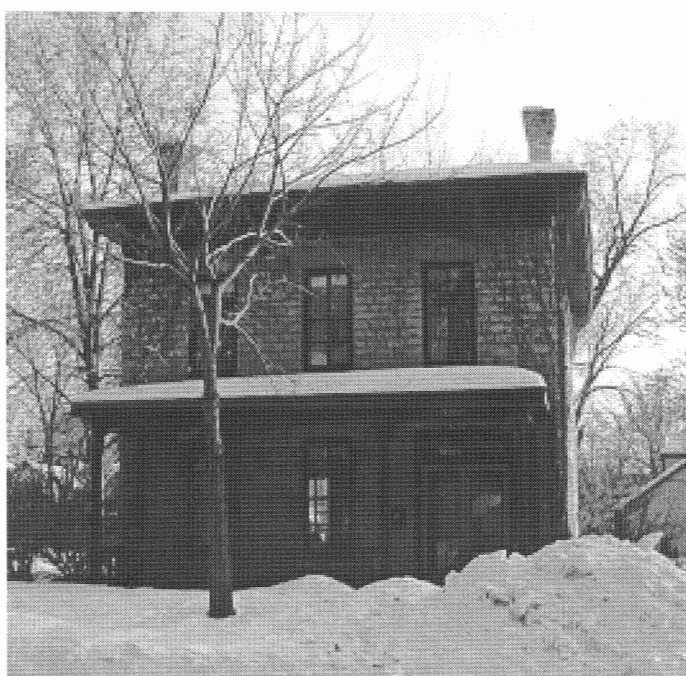Historic Context Study

Pioneer Houses: 1854-1880

David Luckert House, 480 Iglehart, 1858

Prepared for the
St. Paul Heritage Preservation Commission
St. Paul, Minnesota
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2001

Historic Context
Pioneer Houses and Beyond 1854--1880

Introduction

This context describes the dwellings associated with St. Paul's first thirty years of development, from its earliest permanent settlement in the early 1850s to the modest real estate boom after the incorporation of the St. Paul Street Railway in 1872. By 1880, a real boom was underway with thousands of new immigrants and growing streetcar and municipal services. Within this 1854-1880 timeframe, the city's population grew from a few hundred to 40,000, and gained more than fifty churches, thirteen public schools and sixteen other schools and academies and well as hospitals, asylums and libraries. After 1880, the former low-density settlement of Old Stock Americans, Scotch-Irish and German-Americans was transformed by a new wave of German-Americans who were among the first groups to form the backbone of the area's industry, commerce, and community life.

The St. Paul Historic Resources database completed primarily by 1983 revealed that only about 120 properties pre-dating 1880 were inventoried, with dwellings the dominant building type represented. These early houses are found primarily in the neighborhoods near downtown but also in former agricultural corners of the city. They are of brick, stone, and frame construction and many have had significant exterior alterations.

The true pioneer period of St. Paul's residential development ended about 1865, as the city recovered from the Civil War and experienced great population and economic growth. Some of the houses included in this context were built more than a decade after the era ended, but they are nevertheless from a time when residential areas were generally confined to the core and edges of the once-compact river settlement. The surviving houses of the 1870s were usually built on lots created on new bluff-top additions, especially after the first success of horse car service in 1872. Others are among the working-class, vernacular houses built near the railroad shops and in Uppertown.

This context study is not intended as a comprehensive essay on the architectural styles and building preferences of the period (that work is currently being undertaken by other historians). It is primarily an analysis of the survival of the properties listed in the Historic Resources Database, with recommendations for further research and designation related to this category of buildings. At present, there are approximately 6 houses recorded in the database from the 1850s, 16 from the 1860s, and 82 from the 1870s. One has a construction date of 1849. Accurate construction dates for houses of the early settlement are often hard to determine, and more than a few of these should be regarded as uncertain.

Most of the old central city has been completely redeveloped and cannot really be imagined—as in the cases of Lafayette Park and Woodland Avenue—and the landscape context of many early houses and other is historic buildings is very altered.

Sources

Research for this study relied on historic plats and maps, St. Paul histories, historic photographs, and newspapers. Many articles in *Minnesota History* and *Ramsey County History* as well as newspaper accounts have focused on early St. Paul houses. The 1983 *Historic Sites Survey Report*, several related National Register studies, and the St. Paul Historic Resource Database provided a good indication of what was extant in the early 1980s. The appendices of the *Historic Sites Survey Report* provide an analysis of pre-1875 buildings, Greek Revival and Italianate houses, and farmhouses. (All of the following historic photographs are from the Minnesota Historical Society.)

