issued to Henry Lange. Given the similarity in brickwork and proximity to other Lange houses, this house was almost certainly built by Lange. The house first appears in St. Paul city directories in 1884, and was home to a series of short-term residents, mostly as renters to Lange. The first resident was the florist Ferdinand Haupt, followed in 1885 by widow Margaretta Moeller, who lived here with her daughters Louisa and Mary. Both daughters were machine operators for dry goods wholesaler Lindeke, Warner and Schurmeier. Also listed in 1885 as a boarder was carpenter John Schneider. The 1886 city directory lists George Vosbeck, who was a horseshoer for Connel Duncan. From 1887 to 1897, John M. Balster, a tinsmith for George Adams, lived here. Balster's son John Jr., a worker for tin can manufacturer Horne and Danz Co., also lived here in 1895. Picture frame maker Louis Miller is also identified as a resident in 1887. Other early residents include painter Joseph Shandoff, bartender John Hinderer, and butcher Theodore Hagenbrock (St. Paul Building Permits; St. Paul City Directory, R. L. Polk and Co. Publishers).

### **Evaluation**

The houses at 103 and 106 East King Street were evaluated for NRHP eligibility using the Criteria of Significance. Because these houses are modest and have little potential to be NRHP eligible individually, they were evaluated together, along with six other similar houses in the vicinity.

**Criterion A.** The houses at 103 and 106 East King Street, along with the other houses constructed by Henry Lange, were built during the 1880s at a time when the West Side was being developed and was the destination of many new immigrants. The group of Lange houses, however, were

among many built during the 1880s on the West Side, of which a high percentage are extant. The Lange houses have only a general association with the early development of the West Side and do not have a significant association with this trend. In addition, although the houses were built by a German immigrant and in a pocket of the West Side that had a high concentration of German Immigrants, the houses are associated with an individual builder or owners and are not strongly associated with the community as a whole. Community-oriented properties, such as St. Matthew's Catholic Church or a turner hall, would represent the German community. These houses are evaluated as examples of German-American construction under Criterion C below.

**Criterion B.** Although Henry Lange was a master builder, his significance is in the area of Architecture and is evaluated under Criterion C. The houses at 103 and 106 East King Street are not known to be associated with other persons significant in history and do not meet Criterion B.

**Criterion C.** The houses at 103 and 106 East King Street were built in 1885 and circa 1884, respectively, by Henry Lange. Within a two-block area along East King Street between South Robert Street and Gorman Avenue, Lange built eight houses and a store-and-flats building (razed), all of brick with distinctive decorative elements. These eight houses represent a period and type of construction and are the works of a master builder.

As an example of nineteenth-century German-American building, the houses on East King Street and Livingston Avenue exhibit elements of this period and type, particularly the use of brick, projecting arched window heads, and sawtooth-pattern brickwork. The houses were built by a German immigrant in an area of Saint Paul with a German-American population of about 50 percent. Previous studies of German-American building patterns during the nineteenth century in Minnesota and other states have identified commonality in use of brick as a building material and the use of modest decorative elements including arched window heads, often projecting, and sawtooth-pattern or corbelled brickwork. Not only does each of these houses demonstrate at least some of these features, the group together is a robust expression of this period and type of construction. In addition, unlike other Minnesota examples that are single buildings or, in the cases of Carver and Stearns County, spread across large areas, this group of houses is concentrated within two city blocks.

As a builder, Henry Lange appears to have been most active during the 1870s and 1880s and, in particular, in the East King Street neighborhood during the 1880s. Lange immigrated to the United States in 1869 at age 21, and he would have apprenticed as a bricklayer in his native Mecklenburg. Little has been written about Lange, but at least three sources note the East King Street houses and refer to Lange as a master builder (Gebhard and Martinson; Millett; Murphy and Granger 1982). Furthermore, his works clearly illustrate his training in the Germanic building tradition, and the elaborate brickwork, especially at 87 and 89-91 East King Street, demonstrates a high-level of craftsmanship. Lange was a master builder, and the eight houses along East King Street and Livingston Avenue are the works of a master.

The houses at 103 and 106 East King Street, together with 52, 58, 66, 87, 89-91 East King Street and 611 Livingston Avenue, collectively are distinctive examples of a period and type of construction. Furthermore, the group of houses represents the work of a master. For these reasons,



103 and 106 East King Street meet Criterion C and are eligible for listing in the NRHP, likely as part of a multiple property submission.

**Criterion D.** The houses at 103 and 106 East King Street have not yielded, nor are likely to yield, significant new information in history and, therefore, do not meet Criterion D.

The period of significance for 103 East King Street is 1885, the year it was built. For 106 East King Street, it is 1884, the approximate year it was built.

Despite some alterations, the houses at both 103 and 106 East King Street retain integrity. At 103 East King Street, the porch appears to have been rebuilt, but it is in keeping with porches on nineteenth century houses. In addition, window sashes have been replaced, but the arched openings are intact. Finally, the rear addition is not noticeable from the front of the house. At 106 East King Street, the rear addition was likely added in 1889 but has been partially covered with synthetic siding. The side entry porch is not original, and the roof is clad in standing-seam metal. The window sashes have been replaced, but the arched openings are intact. Both houses remain in their original locations, most of the historic materials are intact, particularly the decorative brickwork, and they are still residences within a residential neighborhood. Both houses retain integrity of location, design, materials, workmanship, setting, feeling, and association.

### **5.1.3 The Minnesota State Bank of St. Paul Building**

#### **176 South Robert Street (RA-SPC-8965)**

This three-story concrete-paneled office building was constructed in 1971 to the designs of Stanley Fishman Associates and is an example of the Brutalist style. In addition, the building was constructed on property owned by the Saint Paul Port Authority and is associated with the urban renewal redevelopment of the West Side Flats during the 1960s and early 1970s.

#### **Description**

The Minnesota State Bank of St. Paul Building (Bank Building) is located at 176 South Robert Street on the West Side flats across the Mississippi River from downtown St. Paul. Located near the intersection of South Robert Street and Plato Boulevard, the building is in an area that was redeveloped through urban renewal efforts beginning in the 1960s. The building's setting consists of one- and two-story industrial, office, and commercial buildings surrounded by surface parking lots. The Bank Building is set back from Robert Street with a grassy lawn with decorative trees and has a broad five-bay streetfront. The building's main entrance is oriented to a surface parking lot located southeast of the building.

The Bank Building is a three-story, Brutalist Style office building with a rectangular plan and massing. The building has a flat roof and concrete paneled walls. The Robert Street elevation is divided into five bays, which are inset and separated by projecting concrete pilasters on the first and second stories. Each bay has five tall, single-light windows with anodized, aluminum frames on the first floor divided by narrow concrete pilasters. The second-story windows are deeply inset with angled openings separated by narrow pilasters and have narrow horizontal window units with aluminum frames. In the southerly bay, a single opening contains four fixed-sash window units with anodized aluminum frames and spandrel panels on each story. The third-story bays are projecting, further emphasizing the inset of the lower bays, and they are separated by concrete pilasters. The windows are similar to those of the second story: inset with angled openings separated by narrow pilasters and narrow horizontal window units with aluminum frames. A heavy parapet projects over the third-story wall forming a bulkhead. The rear elevation is similar to the Robert Street elevation. It is divided into five bays separated by concrete pilasters, and the third story projects slightly. The first-story bays are mostly concrete paneled, with narrow window bands, and the second- and third-story bays are similar to those on the Robert Street elevation.

The southeast elevation of the Bank Building has large expanses of concrete-paneled wall surfaces, including the east half of the elevation and the entire third story. An entry bay consists of a two-story inset opening that encompasses the west half of the elevation. Glass-and-aluminum double doors are flanked by three fixed-sash window units with anodized aluminum frames to the west and two anodized aluminum panels to the east. On the second story, seven units are a mix of windows with anodized aluminum frames and anodized aluminum panels. A three-story, projecting, concrete-paneled elevator/stairwell tower is located to the east of the entry bay and has an overhang supported by paired narrow concrete pilasters. The northwest elevation of the building is similar to the southeast elevation, except there is no entry bay opening. An elevator/stairwell tower, larger than the one on the southeast, extends above the roofline, providing access to the roof. The tower has a pair of inset vents that are separated by a concrete pilaster and

have angled openings similar to the windows on other elevations. A secondary entrance is located east of the tower.



Minnesota State Bank of St. Paul, Northwest



Minnesota State Bank of St. Paul, East



Minnesota State Bank of St. Paul, Window Detail



Minnesota State Bank of St. Paul, North

## Historical Background

**Urban Renewal in Saint Paul.** During the early years following World War II, the population of Saint Paul was growing, albeit at a slower pace than during the early twentieth century and reached its peak during the 1950s with a population of more than 313,000 (“St. Paul, Minnesota Population History” 2017). Although the population had grown substantially from approximately 272,000 in 1930, there had been very little new residential construction or maintenance to existing buildings due to the economic depression of the 1930s followed by the war. During the late 1940s and early 1950s, new housing construction focused on the far north, east, and west areas of the city, where open lots were still available. In neighborhoods surrounding Downtown, such as Summit-University, many older properties had been minimally maintained for 20 years, and much of the building stock was considered substandard by city officials.

Commerce in Downtown in Saint Paul faced similar issues as the older residential areas. With very little new construction or substantial improvements since the mid-1930s, by the 1950s, many Downtown buildings looked dilapidated. A 1958 Saint Paul Planning Commission report rated 64 percent of Downtown commercial buildings as “poor” or “very poor” in appearance. As a result, Downtown retailers and property owners had difficulty competing with suburban areas that could offer “greenfield” sites for new buildings with easy automobile access and plentiful parking.

Between 1945 and 1954, annual sales among Downtown businesses dropped by \$15 million, and assessed property values also declined (Berg and Pearson 2008: 4).

Similar to cities across the country, Saint Paul officials were eager to lead their city into the modern age and embraced a strategy of redevelopment known as urban renewal. Urban renewal resulted from a series of federal programs, carried out by local sponsors, intended to rebuild areas in downtowns and residential neighborhoods that had high numbers of deteriorated buildings, high crime rates, and limited services or amenities. Deemed to be “blighted,” the buildings and infrastructure in these areas would be demolished and rebuilt according to modern standards. One strategy of urban renewal was to demolish blighted private housing and replace it with publicly owned housing, which would also ease housing shortages. For commercial and industrial development, the main challenges were property assembly and preparation. Typically, for large-scale development projects, multiple smaller parcels needed to be acquired and the buildings demolished, and infrastructure, such as street improvements and modern utilities, needed to be built.

Housing programs prior to World War II were a predecessor to postwar urban renewal programs. Direct federal involvement in low-income housing had begun with the Housing Act of 1934, which was a New Deal program during the depression of the 1930s designed to make housing and mortgages more affordable and to make loans to local public agencies for construction of low-income housing. The Housing Act of 1937 expanded on the original Act by providing subsidies, rather than loans to local agencies to build public housing and by authorizing the federal Public Housing Administration (Atlas and Dreier 1994).

During the 1930s, other early renewal activity in Saint Paul focused on river commerce. The Saint Paul Port Authority was formed following passage in 1929 of state enabling legislation that allowed cities to form port authorities. In 1934, the City turned over management of its port facilities and land it controlled along the Mississippi River to the Port Authority for planning and development purposes. The first project of the Port Authority was the 1934 development of Barge Terminal No. 1. Initially, the Port Authority was limited to promotion of economic development through river commerce, including the sale, acquisition, rental, and improvement of lands along the river (City Planning Board 1968: 11-12).

After World War II, the Minnesota Legislature passed the Municipal Housing and Redevelopment Act of 1947. This Act enabled creation of the Saint Paul Housing and Redevelopment Authority (HRA) with the power of eminent domain and the ability to issue bonds. In recognition of the need for quality low-income housing and the inability of the private market to provide such housing, the HRA was given the power and obligation to, “clear, replace, reconstruct, and rehabilitate substandard areas, and to provide decent, safe, low-income housing for persons needing it” (City Planning Board 1968: 10). When the federal Housing Act of 1949 shifted the emphasis in public housing development to replacing substandard housing, the pieces were in place for large-scale housing/redevelopment projects.

With renewal projects jointly funded through federal and local sources, in 1950 the HRA began its first two urban renewal projects, the Eastern and Western Redevelopment Projects. The HRA undertook numerous housing projects, including public housing in the Summit-University



neighborhood and Mount Airy Homes in the North End. In addition to housing, a major project jointly planned by the HRA and MIC was the Capital Centre Project. Planning for Capital Centre began in the late-1950s, and after federal funding was appropriated in 1962, land acquisition and demolition began in 1964 (City Planning Board 1968: 22-23, 27-28; for more discussion of the Capital Centre Project, see Berg and Pearson 2008: 51-54). On the West Side, Dunedin Terrace, built in 1966, was a mix of senior citizen high-rise apartments and family units in fourplexes.

Meanwhile, in 1957, the Port Authority's powers were expanded beyond projects supporting river-related commerce to include industrial development throughout the city. During the late 1950s through the 1960s, the Port Authority undertook several industrial development projects, including Riverview Industrial Project and Northport, Southport, and Red Rock Projects. Riverview involved the redevelopment of the existing neighborhood in the West Side Flats, whereas the other three projects were primarily development of unimproved lands along the Mississippi River.

The Port Authority's Riverview project encompassed a 325-acre area between South Robert Street, the Chicago Great Western Railroad, the Downtown Airport (Holman Field), and the Mississippi River. The project was part of a broader urban renewal effort on the West Side that included the HRA's Riverview Industrial Project and the Concord Terrace Project. The three West Side Projects were grouped together for planning purposes as the Riverview General Neighborhood Renewal Plan (GNRP). The projects were undertaken in conjunction with the West Side flood wall, which was built in the early 1960s as an effort to protect the area from periodic flooding. The HRA Riverview Project encompassed the area between South Robert and South Wabasha Streets and the Chicago Great Western Railroad.

With planning for the Port Authority Riverview Project beginning in 1957, it was the earliest of the West Side urban renewal projects. Because this area was plagued by poverty, deteriorating buildings, periodic flooding, airport noise, and incompatible land uses, the West Side Flats was deemed by planners to be better suited to industrial use rather than the then-current residential. As described in the historic context above, the West Side Flats had been home to Jewish immigrants from Eastern Europe since the 1890s and, starting in the 1920s, to Mexican immigrants. Between 1960 and 1964, the residents were relocated, approximately 420 buildings, mostly residential, were demolished, and a new street grid and utilities were installed. Usage of the area was restricted to industrial operations that did not contaminate the air or water. By the end of 1966, about 20 percent of the redevelopment area had new industrial buildings or commitments to build (Planning Board 1968: 37; Saint Paul Port Authority 1966: 5-7).

During the late 1960s and early 1970s, numerous agencies were engaged with urban renewal in St. Paul, including Veterans Service Building Commission, Capitol Area Architectural and Planning Commission, Saint Paul Housing and Redevelopment Authority (HRA), Saint Paul Port Authority (Port Authority), Saint Paul Health Department, Saint Paul Planning Board, and Metropolitan Improvement Committee (MIC).

**Minnesota State Bank of St. Paul Building.** Minnesota State Bank of St. Paul was formed circa 1945. Julius Brogmus was President of the new bank and previously had been Vice President of Security State Bank of Saint Paul. The bank was located at 478 South Robert Street, which was built in 1926 for Security Bank.

