St. Cloud Southside Neighborhood Historic District

Summary of the Planning Process

In 1998, the St. Cloud Heritage Preservation Commission (HPC) began work on its first local historic district nomination, focusing on the southside neighborhood. This effort followed several years of planning by the HPC, which was created in 1990.

Background

The Heritage Preservation Commission has carried on an ambitious agenda since its creation nine years ago. Among the Commission's first activities was the completion of *St. Cloud's Historic Contexts*, a report that identified eleven themes important to the city's development from approximately 1850 to 1970. Contexts provide a framework that assist in evaluating the significance of individual properties or historic districts. Each context included an overview discussion, anticipated property types and National Register listings within each theme.

Beginning in 1992, the HPC undertook a multi-year reconnaissance survey of areas believed to contain the most significant architectural and historic sites in the city. This effort continued through 1996 and resulted in identification of five potential historic districts, a proposed multiple property district and 105 sites potentially eligible for the National Register. This important survey work has provided the basis for preservation planning and is critical to establishing priorities for future directions.

In 1998, the HPC continued its planning process by completing the *St. Cloud Heritage Preservation Plan*. The *Preservation Plan* established Commission goals and actions in the following areas:

- Identification and Protection of Resources
- Education
- Finance and Investment
- Planning Integration
- Partnerships and Connections

The plan also contained design review guidelines for use in evaluating alterations to historic structures.

A top priority in the plan was the need to begin local designation of individual buildings and districts in St. Cloud. Recognition of historic resources can occur in two ways: through nomination to the National Register of Historic Places, or through the local heritage preservation designation process. Prior to 1998, St. Cloud had ten individual properties, a district, and a multiple group of properties on the National Register. In 1998, the HPC led the effort for the listing of the 61 downtown properties to the National Register as the St. Cloud Commercial Historic District.

The Southside Neighborhood Historic District nomination is the HPC's first effort at local designation of historic properties. Local designation mandates HPC review over building alterations, demolitions, or other actions that require a building permit. Local historic district designations can be one of a city's most powerful tools in conserving neighborhoods and their important characteristics.

The Planning Process

The proposed Southside Neighborhood Historic District was one of several districts identified in the *Historic Sites Survey of St. Cloud*, completed in 1992-1996. Before deciding to study the area, the HPC held a public meeting in January 1998 to solicit comments from the neighborhood and gauge their interest in designation. That meeting was attended by residents and HPC members who expressed support for proceeding with the study.

The study was undertaken by Garneth Peterson AICP and Carole Zellie of Landscape Research. Carol Gaetz of the St. Cloud Planning Office was the HPC staff person and provided assistance throughout the process. Emily Schill, HPC research assistant, completed research for the designation study. The Stearns History Museum staff provided efficient support of the research effort.

Following review of *St. Cloud's Historic Contexts* (1992) and historic sites survey information, research was conducted in a variety of archival sources. Local histories, historic maps and photographs and other archival materials from local collections were reviewed.

On March 24, 1999, a public information meeting was held at St. Cloud City Hall to discuss the proposed historic district with the community. An invitation was sent to each property owner within the boundaries of the district. Rich Kelly, HPC chair, presided at the meeting. City staff, HPC commissioners, and the City Council liaison to the HPC were present. HPC commissioner David Ebnet provided a review of the HPC's activities leading to the designation study. Garneth Peterson presented a slide presentation illustrating the variety of architectural styles and history of the southside neighborhood. A handout showing the district boundaries and providing general designation information was distributed at the meeting.

The Historic District Preservation Plan

Consistency with the Comprehensive Plan

The creation of historic districts is in keeping with the *St. Cloud Heritage Preservation Plan*, adopted in 1998. One of the primary goals of the plan is identification and protection of buildings, districts, sites and structures with historic, architectural, or cultural significance. The nomination of the Southside Neighborhood Historic District as the city's first local heritage preservation district is the implementation of the goals and objectives outlined in the adopted *Heritage Preservation Plan*.

The creation of historic districts also implements the goals of the *City of St. Cloud Comprehensive Plan*, adopted in 1993. The land use goal recognizing St. Cloud's uniqueness, character and history, as well as the urban design goal of identifying and protecting historic community resources, are both met through the support of the southside neighborhood as the first local heritage preservation district.