Early Landscape and Architectural Setting

In 1875, historian J. Fletcher Williams noted that the period from 1840 to 1849 "may be called the Arcadian days of Minnesota. The primitive, easy-going simplicity of the people, isolated as they were, from the fashions, vices and artificial life of the bustling world was in strange contrast with the jostling throng of immigration that poured in a few months later, changing their steady-going habits and plain manners into a maddening, avaricious race for gold."[1]

Situated at the head of river navigation downriver from the villages at the Falls of St. Anthony, St. Paul had a powerful position first as a center of steamboat trade and soon as a railroad hub. In 1849, St. Paul was confirmed as the capital of the Territory of Minnesota. The newly founded *Pioneer* encouraged immigrants "to bring tents and bedding, as it is utterly impossible to hire a building in any part of the village, although builders are at work in every direction, completing houses."[2]

By 1855, when the population stood at 4,716, and the nearest rail connection was still at Galena, Illinois, the spring navigation brought unprecedented immigration, an event repeated seasonally until 1857. Williams described this "wonderful immigration" lasting between 1855 and 1857, with the demand for land and speculation increasing. Real estate was a standard for credit and solvency, despite "an eminently unhealthy and artificial state of affairs . . . the rate of interest was extremely high, five per cent per month being the usual accorded rate." Eleven banks were in operation by 1856 and, as Williams remembered, there was little good money in circulation. By 1857, St. Paul had 343 buildings, the majority of which were probably dwellings. The need for bridges, graded streets and lighting, and sanitation were among imminent municipal needs.

Williams reported, "the mechanics could not turn out the buildings fast enough for people to get shelter in." While the Panic of 1857 put a dent in the real estate enthusiasm, Fletcher's and others' early reports continue quite optimistically, especially with the arrival of the St. Paul and Pacific Railroad in 1862, until the economic and building decline during the Civil War.

St. Paul's early settlement was organized around the Upper and Lower levees, with a rough network of territorial roads leading to points such as Stillwater, St. Anthony Falls, and Point Douglas. Early photographs by Benjamin Upton (1857) and others document the rutted and muddy streets, and the very unpretentious collection of early buildings. Initially, all classes lived in close proximity: the dwellings of laborer, land speculator, and lawyer were typically adjacent to each other as well as stores, lumber yards, and cattle pens.

The first plat of St. Paul was made in 1847 by Ira and Benjamin Brunson, and a number of additions followed. The owners of the plats provided building lots near both landings. With poor roads and steep grades, the blufftop sites were nearly inaccessible. The desire to build outside the area around the landings was strong; in 1853, J. Wesley Bond was among those who praised the hills, observing "nature never planned a spot better adapted to build up a showy and delightful display of architecture and gardening than that natural terrace of hills."[3] By 1859, there were six houses on the edge of the bluff on Summit Avenue, but residents took a circuitous route to reach their homes via Rice or Third streets. Dayton's Bluff also had a small number of houses in the 1860s and 1860s. All this would change in the 1870s with horsecar service and new real estate additions.

> *Illus. 1. View of St. Paul, 1851. A few log as well as very simple frame buildings are shown. Razed.*

The short first generation of building, as in most pioneer settlements, was of log. The construction of sawmills and the organization of the lumber industry proceeded rapidly through the 1850s, and log structures were replaced by those of sawn lumber. St. Paul's first frame building, built of hand-hewn lumber, was erected for Louis Robert by Charles Bazille in 1844. Despite several currency crises, permanent and comfortable dwellings were erected in the e1850s, and very stylish ones by the 1860s.

Prior to the Civil War, most dwellings, schools, stores, and public buildings had a similar Greek Revival appearance; views of the city made in the 1850s could portray a settlement almost anywhere, in the Minnesota Territory or Vermont or Wisconsin. One- or two- story Greek Revival style have low-pitched gable roofs and broad pedimented gables. On some, the side-hall entry is framed by sidelights and a transom. The rectangular windows have six-over-six sash and louvered shutters. Early hotels, such as St. Paul House (1846-7), schools, churches, public buildings such as the Ramsey County Courthouse (1850-51), and churches did not deviate from the classical canon. Among surviving examples of vernacular Greek Revival houses are the nomadic William Dahl House (1858) and the Martin Weber House (1856) at 202 McBoal in Uppertown.

Illus. 2. St. Paul from Courthouse steeple looking towards the river; Fourth Street in foreground, 1857. Small Greek Revival houses built in frame are shown, as well as more substantial brick and stone commercial buildings and churches. Razed.

Steamboat trade in the 1850s and 1860s brought lumber, glass, slate, ironwork, and other building supplies, and increased immigration brought skilled masons and carpenters. The need for construction materials encouraged the creation of many new companies and suppliers, including lumber dealers.

The Italianate style was widely adopted in St. Paul, and the hipped roof, square- or rectangular-plan house of the period was sometimes trimmed with bracketed eaves, deep profile mouldings at the cornice line, and paneled doors. Executed in clapboard-covered frame as well as limestone and brick, later 1860s and 1870s builders delighted in enriching the eaves, entry and windows with turned and sawn trim, transforming the simple design into an Italianate style confection.