The building at 176 South Robert Street was constructed in 1971 for Minnesota State Bank of St. Paul on land owned by the Saint Paul Port Authority. The original building permit was issued in November 1970, and the final inspection was approved in May 1972 (St. Paul Building Permit). Also known as 200 South Robert Street during the 1970s and 1980s, the building housed the bank as well as multiple small offices for attorneys, insurance agents, and other professional services. By the 1990s, the bank appears to have moved out, and the building was known as the Westport Office Building (St. Paul City Directories). Later, the building became a blood donation center for the American Red Cross, St. Paul Chapter, which in 1976 had built a new headquarters building at 100 South Robert Street.

The Bank Building was designed by the architectural firm Stanley Fishman & Associates. Stanley Fishman was born in Saint Paul in 1926, served in the Navy during World War II, and received a B.A. in 1951 and a B.Arch in 1954 from the University of Minnesota. He organized the firm Stanley Fishman & Associates, Inc. in 1961 and became a member of the AIA, Saint Paul Chapter in 1962. As of 1970, his principal works, as listed in the AIA directory, were: Kessels Bakery, Saint Paul (1965); Oriental Dairy, Minneapolis (1966); Brookdale Apartment Homes, Brooklyn Center (1968); Concord Terrace Multi-Service Center, Saint Paul (1969); and 3M Club Recreation Center, Lake Elmo (1969). In addition, Fishman was a lecturer at the University of Minnesota School of Architecture. In about 1994, Fishman moved to Amery, Wisconsin and died in 2004. (R.R. Bowker LLC 1970).

It appears that Fishman was actively involved in community planning in an urban renewal context during the 1960s, and by the 1970s, urban planning and master planning. According to Robert Roscoe, “Fishman... was known to have extensive experience with various St. Paul community projects incorporating community participation and city processes, usually in urban renewal contexts. He had a reputation among various community groups as a ‘people’s architect’” (Roscoe 2014).

Despite his background in urban renewal and his Modernist designs, Fishman took on commissions during the 1970s related to historic preservation, including the early planning stages of the rehabilitation and preservation of the Milwaukee Avenue Historic District, a preservation plan for the City of Pipestone, and a site master plan for Grand Mound. During this time, “Architects and Planning Consultants” appears on documents prepared by the firm, indicating Fishman’s broader focus (Stanley Fishman Associates 1977, ca. 1978, n.d.).

Another contemporary architectural firm, Dykins-Handford, designed numerous bank buildings, often in the Brutalist style, utilizing Modernist designs that included extensive use of concrete, rectangular forms and angular shapes, and minimal decorative elements. Their most notable design, which appears in architectural guidebooks (Gebhard and Martinson 1977:85 and Millett 2010:24), is the First Federal Savings and Loan, which was built in downtown St. Paul in 1971 and recently was demolished during construction of the Green Line LRT.

Architecturally, the Minnesota State Bank building is a modest example of the Brutalist style. Brutalist buildings are heavy and monumental in scale and massing, the massive concrete shapes are often blocky, and the natural roughness and heaviness of the concrete is utilized in wall

surfaces. Brutalist designs were most often used in institutional settings such as college campuses and government buildings. Perhaps the best-known example of the Brutalist style in Minnesota is the Marcel Breuer-designed Abbey at St. John's University in Collegeville (1954-1961). Other campuses acquired Brutalist buildings during the late 1960s and early 1970s, including Ralph Rapson's Rarig Center (1971) on the University of Minnesota's West Bank, and buildings at Hamline University, Macalester College, and College of St. Catherine. The Minnesota State Bank building has heavy rectangular massing, a blocky projecting cornice, columns that appear as exposed structural elements, narrow and deeply inset window openings, and concrete walls that all demonstrate the Brutalist style.

## **Evaluation**

Minnesota State Bank was evaluated for NRHP eligibility using the Criteria of Significance.

**Criterion A.** The Minnesota State Bank building was constructed during 1971 and was the second location of the bank, which had been established circa 1945. Minnesota State Bank initially took over a building on South Robert Street at Concord (Cesar Chavez) formerly occupied by Security State Bank since 1926. This area along South Robert Street developed starting in the 1880s, and Minnesota State Bank provided on-going banking services that previously had been provided. When the new building at 176 South Robert Street was constructed in 1971, it was part of the Riverview Industrial Project developed by the Saint Paul Port Authority beginning in the early 1960s. The Minnesota State Bank building was not one of the earliest properties built for Riverview. Furthermore, although Riverview was one of the larger industrial redevelopment projects in Saint Paul from the urban renewal area, development in the area occurred slowly, ranging from the late-1960s to the 2000s. As a result, the area lacks the cohesion for a historic district, such as the proposed Urban Renewal Historic District in Downtown St. Paul. The building does not meet Criterion A.

**Criterion B.** The Minnesota State Bank building is not known to be associated with persons significant in history and does not meet Criterion B.

**Criterion C.** The Minnesota State Bank building was designed by the firm Stanley Fishman & Associates in a modest expression of the Brutalist style. As a commercial building designed in the Brutalist style during the early 1970s, the bank building is an example of a period and style of construction. The bank building exhibits some of the elements of the Brutalist style, particularly the extensive use of concrete and rectangular forms. However, this is a limited expression of the style, and there are numerous examples in Minnesota and in St. Paul that are earlier or fuller expressions of the style, some of which are noted above. Stanley Fishman and his firm were more noted for urban planning than for individual building designs. Fishman seems to have had a solid architectural career – the firm was in business from 1961 until about 1994. Fishman, however, has not been previously identified as a “master architect,” and is not generally grouped with the midcentury masters of the Twin Cities. For these reasons, the Minnesota State Bank building is not a distinctive example of a period of construction and does not meet Criterion C.

**Criterion D.** The Minnesota State Bank building has not yielded, nor is likely to yield, significant new information in history and, therefore, does not meet Criterion D.

## 5.1.4 Golden Rule Department Store Building

### 85-95 East 7<sup>th</sup> Place (RA-SPC-3171)

This classically inspired, six-story commercial building was constructed in stages between 1890 and 1914. Clarence Johnston, Sr. was responsible for most of the design work, including the classical façade. In addition to being the work of a master architect, from the 1890s until 1980, this building housed the Golden Rule (later Donaldson's), an important department store in downtown St. Paul. Following the Ramsey County survey, in 1982 a NRHP nomination form was prepared for this building. However, the property was not listed, and a formal finding or determination of eligibility was not made.

#### Description

The Golden Rule Department Store (Golden Rule) Building is located at 85-95 East 7<sup>th</sup> Place in the northeast section of downtown St. Paul. The building is in an urban setting consisting of mid-to high-rise commercial buildings. The building encompasses approximately 2/3 of the block bounded by East 7<sup>th</sup> Place (originally 7<sup>th</sup> Street) and North Robert, East 7<sup>th</sup> (originally 8<sup>th</sup>), and Minnesota Streets. The Golden Rule Building fronts onto East 7<sup>th</sup> Place and North Robert Street with an ornamental façade constructed in 1914 to unify multiple buildings and additions (see below). The remainder of the block fronting on Minnesota Street consists of a two-story building and a bituminous surface parking lot.

The Golden Rule Building is a six-story, flat-roofed, rectangular-plan commercial building that currently houses office space. On the 7<sup>th</sup> Place and Robert Street elevations, the walls utilize stone and terra cotta materials. On the elevations facing 7<sup>th</sup> and Minnesota Streets, the walls appear to be brick covered with a cement-based skim coat.

On the 7<sup>th</sup> Place elevation, the Golden Rule Building extends eight bays along the streetfront. The first floor consists of storefront-type window openings with multi-light windows framed with anodized aluminum. The window bays are separated by wide pilasters faced with stone and adorned with flaring capitals with roundels. Polished marble panels extend across the bases of the windows and pilasters. The main entrance to the building is located within the fourth bay in from Robert Street and consists of glass-and-aluminum double doors with aluminum-framed sidelights and transom. The sign-panel level above the storefronts between the first and second stories is faced with smooth-dressed stone and a slightly projecting band with geometric patterns. The window bays in the second through sixth stories are separated by pilasters faced with smooth-dressed stone and surmounted by flared capitals with roundels. Each bay on each floor has a tripartite grouping of windows, divided by narrow metal pilasters and metal spandrels with recessed geometric panels. On the second story, the central window of each group is surmounted by a broken segmental-arched pediment with dentils and floral motif. Atop the sixth story, the façade has a classical projecting cornice with rectangular green marble panels divided by cast terracotta eagles at the frieze, dentils and modillions, and anthemion motifs at the roofline. A glass-and-steel skyway pierces the fifth bay in from Robert Street at the second story.

On the Robert Street elevation, the Golden Rule Building extends 10 bays along the streetfront. Other than the length of the façade, the organization and materials of this elevation are nearly identical to the 7<sup>th</sup> Place façade. An additional band projects across the second through tenth bays



of the façade just below the projecting band over the sign panel. An additional building entrance is located in the fourth bay in from East 7<sup>th</sup> Street, consisting of glass-and-aluminum double doors with aluminum-framed side lights and transom. A glass-and-steel skyway pierces the sixth bay in from East 7<sup>th</sup> Street on the second story.

The East 7<sup>th</sup> Street elevation reveals the appearance of the Golden Rule Building prior to the 1914 improvements. The wall material is brick, which has been covered with a skim coat. Although openings on the first story generally have been infilled, the window openings on the second story are round arched with single-light custom-fit glass. On the upper stories, the window openings are rectangular with single-light fix sashes. A glass-and-steel skyway pierces the second story at about mid-block. In the three bays closest to Minnesota Street, the windows are similar to the Robert Street and 7<sup>th</sup> Place façades: tripartite window groupings divided by narrow metal pilasters and metal spandrels with recessed geometric panels, some of which have been covered with skim coat. On the elevation facing Minnesota Street, the walls are covered with skim coat, and the only openings are for vents.



Golden Rule, Northwest



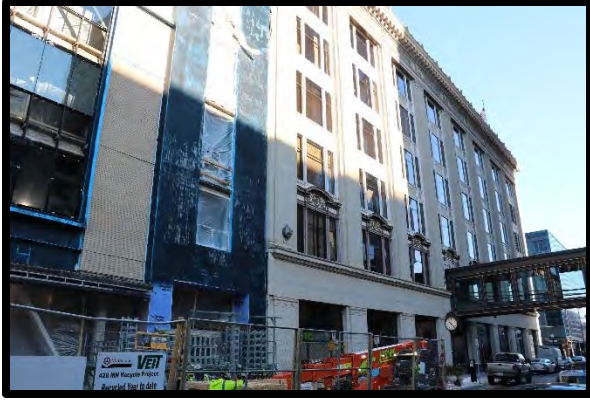
Golden Rule, Southwest



Golden Rule, Window Detail



Golden Rule, Window Detail



Golden Rule, Northeast



Golden Rule, Southeast

## Historical Background

**Development of Department Stores.** During the nineteenth century, nearly all retailing took place in specialty stores, small shops that specialized in specific goods, such as men's or women's clothing, books, or hats. During the second half of the nineteenth century, however, dry goods stores began growing larger and selling a wider variety of wares. In larger cities in particular, where centralization had been spurred by railroads, streetcars, and warehouse and manufacturing districts, the growing urban population was a fertile market for mass retailers. Starting with Macy's in New York and Wannamaker's in Philadelphia during the 1870s, the larger dry goods stores began to form separate "departments" within their stores. The term "department store" first appeared in print in the late-1880s. Initially, some established dry goods stores were reluctant to incorporate "department store" into their names because of the impression that the new type of stores sold cheap low-quality goods and were staffed by clerks who knew little about the wares (Whitaker 2006: 11-12). By the 1890s, department stores gained wider acceptance, as the combination of low prices and the convenience of having a variety of goods in a single store appealed to shoppers of different income levels.

During the early twentieth century, general prosperity and the availability of mass-produced goods at lower prices led to increased consumer buying power. In addition, by 1920, for the first time, over half the U.S. population lived in cities, and this growing urban population created a concentrated pool of consumers. By offering many types of goods at a single store in a central, downtown location, department stores both benefitted from and helped create a new consumer culture. Nationwide, during the years 1909 to 1929, sales of consumer goods tripled. Sales of items carried by department stores, such as furniture and mattresses, sporting goods, musical instruments and phonographs, and perfumes and cosmetics, generally grew at an even faster rate (Whitaker 2006: 1, 17).

Although sales were growing during the early decades of the twentieth century, so too was competition among department stores. For example, in St. Paul during the 1910s, four large department stores were located within a one-block radius of 7<sup>th</sup> Street (current 7<sup>th</sup> Place) and Robert Street (Golden Rule, Emporium, Mannheimer Bros., and Bannon), and a two more were located a few blocks over on Wabasha Street (Field & Schlick and Schuneman & Evans) (R. L. Polk and Co. Publishers 1910-1915). In addition to selling a wide variety of goods, department stores sought to distinguish themselves through customer service and amenities offered. By the 1910s,

department stores were not only expanding their sales floors on multiple levels, but also offered many additional services at no charge. These services included: alterations, banks, barber shops, beauty parlors, bridal consultants, caterers, charge accounts, checkrooms, child care custom drapery and upholstery making, dressmaking salons, fashion shows, fur cleaning and storage, gift wrapping, interior decorators, lessons in sports and hobbies, lost-and-found departments, mail and telephone orders, meeting rooms, parcel deliver, parking garages, personal shoppers, photography studios, post office branches, restaurants, restrooms, sickrooms, telephones, theater ticket bureaus, travel bureaus, waiting rooms, watch and jewelry repairing, and Western Union offices (Whitaker 2006: 220). In addition, company offices were often housed on the upper floors or in annexes to the department stores.

With the additional sales, service, and administrative functions, department store companies required much larger buildings, and during the 1900 through 1920, embarked on a major building campaign. In cities throughout the country, major new department store buildings were springing up, including Macy's in New York (1902), Marshall Field in Chicago (1902-1907), Wannamaker's in Philadelphia (1911), Filene's in Boston (1912), and Halle's in Cleveland (1910) (Whitaker 2006: 16). Department stores in St. Paul were no exception to this trend. For example, the Golden Rule expanded its store in 1902 and 1909-1910 and undertook a major expansion and remodeling in 1914-1915. In addition, in 1914-1915, Mannheimer Bros. built a new six-story building equally opulent to the Golden Rule, and the Emporium expanded its store in 1911 and 1915. Meanwhile, in Minneapolis during 1913-1917, Dayton's made several expansions to its building on Nicollet Avenue, which with the Donaldson's department store, became that city's retail hub (Leebrick 2013: 25-28; *St. Paul Pioneer Press* 1914c: Building Section; Zellie and Peterson 2001b: 20).

**Golden Rule Department Store Building.** Brothers William and Joseph Elsinger moved from Cleveland to St. Paul in 1886 and established a store, Golden Rule Fancy Goods and Toys, operated by the firm W.H. Elsinger & Co. In addition, the Elsingers' brother-in-law, Jacob Dittenhofer worked as a bookkeeper and was later made a partner in the company. The store was initially located at 7<sup>th</sup> and Minnesota Streets and, in 1891, moved to a three-story commercial building at 93-97 E. 7<sup>th</sup> Street, which is in the middle of the block where the Golden Rule Department Store Building stands. By 1893, the store was known as W H Elsinger & Co and was a general dry goods store, and in the following year, the company was listed in directories as W H Elsinger & Co Department Store. Starting in 1897, the store was consistently known as Golden Rule, and after William Elsinger died in 1905, W.H. Elsinger & Co. was renamed Golden Rule (Phelps and Murphy 1982; R. L. Polk and Co. Publishers 1888-1910).