Land Use Plan Considerations

The land use element of the *Comprehensive Plan* identified important considerations that fit hand in hand with the designation of the Southside Neighborhood Historic District. In particular, the plan urged "careful preservation and rehabilitation of historic qualities and features." (p. 132) The plan also noted issues and recommendations by Planning Areas; the southside district is located in Planning Area 2.

One of the primary impacts on the proposed historic district is encroachment of the St. Cloud State University campus, which is located on the south edge of the district. The plan notes that "any further geographical expansion of the University west of 5th Ave. or north of 4th St. S. is not in the interest of the city of St. Cloud and should be opposed." (p. 144) The boundary of the historic district at 4th St. S. should remain a barrier to any further demolition of houses or parking lot construction within the district.

Perhaps a more significant issue is the conversion of single family houses to rental units. The adopted land use plan also notes this issue, pointing out that "these units were never intended to serve this purpose and they show signs of poor maintenance." The plan suggests protection and preservation of single-family homes and encourages owner occupancy. (p. 146) While historic district status tends to support better maintenance and often supports owner

occupancy, this will continue to be an issue in the area south of the ravine in the district, where most dwellings are used for student housing. Student rental housing can be well maintained; however, it can also lead to unsympathetic renovations, and the overcrowding of dwellings not intended for heavy usage. In addition, the pressure for student housing can also lead to the creation of "slip-in" apartment buildings, in which a single-family dwelling is torn down and replaced with a higher density apartment building. Such apartments have a different scale, massing, and often a different setback than surrounding houses and tend to break the harmonious streetscape of a district.

A related issue is parking: with large numbers of people in a dwelling, the amount of space required for cars tends to result in paving of back yards, side yards, and adjacent alleys. These changes do not enhance the character of the historic district. While student housing is likely to continue as a use in the area south of the ravine, there should be efforts to halt additional conversions of single-family houses to rooming houses with the stress they put not only on the buildings, but on the surrounding neighborhood with the need to provide parking. In addition, the zoning code requires that all parking areas of eight or more stalls within residential zones shall be subject to screening requirements. This regulation is important to enforce in the district, particularly the area south of the ravine where student housing has resulted in severe pressure for parking.

Care should also be taken in the replacement of garages. While not all garages in the district are contributing, any new construction, whether it replaces a contributing or non-contributing garage, should match the scale, massing, setbacks and materials of existing garages or should represent a better alternative than existing garages.

Nonconforming uses are also a consideration. In the event that a nonconforming building or use is damaged, every effort should be made to preserve the building with a rehabilitation that respects the historic character of the district. If a building must be razed, any new construction should match the historic character of the district in terms of massing, height, setbacks and architectural features.

St. Cloud Historic Design Review Guidelines

Design review guidelines were adopted as part of the *St. Cloud Heritage Preservation Plan*. These guidelines are the basis for the Heritage Preservation Commission's building permit review for properties and parcels within historic districts, or individually designated buildings. The St. Cloud guidelines are based on the U.S. Secretary of the Interior's *Standards for Rehabilitation*. Although there are a number of general principles, three stand out for consideration:

- If possible, damaged building elements should be repaired rather than replaced.
- If replacement is necessary, new elements should match the originals as closely as possible.
- The reversibility of any changes as well as the visibility of alterations from the street should be considered.

The design review guidelines address restoration and rehabilitation of buildings with specific guidelines in seven categories: masonry walls and foundations; walls, wood-sided; roofs and chimneys; windows; entries; porches and steps; exterior trim and architectural features. Additional sections of the guidelines deal with commercial and religious building rehabilitation, and new construction and additions.

The HPC's design review committee will rely on these guidelines in responding to alteration permits submitted by property owners within the historic district. The HPC may want to have the design review guidelines available for property owners in planning any rehabilitation work.