Illus. 3. Early Italianate houses had flat, hipped, or low-pitched gable roofs. The Louis Robert House at Eighth and Robert streets dates from the 1860s; photograph 1865. Razed.

A few examples of the simplest version of the hip-roofed Italianate style house can be seen on St. Anthony Hill by the David (George) Luckert House at 480 Iglehart (ca. 1858); on the North Side as exemplified by the Benjamin Brunson House at 485 Kenny Road (ca. 1856) and Ramsey Hill, along the first streets of Woodland Park, and throughout Irvine Park and Uppertown.

Despite an initial period of frontier conditions, the ambitious traders and merchants who came to Minnesota Territory, and certainly the architects, were often very familiar with comfortable, stylish houses as well as impressive public buildings. Monroe Schiere and A.F. Knight were among the first to establish architectural practices in St. Paul. Architectural pattern books were widely available in the east, and the Gothic Revival and Italian Villa designs of Calvert Vaux and A.J. Davis were published in books such as Andrew Jackson Downing's *Cottage Residences*. Newspapers and national periodicals also offered advice and illustrations of new tasteful house designs. On very early Summit Avenue, Otis Wheeler's design for the Livingston (now Livingston-Burbank Griggs) House, and in Uppertown, architect Monroe Schiere's Second Empire design for the Alexander Ramsey House at 275 Exchange Street (1868-1872) reflected the highest ideas of style.

Illus. 4. The Italianate style bishop's residence at the Cathedral of St. Paul, at 19 W. Sixth Street, in about 1860. The exterior was limestone like the Cathedral. Razed.

Residential, commercial, and industrial land uses were largely mixed in early St. Paul but by the Civil War, as the rise of industrial capitalism gradually separated the workplace from the place of residence, especially for the upper classes. With growing specialization of residence and work, at least eight areas attracted builders, including Irvine Park and West Seventh Street; Lowertown and Lafayette Park; College and Woodward Avenues; and the blufftop sites along Summit Avenue and on Dayton's Bluff. Railroad workers and laborers were typically housed near the railyards to the east and north in a variety of vernacular house types, ranging from one-story brick cottages to multiple-family dwellings.

In 1865, the city's population reached 12,976, By the end of the Civil War, St. Paul had "dwellings that would have been, as some of them still are, creditable in a city of 250,000."[4] The success of a growing class of merchants and businessmen and the arrival of the railroad encouraged the construction of increasingly handsome dwellings. Around Lafayette Park and in Lowertown the now-razed houses of Horace Thomas, E. F. Drake, H. H. Sibley, John L. Merriam, and John S. Prince were among the earliest, and were followed by those of C.H. Bigelow and E. M. Deane. On Dayton's Bluff, Lyman Dayton's Greek Revival house at the foot of Conway Street (1854, razed) was the first of a collection of handsome merchant's and banker's houses.

Illlus. 5. The George Peabody House at 286 E. Eighth Street, photographed about 1870. This fashionable Italianate style house was executed in stone. Razed.

With a surge of post-Civil War prosperity, 771 new buildings were erected in 1870, and 832 in 1871. The city limits were extended from Dale Street to Lexington Avenue in the same year, and although the Panic of 1873 stalled some new construction, the "rapid and decided advance in real estate" brought new additions on the market. They included Dayton and Irvine's, and Mackubin and Marshall's additions (1855), the Selby, McClung and Vanmeter's Addition (1857), Woodland Park (1870), Summit Park (1871) and other new plats atop the bluff near Summit Avenue.

In 1872, the St. Paul Street Railway Company was organized and provided a new partnership for real estate and transit development. Access to bluff top and other site often required drastic landscape alteration as well as the extension of water mains and sewerage systems. City engineers and private developers both cut down hills, filled valleys, and drained swamps. The compactness of the central downtown and its residential sections such as Lowertown and Uppertown was reinforced by the lack of access to the higher sites.

By the mid 1870s, the central downtown was growing very unattractive as a place for residence. Railroad construction was swallowing residential districts and, as Castle notes "a rapid hegira for the hills was well underway." [5] Once-fashionable streets such as Woodward, where Henry Sibley settled in 1863, were no longer so. Some houses were demolished for rail construction, while others were converted to hospitals or tenements.

West St. Paul was annexed to the city in 1874, the same year that a new Wabasha bridge was opened. In 1875, the city's population reached 33, 178 in 1875, and 41, 750 in 1880.

Dayton's Bluff

Dayton's Bluff was the most removed of the early residential districts, separated from the east end of Lowertown by the Phalen Creek ravine, industries, and railroad yards. Like other early plats of the central portions of St. Paul, the main residential avenues of Lyman Dayton's 1854 plat were oriented to the river, rather than the cardinal points of the compass. Hoffman Avenue, the premier street, included lots with bluff frontage.