In the early 1900s, the Golden Rule began a series of expansions and remodeling to its store that would culminate in the current building. In 1902, to the designs of Clarence Johnston, the Golden Rule store was given a new classical façade. In 1909-1910, the Golden Rule completed more extensive improvements in two stages, first to the three-story 7<sup>th</sup> Street building, and then a four-story addition on the Robert Street side. Johnston designed these improvements, which set the standard for the 1914-1915 expansion and unified façades on 7<sup>th</sup> and Robert Streets. This work included “marble from Italy,” and “the entire four stories will be practically glass front. The windows, set behind six massive piers or columns forty feet in height, will be surrounded with art metal work [decorative spandrels and mullions].” The expansion was a response to “the growing trade in the Northwest” (*St. Paul Pioneer Press* 1910: 1).

In 1914-1915, the Golden Rule undertook a building program that expanded the 7<sup>th</sup> and Robert Street buildings to a footprint that covered three-quarters of the block and a height of six stories, and that unified the façades under a single design. Initially estimated at \$500,000, the 1914 improvements cost approximately \$1 million, making “the Golden Rule one of the largest and best equipped department stores in the country.” The improved store was compared to a “miniature city” and had all the amenities considered essential for a modern department store, including 10 passenger elevators, a 500-person auditorium, a bakery, a deli, a candy store, post office and parcel post station, a playground and nursery, an infirmary, and employee welfare rooms (*St. Paul Pioneer Press* 1914a: 1; 1914b: Building Section).

By the late 1920s, the Golden Rule, like department stores around the country, was struggling under the weight of the free services it offered and other overhead costs. In 1926, in a show of confidence and an effort to retain customers, the Golden Rule completed interior remodeling, including new marble flooring on the first floor, replacement columns, and new lighting fixtures (*St. Paul Pioneer Press* 1926: 7). Just two years later in 1928, however, the Golden Rule became a subsidiary of a national department store organization, Hahn Department Stores, Inc. Faced with competition from chain retail stores, such as Sears and J C Penney, department stores around the country began joining corporate groups to reduce costs through shared buying. Hahn was formed by Lew Hahn, former head of the National Retail Dry Goods Association. The corporation later became the Allied Stores Corporation whose holdings included the Minneapolis-based Donaldson’s Department Store. In 1961, Allied Stores Corporation merged Donaldson’s and the Golden Rule. Thus, administrative operations were centralized while numerous branch stores were opened in the Twin Cities suburbs. The downtown St. Paul store was referred to as Donaldson’s Golden Rule, and eventually, simply Donaldson’s. Donaldson’s continued to operate in the building until 1980 when a new store was built in the Town Square development, ending sixty-five years of operation in the Golden Rule Building (Phelps and Murphy 1982).

**Clarence Johnston and the Design of the Golden Rule.** Clarence H. Johnston, Sr. designed the Golden Rule building, both the earlier expansions and the 1914-1915 expansion. Johnston has been referred to as, “one of the state’s most influential and prolific late nineteenth and early twentieth century architects” (Phelps and Murphy 1982) and has been the subject of a book (Larson 1996). He is clearly in the category of master architect. The draft NRHP nomination for the Golden Rule Building provides a brief biography for Johnston:

He was born in Waseca County, Minnesota and worked in the St. Paul office of Twin Cities architect Abraham M. Radcliffe from approximately 1875-1878 before attending the Massachusetts Institute of Technology for less than one semester. He then worked for Herter Brothers [in New York] ... and returned to St. Paul in 1883 where he began his own practice, working in partnership with William Willcox in the late 1880s. Johnston’s designs include the Minnesota Historical Society Building, the Minnesota State Office Building, the Congdon Mansion in Duluth (now Glensheen), dozens of houses in St. Paul, and residential, commercial, and institutional buildings throughout the state (Phelps and Murphy 1982).



Johnston was best known for his work designing residences and institutional buildings. As noted by Larson, he “first made his mark as a residential architect. On St. Paul’s famed Summit Avenue alone, Johnston designed thirty-eight houses and transformed four others with major remodelings.” Regarding his work at the University of Minnesota and at other schools and organizations, “The second half of Johnston’s career was devoted largely to institutional and educational buildings” (Larson 1996: xiii).

Although commercial buildings were not the focus of his practice, Johnston designed some notable buildings of that type. Although residential, the Aberdeen Hotel (1887, razed) and the Fitzpatrick Building (1888) demonstrate Johnston’s early work with Renaissance Revival designs. His application of this style to commercial buildings reached its culmination in two Downtown St. Paul buildings: the Manhattan Building (1890) and the Hackett Block (1891), both of which were richly adorned with stone and round-arched openings, layered to distinguish each floor of the buildings. In 1892, Johnston designed the Dyer Building, which with its pilasters stretching from the third through fifth stories, demonstrates his turn “toward the giant order neoclassical screens that were rapidly becoming standard fare for first-class commercial buildings” (Larson 1996: 81-84).

During the 1910s, Johnston worked in a variety of styles, often using eclectic variations to best suit his clients’ building programs. For example, for the University of Minnesota, Johnston utilized “a simple Roman Renaissance as the type of design,” as specified by Cass Gilbert in his design guidelines of 1909. In the numerous university buildings that followed, Johnston often strayed from Beaux Arts emphasis on exact proportions, widening windows to allow for light and ventilation and broadening cornices and parapets to allow for the economy of flat roofs (Larson 1996: 130-131). The Minnesota Historical Society building (now a state office building) was Johnston’s purest Roman Renaissance design, but even here, the arcade is considerably narrowed. During this period, Johnston did not limit his stylistic palate to the Roman Renaissance. His designs for the Minnesota Club in St Paul and the Owatonna State School gymnasium were fine examples Jacobethan style.

Although much of Johnston’s work during the 1910s was for institutional and educational buildings, he took some industrial and commercial commissions as well. In these designs he tended toward a restrained Classical Revival influenced by the Chicago School. In the 1913 design of the Gordon and Ferguson warehouse in St. Paul, for example, Johnston utilized exposed piers to simulate columns, an articulated attic level, and a modillioned cornice to express a Classical aesthetic, yet the piers lacked capitals, and the horizontal triple windows spread the columns wide (Larson 1996: 141).

In 1914, Johnston had the opportunity to complete the design work he had begun for the Golden Rule in 1902 and 1909 and to design a monumental downtown block. Unifying the block-long Robert Street façade and the nearly block-long one on 7<sup>th</sup> Street, Johnston again used exposed piers and a modillioned cornice to express Classicism and added stylized capitals to the piers and ornate mullions and spandrels to the windows. The stylistic influence was tempered, however, with flattened piers and wide window bays with tri-part Chicago-type windows. Referred to by one architectural historian as a “sturdy Classical Revival-style building” (Millett 2007: 322), the

Golden Rule Building is a fine example of Johnston's work in commercial buildings and his skill at adapting architectural styles to the practical needs of building owners.

### **Evaluation**

The Golden Rule Building was evaluated for NRHP eligibility using the Criteria of Significance.

**Criterion A.** The Golden Rule Building was expanded multiple times, reaching its current configuration in 1914-1915. During the 1910s, department stores were rapidly expanding in sales and in services offered, and as a result were expanding their existing stores or were constructing new buildings. Throughout the country, large, multi-story department store buildings were being built to the designs of prominent architects, reflecting the pre-eminence department stores had achieved in the retail industry. Through its expansions and remodelings in 1902, 1909-1910, and 1914-1915, the Golden Rule illustrates this national trend in retailing at the local level. In addition to its association with this significant historical trend, the Golden Rule is the best example of a major, early-twentieth-century department store in Downtown St. Paul. For these reasons, the Golden Rule Building meets Criterion A in the area of Commerce.

**Criterion B.** The Golden Rule Building is not known to be associated with persons significant in history. Although the Elsinger Brothers were successful merchants, they do not appear to have been significant in history. Furthermore, the building's association with architect Clarence Johnston is described under Criterion C below. Therefore, the Golden Rule Building does not meet Criterion B.

**Criterion C.** The Golden Rule Building was designed by architect Clarence Johnston in a Renaissance-inspired Neo-Classical design applied to a commercial building. The Golden Rule is a significant example of a period and style of construction. Expanded and remodeled for its purpose as a department store, the building's scale, six stories covering nearly an entire square block, demonstrates the important role department stores played in retailing. Furthermore, although the building is purely Neo-Classical, it is a distinctive example of the style applied to a commercial building. Monumental in scale, the building is highly evocative of Classical architecture, with pilaster-columns rising from the second through sixth stories topped by a wide frieze and projecting modillioned cornice. Finally, the design of the building illustrates an important aspect within the portfolio of master architect Clarence Johnston. Although Johnston is better known for his residential and institutional designs, he skillfully designed a number of commercial buildings, including the Romanesque-styled Manhattan Building (NRHP listed). The Golden Rule Building illustrates Johnston's work in the Neo-Classical as applied to a commercial building. For these reasons, the Golden Rule Building is a distinctive example of a period and style of construction, is a distinctive example of the work of a master architect, and therefore, meets Criterion C.

**Criterion D.** The Golden Rule building has not yielded, nor is likely to yield, significant new information in history and, therefore, does not meet Criterion D.

The recommended period of significance for the Golden Rule Building starts in 1915, the year the last expansion was completed, and ends in 1961 when the Golden Rule merged with Donaldson's department store.

The overall integrity of the building is good, despite alterations to the first story on the 7<sup>th</sup> Place elevation and the addition of skyways. In 1950, the covered walkway, or arcade, on 7<sup>th</sup> Street (now Place) was remodeled to remove ornamentation and apply smooth Modernist finishes. The arcade has more recently been enclosed with storefront windows, and the columns have been adorned with stone and capitals similar to the pilasters above. Skyways project from the second story on the 7<sup>th</sup> Place, North Robert Street, and East 7<sup>th</sup> Street elevations. In addition, all window sashes have been replaced, though the openings on the first story on North Robert Street and the upper stories are intact. Despite the alterations, the building retains most of its historic materials and workmanship, and the location and design, are intact. Although the setting has been altered through new building construction and the conversion of 7<sup>th</sup> Street to 7<sup>th</sup> Place, the building remains within a dense downtown setting. Although the building is no longer a department store, the conversion to office use has not altered its appearance in a way that compromises its integrity of feeling or its association with the Golden Rule. It is recommended that the Golden Rule Building retains sufficient integrity for NRHP eligibility.

### **5.1.5 Foot Schulze & Co. Building**

#### **500 North Robert Street (RA-SPC-3174)**

This seven-story former manufacturing plant was built in 1916. The company was one of the foremost boot and shoe manufacturers in Saint Paul, and the building is a good example of an early-twentieth-century, multi-story vertical factory. The building was designed by the prominent architecture firm Kees & Colburn, and it utilized reinforced-concrete, flat-slab construction, a building system introduced in the first decade of the twentieth century and widely used in industrial architecture.

#### **Description**

The Foot Schulze Building is located at 500 North Robert Street in the northeast section of downtown St. Paul. The building is in an urban setting consisting of low- to mid-rise commercial buildings in its immediate vicinity and high-rise residential and commercial buildings one block west on Minnesota Street and two blocks south on Robert Street. I-94 is located one block north. The property consists of the southwest half of the block encompassed by North Robert, East 10<sup>th</sup>, Jackson, and East 9<sup>th</sup> Streets. The Foot Schulze Building fronts onto North Robert Street and has secondary storefronts on East 9<sup>th</sup> and East 10<sup>th</sup> Streets. The remainder of the block northeast of the building consists of a single-story auto shop and bituminous surface parking lot.

The Foot Schulze Building is a seven-story, flat-roofed manufacturing building that currently houses commercial space on the first floor and residential live-work condominium apartments on the upper floors. The building has a U-shaped plan and, on the streetfront elevations, red brick walls set on a stone watertable with stone bands above the second, third, and seventh floors. On the northeast elevation, the walls are cream brick, and the concrete framing (columns and floor slabs) is visible. According to the original building permit, the building rests on a concrete foundation and is framed with concrete columns with flat-slab reinforced-concrete floors rather than girders (St. Paul Building Permits). The engaged columns visible on the northeast elevation flare at the capitals indicating the framing utilized a system of mushroom column construction, possibly one introduced and patented by C.A.P. Turner (see below).

On the Robert Street elevation, the Foot Schulze Building extends 12 bays along the streetfront. The first floor consists of glass-and-aluminum storefronts separated by brick pilasters. A slightly off-center main entrance is located in the sixth bay from the north and is flanked by two-story stone panels and a projecting cornice. The horizontal panels below the cornice are incised with “Foot Schulze & Co.” and with square panels at the corners. The entrance consists of glass-and-aluminum doors flanked by side lights and transom with aluminum sash. Above the transom, a recent metal sign panel reads “Rossmor Bldg, Saint Paul, Minn, U.S.A.,” and fixed aluminum-sash windows fill the second-floor level. On the second and fourth through seventh floors, windows in each bay consist of five inset, nine-over-nine, anodized-aluminum sashes with brick spandrels and, on the second and fourth floors, stone sills. On the third floor, each bay contains three window openings separated by brick pilasters with concrete bases, and the windows consist of inset multi-light anodized-aluminum sashes. Brick pilasters separate each of the bays and form pavilions in the end bays. A slightly projecting terra-cotta cornice adorns each bay on the seventh floor, and a brick parapet (slightly raised at the corner bays) tops the elevation.



The elevations on 9<sup>th</sup> and 10<sup>th</sup> Streets extend six bays along the streetfronts and are nearly identical to the Robert Street elevation in materials and arrangement. The entries, located on the third bay in from Robert Street, originally led to the factory spaces. They are much less ornate and consist of inset glass-and-aluminum doors within a portion of each bay. On the northeast elevation, the concrete framing separates the bays and floor. On the first floor, the bays consist of cream-brick panels, some of which have loading doors. On the second through seventh floors, each bay contains a set of five nine-over-nine anodized aluminum sashes over a brick panel. In the corners, at the base of each leg of the “U,” brick stairwell towers rise to a height of eight stories, providing access to the roof. These enclosed stairwells with adjacent elevators were used to move the workers, supplies, and products vertically through the building. Large billboard frames are mounted on top of the stairwell towers.



Foot Schulze Building, Northeast



Foot Schulze Building, East



Foot Schulze Building, Southeast



Foot Schulze Building, West



Foot Schulze Building, Entrance Detail



Foot Schulze Building, Window Detail

### Historical Background

**Foot, Schulze and Company.** Foot, Schulze and Company was established in Saint Paul in 1884 by Silas Buck Foot (1834-1908) and Theodore A. Schulze (1858-1922) along with George R. Sterling, James Lawther, Constantine Heinrich, and Gustave Schurmeier. The company was part of the thriving shoe manufacturing industry that was an outgrowth of the shoemaking business established in the city by German immigrants in the 1850s (Lucas 2009: 8:1-2)

Foot, a native of Pennsylvania, had initially established a retail merchandise business in Red Wing, Minnesota. In 1861 or 1862, he joined forces with George R. Sterling to manufacture and sell boots and shoes in Red Wing. They also ran a tannery to supply hides for the footwear manufacture (Angell 1981: 263-264). Foot established another shoe factory in Saint Paul in 1881 because the city offered better transportation facilities for the company's products (Angell 1981: 267). That first Saint Paul company was called Foot, Johnson and Company, wholesale boots and shoes, located at 207 and 209 East 4<sup>th</sup> Street. The partners were Foot, Welcome B. Johnson, George E. Sterling, and James E. Lawther (Polk 1881).