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION
DESIGNATION FORM

1.   NAME OF PROPERTY

Historic Name: Southside Neighborhood Historic District

Other Name/Site Number:

2.   LOCATION OF PROPERTY

Street and Number: Bounded by 2nd St. S., 4th Ave. S., 4th St. S., and the Mississippi River

_____on original site   _____not for publication
          moved/date:____

3.   OWNERSHIP
(multiple)

Owner's Name:

Street and Number:

City: State: Zip:

4.   CLASSIFICATION

Ownership of property: _x_private
                             ___public
                             ___both

Category of property: ___building
                             ___site
                             _x_district
                             ___structure
                             ___object

Number of resources within property:

Contributing	Non-contributing	
78	14	buildings
	1	sites
2		structures
		objects
80	15	Total

   3   Listed on the National Register of Historic Places

          Date(s):_____

5.   FUNCTION OR USE

Historic: DOMESTIC/ single-family dwellings, multi-family dwellings, 3 churches
Current: same

6.   DESCRIPTION (see continuation sheets)

Architectural classification (style)
Late Victorian
Late 19th and 20th Century Revivals
Late 19th and Early 20th Century American Movements

Materials: foundation_____   roof _____
                      walls   _____   other _____
                                       _____

**7.   STATEMENT OF SIGNIFICANCE
        (see continuation sheets)**

Applicable local designation criteria:

Related local context (s):

Areas of significance:_____
                                  _____
                                  _____

Period (s) of significance: _____to _____

Significant dates: _____ _____ _____

Significant person (s)_____
                                  _____
                                  _____

Cultural affiliation: _____

Architect/Builder: _____

8.   **MAJOR BIBLIOGRAPHIC REFERENCES**
        (see continuation sheets)

9.   **GEOGRAPHIC DATA**
        (see continuation sheet)

        Acreage of Property:

        Legal Description:

10.   **FORM PREPARED BY**

        Name/Title: Garneth O. Peterson, AICP

        Organization: Landscape Research, for the St. Cloud HPC

        Street and number: 1466 Hythe St.   Telephone: (651) 641-1230

        City: St. Paul   State: MN   Zip: 55108

        Date: July 1999

11.   **APPROVAL DATES**

        Heritage Preservation Commission

        Planning Commission

        City Council

City of St. Cloud
Heritage Preservation Commission
Local Historic District Nomination Form Continuation Sheet

6. Description

District Name:
Southside Neighborhood Historic District

Location:
The district is bounded by 2nd St. S., 4th Ave. S., 4th St. S., and the Mississippi River. This area includes Blocks J, K, L, O, P, and Q of Wilson's Survey; Highbanks Re-Arrangement; Blocks 6, 15, and 23 of Curtis Survey; and the ravine running from 4th Ave. S. east to the Mississippi River.

Total Number of Properties within district:
92 buildings, including 59 residences, 25 unattached garages, 5 apartment buildings, 3 churches; 2 structures (granite walls) and one unattached parking lot.

Non-contributing Properties: 5 buildings, 9 garages.

Number of contributing resources previously listed on the National Register of Historic Places: 3

6. Description

The Southside Neighborhood Historic District is a residential area of 92 buildings and two structures located southeast of St. Cloud's Commercial Historic District (NRHP, 1998) and immediately south of 2nd Street S. (State Highway 23). The district contains approximately ten blocks as shown on the attached Southside Neighborhood Historic District map. Blocks are irregular and divided by the historic ravine that is prominent in the landscape of the neighborhood, as well as by the replat of Highbanks, which orients to a cul-de-sac rather than the grid street configuration. The district is bounded by 2nd St. S., 4th Ave. S., 4th St. S., and the Mississippi River. Blocks platted as part of Wilson's Survey north of the ravine were originally comprised of ten lots per block, although the blocks adjacent to the river were never fully platted on the river side. Blocks south of the ravine were platted as part of Curtis' Survey and were typically platted with twelve lots per block with a north/south alley in the center of the block. There are a number of accessory buildings and rear garages in the district; newer houses from the 1930s tended to have attached garages. There are five properties classified as non-contributing because of a construction date after 1960. There are nine garages classified as non-contributing because they are of recent construction; however, most are compatible with the district.

Built between ca. 1882 and the 1950s, the houses in the district represent many styles. These include elaborate Romanesque 1880s mansions, Colonial Revival dwellings, Craftsman and Prairie-inspired homes, and the Period Revival dwellings of Highbanks in the 1930s. There are several ranch-style homes from the 1950s that are compatible with the neighborhood. Two multi-unit buildings, the Court Apartments at 208 4th Ave. S. and the Beverly Apartments at 310 4th Ave. S., date to the period of significance. Several larger apartments built since 1969 are intrusive to the single-family residential character. The district is the core of what originally was a larger residential area extending both north and south. The construction of the De Soto bridge in 1959 destroyed the Burbank-McKelvey house to the north and established a distinct northern edge to the residential neighborhood. The southern boundary of the district includes the remaining residential housing adjacent to St. Cloud State University's northern edge. The rapid expansion of the University has eliminated much of the residential neighborhood south of 4th St. S. Most of the dwellings in the district south of the ravine are utilized for student rental housing, fraternity houses, or institutional uses. Two of the modern apartment buildings are located on the south edge of the ravine at 378-380 3rd Ave. S. and 391 2nd Ave. S.