Illus. 6. The Third Street hill from Dayton's Bluff in about 1870.

Between 1854 and 1882, the bluff attracted a small group of merchants, financiers, and businessmen. Transportation did not deter this group. Access from downtown was only across

the low and marshy area at the foot of the bluff, and then up the steep Third Street hill. Even without easy transportation connection institutions such as a school and Bates Avenue German Methodist Church, and a few harness shops located here by 1875. In the mid-1870s, there was a surge of speculative interest in the bluff, and several new additions were platted, adding dozens of new houselots. Twelve new houses were built in 1879-1880, and by 1881 there were nearly one-hundred houses on the bluff.

While Lyman Dayton's house was a traditional Greek Revival building, some of those who followed him erected very eye-catching Italianate and Gothic Revival designs. Many of the original investors such as Gustav Willius were lured away to Summit Avenue, but the area attracted many other German Americans who built handsome houses.

James Thompson's stone castle (1860) and the houses of John Keller (1871) and Ferdinand Willius (1870) were among buildings offering sweeping views of the river and city. The A.T. Andreas *Atlas of St. Paul* showed "Eichenwald," Keller's Italian Villa, and the R. Barden estate at Sixth and Maria among its engraved illustrations. Some of the mid-1870s houses on Dayton's Bluff were constructed by carpenters from stock pattern book plans, a practice that characterized much of the bluff's new housing after 1880.

Today there are over 900 properties in the Dayton's Bluff Historic District. Approximately 30 were constructed between 1860 and 1882. They include the vernacular house at 671 Conway (1864), the Italianate Gustav Muench House (225 Mounds Blvd., 1869) and a number of simple Italianate houses built between 1874 and 1880. Included in this group are the Louis Korhage House at 358 Maria (1874), and the Charles Chase House at 410 Eichenwald (1880). They are among the best remaining examples of middle-class Italianate architecture in the city.

Today, the locally-designated Dayton's Bluff Historic District contains over 900 properties including a good number of the hundred built here by 1880.

Uppertown

Uppertown dates from the 1840s, when John R. Irvine built a river landing near Chestnut Street. The Upper Landing became an important shipping center and a point of arrival for many new immigrant s to the city. The old Fort Road (now W. Seventh Street) between Fort Snelling and St. Paul was the area's main artery, and a number of additions to the original townsite plat were made along it. Irvine Park was a focus of early residential development, and today contains the city's largest concentration of Greek Revival, Second Empire, and Italianate Styles. Much of the rest of Uppertown, which extends along W. Seventh as far as St. Clair and beyond, was built up with modest masonry or frame houses. There appears to be a good number of 1850s and 1860s dwellings remaining in the area, as well as an impressive collection of pattern-book Italianate and Queen Anne Style houses dating from the late 1870s through the turn of the century,

Uppertown is one of the city's oldest neighborhod and contains some of St. Paul's most historically and architecturally significant buildings.[6] Because of the high concentration of 1860s houses as well as other important buildings, the 1983 *Historic Sites Survey Final Report* recommended that the Irvine Park Historic District be expanded by a five square-block area to the west of the original district. Subsequent efforts to intensively the Uppertown area have not yet produced new local designations or additional districts.

St. Anthony Hill, Ramsey Hill, and Summit Avenue / The Hill District

The first development of this area is due in part to the intersection of the Point Douglas Road, Fort Ripley Military Road, and the St. Anthony Road at a point on present-day Marshall Avenue.[7] These trade routes then followed along what is now Dayton Avenue and along the bluff into Uppertown. A small node of residential development began in the Ramsey Hill area of the Historic Hill District in the mid-1850s, with the houses of fur trader and U.S. Senator Henry Rice, Governor William R. Marshall, the Rev. Edward D. Neill, and Issac Markley In addition to a scattering of development along Summit and on St. Anthony Hill in the 1850s and 1860s, the area

between Marshall and Selby, and Summit and Kent was built up with a handful of Italianate dwellings. The Lasher Newell House at 251 Dayton (1864) and Warren-Kelliher House at 96 Virginia (ca. 1875) are representative. On Summit Avenue, the Stewart-Smith House at 312 Summit (1856) was originally designed as an Italian Villa with a cupola and portico. The limestone Burbank-Livingston-Griggs House (1862) at 432 Summit was designed by architect Otis T. Wheeler.

Many of the pre-1880s residences associated with this context are included in the Historic Hill District. The 400 blocks of Marshall and Dayton retain a number of examples of residences from the late 1860s and early 1870s, some built for the city's growing number of middle-class professionals. 409 W. Dayton Avenue (1875) and 310 W. Marshall Avenue (1875), just outside the district, are among pre-1880s houses likely eligible for designation.