Theodore A. Schulze (1858-1922) was the son of Frederick and Louisa Schulze, German immigrants who initially settled in St. Louis, but had come to Saint Paul by the time Theodore was born. Frederick Schulze initially worked as a merchant tailor, but then became a clerk in the A. H. Lindeke and Brother dry goods business. Theodore, who attended St. Paul public schools, began his career as a clerk. By 1879, he was working as a traveling sales agent for the dry goods firm of Lindekes, Warner, and Schurmeier. Like Schulze, Lindeke and Schurmeier had German immigrant backgrounds. In 1885, Theodore Schulze married Emma Lindeke (1867-1940), the daughter of William Lindeke who was a partner in the wholesale dry goods business of Lindekes, Warner and Schurmeier. These relationships indicate the close family connections among German immigrant families and their business success as they joined forces with Yankee-Old Stock families (Wingerd 2001: 36; Minnesota and Its People 1925).

Foot, Schulze and Company set up its shoe factory at 233-237 East Third Street at Wacouta Street in the Lowertown area of St. Paul. Other shoe companies were located within two blocks, also on Third Street: C. Gotzian and Company, 187 and 189 East Third Street; Tarbox, Schlick and Company, 228, 230 and 232 East Third Street; and Schnittger, Stickney and Company, 232 Third Street (Angell 1982: 267; Lucas 2009: 8:2). Third Street is currently Kellogg Boulevard. By the

end of the nineteenth century, Saint Paul had become the heart of the shoe manufacturing industry in the state. The shoe-manufacturing process had been mechanized from a handcraft industry, and boot and shoe manufacturing found a ready market both nationally and internationally. In 1909, St. Paul had five shoe factories employing 1,617 workers; it was the seventh-leading industry in the city (Lucas 2009: 8:4 citing U.S. Department of Commerce 1914: 5).

By 1906, Foot Schulze had doubled the size of its factory from three acres to six acres and was producing over one million pairs of shoes per year. At the beginning of that year, the company announced a contest to name the new \$4 shoes for men and women that would be produced in the enlarged plant (*Minneapolis Journal* 1906a, 1906b). After Foot's death in 1908, the company bought out the Foot family interests. Theodore A. Schulze became the company president, a position he retained until his death in 1922. His son, Theodore Schulze, joined Foot Schulze after he graduated from Yale in 1909 (Angell 1981: 237, note 13).

By 1914 two major factors were affecting the location of Saint Paul shoe manufacturers along East Third Street. (The C. Gotzian and Co. shoe factory had relocated to East 5<sup>th</sup> Street in 1892, and several other shoe manufacturers were in the immediate vicinity.) The first was the destruction of the Saint Paul Union Depot in a massive fire in 1913. Plans for a new depot would take over the sites of several of the warehouse and factory buildings along East Third Street, including the Foot Schulze factory. The second was the city's plan to widen Robert Street between East Second Street at the south and Central Avenue at the north. The Robert Street widening took place in 1914 and 1915. Construction of the new Union Depot began in 1917 and was completed in 1923. The new depot's head house was on the site of the old Foot Schulze factory (Stone 1915: 392; Millett 1992: 152-153; *Minnesota and Its People* 1925).

Foot Schulze purchased a large site for a new factory to the north along Robert Street between East 9<sup>th</sup> Street and East 10<sup>th</sup> Street. The area to the east was becoming the heart of the city's new warehousing and manufacturing district, as earlier businesses were displaced from East Third Street. The O'Donnell Shoe Company constructed two factory buildings two blocks to the east at Sibley Street and East 10<sup>th</sup> Street, the first in 1910 (demolished) and the second in 1914 (extant). The earlier building also had space that was leased to the Freeman Shoe Company (later Thomson-Freeman) for the manufacture of women's shoes (Lucas 2009: 8:6).

Theodore A. Schulze was especially keen on the Robert Street location, which he predicted would be "one of the biggest retail thoroughfares in the Northwest." Not only would the new seven-story and basement building house the shoe factory, divided into various sub-factories for the manufacture of men's, women's, and children's shoes, as well as two kinds of brand name shoes, it would also include fifteen retail store facilities at ground-floor level along Robert Street and East 9<sup>th</sup> Street (*Shoe and Leather Reporter* 1916). Some aspects of the building design were intended to attract retail customers as well as make it fit into the new retail environment. During 1914-1915, two of Saint Paul's department stores, the Emporium and the Golden Rule, undertook major expansions of their stores on Robert Street at 7<sup>th</sup> and 8<sup>th</sup> Streets.

The new factory was designed by the Minneapolis architecture firm of Kees and Colburn and was planned after the architects and Schulze had made "a wide tour of inspection of shoe factories" (*Shoe and Leather Reporter* 1916). The permit was issued on August 8, 1916, and construction

moved quickly (St. Paul Building Permits). The factory opened by April 1917, and the company extolled the “ideal working conditions” of its “new wonderfully convenient, day-lighted factory” that “promotes better thinking, better planning” (*Minneapolis Tribune* 1917a, 1917b).

The factory building was organized on the vertical urban factory model. Production began with raw materials on the top floor and ended with finished products ready for shipping on the ground floor. Foot Schulze commissioned Charles P. Gibson, industrial photographer, to record the new factory building and its processes in 1917 (Minnesota Historical Society). The company also commissioned a two-reel moving picture of the plant (probably by the local film production company of Raths, Mills, and Bell) entitled “How Shoes Are Made” (*The Glad Hand* 1919c). The process began with cutting insoles and outsoles, shoe uppers, and linings. Then the leather was perforated, and any decorations were applied before the pieces were sent along for stitching uppers and liners together. The next stage, lasting, shaped the uppers to a wooden form shaped like a foot. The sole, insole, and upper were joined during lasting. In the bottoming stage, surplus materials were trimmed off, and the outsole and heel were attached to the uppers. In the finishing stage, the shoes were cleaned and polished and given laces. In the last stage, at ground level, finished shoes, organized by size and type, were boxed and prepared for shipping to stores or wholesalers (Lucas 2009: 8:4-5, adapted from Rexford 2000: 271-277).

The photos show that both men and women were working in the shoe factory with the men using the heavier machinery and women doing much of the stitching. The factory also offered amenities such as a roof garden and a staff lunch room and adjacent club rooms, located on the second floor (*The Glad Hand* 1919a, 1919b).

The company seems to have thrived in the early years after the new factory opened. Company catalogs indicate the extent of its merchandising, operating primarily west of the Mississippi River. Its chief competitors were C. Gotzian and Company and the O’Donnell Shoe Company. The *Biennial Census of Manufacturers 1921* indicates the prominence of St. Paul with six shoe manufacturers producing \$3,721,000 in value. By contrast, Minneapolis had five shoe manufacturers producing \$497,300 in value (U.S. Department of Commerce 1924: 1559, 1585). In June 1922, the company announced that it was opening a branch distributing house in Kansas City. It included offices, sales rooms, and a warehouse (*Kansas Citian* 1922: 415). The location provided a strategic location for its western sales force.

The death of Theodore A. Schulze in 1922 brought changes to the company. The younger Schulze had relocated to New York City in 1918 after the end of World War I to go into financial underwriting. He remained in New York City after his father’s death but took the title of Chairman of the Board. Local operations were turned over to long-time employees. Samuel O. Barton became the company president and Jean E. Rounds and George W. Ekstrand were named vice presidents. The Saint Paul factory stayed in operation until 1927, after which the company retained a St. Paul office at 515 Sibley Street (in the O’Donnell factory) in 1928 and then in the Gotzian factory at 242 East 5<sup>th</sup> Street in 1929. O’Donnell also moved its sales office to the Gotzian factory (Polk 1923-1930).

Foot Schulze was not the only Saint Paul shoe company to undergo change and eventual closure during the 1920s. The six shoe manufacturers listed in the Saint Paul city directory in 1920



remained listed in 1925. However, the volume of the local boot and shoe manufacturers had been superseded by other businesses. High labor and materials costs contributed to the decline of the local boot and shoe industry, which does not have a separate listing under St. Paul industries in the *Biennial Census of Manufacturers 1925* (U.S. Department of Commerce 1928: 1441). By 1928, after Foot Schulze had closed its plant, only the O'Donnell Shoe Corporation and the Freeman-Thomson Company were manufacturing shoes in Saint Paul (Polk 1928).

The factory building was leased for office, factory, and warehouse space as the Foot Schulze Building until 1948. A review of street listings in the St. Paul City Directory beginning in 1930 indicates the variety of businesses in the building, including small newspaper and publishing operations. The building first appears under the listing of the Rossmor Building in 1949 (Polk 1930 through 1949).

The former Foot Schulze building continued to be used for warehouse space and industrial uses. By the 1970s, artists were seeking inexpensive space for working and living in the underutilized warehouse buildings of downtown Saint Paul and the Lowertown area. The Rossmor Building was part of this trend. In addition, the basement and ground level spaces housed entertainment spaces, including the Grand Finale, one of the first gay nightclubs in the Twin Cities. The building was almost completely occupied by artists in live-work studios when the building was acquired by Pak Properties in 2003. The building was renovated with retail spaces at the lower level and six floors of residential condominiums on the upper six floors (Black 2003).

**Architecture and Construction of the Foot Schulze Building.** The Foot, Schulze and Company building was designed by the Minneapolis architecture firm of Kees and Colburn, which was formed by Frederick Kees (1852-1927) and Serenus Colburn (1871-1927) in about 1900. Kees had been previously associated with Franklin Long in the firm of Long and Kees. The new partnership quickly gained a reputation for the design of factories, warehouses, and similar buildings. Among them were the Advance Thresher Company warehouse (1900-1904), the Grain Exchange Building (1900-1902), the Emerson Newton Plow Company (1904), and the Northern Implement Company (1910-1912), all in Minneapolis. The firm's first major work in Saint Paul was the Lowry Building (1910-1914), an office building at 350 St. Peter Street. That was followed by the Ford Motor Company Building (1913-1914), which housed an assembly plant, offices, and sales room at 117 University Avenue. At the same time, the firm was designing an even larger Ford Motor Company plant in Minneapolis. On both buildings, the Kees and Colburn firm worked with John Graham who devised plans for Ford Company plants throughout the United States. At the same time, the Kees and Colburn firm was designing the first building of the Brown and Bigelow Company plant on University Avenue. All of the Saint Paul industrial buildings employed flat-slab reinforced concrete construction with interior mushroom-type columns and large steel sash windows that allowed ample daylight into the building (Lathrop 2010: 46, 124; Millett 2007: 52, 76, 77, 320, 339, 498-499, 500-501).

The Foot Schulze site occupies half a city block, extending along Robert Street from East 9<sup>th</sup> Street to East 10<sup>th</sup> Street for 300 feet, then extending eastward along the two streets for 150 feet. The building has a U-shaped plan with three major facades—twelve bays along Robert Street and six bays each along East 9<sup>th</sup> and East 10<sup>th</sup> Streets. All are faced with red brick with contrasting stone and terra-cotta detail. The cut stone was supplied by the C.H. Young Company of St. Paul and the

terra cotta was from the Northwestern Terra Cotta Company of Chicago (*Improvement Bulletin* 1916c). The end bays are accentuated by pavilion forms with raised parapets (slightly reduced in height from the original). The major entrance is centered on Robert Street. Early views show a double-height stone surround with sconces and recessed doorway set below a transom. Secondary entrances on 9<sup>th</sup> and 10<sup>th</sup> Streets led into the factory spaces. This design is more ornate than a standard industrial building, and it is likely that Schulze wanted the building to fit into the new retail environment of Robert Street.

The plan of the building allowed for completely open factory floors with “no inside partition walls,” as proclaimed in company advertisements, which also proclaimed “two-thirds of outside walls is glass.” The Gibson photos that documented the plant operations show windows on all sides. The flat-slab concrete floors are carried on regularly spaced reinforced concrete and steel columns with flared caps. During the 1910s several systems of flat-slab construction were in use for factory and warehouse buildings. C.A.P. Turner, a Minneapolis engineer, had patented what he called the mushroom system of construction to support flat slabs in 1903. The system used columns with reinforcing bars at the heads that helped support the floor slab and formed the shape of a mushroom cap (Turner 1907; Friedman 2010: 145). Turner’s system was gradually superseded by others because of patent disputes. Existing records do not indicate whether the Turner system or another system was used in the Foot Schulze building.

The George J. Grant Construction Company was the general contractor. This Saint Paul firm, established in 1880, was the contractor for the construction of the reinforced-concrete and steel Minnesota State Fair Grandstand in 1909. By 1914, the firm had gained sufficient expertise to be awarded the contract to build the Merchant’s National Bank, the city’s largest building. The firm of Charles L. Pillsbury Company served as the construction engineer for the Foot Schulze and Company factory and warehouse (*Improvement Bulletin* 1916b). The steel sash, which are crucial to creating a daylight factory, were provided by the Trussed Concrete Steel Company (*Improvement Bulletin* 1916c). The company was established in 1903 by Julius Kahn, brother of architect Albert Kahn, who designed many Ford plants. In addition to providing its trademarked United Steel Sash to be set in large openings, Trussed Concrete Steel, later known as Truscon, developed a system of reinforced-concrete columns with flanged capitals (Friedman 2010: 152). The interior photos of the factory show engaged columns with flanged capitals flanking the window openings, which may be from Trussed Concrete Steel. However, the freestanding columns have a different capital profile and may have been provided by a different company.

## **Evaluation**

The Foot, Schulze and Company Building has been evaluated for listing in the NRHP using the Criteria of Significance.

**Criterion A.** The Foot, Schulze and Company Building was evaluated in the area of Industry and the subcategory of manufacturing facility for its association with Foot, Schulze and Company, one of the largest and most technologically advanced boot and shoe manufacturers in Saint Paul during the first decades of the twentieth century. The company was established in Saint Paul in 1884 when the city was already a regional center for boot and shoe manufacturing. It expanded its facilities at its original location on East Third Street and was producing one million pairs of shoes a year by 1906. The growth in its business and the expansion of the site for the new Union Depot

led the company to relocate farther north in downtown Saint Paul along Robert Street which had been widened and improved to enhance retail businesses. The new Robert Street building, organized as an urban vertical factory, incorporated the latest machinery and manufacturing techniques while incorporating a variety of amenities for its workforce. The new facility enabled the company to more than double its volume while maintaining a wide variety of styles and product lines during the ten years it operated from the Robert Street building. Because of its associations with the important shoe manufacturing industry in Saint Paul, it is recommended that the Foot, Schulze and Company Building meets Criterion A.

**Criterion B.** The Foot, Schulze and Company Building was evaluated for its associations with the founders of the company. While Silas B. Foot was crucial in locating the company in Saint Paul as an outgrowth of his Red Wing shoe business, he died in 1908 and his heirs sold his business interests to Theodore Schulze and other company members. Consequently, he has no associations with the existing 1917 building. Theodore A. Schulze was crucial to the development and expansion of the company and played an important role in the location and plan of the existing building. Despite these achievements, he does not appear to be a person significant in history. The building does not meet Criterion B.