Three buildings are currently listed on the National Register of Historic Places: the Bishop's Residence/Chancery Office, 214 3rd Ave. S.; the Nehemiah P. Clarke House, 356 3rd Ave. S.; and the Foley-Brower-Bohmer House, 385 3rd Ave. S.

Streetscape Characteristics

3rd Ave. S.

3rd Ave. S. is the primary north/south spine of the historic district. Many properties are associated with persons important in St. Cloud's business and professional life; the three National Register properties in the district are on 3rd Ave. S. Despite some intrusions, the avenue retains a single-family character along its length. The street has been blocked at 2nd St. S. to prevent traffic using the street as a short-cut to the University. The blocks from 2nd St. S. to Ramsey Place contain the strongest concentration of single-family homes, most with a uniform setback, and almost all in good to excellent condition. The Bishop's Residence at 214 3rd Ave. S. occupies approximately two/thirds of the block and orients toward 2nd St. S. rather than 3rd Ave. S. Still, the street trees of the Bishop's Residence provide continuity along that side of the street. The block south of Ramsey Place is somewhat open due to the parking lot of Hope Covenant Church on the west and the deep setback of the Nehemiah P. Clarke house, which retains an estate-type setting on a large lot. The cul-de-sac of Highbanks Place begins just south of the Clarke house. Highbanks was platted in the 1920s on the site of the McClure house, a mansion that burned in 1922. The historic ravine that separated Wilson's Survey from the Curtis Survey to the south is visible on both sides of 3rd Ave. S. and changes the platting grid from one oriented to the river to one oriented to the points of the compass. Except for a recent apartment building on the south edge of the ravine, the remainder of 3rd Ave. S. contains houses built as single-family dwellings, including the Foley/Brower/Bohmer house and the 1892 Tileston residence at 398 3rd Ave. S. Dwellings on the east side of the street south of the ravine are used for student housing.

4th Ave. S.

4th Ave. S. forms the west edge of the district, with only buildings on the east side of the avenue included. From 2nd St. S. to Ramsey Place, the buildings are a mix of single-family dwellings and two early apartment buildings from the pre-World War II era. The Colonial Revival Sullivan House at 328 4th Ave. S. is among the more imposing dwellings along this frontage. The 1952 Bethlehem Lutheran (Hope Covenant) Church anchors the corner south of Ramsey Place. The rest of the block is divided into parking lots on both sides of the 1884 Pattison house and ends at the corner of 4th Ave. S. and 4th St. S. with the 1971 St. John's Episcopal (University Lutheran) Church. The ravine has disappeared under a parking lot at 4th Ave. S. north of the Pattison house, where the street angles to the points of the compass. With sparse landscaping to soften their edges, the parking lots break the continuity of the streetscape.

1st Ave. S.

The portion of 1st Ave. S. within the district is a short block overtaken by University uses. It terminates on the north in the ravine where it meets the Mississippi River. The river side of the block is occupied by the 1965 Newman Center and adjacent ca. 1925 Brower house. The Brower house sits below the street grade. One house remains on the west side of the block; two others on the block were removed within the last several years for a parking lot. A significant Works Progress Administration (WPA) granite wall remains at the foot of the street.

4th St. S.

Two dwellings, both now containing University-related uses, face 4th Street S. Lying between 1st and 2nd sts. is the 1923 Colonial Revival Clark house, now the Theta Chi fraternity house. Across 2nd Ave. S. is the ca. 1926 Prairie style Weber house, now housing the campus Lutheran student offices. Both buildings are surrounded by on-street, alley, or rear parking, and have minimal setbacks along a busy 4th St. S. facing the edge of the St. Cloud State University campus.

2nd Ave. S.