Thomas Dale / Frogtown

The residential development of Frogtown began in the 1860s and 1870s, with a major impetus for growth coming from the construction of the St. Paul and Pacific Railroad in the early 1860s. The railroad shops at Jackson Street and Pennsylvania Avenue and related railroad industries provided employment for many generations of families. Workers' modest houses were built south of the shops along Sherburne, Charles, and Como Avenues east of Rice Street. Simple vernacular gable or hipped-roof houses were sited on narrow lots, sometimes with two houses per lot. Some of the oldest, from the 1860s, appear to remain in the 500 block of Park Street.

Recent windshield survey of the Thomas-Dale area suggests that there are a good number of properties remaining from the 1860s and 1870s, and most are not yet included in the Historic Resources Database.

Early Farmhouses and Country Villas

With the overlay of early government and territorial roads, and a gradual pace of real estate development, a good portion of the present day city was in agricultural use until around the turn of the century. St. Paul's final annexation was made in 1887 when the commuter suburb of North St. Anthony Park was incorporated into the city limits, and small farms remained in operation long after suburban house builders arrived, especially truck farmers and nurserymen.

This pattern was especially evident in the former Reserve Township of Ramsey County, which had brief early settlement in the 1840s but remained in agricultural use until after the turn of the century.[8] A few houses remain. Frederick Knapheide settled in Reserve Township on a 124-acre tract and built a house at 2064 Randolph in 1857. William Davern claimed 160 acres south of Montreal between Snelling and Fairview in 1850. His Italianate farmhouse at 1173 S. Davern, just south of Edgecumbe Road, was built in ca. 1862. In District 14 (Macalester-Groveland), also part of Reserve Township, early farmers included William Brimhall who farmed near Snelling and St. Clair, and Frederick Spangenberg, who built a stone farmhouse at 375 Mount Curve in 1867. John Ayd, built a now-razed gristmill in 1860 near Jefferson Avenue.

In District 2 (Greater East Side), no buildings have been preserved on the property of Alexander Ramsey and William Ames, who established farms here in the 1850s. The Stillwater Road, corresponding to Ames and Stillwater avenues, was an early route from St. Paul to Stillwater where additional early properties might have been expected but none appear in the Historic Resources Database.

In the southern portion of District 5 (Payne-Phalen), early settlers lived along Phalen Creek and Trout Brook in log cabins, while Swede Hollow was later built up with squatter's shanties. Railroad Island to the west of Swede Hollow had a small settlement of wealthy residents before the Civil War. The Benjamin Brunson House at 485 Kenny Road dates from ca. 1856. The surrounding area of Upper Payne Avenue was largely built up in the 1880s.

In District 10 (Como), speculator Henry McKenty attempted to develop residential building sites near the lake in 1856. Most of the resulting construction was in the form of a few now-razed lakeside hotels. However, several farmhouses survive in the area, including that at 1338 N. Victoria, probably dating from the 1860s, and the George Hazzard House (ca. 1870), at 1371-1373 W. Nebraska.

Illus. 7. The John X. Davidson House, handsome Italianate style house at Lake Como, photographed about 1870. Razed.

While farms were well distributed across the area in the period 1850-1880, few of the farmhouses or other agricultural buildings appear to have survived in areas such as District 11 (Hamline-Midway) and District 12 (St. Anthony Park). Some farmhouses were likely remodeled and incorporated into the residential development that began in these areas in the 1880s.

In District 13 (Merriam Park-Lexington-Hamline), the route of the Red River Ox Cart Trail corresponds roughly to St. Anthony Avenue and Interstate 94, and Snelling Avenue corresponds to the route of the military road from Fort Snelling. A handful of early residents included Stephen Desnoyer and Donald McDonald. Desnoyer operated a now-razed halfway house near the present day Town and Country Club. The construction of highways I-94 and 280 and the industrial development of the Midway removed many early houses from St. Anthony Avenue as well as Territorial Road. Little evidence of remaining development along the early routes has been recorded in the Historic Resources Database. This is also true of the West Side and Battle Creek.

Recommendations

While St. Paul developed a substantial collection of house types and styles prior to 1880, surprisingly few examples remain. This is largely because the original area of settlement in Lowertown was completely rebuilt within a few decades. Uppertown also experienced much alteration, but the core of Irvine Park was generally retained, as was much of the vernacular building to the west of Irvine Park.

In general, many of the early houses listed in the Historic Resources Database have received local designation through their location in the Historic Hill or the Dayton's Bluff local district. A few have been individually designated, as in the case of the Spangenberg, Davern, Justus Ramsey, and Brunson houses. In some cases, owners have refused local designation.

Although the Uppertown area outside of Irvine Park has a number of individual designations, the database and the Uppertown *Survey Report* (1992) suggest that there is a significant concentration pre-1880s houses here, especially those associated with German and Czech settlement.