**Criterion C.** The Foot, Schulze and Company Building was evaluated for embodying distinctive characteristics of a type, period, or method of construction, and for representing the work of a master. The building is a good example of the urban vertical factory type that was developed in the first decades of the twentieth century. The building was designed by the Minneapolis architecture firm of Kees and Colburn. The firm gained prominence for industrial and commercial architecture that was both functional and incorporated architectural details to give the buildings architectural distinction. This is the case with the Foot, Schulze and Company Building. The building also incorporates a reinforced-concrete flat-slab construction system that enabled large open floor spaces, heavy floor loads necessary in factories, and large window openings to light the interiors. Such construction systems were typically used by the Kees and Colburn firm in their industrial buildings. Because of its architectural and engineering significance as designed by a noted architecture firm and constructed in a prominent location, it is recommended that the Foot, Schulze and Company Building meets Criterion C.

**Criterion D.** The Foot, Schulze and Company Building has not yielded and is not likely to yield new information in history and, therefore, does not meet Criterion D.

The Foot, Schulze and Company Building retains good historic integrity. The building retains integrity of location, design, materials, setting, workmanship, and feeling. The building is no longer used as a factory and warehouse, diminishing the integrity of association. However, it retains the features that characterize its historic function, including the reinforced-concrete flat-slab construction system with exposed columns and large window openings that provide abundant light to the interior spaces. The recommended period of significance begins in 1917 when the factory opened and ends in 1927 when Foot, Schulze and Company ended its manufacturing operation in the building.

## 5.1.6 Tri-State Telephone Warehouse

### 100 East 10<sup>th</sup> Street (RA-SPC-5425)

This four-story garage and warehouse building was constructed between 1925 and 1927 by the Tri-State Telephone and Telegraph Company to provide services to the Saint Paul area during a period of expansion. The property also housed a variety of City of St. Paul departments between 1950 and 2017.

#### Description

The Tri-State Telephone and Telegraph Company Garage and Warehouse Building (Tri-State Warehouse), also known as the City Warehouse Building (Public Safety Annex), is located at 100 East 10<sup>th</sup> Street in the northeast section of downtown St. Paul. The building is in an urban setting consisting of a mix of low- to high-rise commercial, office, and residential buildings in its immediate vicinity. I-94 is located one block north. The property consists of the northwest quarter of the block encompassed by North Robert, East 10<sup>th</sup>, Minnesota, and East 9<sup>th</sup> Streets. The Tri-State Warehouse Building fronts onto East 10<sup>th</sup> Street. The remainder of the block consists of the Union Gospel Child Care Center, a pocket park known as Pedro Park, and bituminous surface parking lots.

The Tri-State Warehouse is a four-story building with a rectangular plan that includes a two-story wing on the rear (south) elevation. The building has a flat roof and brick walls with a cream face brick on the East 10<sup>th</sup> Street elevation, a lighter cream common brick on the east elevation, and stucco veneer panels on the west and south elevations. The East 10<sup>th</sup> Street façade consists of three center bays flanked by a pair of narrow bays, which are flanked by corner bays. The bays are separated by brick pilasters, and each of the narrow bays has fixed-sash windows flanked by a stone surround with vertical panels extending the full height and surmounted by a shaped stone parapet. Shield and tablet motifs are placed at the top of the surround. The center bays and the corner bays have brick parapet walls with stone coping and a stone shield motif is centered on the parapet. A flagpole rises from the roof above the shield. On the first story, the center bay consists of aluminum-framed fixed sash windows and an aluminum-framed glass door. Loading doors with roll-up type doors flank the center bay. On the upper stories, the center bays are encompassed by large window openings with multiple aluminum fixed sashes. The corner bays have aluminum-framed fixed sash windows on each story and an aluminum-framed glass door on the first story.

The east elevation, which formerly abutted a building that has been demolished, has no openings in the brick walls, and the concrete framing is visible. A portion of the foundation is visible. On the west elevation, the stucco veneer panels are punctuated with irregular window openings, each with paired aluminum sashes. On the south elevation, there is a basement-level inset entrance, and on the first and second stories, the windows are irregularly spaced with multi-light aluminum sashes.





Tri-State Warehouse, Southwest



Tri-State Warehouse, Southeast



Tri-State Warehouse, Northeast



Tri-State Warehouse, South

### Historical Background

The Tri-State Telephone and Telegraph Company was registered as a corporation in Minnesota in 1903. It was the outgrowth of the Mississippi Valley Telephone Company, which operated in Iowa and Illinois, and the Twin City Telephone Company, which set itself up as the chief competitor to the Northwestern Bell Telephone Company. Tri-State was based in Saint Paul and Northwestern Bell was based in Minneapolis, but the companies competed for local telephone business in both cities, as well as telephone business throughout the region. In 1916, Tri-State began to provide dial service to its exchanges in both cities. The following year, the Minnesota Railroad and Warehouse Commission, which regulated telephone rates, ordered the companies to connect their networks. In 1918, the companies agreed to split their territories and not to compete against each other. Over the next two years, the two companies' manual and automatic systems were interconnected. The process involved new wires and cables, switchboard modifications, telephone number changes, a combined telephone book, and customer education on the proper procedures for making calls (Virtual Museum n.d.).

With a consolidated system in place, Tri-State was poised for local expansion to business and residential customers throughout Saint Paul. The company's general office and main exchange was located at Cedar Street and East 9<sup>th</sup> Street. Smaller exchange offices were located in neighborhoods throughout the city. By 1924, Tri-State saw an advantage in consolidating warehouse and garage operations in a central location. In January 1925, the company announced that it was making plans for a warehouse and garage building to be located on 10<sup>th</sup> Street between Minnesota and Robert Streets. The architects were the firm of Mather and Fleischbein with offices in the Endicott Building. The building was to be three stories and a basement, faced in brick, with a garage and storage in the basement and first floor, warehouse and general office space on the second floor, and shops on the third floor (*Improvement Bulletin* 1925a).

By the 1920s, the East 10<sup>th</sup> area was becoming part of a warehouse and factory area. Immediately to the east were the warehouse and factory of Scheffer and Rossum Company, wholesale leather, harness, and shoemakers' supplies, and the furniture warehouse of the Schuneman and Evans Department Store. Immediately across the street was the vacant Madison School, which was replaced in 1929 by the St. Paul Public Safety Building. On 10<sup>th</sup> Street on the west side of Minnesota Street was the large Webb Publishing Company complex (Sanborn Map Company 1926: sheets 6 and 75; Larson 2005: 4). The Foot, Schulze and Company shoe factory was to the east across Robert Street.

The Paul Steenberg Construction Company was initially given the general contractor contract in March 1925 but was superseded by William M. Murphy and Son in May. Contracts for materials were also awarded: cut stone to Willcox Cut Stone Company located on Chestnut Street; structural steel to St. Paul Foundry; reinforcing steel to the American System of Reinforcing of Chicago; and steel sash to the local firm of Havenstein and Baumeister (*Improvement Bulletin* 1925b; 1925c).

The architecture firm was formed by Ralph Mather (c. 1876-1929) and Alan C. Fleischbein (1886-1964) in 1920. Mather, who was born in Missouri, received an architecture degree from the University of Illinois in 1902. He came to Saint Paul to work as a draftsman for the firm of Reed and Stem. He spent about a year working with James Burnet of Minneapolis, then set up his own practice in 1915. Fleischbein was born in Illinois; where he received his architectural training is undetermined, but in 1908 he was working as a draftsman for Albert Schippel of Mankato. By 1915, he was in St. Paul, working as a draftsman for the firm of E. J. Donohue. In 1918, he was drafted into the U.S. Army and served as a private in the 184<sup>th</sup> Aero Squadron Signal Corps. It is not known what brought Mather and Fleischbein together or how they received the Tri-State Telephone Commission. Mather would have gained some expertise in the construction of warehouse and industrial structures while employed with Reed and Stem. After Mather's death in 1929, Fleischbein continued to work under the firm name until 1931, then practiced independently until at least 1940 (Lathrop 2010: 75-76, 152-159; R. L. Polk 1902 – 1940; Polk Mankato 1908; US Census 1910, 1920, 1930, 1940; Minnesota Death Index).

While the Tri-State Telephone warehouse and garage was begun in 1925, construction continued for at least a year. Tri-State Telephone and Telegraph is first listed at 100 East 10<sup>th</sup> Street in the 1928 St. Paul City Directory. The exterior design facing East 10<sup>th</sup> Street was in character with the area with its brick facing and understated stone detail flanking the bays and accenting the roof line. It is possible that company insignia originally adorned the carved tablets and shields. Large door

openings provided access to the garage. Steel-sash windows provided light to the offices, warehouse, and workshops on the upper floors. The main building entrance set in a stone surround was centered on the façade at the ground floor. The reinforced concrete construction provided large open floor spaces that could carry heavy loads. The American System of Reinforcing Company was one of many supplying concrete reinforcing systems for warehouses and industrial buildings during the 1920s (Friedman 2010: 154-155). The brick wall (now covered with stucco veneer panels) on the west side had a large painted sign reading “The Tri-State Telephone and Telegraph Company Garage and Warehouse.”

In 1933, Northwestern Bell acquired most of the common stock of Tri-State Telephone and Telegraph. Both companies continued to make improvements to the system with the construction of new central office buildings and the replacement of central office equipment. Northwestern Bell had built a new Minneapolis central office, completed in 1932. Tri-State Telephone built a new St. Paul central office at 4<sup>th</sup> Street and Market Street in 1936-1937. As stated in the company annual report, “Because of improvements in the art, it became desirable to increase the size of the central office areas in St. Paul and house the telephone equipment which serves them in fewer buildings, with more equipment in each building... The present downtown building [at 9<sup>th</sup> and Cedar] is not suitable for housing the new equipment under this improved arrangement” (Annual Report 1936: 4-5). With completion of the new central office, office functions were moved out of 100 East 10<sup>th</sup> Street, but the building remained in use as a garage. City directory listings show a change of name to the Northwestern Bell garage beginning in 1941. The facilities and operations of the two companies were completely consolidated in 1942 (Annual Report 1942).

According to city directory listings, the U.S. Selective Service board took space for records at 100 East 10<sup>th</sup> Street in 1941. By 1955 the U.S. Selective Service had established its Minnesota headquarters in the building and remained there until about 1969. The City of Saint Paul took over the building in 1950. The City initially used the garage space for the Lighting Department. It gradually established other departments in the building, including a testing laboratory, parking meter and street sign repair, water bureau service, and air pollution control. By 1975, the Police Department had established functions in part of the building. In 1985, it was converted into the Public Safety Annex in conjunction with the renovation and expansion of the Public Safety Building across the street. The current window sash and doors and related infill appear to date from then (R. L. Polk 1951 through 1985; Larson 2005: 10-12).

## **Evaluation**

The Tri-State Telephone and Telegraph Garage and Warehouse was inventoried as the City Warehouse (Public Safety Annex) and identified as a public building of interest in the Downtown St. Paul Historic Context study (Zellie and Peterson 2001: 29). No detailed evaluation is contained in that report. The Tri-State Telephone and Telegraph Garage and Warehouse, also known as the City Warehouse (Public Safety Annex), has been evaluated for listing in the National Register of Historic Places using the Criteria of Significance.

**Criterion A.** The Tri-State Telephone and Telegraph Garage and Warehouse was evaluated in the area of Industry and the subcategory of communications facility and secondarily in the area of Government as the location of various services of the City of Saint Paul for 67 years. The building was constructed after a period of consolidation and during a time of expansion for local telephone

services in the city of St. Paul. By 1925, storage and garage facilities in small local exchanges were inadequate to serve the needs of the company and its customers. A large centrally located facility, a few blocks away from the central office, met those needs. This was the only facility of its kind constructed by the company. The office functions were moved out of the building when the new central office building opened in 1937. When Northwestern Bell took complete control of Tri-State, it retained the garage facilities until the building was sold to the City of Saint Paul in 1950. Northwestern Bell seems not to have built a comparable garage and warehouse facility in Minneapolis. As a garage and warehouse, the building was useful but did not play an important role in the history of Tri-State Telephone and Telegraph, and it leaves little distinctive evidence of that history. It is recommended that the building does not meet Criterion A in the area of Industry.

The building has been associated with government services since it began to house U.S. Selective Service records offices in 1941. This association with U.S. Selective Services lasted until the late 1960s. Since the building was acquired by the City of Saint Paul in 1950, it has housed a variety of city departments and services including garage functions, warehousing, laboratory testing, equipment repair, and offices. Since 1975, it has housed various functions of the St. Paul Police Department which was headquartered across East 10<sup>th</sup> Street in the Public Safety Building. The building was renovated in 1985 in conjunction with the renovation of the Public Safety Building and renamed the Public Safety Annex. Despite this long history and the commitment of the City to use the building for public services, it does not have strong historical associations with any particular government services prior to 1970. The building does not meet Criterion A in the area of Government.

**Criterion B.** The Tri-State Telephone and Telegraph Garage and Warehouse is not associated with persons significant in history and does not meet Criterion B.

**Criterion C.** The Tri-State Telephone and Telegraph Garage and Warehouse was evaluated for embodying distinctive characteristics of a type, period, or method of construction. The building with its reinforced-concrete construction and large window and door openings is typical of industrial warehouses and garages of the period. The concrete framing was clearly expressed in the exposed west and south walls, as well as the two-story garage wing on the south side. The front was given some modest architectural distinction with the use of face brick, stone surrounds at the main entrance and vertical window bays, and parapets with decorative tablet and shield motifs. The design fit in with the adjacent warehouses and other nearby buildings, but the building is not an important example of its type, period, or method of construction. Further, the architects, Mather and Fleischbein, cannot be considered master architects. Little is known of their careers or other work beyond a few residential commissions. The building does not meet Criterion C.

**Criterion D.** The Tri-State Telephone and Telegraph Garage and Warehouse has not yielded and is not likely to yield significant new information in history and therefore does not meet Criterion D.



### 5.1.7 Downtown St. Paul Skyways

These five skyways previously were considered by MnDOT to be not eligible for listing in the NHRP individually. The skyways, however, are within the proposed St. Paul Urban Renewal Historic District. This proposed historic district is a significant collection of buildings associated with redevelopment efforts in downtown St. Paul from the mid-1950s to the mid-1970s. As stated in the previous evaluation: “Although few of the structures are architecturally distinguished by themselves, as a group these buildings effectively convey the stylistic and planning goals of the Modern era and illustrate an important period in the city’s history” (Berg and Pearson 2008: 54).

Five skyways within the APE were built during the period of significance of the proposed historic district (1955-1974), and all but one was built within two years of one of their connecting buildings. Built between 1968 and 1974 within the Capital Centre area of St. Paul’s urban renewal program, these skyways were “central to St Paul’s urban renewal effort” (Hess and Larson 2006: 208). The idea was to make downtown one big, enclosed shopping mall, and that the skyways themselves would be a draw to visitors. In addition, with their clean lines and spare designs, the skyways adhere to Modernist principals of expressed structural elements and lack of ornamentation. Indeed, according to Hess and Larson (2006: 210), they follow a Miesian prototype developed by Bruce Abrahamson. For these reasons, it is recommended that the following skyways are contributing properties within the proposed St. Paul Urban Renewal Historic District. Note: other skyways within the APE were built after 1974 and, therefore, are not contributing to the proposed historic district.