Like 1st Ave., 2nd Ave. S. is a short street between 4th St. S. and the ravine. It consists of three dwellings on the east side oriented to 2nd Ave. S., and three buildings on the west with undetermined orientation. All buildings on the street have apparently been converted to student housing. The three on the east side are two to two and one-half stories, originally single-family dwellings. The west side of the block contains the significant West house at 395 2nd Ave. S., which pre-dates the rest of the block. The house at 393 has been covered in siding, and a modern apartment building

sits on the bank of the ravine. A significant WPA granite wall remains at the foot of the street. On-street, alley and rear yard parking is used by commuting and resident students.

3rd St. S.

3rd St. S. provides a residential frontage in the block east of 3rd Ave. S. to the river. Three houses were built on this frontage after the Bishop's Residence was constructed on the northern two-thirds of the block. The south side apparently remained vacant until construction of the Highbanks Apartments in 1969. The apartments are only visible from 3rd St. S. because they are located behind the residences fronting on 3rd Ave. S.

Ramsey Place

Similar to 3rd St. S., Ramsey Place provides residential frontage in the block east of 3rd Ave. S. The Nehemiah Clarke property filled the south side of the street throughout much of its history. In 1951 a dwelling was built in the Clarke back yard, overlooking the river. The north side of the street has four dwellings constructed in the 1910s and 1920s, all in good repair and representing Craftsman and Prairie styles.

Highbanks Place

Highbanks Place covered the land west of 3rd Ave. S. from the Nehemiah Clarke property to the ravine on the south. The site held the McClure mansion from 1896 until its destruction by fire in 1922, when the area was subdivided into 16 lots where various Period Revival style dwellings were built by 1935. Highbanks has uniform setbacks, mature vegetation, and well-maintained homes. The street retains a strong uniformity of character because it was built in a short period and single family usage has been retained. Houses such as these from the 1920s and 1930s were not as large and not subject to subdividing as were the earlier mansions in the neighborhood. Highbanks is on a cul-de-sac, set off from traffic, which has helped to protect it from some facets of neighborhood change.

Southside Neighborhood Historic District
Representative Views

Individual Building Descriptions

A description of properties in the historic district follows. Corresponding inventory forms for the properties are on file in the Planning Office at St. Cloud City Hall and in the State Historic Preservation Office. All information on residents is taken from inventory forms and newspaper clippings in each file in the Planning Office.

3rd Ave. S.

201
Metzroth House
ca. 1905
SN-SCC-20

This two and one-half story Colonial Revival dwelling is of wood frame construction faced with smooth, medium-brown pressed brick. A water table with a variegated pattern of brick lies underneath the first floor windows. A two-story polygonal tower marks the northeast corner. Windows are double-hung, 1/1 modern replacements. A projecting entry faces 3rd Ave., although the porch that extended north to the tower has been removed. A polygonal projection on the south facade contains a door and two windows. Modillions support the eaves of a hipped roof. The dwelling retains a corbeled capped chimney.

Built ca. 1905, the dwelling was the home of Charles J. Metzroth and his wife Emma until the 1950s. Metzroth, a St. Cloud native, took over his father's clothing store and until 1906 operated it with his brother at 623 W. St. Germain. He then entered real estate, and in 1914 purchased the "N.P. Clarke corner" at Fifth Ave. and St. Germain. Metzroth was elected to the first City Commission in 1912 and resided here until his death in the mid-1930s.

211
J.G. Smith House
1880
SN-SCC-21

This one and one-half story Gothic Revival dwelling was constructed of brick and is now faced with smooth stucco. It is distinguished by a steeply-pitched intersecting gable roof and segmental-arched window openings with brick window hoods visible beneath the stucco. The entry is within a projecting one-story porch. The south elevation has a two-story bay window. A two-story addition was built at the rear in 1884 but had been removed by 1928. An early cast-iron fence (found buried in the yard and restored by the owners) marks the south boundary of the yard.

The Journal Press noted construction beginning on J.G. Smith's brick dwelling on Welles Avenue (3rd Ave. S.) in May 1880. Born in New York, Smith arrived in St. Cloud in 1867 and organized the Bank of St. Cloud with James A. Bell. The first bank in the city, Smith's bank became the First National Bank in 1882 and erected a new building at 501-503 W. St. Germain (NRHP) in 1889. Smith remained in the house until his retirement in 1904. Later residents of the house included Louis C. Brown, president of the St. Cloud Granite Works, and Martin Morrison, an employee with the Minnesota State Grain Inspection Department.