Similarly, additional inventory and information is needed about the Thomas-Dale area including Frogtown, the North End, and Railroad Island. Like Uppertown, the buildings are largely vernacular, working-class housing closely associated with immigrant communities, the railroad, and early St. Paul industries.

The database suggests a number of farm houses probably deserving of more investigation. The 1983 *Historic Sites Survey Report*, however, did highlight most of the outlying properties, and local designation has been accomplished for the Spangenberg and Davern properties. The George Hazzard House (c. 1870) at 1371-1373 Nebraska Ave. W. was identified in the 1983 study as eligible for designation.

The following properties are individually designated by the Heritage Preservation Commission:

Joseph Brings House
178 Goodrich
1865

Benjamin Brunson House
485 Kenny Road
1856

William Dahl House (moved)
Jefferson St. at Erie (under reconstruction)

Davern House
1173 S. Davern
1863

David Luckert House
480 Iglehart
1858

Justus Ramsey House
252 W. Seventh Street
1856

Frederick Spangenberg House
375 Mt. Curve
1867

Martin Weber House
202 McBoal
1856

The following properties are recommended for further designation study:

George Hazzard House
1371 Nebraska Ave. W.
ca. 1870

Jacob Hinkel House
531 Brainerd Ave. E.
1872   (previous owner objection '97)

House
656 Bush Street
ca. 1870s

House
310 Marshall
ca. 1875

House
409 W. Dayton
ca. 1875

Anthony Waldman House
445 Smith Ave. N.
1864

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Notes

[1] J. Fletcher Williams, *A History of the City of Saint Paul to 1875*. (St. Paul: Minnesota Historical Society Press, 1876; Borealis Reprint, 1983), 201.
[2] Williams, 214.
[3] J. Wesley Bond, *Minnesota and its Resources: to which are appended camp-fire sketches or notes of a trip from St. Paul to Pembina and Selkirk Settlement on the Red River of the North.* (Chicago: Keen & Lee, 1853), 19.
[4] Henry Castle, *History of St. Paul and Vicinity* (Chicago and New York: Lewis Publishing Co., 1912), 392.
[5] Castle, 392.
[6] Patricia A. Murphy and Susan W. Granger, *Final Report: Historic Sites Inventory of Saint Paul and Ramsey County 1980-1983* (Ramsey County Historical Society and St. Paul Heritage Preservation Commission, 1983), 92.
[7] See Charles Nelson and Susan Zeik "Historic Hill District National Register Nomination," 1976. On file, Minnesota State Historic Preservation Office.
[88] Murphy and Granger, 153-154.

PIONEER HOUSES PROPERTY LIST: FROM ST. PAUL HISTORIC RESOURCES DATABASE

PROPERTY NAME	ADDRESS	Arch/Bldr	NRHP CEF	Date Built	DOE/Dist	Inventory #
house	212 Ann Street S			1870		RA-SPC-0070
house	Atwater St. W			ca. 1875		RA-SPC-0224
house	241 Banfil St. W			1872		RA-SPC-0259
O'Donnell House	265 Banfil St. W			ca. 1860		RA-SPC-0261
Cominsky House	266 Banfil St. W			ca. 1871		RA-SPC-0262
Amos House	276 Banfil St. W			ca. 1860		RA-SPC-0265
Vander Heyden House	280 Banfil St. W			ca. 1870		RA-SPC-0266
Horn/Levy House	286 Banfil St. W			1860s		RA-SPC-0267
house	294 Banfil St. W			ca. 1870		RA-SPC-0269
Theodore Bohland House	296 Banfil St. W			ca. 1870		RA-SPC-0270
Andrew Schultz House	298 Banfil St. W			1871		RA-SPC-0271
Charles L. Tracy House	358 Bates Ave. N			ca. 1860		RA-SPC-0283
house	407 Bay St. S			ca. 1875		RA-SPC-0294
house	519 Bay St. S			ca. 1875		RA-SPC-0299
Jacob Hinkel House	531 Brainerd Ave. E			1872	Y	RA-SPC-0373
house	1157 Burns Ave. E			ca. 1875		RA-SPC-0414

