

### District 3: The West Side

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

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 This government lasted four years and the charter was revoked, primarily due to financial difficulties.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

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

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

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

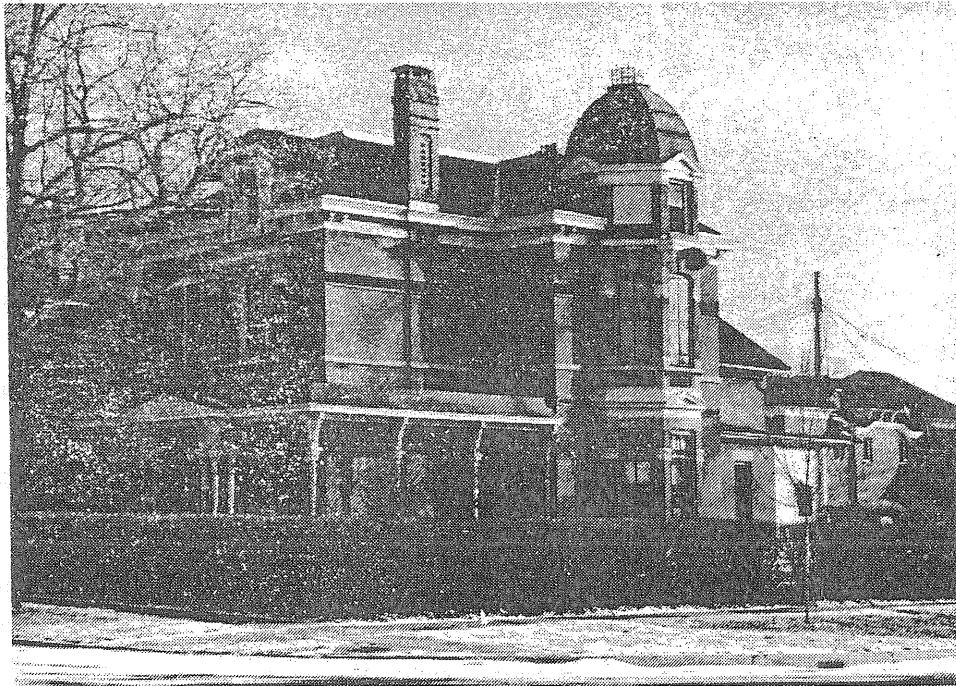
Jobs in West Side industries attracted immigrant groups to the area. It began with the Germans and Irish arriving in the 1870's. During the 1880's and 1890's many eastern European and Russian Jews moved into the Lower West Side, creating a large Jewish neighborhood. By the 1920's many of them had moved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

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

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

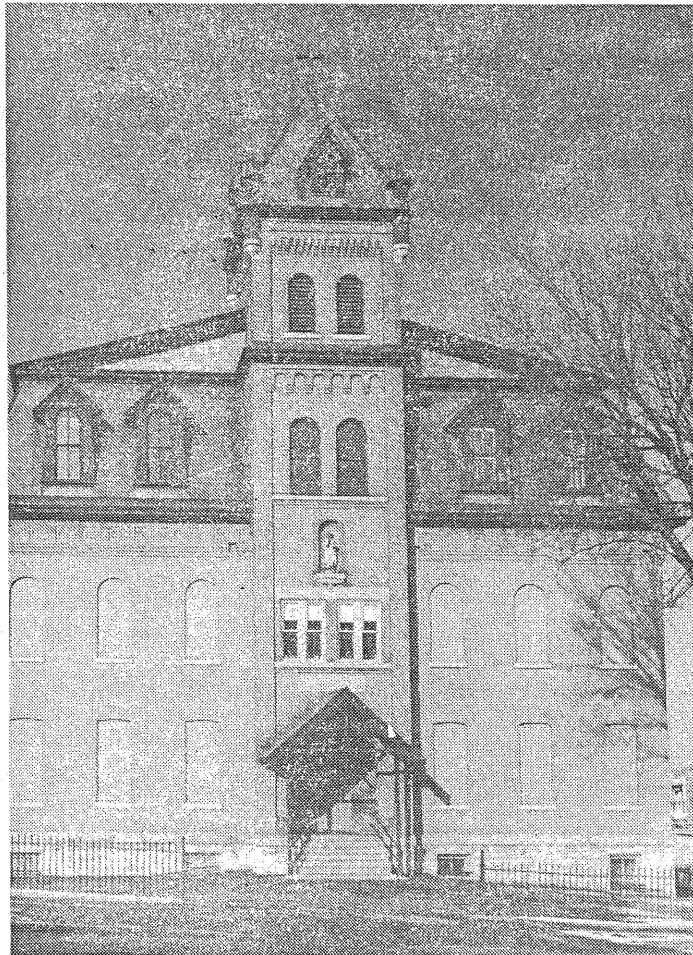
The homes of more affluent residents including several early businessmen and industrialists still stand along the edges of the river bluffs south of Cherokee Park (created between 1903 and 1911) and Prospect Boulevard and along the residential streets further south. Prominent among these houses are the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

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



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

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



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

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

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

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

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

### DISTRICT 3

#### Sites Already Designated

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

#### Sites Eligible for Designation \*

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

#### Additional Sites of Major Significance

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

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

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



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

DISTRICT 3