#### **Bridge No. 92616 (RA-SPC-8214)**

This bridge is a skyway over East 4<sup>th</sup> Street between North Robert and Jackson Streets. Built in 1968, the skyway connects the Warren Burger Federal Courthouse (1961) with the Pioneer Endicott Building (1889). According to a previous inventory form, the skyway “is a Vierendeel truss... The skyway is primarily glass walls within metal panels. In 1968 the bridge won an American Institute of Steel Construction award for ‘the excellence of its design establishes an admirable precedent for future structures of this type’ (Mead & Hunt 2012).



Bridge No. 92616, East

**Bridge No. 92716 (RA-SPC-9050)**

This bridge is a skyway over North Robert Street between East 4<sup>th</sup> and 5<sup>th</sup> Streets. Built in 1971, the skyway connects the First Bank Addition (1969) with the Pioneer Endicott Building (1889). The bridge is a Vierendeel truss enclosed by glass walls within metal panels.



Bridge No. 92716, North

**Bridge No. 91247 (RA-SPC-9051)**

This bridge is a skyway over East 4<sup>th</sup> Street between North Robert and Minnesota Streets. Built in 1971, the skyway connects Kellogg Square (1970) with the First National Bank Building (1931). The bridge is a Vierendeel truss enclosed by glass walls within metal panels.



Bridge No. 91247, West

**Bridge No. 91249 (RA-SPC-9052)**

This bridge is a skyway over East 5<sup>th</sup> Street between North Robert and Minnesota Streets. Built in 1974, the skyway connects the First Bank Addition (1969) with the American National Bank Building (1974). The bridge is a Vierendeel truss enclosed by glass walls within metal panels.



Bridge No. 91249, West

**Bridge No. 91250 (RA-SPC-9053)**

This bridge is a skyway over East 6<sup>th</sup> Street between North Robert and Minnesota Streets. Built in 1974, the skyway connects the American National Bank Building (1974) with the building at 401 North Robert Street, which replaced an earlier building in 1999. The bridge is a Vierendeel truss enclosed by glass walls within metal panels.



Bridge No. 91250

According to MnDOT Structure Inventory Forms, there have been no alterations to these skyways. Furthermore, the skyways remain in their original locations, and the eligible historic district is their setting. The skyways retain integrity of location, materials design, workmanship, setting, feeling, and association. Because the skyways have significant associations with the proposed St. Paul Urban Renewal Historic District and because they retain integrity, it is recommended that they be considered contributing to the proposed historic district.

## 5.2 PHASE II UPDATES

### 5.2.1 Kellogg Square

111 East Kellogg Boulevard (RA-SPC-8092, RA-SPC-8093, RA-SPC-8094)

This building has been found to be eligible for listing in the NHRP as a contributing building to the proposed St. Paul Urban Renewal Historic District. This proposed historic district is a significant collection of buildings associated with redevelopment efforts in downtown St. Paul from the mid-1950s to the mid-1970s. As stated in the previous evaluation: “Although few of the structures are architecturally distinguished by themselves, as a group these buildings effectively convey the stylistic and planning goals of the Modern era and illustrate an important period in the city’s history” (Berg and Pearson 2008: 54). Built in 1970 during the Capital Centre phase of St. Paul’s urban renewal efforts, the Kellogg Square adheres to Modernist principals of expressed structural design, lack of ornamentation, and curtain-wall structural systems. The integrity of this building is good. Notable alterations include replacement windows and a skyway that extends from the north elevation over Fourth Street East. It is recommended that this building remains eligible for listing in the NRHP.



Kellogg Square, Northwest



Kellogg Square, Northeast



## 5.2.2 Farwell, Ozmun, Kirk and Company 160 East Kellogg Boulevard (RA-SPC-4517)

This building has been found to be eligible for listing in the NHRP. Constructed in 1905, the building is an example of a wholesale warehouse that served as an important commercial center in St. Paul (Criterion A). Furthermore, the building's architects employed the Kahn System, an early method of reinforcing poured, structural concrete (Criterion C). The integrity of the building is fair, due to replacement window sashes throughout and a two-story entry vestibule added to the north elevation. However, the building retains sufficient integrity to remain eligible for listing in the NRHP.



Farwell, Ozmun, Kirk and Co. Building, Southeast

### 5.2.3 First National Bank Building and First Bank Addition 332 Minnesota Street (RA-SPC-4645 and RA-SPC-8104)

This building has been found to be eligible for listing in the NHRP for its historical associations (Criterion A) and its architectural design (Criterion C). Completed in 1931, the building is an outstanding example of Art Deco skyscraper design and has long been a defining feature of St. Paul's skyline. The integrity of the building is good. The only notable alterations are replacement windows on the first floor and skyways that extend from the north, east, and south elevations over 5<sup>th</sup> Street East, Robert Street North, and 4<sup>th</sup> Street East, respectively. It is recommended that this building remains eligible for listing on the NRHP.

The 1969 addition is a four-story commercial block attached to the north elevation of the First National Bank tower. The addition has been found to be eligible for listing in the NRHP as a contributing building to the proposed St. Paul Urban Renewal Historic District (see 5.2.1 Kellogg Square above). There are no apparent major alterations to this building, and its integrity is good.



First National Bank Building, East



First Bank Addition, South East

## 5.2.4 Warren Berger Federal Courthouse 310-316 North Robert Street (RA-SPC-3166)

This building was constructed in 1966 and has been found to be eligible for listing in the NHRP as a contributing building to the proposed St. Paul Urban Renewal Historic District (see 5.2.1 Kellogg Square above). The integrity of the building is good. Notable exterior alterations include replacement the building entry and removal of the original canopy, as well as alterations to the surrounding plaza.



Warren Burger Federal Courthouse, North



Warren Burger Federal Courthouse, Northeast

## 5.2.5 First Farmers and Merchants National Bank Building 339 North Robert Street (RA-SPC-3168)

This property has been found to be eligible for listing in the NHRP. Constructed in 1916, the building is a sophisticated example of the Beaux Arts, and it housed one of St. Paul's earliest and most important financial institutions. The building's integrity is good. Notable alterations include the replacement of first story storefront windows with projecting bay windows and replacement of upper story window sashes. A skyway extends from the south elevation and connects to the Kellogg Square apartment building. It is recommended that this building remains eligible for listing on the NRHP.



First Farmers and Merchants National Bank Building, Northwest (both views)



## 5.2.6 Minnesota Department of Economic Security

### 390 North Robert Street (RA-SPC-8105)

This building was constructed in 1967, and it has been found to be eligible for listing in the NHRP as a contributing building to the proposed St. Paul Urban Renewal Historic District (see 5.2.1 Kellogg Square above). The integrity of the building remains good. Although window sashes have been replaced throughout the building, the bands of window openings with heavy surrounds remain intact, and the inset sashes are largely unnoticeable. Other alterations include a remodeled entryway addition on the south elevation and the removal of the names of Minnesota Counties on the exterior wall. It is recommended that this building remains eligible for listing on the NRHP.



Minnesota Dept. of Economic Security, Southeast



Minnesota Dept. of Economic Security, Southwest

## 5.2.7 The Buttery

### 395 North Robert Street (RA-SPC-8107)

This building was constructed circa 1930, and it has been found to be eligible for listing in the NRHP as a contributing building to the proposed St. Paul Urban Renewal Historic District (see 5.2.1 Kellogg Square above). Although window sashes have been replaced throughout, the integrity of this building is good. It is recommended that this building remains eligible for listing on the NRHP.



The Buttery, West



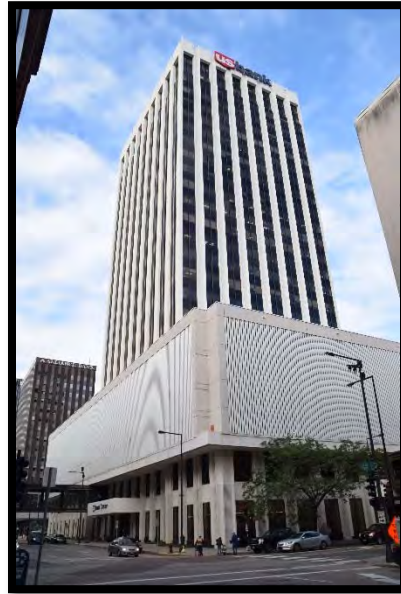
The Buttery, Southwest

## 5.2.8 U.S. Bank Center (American National Bank) 101 East 5<sup>th</sup> Street (RA-SPC-8103)

This building was constructed in 1974, and it has been found to be eligible for listing in the NRHP as a contributing building to the proposed St. Paul Urban Renewal Historic District (see 5.2.1 Kellogg Square above). Overall, the integrity of this building is good. Notable alterations include replacement windows on the first story and skyways over Fifth Street East, Minnesota Street and Robert Street North. It is recommended that this building remains eligible for listing on the NRHP.



U.S. Bank Center, Northwest



U.S. Bank Center, Southeast

**5.2.9 Chicago Milwaukee and St. Paul Railroad Corridor (RA-SPC-6908)**  
**Parallel to Shepard Road, Robert Street Vicinity (RA-SPC-6908)**

This short segment of railroad corridor (3,680 feet) has been found to be eligible for listing in the NRHP. Built in 1920 in conjunction with the construction of the Union Depot and the associated elevated railyard, the railroad remains an active line, and although materials have been replaced, it retains integrity. It is recommended that the railroad corridor remains eligible for listing in the NRHP.



CM&StP Railroad Corridor, East



CM&StP Railroad Corridor, West

**5.2.10 Chicago Great Western Railroad Bridge (RA-SPC-4516)**  
**Mississippi River and Robert Street (RA-SPC-4516)**

This property has been found to be eligible for listing in the NRHP. Built in 1925, the bridge is a good example of an aerial lift bridge from the early twentieth century and is a rare example in Minnesota. The structure's integrity is good, and there have been no major alterations. It is recommended that the bridge remains eligible for listing in the NRHP.



CGW Railroad Bridge, South



## 5.2.11 The Isabel Apartments

### 109-119 Isabel Street (RA-SPC-1948)

This property has been found to be eligible for listing in the NRHP. Constructed in 1909, the building is “an important local example of a multi-family residence built by and for workers who sought affordable housing located next to public transportation on St. Paul's west side.” The building’s integrity is good, and there have been no major alterations. It is recommended that this building remains eligible for listing on the NRHP.



Isabel Apartments, Northwest



Isabel Apartments, Northeast



## 5.3 LISTED PROPERTIES

### 5.3.1 Pioneer Endicott Building

332-350 North Robert Street (RA-SPC-3169)

This Property is listed on the NRHP. Built in 1889 as a 12-story building to house the Pioneer Press, the building received a four-story addition in 1910. In addition to its association with St. Paul's leading newspaper, the building was the tallest in Downtown through the 1920s. The building's integrity is good. Notable alterations include the replacement of window sashes and the addition of skyways that extend from the northwest and southeast corners.



Pioneer Endicott Building, Northeast



Pioneer Endicott Building, Southeast

### 5.3.2 Manhattan/Empire Building

360 North Robert Street (RA-SPC-3170)

This property is listed in the NRHP. Constructed in 1889-1890, the building is significant in the areas of Commerce (Criterion A) and Architecture (Criterion C). The building's integrity is good. Notable alterations include first story storefronts on the north and west elevations that have been infilled with polished granite panels and small, rectangular windows. The entry bay on the west elevation also has been covered with granite panels, and there is a projecting bulkhead over a revolving door.



Manhattan/Empire Building, Northeast



Manhattan/Empire Building, Southeast

### 5.3.3 Robert Street Bridge

#### Bridge No. 9036 over Mississippi River (RA-SPC-3177)

This property is listed in the NRHP. Constructed in 1926, the bridge is significant in the area of Engineering (Criterion C) as a rare example of a cast concrete rainbow-arch bridge. The bridge's integrity is good.



Robert Street Bridge, Southwest

## 6.0 SUMMARY OF RECOMMENDATIONS

The US952A (Robert Street) Improvements Project (Project) is being planned by the MnDOT. The Project area is located within the right of way of US 952A, which is a state highway that is also coded as a municipal street (Robert Street). The Project extends for approximately 2.5 miles, from 12th Street (north side of I-35E Bridge) in St. Paul to Annapolis Street on the border between St. Paul and West St. Paul. In compliance with Section 106 of the National Historic Preservation Act, Streamline completed a study to identify whether any historic resources were present within the project APE. The current project APE encompasses the project area, plus adjacent properties for which there would be a visual change resulting from the project.

During the Phase I survey, 132 properties were inventoried, and 23 properties are recommended as eligible for listing in the NRHP. In addition, three properties within the APE are listed in the NRHP.

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## **APPENDIX A: LIST OF PROJECT PERSONNEL**

Principal Investigator

Andrew J. Schmidt, Streamline Associates

Project Architectural Historians

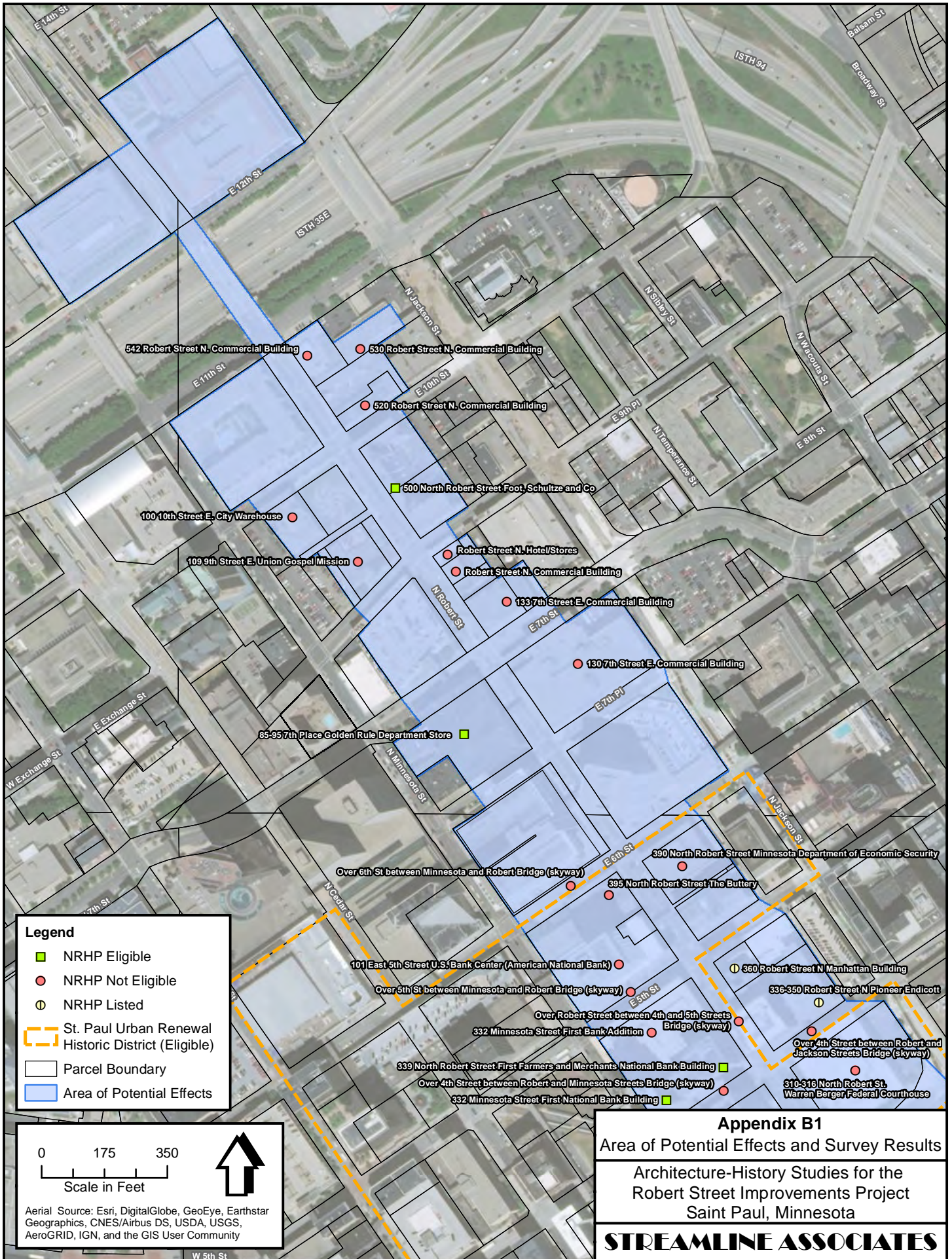
Mark Johnston, Historic Design Consulting  
Marjorie Pearson, Summit Envirosolutions