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory #
Paspali & Bettina Tucci House	739 Burr St. N		ca. 1870			RA-SPC-0425
house	321 Chestnut St. S		ca. 1875			RA-SPC-0615
house	372 Clifton St. S		ca. 1875			RA-SPC-0645
house	321 Colborne St. S		ca. 1860-1880			RA-SPC-0651
house	129 Como Ave. W		ca. 1875			RA-SPC-0690
duplex	409 Dayton Ave. W		ca. 1875-1880			RA-SPC-
house	736 DeSoto St. N		ca. 1875			RA-SPC-1057
Anton Jurka/Blanche Yurka House	16 Douglas St. S		ca. 1875			RA-SPC-1096
house	296 Duke St. S		ca. 1875			RA-SPC-1111
Forepaugh-Hammond House	276 Exchange St. S		1870	Y		RA-SPC-1207
house	187 Grand Ave. W		ca. 1875			RA-SPC-1211
house	168 Forbes Ave. W		ca. 1875			RA-SPC-1288
house	276 Forbes Ave. W		ca. 1875			RA-SPC-1290
house	284 Forbes Ave. W		ca. 1870			RA-SPC-1291
house	273 Goodhue St. W		1860s			RA-SPC-1508
John Skok House	281 Goodhue St. W		ca. 1872			RA-SPC-1509
Otto Penshorn House	289 Goodhue St. W		1875			RA-SPC-1510

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory Number
house	430 Goodhue St. W		ca. 1875			RA-SPC-1514
house	192 Goodrich Ave. W		ca. 1858		Y	RA-SPC-1523
Hubert Roelde House	239 Goodrich Ave. W		1871		Y	RA-SPC-1526
house	240 Goodrich Ave. W		1860s		Y	RA-SPC-1528
John Miner House	256 Goodrich Ave. W		ca. 1877		Y	RA-SPC-1530
Frank Funk House	262 Goodrich Ave. W		1874		Y	RA-SPC-1531
Ringwald House	266 Goodrich Ave. W		1870s		Y	RA-SPC-1532
house	270 Goodrich Ave. W		ca. 1870		Y	RA-SPC-1533
house	336 Goodrich Ave. W		ca. 1870			RA-SPC-1543
Luckert House	480 Iglehart Ave. W		1858-1859		Y	RA-SPC-1878
Henry M. Knox House	26 Irvine Park		1849	Y		RA-SPC-1935
Parker-Marshall House	30 Irvine Park (250 Sherman)		1851-1853	Y		RA-SPC-1936
Charles L. Wood House	32 Irvine Park (255 Sherman)		1854		Y	RA-SPC-1937
Eaton- Smyth House (razed)	38 Irvine Park		1857			RA-SPC-1939
Henry J. Horn House	50 Irvine Park		1869-1882	Y		RA-SPC-1941
Eaton-Mylar House	53 Irvine Park		1852-1853			RA-SPC-1942
John McDonald House	56 Irvine Park		1871		Y	RA-SPC-1943
Anthony Yoerg, Sr. House	215 Isabel St. W	Monroe Schiere	1875		Y	RA-SPC-1964

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory Number
house	316 Maria Ave. N		1877			RA-SPC-2037
Peter Bott House	326 Maria Ave. N		1879			RA-SPC-2040
Nickolas and Barbara Wilwer House	336 Maria Ave. N		1878			RA-SPC-2042
Peter Bott House	326 Maria Ave. N		1879			RA-SPC-2040
Nickolas and Barbara Wilwer House	336 Maria Ave. N		1878			RA-SPC-2042
William Wolterstorff House	346 Maria Ave. N		1877			RA-SPC-2046
Virginia & Joseph Zirkelbach House	355-357 Maria Ave. N		1876			RA-SPC-2048
Louis and Louise Korfhage	358 Maria Ave. N		1874			RA-SPC-2049
William & Caroline VonDeyn House	324 Bates Ave. N		1878			RA-SPC-2099
Charles Tracy House #1	358 Bates Ave. N		1860s			RA-SPC-2107
Maria Scheffer House	10 Maple St. N		1877			RA-SPC-2162
Martinus Wick House	280 Maple St. N		1879			RA-SPC-2169
Charles DeHaas House	372 Maple St. N		1879			RA-SPC-2192
Nora Clinton House	741 Wilson Ave.		1875			RA-SPC-2332
house	880 Euclid St. E		1879			RA-SPC-2380
house	Third St. E		1879			RA-SPC-2481
house	692 Sixth St. E		1870s			RA-SPC-2759
William Codden Duplex	696 Sixth St. E		1860s			RA-SPC-2761
Arthur & Elsa Koenig House	757 Sixth St. E		1879			RA-SPC-2779

