

## District 9: West Seventh Street

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

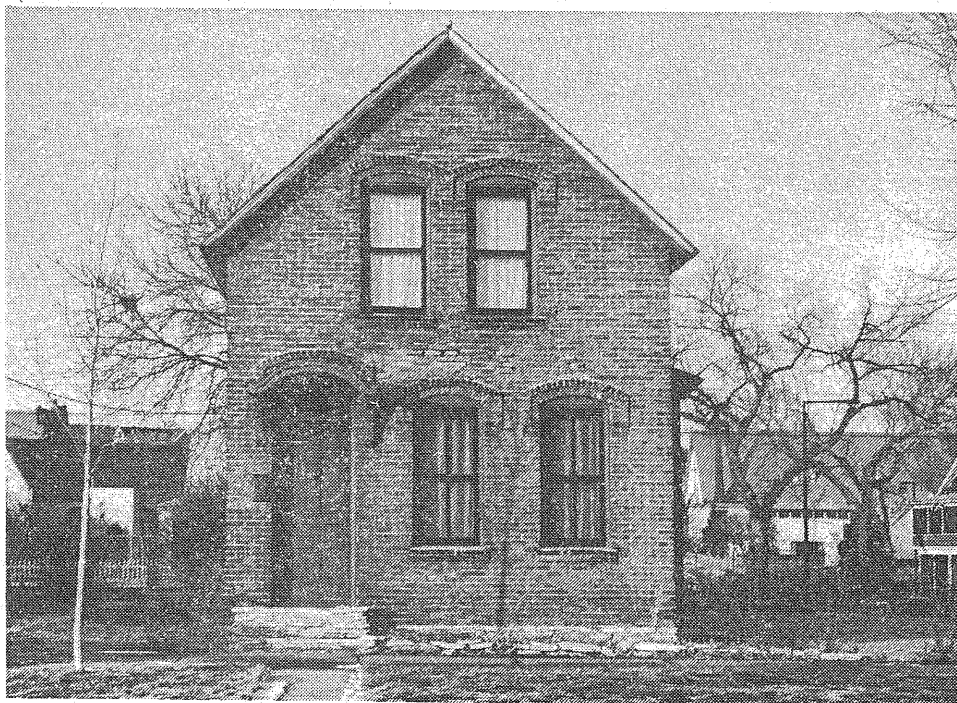
The West Seventh Street area was one of the first in St. Paul to be settled. During the 1830's, a handful of former fur traders, discharged soldiers from Fort Snelling, and early pioneers built cabins along the wooded banks of the Mississippi River south of present day West Seventh Street. A boat landing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

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

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

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

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



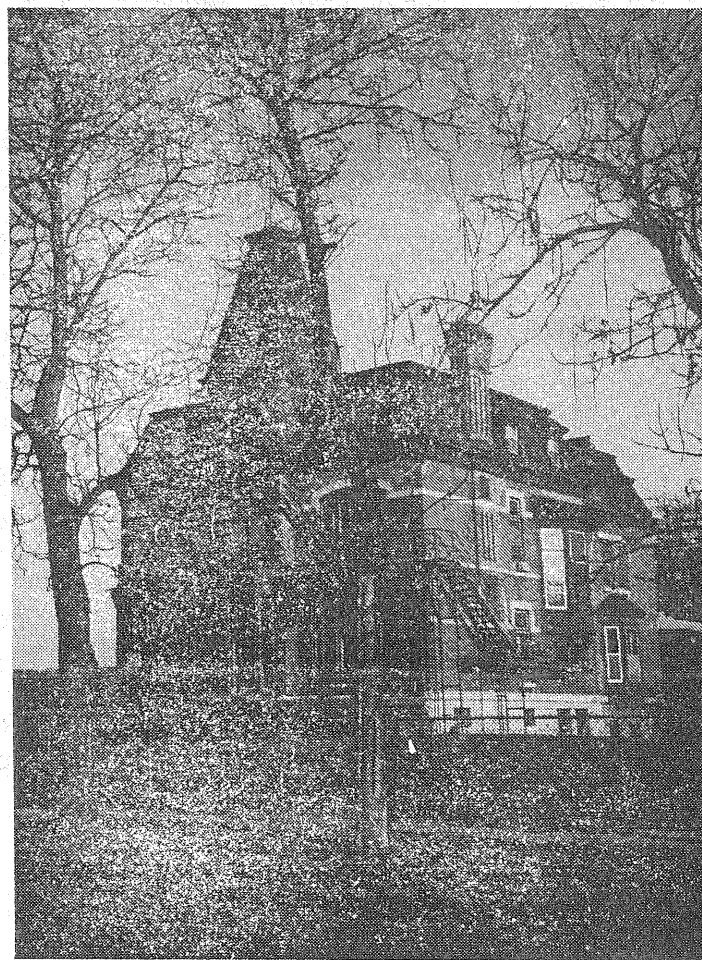
23. 343 W. Michigan Street, House, ca. 1890, architect and builder unknown. This is an excellent example of a brick worker's cottage. (Photo by Brad Daniels)

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

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

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

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



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

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

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

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

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

DISTRICT 9

Sites Already Designated\*

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

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

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

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

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

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



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

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

Potential Historic Districts

Butternut Avenue Historic District

West Seventh Street Historic District

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

DISTRICT 9