GIS/Graphics

Alex Steele, Point Map



## **APPENDIX B: AREA OF POTENTIAL EFFECTS AND SURVEY RESULTS**



**Legend**

- NRHP Eligible
- NRHP Not Eligible
- NRHP Listed
- St. Paul Urban Renewal Historic District (Eligible)
- Parcel Boundary
- Area of Potential Effects

0 175 350  
 Scale in Feet

↑

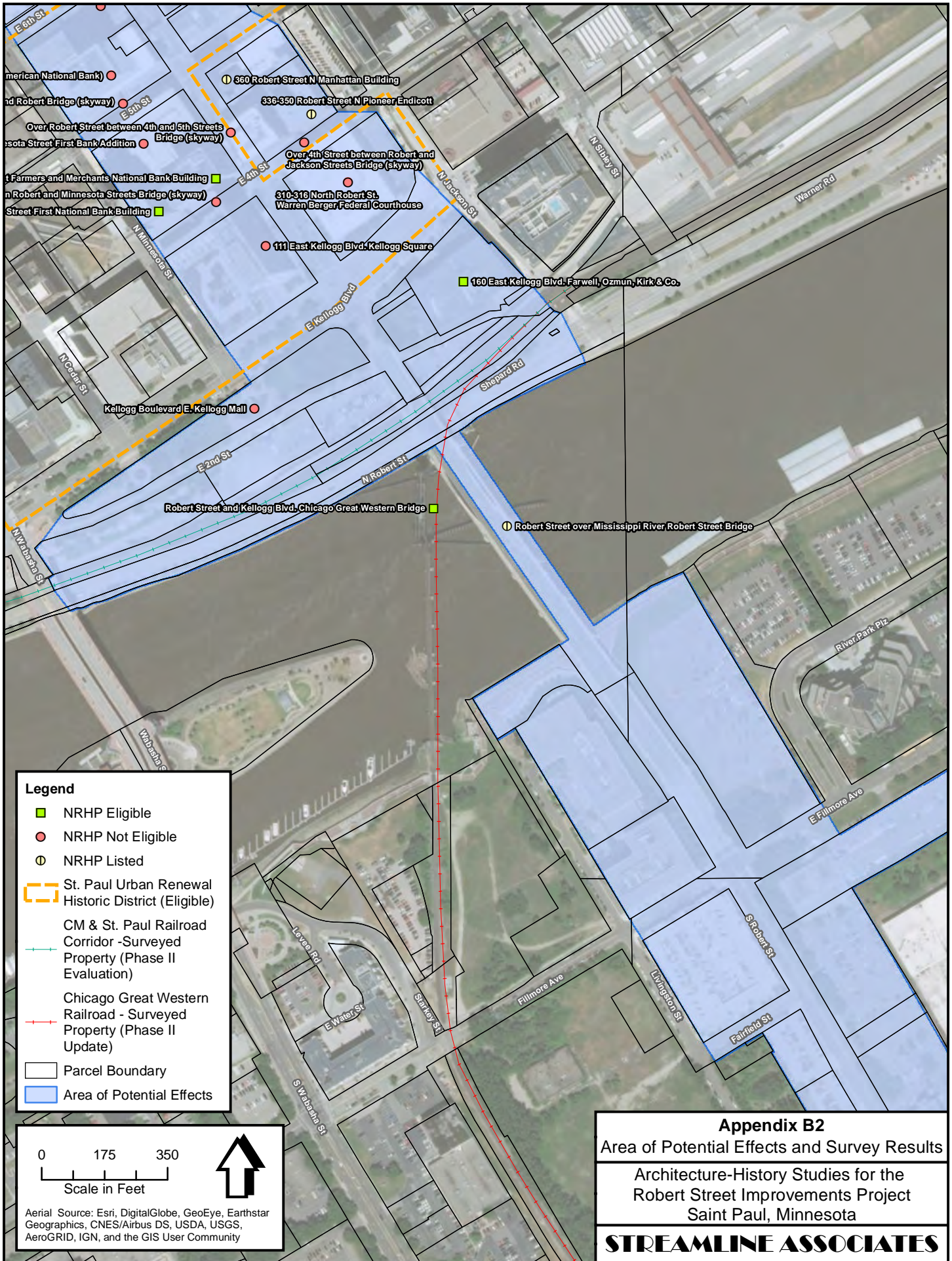
Aerial Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Appendix B1**  
 Area of Potential Effects and Survey Results

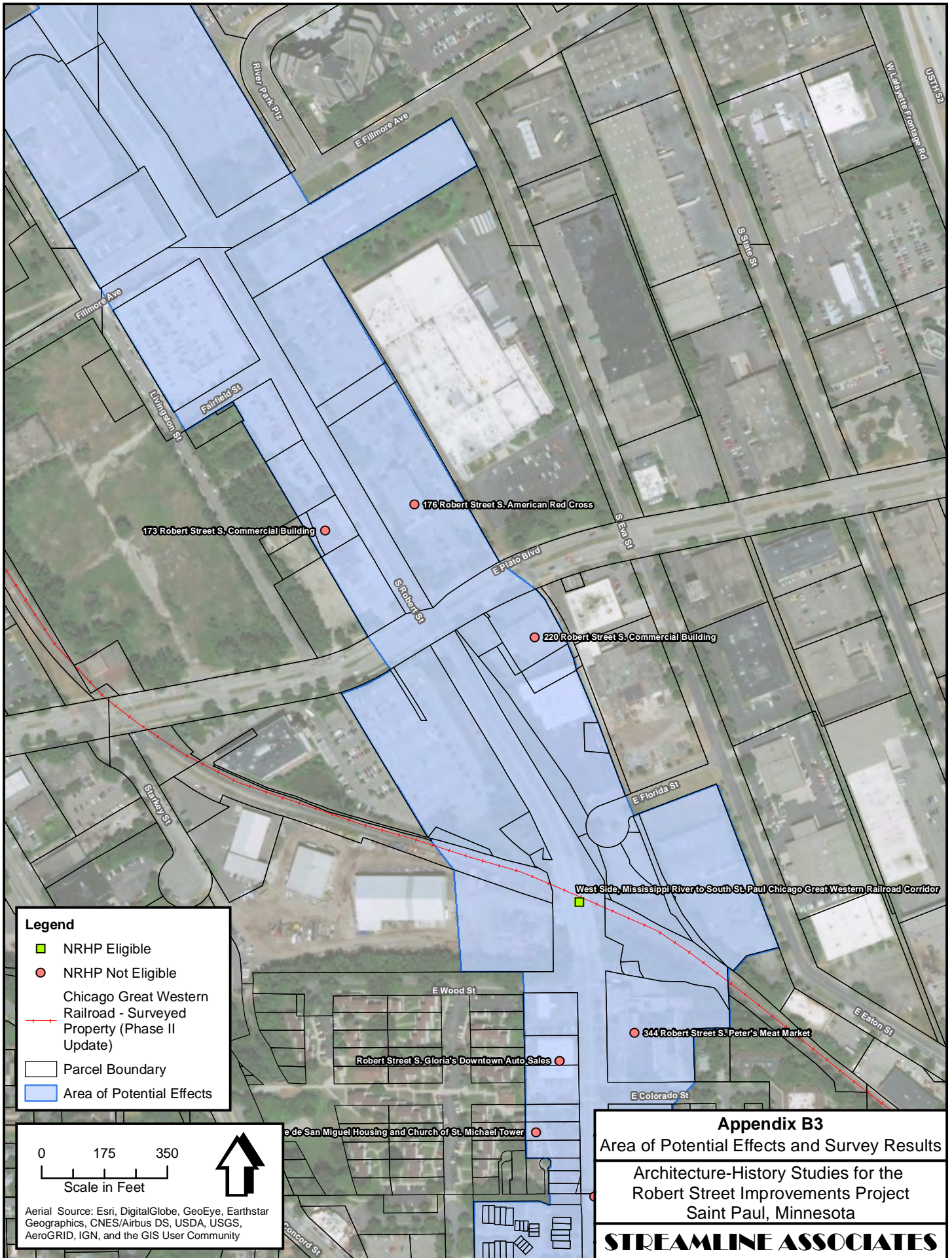
Architecture-History Studies for the  
 Robert Street Improvements Project  
 Saint Paul, Minnesota

**STREAMLINE ASSOCIATES**

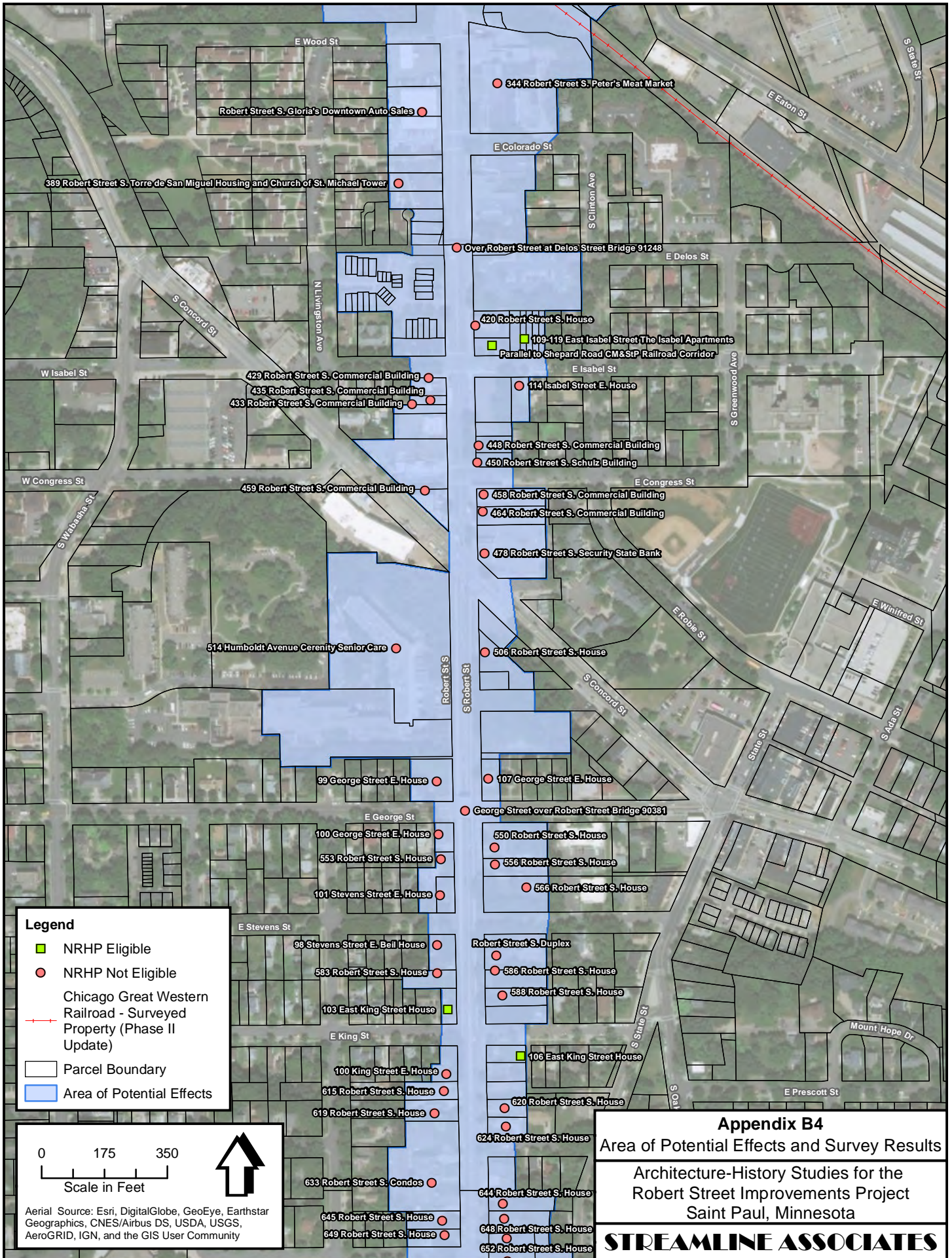












**Legend**

- NRHP Eligible
- NRHP Not Eligible
- Chicago Great Western Railroad - Surveyed Property (Phase II Update)
- Parcel Boundary
- Area of Potential Effects