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory Number
Henry Buchholz House	758 Sixth St. E		1879			RA-SPC-2780
Frederick De Haas House/Duplex	774-776 Sixth St. E		1879			RA-SPC-2790
Cavender-Heck House	613 North St. E		1879			RA-SPC-2855
Frederick W. Northrup House	629 North St. E		1879			RA-SPC-2857
William Grube House	824 Margaret St.		ca. 1873			RA-SPC-2888
house	411 Eichenwald St. N		ca. 1870			RA-SPC-2934
residence	166 Prescott St. E.		ca. 1875			RA-SPC-3000
Durkee House	58 Prospect Blvd. W		ca. 1870			RA-SPC-3025
Elizabeth Rogers House	344 Ramsey St. W		ca. 1870-1880			RA-SPC-3034
Henry Morin House	611 Rice St. N.		ca. 1864			RA-SPC-3060
Joseph Brings House	314 Smith Ave. N.		ca. 1865			RA-SPC-3401
Snelling House Hotel	425 Smith Ave. N.		ca. 1860		Y	RA-SPC-3405
Anthony Waldman House	445 Smith Ave. N.		ca. 1864		Y	RA-SPC-3406
residence	454 Smith Ave. N.		ca. 1875		Y	RA-SPC-3407
residence	360 Stevens St. W.		ca. 1875			RA-SPC-3535
James Melady House	361 Stryker Ave. S.		ca. 1875			RA-SPC-3549
residence	299 Sturgis St. W.		ca. 1870			RA-SPC-3566
Como Park Farm	1388 Victoria St. N.		1860s			RA-SPC-3979
residence	96 Virginia St. N.		ca. 1875		Y	RA-SPC-3987

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory Number
house	174 Lafond Ave. W		ca. 1875			RA-SPC-4101
house	271 Lafond Ave. W		ca. 1875			RA-SPC-4102
Spencer O. Merrill House	669 Laurel Ave. W		ca. 1875			RA-SPC-4166
house	58 Leech St.		ca. 1870		Y	RA-SPC-4231
Martin Weber House	202 McBoal St. W		1867		Y	RA-SPC-4353
Alexander Menzies House	208 McBoal St. W		1873		Y	RA-SPC-4354
Christopher D. O'Brien House	212 McBoal St. W		1872		Y	RA-SPC-4355
house	65 Manitoba Ave. W		ca. 1875			RA-SPC-4378
house	410 Maple St. N		ca. 1875			RA-SPC-4394
house	310 Marshall Ave. W		ca. 1875-1880			RA-SPC-4427
house (moved from 289 Mackubin St.)	495 Marshall Ave. W		ca. 1875-1885			RA-SPC-4437
John Lorens House	583 Maryland Ave. W		ca. 1875-1885			RA-SPC-4549
Smith-Davidson-Scheffer House	908 Mound St.		1856-1858			RA-SPC-4694
George H. & Hannah Hazzard House	1371-1373 Nebraska Ave. E		ca. 1865-1875			RA-SPC-4727
house	971 Otto Ave. N		1858/24 (?)			RA-SPC-4820
Phillip Pottgeiser House	537 Park Ave. N		ca. 1860-1875			RA-SPC-4848
Joseph M. Pottgeiser House	545 Park St. N		ca. 1875			RA-SPC-4849
residence	718 Watson Ave. W.		ca. 1875			RA-SPC-5003
residence	676 Wells Ave. E.		ca. 1875			RA-SPC-5016
George Krech House	55 Wilkin St. S.		ca. 1875		Y	RA-SPC-5079
Christian Heer House	99-101 Wilkin St.		1856		Y	RA-SPC-5083

PROPERTY NAME	ADDRESS	Arch/Bldr	Date Built	NRHP CEF	DOE/Di	Inventory Number
N. Myrick House	103-105 Wilkin St.		1886		Y	RA-SPC-5084
commercial building	698 Wilson Ave. E.		ca. 1875-1880			RA-SPC-5085
residence	661 3rd St. E.		ca. 1875			RA-SPC-5204
Stahlmann House	877 Seventh St. W.		1870s			RA-SPC-5317
residence	1155 Seventh St. W. (Fort Rd.)		ca. 1870s			RA-SPC-5337
William A. Spencer House	47 Walnut St.		1856		Y	RA-SPC-5471
Wright-Prendergast House	223 Walnut St. S.		1851/ 1906	Y		RA-SPC-5472
John Matheis House	307 Walnut St. S.		1852/1872	Y		RA-SPC-5473
residence	ca. 345 Walnut St. S.		ca. 1875			RA-SPC-5476
residence	358 Walnut St. S.		ca. 1870			RA-SPC-5480
residence	362 Walnut St. S.		ca. 1875			RA-SPC-5481
Widow O'Connor Hosue	201 1/2 McBoal St.		ca. 1870		Y	RA-SPC-5603
Anton Waldman Duplex	449-451 Smith Ave. N		ca. 1875		Y	RA-SPC-5610
Anton Waldman House	457 Smith Ave. N		1872	Y		RA-SPC-5611
house	469 Smith Ave. N		ca. 1860		Y	RA-SPC-5614
George Krech - Frank Werner House	43 Wilkin St.		1854/874		Y	RA-SPC-5615
O'Halloran House	107 Wilkin St.		ca. 1873		Y	RA-SPC-5616
John & Mary O'Halloran House	109 Wilkin St.		ca. 1873		Y	RA-SPC-5617
Westminster Junction Historic District	within Burlington Northern and		1862-1909	Y		RA-SPC-5618