0 175 350  
 Scale in Feet

↑

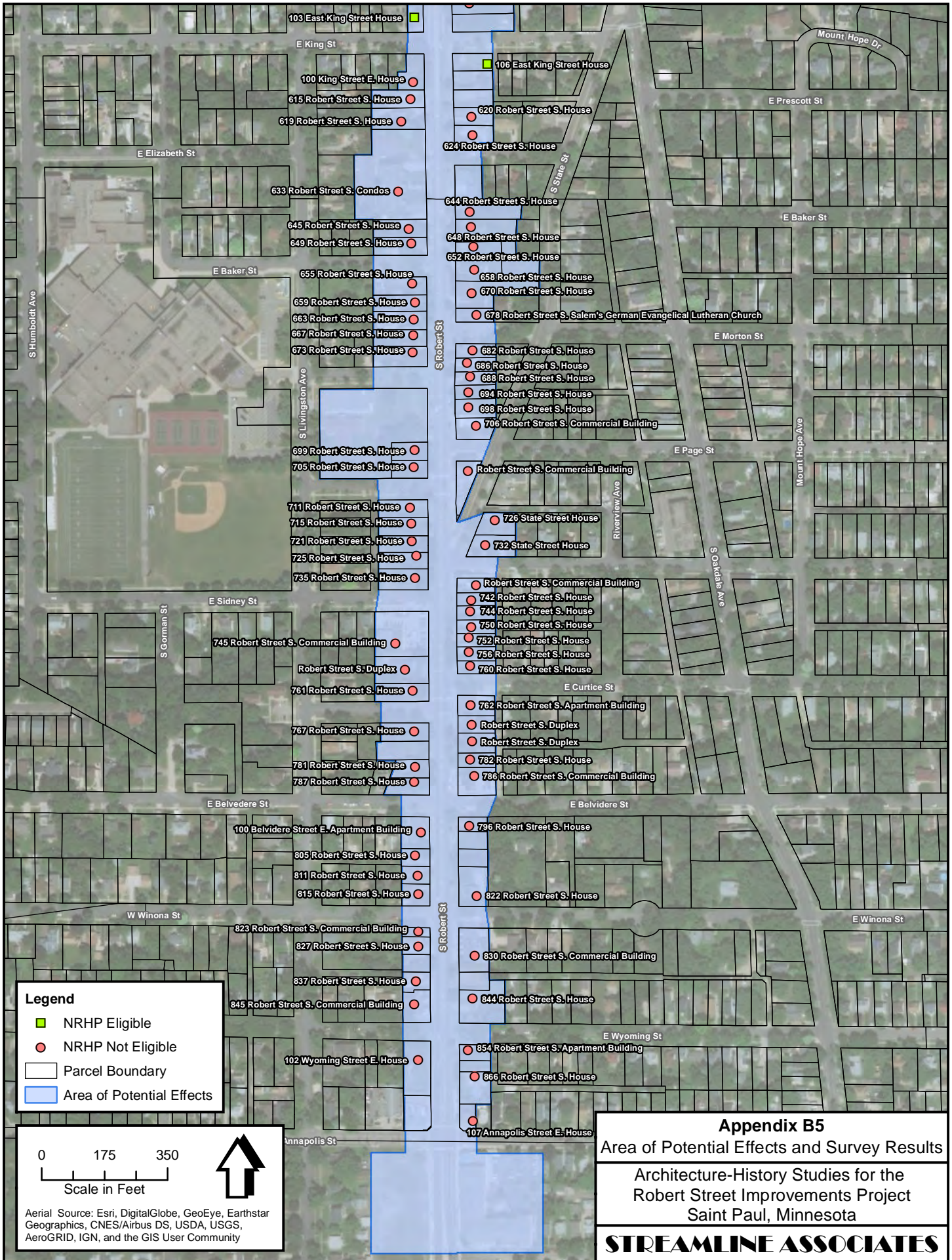
Aerial Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Appendix B4**  
 Area of Potential Effects and Survey Results

Architecture-History Studies for the Robert Street Improvements Project  
 Saint Paul, Minnesota

**STREAMLINE ASSOCIATES**





**Legend**

- NRHP Eligible
- NRHP Not Eligible
- ▭ Parcel Boundary
- ▭ Area of Potential Effects

0 175 350  
Scale in Feet

↑

Aerial Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Appendix B5**  
Area of Potential Effects and Survey Results

Architecture-History Studies for the  
Robert Street Improvements Project  
Saint Paul, Minnesota

**STREAMLINE ASSOCIATES**

## APPENDIX C: SURVEY RESULTS TABLE

Address	Property Name	SHPO No.	Year Built	NRHP Recommendation
100 East 10 <sup>th</sup> Street	City Warehouse	RA-SPC-5425	1925	Not Eligible (see Phase II)
85-95 7 <sup>th</sup> Place	Golden Rule Department Store	RA-SPC-3171	1909	Eligible (see Phase II)
130 East 7 <sup>th</sup> Street	Commercial Building	RA-SPC-8950	1904	Not Eligible
133 East 7 <sup>th</sup> Street	Commercial Building	RA-SPC-8951	1917	Not Eligible
109 East 9 <sup>th</sup> Street	Union Gospel Mission	RA-SPC-8952	1970	Not Eligible
107 East Annapolis Street	House	RA-SPC-8953	1912	Not Eligible
100 East Belvidere Street	Apartment Building	RA-SPC-8954	1958	Not Eligible
99 East George Street	House	RA-SPC-8955	1929	Not Eligible
100 East George Street	House	RA-SPC-8956	1910	Not Eligible
107 East George Street	House	RA-SPC-8957	1968	Not Eligible
514 Humboldt Avenue	Cerenity Senior Care	RA-SPC-8958	1965	Not Eligible
114 East Isabel Street	House	RA-SPC-8959	1884	Not Eligible
100 East King Street	House	RA-SPC-8960	1900	Not Eligible
103 East King Street	House	RA-SPC-4091	1885	Eligible (see Phase II)
106 East King Street	House	RA-SPC-4092	1885	Eligible (see Phase II)
500 North Robert Street	Foot, Schulze and Co	RA-SPC-3174	1916	Eligible (see Phase II)
520 North Robert Street	Commercial Building	RA-SPC-8961	1955	Not Eligible
530 North Robert Street	Commercial Building	RA-SPC-8962	1955	Not Eligible
542 North Robert Street	Commercial Building	RA-SPC-8963	1964	Not Eligible
472-476 North Robert St.	Commercial Building	RA-SPC-3172	1916	Not Eligible
480-484 North Robert St.	Hotel/Stores	RA-SPC-3173	1916	Not Eligible
173 South Robert Street	Commercial Building	RA-SPC-8964	1969	Not Eligible
176 South Robert Street	American Red Cross (Minnesota State Bank of St. Paul)	RA-SPC-8965	1971	Not Eligible (see Phase II)
220 South Robert Street	Commercial Building	RA-SPC-8966	1973	Not Eligible
344 South Robert Street	Peter's Meat Market	RA-SPC-3183	1885	Not Eligible
359-363 South Robert St.	Gloria's Downtown Auto Sales	RA-SPC-8967	1948	Not Eligible
389 South Robert Street	Torre de San Miguel Housing and Church of St. Michael Tower	RA-SPC-3184	1971	Not Eligible
420 South Robert Street	House	RA-SPC-8968	1900	Not Eligible
429 South Robert Street	Commercial Building	RA-SPC-3185	1899	Not Eligible
433 South Robert Street	Commercial Building	RA-SPC-8969	1894	Not Eligible
435 South Robert Street	Commercial Building	RA-SPC-8970	1955	Not Eligible
448 South Robert Street	Commercial Building	RA-SPC-8971	1956	Not Eligible
450 South Robert Street	Schulz Building	RA-SPC-3186	1887	Not Eligible

Address	Property Name	SHPO No.	Year Built	NRHP Recommendation
458 South Robert Street	Commercial Building	RA-SPC-3187	1908	Not Eligible
459 South Robert Street	Commercial Building	RA-SPC-8972	1930	Not Eligible
464 South Robert Street	Commercial Building	RA-SPC-3188	1893	Not Eligible
478 South Robert Street	Security State Bank	RA-SPC-3189	1926	Not Eligible
506 South Robert Street	House	RA-SPC-8973	1924	Not Eligible
550 South Robert Street	House	RA-SPC-8974	1953	Not Eligible
553 South Robert Street	House	RA-SPC-8975	1908	Not Eligible
556 South Robert Street	House	RA-SPC-3190	1885	Not Eligible
566 South Robert Street	House	RA-SPC-3191	1890	Not Eligible
576-578 South Robert Street	Double House	RA-SPC-3192	1912	Not Eligible
583 South Robert Street	House	RA-SPC-8976	1915	Not Eligible
586 South Robert Street	House	RA-SPC-3193	1889	Not Eligible
588 South Robert Street	House	RA-SPC-8977	1915	Not Eligible
615 South Robert Street	House	RA-SPC-8978	1900	Not Eligible
619 South Robert Street	House	RA-SPC-8979	1958	Not Eligible
620 South Robert Street	House	RA-SPC-8980	1939	Not Eligible
624 South Robert Street	House	RA-SPC-8981	1939	Not Eligible
633 South Robert Street	Condos	RA-SPC-8982	1965	Not Eligible
644 South Robert Street	House	RA-SPC-8983	1950	Not Eligible
645 South Robert Street	House	RA-SPC-8984	1963	Not Eligible
648 South Robert Street	House	RA-SPC-8985	1948	Not Eligible
649 South Robert Street	House	RA-SPC-8986	1908	Not Eligible
652 South Robert Street	House	RA-SPC-8987	1925	Not Eligible
655 South Robert Street	House	RA-SPC-8988	1901	Not Eligible
658 South Robert Street	House	RA-SPC-8989	1927	Not Eligible
659 South Robert Street	House	RA-SPC-8990	1894	Not Eligible
663 South Robert Street	House	RA-SPC-8991	1889	Not Eligible
667 South Robert Street	House	RA-SPC-8992	1885	Not Eligible
670 South Robert Street	House	RA-SPC-8993	1949	Not Eligible
673 South Robert Street	House	RA-SPC-3194	1909	Not Eligible
678 South Robert Street	Salem German Evangelical Lutheran Church	RA-SPC-3195	1894	Not Eligible
682 South Robert Street	House	RA-SPC-8994	1895	Not Eligible
686 South Robert Street	House	RA-SPC-8995	1905	Not Eligible
688 South Robert Street	House	RA-SPC-8996	1931	Not Eligible
694 South Robert Street	House	RA-SPC-8997	1912	Not Eligible
698 South Robert Street	House	RA-SPC-8998	1917	Not Eligible



Address	Property Name	SHPO No.	Year Built	NRHP Recommendation
699 South Robert Street	House	RA-SPC-8999	1927	Not Eligible
705 South Robert Street	House	RA-SPC-9000	1922	Not Eligible
706 South Robert Street	Commercial Building	RA-SPC-9001	1967	Not Eligible
708-710 South Robert St.	Commercial Building	RA-SPC-9002	1932	Not Eligible
711 South Robert Street	House	RA-SPC-9003	1915	Not Eligible
715 South Robert Street	House	RA-SPC-9004	1906	Not Eligible
721 South Robert Street	House	RA-SPC-9005	1912	Not Eligible
725 South Robert Street	House	RA-SPC-9006	1890	Not Eligible
735 South Robert Street	House	RA-SPC-9007	1942	Not Eligible
736-738 South Robert Street	Commercial Building	RA-SPC-9008	1931	Not Eligible
742 South Robert Street	House	RA-SPC-9009	1890	Not Eligible
744 South Robert Street	House	RA-SPC-9010	1890	Not Eligible
745 South Robert Street	Commercial Building	RA-SPC-9011	1960	Not Eligible
750 South Robert Street	House	RA-SPC-9012	1890	Not Eligible
752 South Robert Street	House	RA-SPC-9013	1915	Not Eligible
753-755 South Robert Street	Duplex	RA-SPC-9014	1958	Not Eligible
756 South Robert Street	House	RA-SPC-9015	1912	Not Eligible
760 South Robert Street	House	RA-SPC-9016	1924	Not Eligible
761 South Robert Street	House	RA-SPC-9017	1906	Not Eligible
762 South Robert Street	Apartment Building	RA-SPC-9018	1958	Not Eligible
764-766 South Robert St.	Duplex	RA-SPC-9019	1951	Not Eligible
767 South Robert Street	House	RA-SPC-9020	1904	Not Eligible
778-780 South Robert St.	Duplex	RA-SPC-9021	1950	Not Eligible
781 South Robert Street	House	RA-SPC-9022	1906	Not Eligible
782 South Robert Street	House	RA-SPC-9023	1884	Not Eligible
786 South Robert Street	Commercial Building	RA-SPC-9024	1948	Not Eligible
787 South Robert Street	House	RA-SPC-9025	1904	Not Eligible
796 South Robert Street	House	RA-SPC-9026	1956	Not Eligible
805 South Robert Street	House	RA-SPC-9027	1924	Not Eligible
811 South Robert Street	House	RA-SPC-9028	1928	Not Eligible
815 South Robert Street	House	RA-SPC-9029	1930	Not Eligible
822 South Robert Street	House	RA-SPC-9030	1918	Not Eligible
823 South Robert Street	Commercial Building	RA-SPC-9031	1916	Not Eligible
827 South Robert Street	House	RA-SPC-9032	1909	Not Eligible
830 South Robert Street	Commercial Building	RA-SPC-9033	1927	Not Eligible
837 South Robert Street	House	RA-SPC-9034	1929	Not Eligible

Address	Property Name	SHPO No.	Year Built	NRHP Recommendation
844 South Robert Street	House	RA-SPC-9035	1917	Not Eligible
845 South Robert Street	Commercial Building	RA-SPC-9036	1933	Not Eligible
854 South Robert Street	Apartment Building	RA-SPC-9037	1955	Not Eligible
866 South Robert Street	House	RA-SPC-9038	1912	Not Eligible
726 East State Street	House	RA-SPC-9039	1947	Not Eligible
732 East State Street	House	RA-SPC-9040	1947	Not Eligible
98 East Stevens Street	Beil House	RA-SPC-3529	1900	Not Eligible
101 East Stevens Street	House	RA-SPC-9041	1916	Not Eligible
102 East Wyoming Street	House	RA-SPC-9042	1922	Not Eligible
West Side, Mississippi River to South St. Paul	Chicago Great Western Railroad Corridor	TBD	1886	Eligible (see Phase II)
Over 4th Street between Robert and Jackson Streets	Bridge No. 92616 (Skyway)	RA-SPC-8214	1968	Contributes to Urban Renewal Historic District (see Phase II)
Over Robert Street between 4th and 5th Streets	Bridge No. 92716 (Skyway)	RA-SPC-9043	1971	Contributes to Urban Renewal Historic District (see Phase II)
Over 4th Street between Robert and Minnesota Streets	Bridge No. 91247 (Skyway)	RA-SPC-9044	1971	Contributes to Urban Renewal Historic District (see Phase II)
Over 5th St between Minnesota and Robert	Bridge No. 91249 (Skyway)	RA-SPC-9045	1974	Contributes to Urban Renewal Historic District (see Phase II)
Over 6th St between Minnesota and Robert	Bridge No. 91250 (Skyway)	RA-SPC-9046	1974	Contributes to Urban Renewal Historic District (see Phase II)
101 East 5 <sup>th</sup> Street	U.S. Bank Center (American National Bank)	RA-SPC-8103	1974	Contributes to Urban Renewal Historic District (see Phase II Update)
109-119 East Isabel Street	The Isabel Apartments	RA-SPC-1948	1910	Eligible (see Phase II Update)
111 East Kellogg Blvd.	Kellogg Square	RA-SPC-8092; RA-SPC-8093; RA-SPC-8094	1970	Contributes to Urban Renewal Historic District (see Phase II Update)
160 East Kellogg Blvd.	Farwell, Ozmun, Kirk & Co.	RA-SPC-4517	1905	Eligible (see Phase II Update)
332 Minnesota Street	First National Bank Building	RA-SPC-4645	1931	Eligible (see Phase II Update)
332 Minnesota Street	First Bank Addition	RA-SPC-8104	1969	Contributes to Urban Renewal Historic District (see Phase II Update)
Parallel to Shepard Road	CM&StP Railroad Corridor	RA-SPC-6908	1920	Eligible (see Phase II Update)
Robert Street and Kellogg Blvd.	Chicago Great Western Bridge	RA-SPC-4516	1925	Eligible (see Phase II Update)
339 North Robert Street	First Farmers and Merchants National Bank Building	RA-SPC-3168	1916	Eligible (see Phase II Update)
390 North Robert Street	Minnesota Department of Economic Security	RA-SPC-8105 and RA-SPC-6902	1967	Contributes to Urban Renewal Historic District (see Phase II Update)
395 North Robert Street	The Buttery	RA-SPC-8107	ca. 1930	Contributes to Urban Renewal Historic District (see Phase II Update)
310-316 North Robert St.	Warren Berger Federal Courthouse	RA-SPC-3166	1966	Contributes to Urban Renewal Historic District (see Phase II Update)