215
Cook House
ca. 1913
SN-SCC-23

Built in 1913 for $10,000, this Craftsman dwelling is clad in textured stucco with contrasting false half-timbering. Rising two and one-half stories to a gabled roof, the house has a two-story sunroom wing on the south elevation. Windows are double-hung, 3/1 sash, with intricate stained glass in rectangular transom windows on the first floor picture window. Two gabled dormers with simple bargeboards project from the attic story. A bracketed gabled overhang shelters the entrance. Fieldstone railings frame the entry, and two fieldstone piers stand at the sidewalk entrance to the lot. A matching garage also contributes to the site.

Dr. Michael Cook resided here from the construction through the 1950s. Cook, a dentist who began his practice in St. Cloud in 1903, was still in business in 1953 when he received a 50-year award from his colleagues.

223
Abeles House
ca. 1903
Sedgwick and Sexton
SN-SCC-24

The Abeles house is one of the most elaborate Colonial Revival dwellings in St. Cloud. Constructed in 1903, the house was built on a granite foundation and of wood frame construction with clapboard siding. The entrance faces 3rd Ave. S., but a large open porch wraps around the east and south elevations and encloses a three-story tower with pyramidal cap on the southeast corner. Dentils outline the porch eave, which is supported by fluted Ionic columns. The cornice is also identified with dentils and paired brackets supporting gable ends. Elaborate window openings include double-hung, 6/1 sash, fanlight transoms, an oriel window on the south elevation, a bay window on the east facade, diamond-shaped panes and leaded glass. An early attached automobile garage, entered off 3rd St. S., is original to the dwelling.

David C. Abeles, born in Austria, came to St. Cloud in 1886 and established a clothing store. Known as "one of the leading clothing merchants of St. Cloud," Abeles' store was located at 619 W. St. Germain. In 1903, Abeles hired Minneapolis architects Sedgwick and Sexton to design his house located on the former John M. Rosenberger homestead. It was built at a cost of $8,000 by contractor Carl Kropp. Abeles died in 1914 and was succeeded in the house by attorney James J. Quigley, who remained until the mid-1940s. Quigley was married to Emeline Metzroth and was active in numerous civic activities as well as serving as St. Cloud City Attorney and Stearns County Attorney.

214
Bishop's Residence
1916
Pinault and Mann
SN-SCC-22 (NRHP)

The Renaissance Revival Bishop's Residence is a two and one-half story structure resting on a dark gray granite foundation. The exterior is smooth stucco with stone quoins and window surrounds with belt coursing at the second story. The mansard roof has slate tile and is punctuated by semi-circular hooded dormers. An open porch appears on the north elevation, noted in 1916 as the main entrance. Stone Tuscan columns support the porch roof, which is enclosed by a granite balustrade with turned posts. The driveway entrance on the south elevation is centered under a low, curved metal marquee supported by cables and brackets. Sash are predominantly multi-paned casements. An iron fence on the banks of the Mississippi also contributes to the site.

The house was constructed for Joseph Busch, who was appointed bishop of the St. Cloud diocese in 1915 and served until his death in 1953. Currently the St. Cloud Chancery Office, the house was one of the earliest and best designs of St. Cloud architect Louis Pinault. When constructed in 1916, the Bishop's Residence was behind Mrs. M.J. McKelvy's house to the north. The McKelvy house was razed in the 1950s to make way for the DeSoto bridge approach, and left the Bishop's Residence on a large and prominent site overlooking the Mississippi and Hwy. 23.

224
Beaty/Kollman House
ca. 1915
SN-SCC-25

A two and one-half story Craftsman dwelling, this house is of wood frame construction. Exterior finish is medium-brown textured brick on the first story and smooth stucco on the upper stories. The hipped roof is asphalt-clad; wide bargeboards accent gable ends and an attic dormer gable. An open porch with a brick base and brick columns shelters the entry on the south facade; the east one-third of the porch has been enclosed. Windows are generally 3/1, with double-hung sash.

Although city directories show this address as early as 1904, it is believed that listing referred to an earlier dwelling. It seems likely that the existing dwelling was constructed about the time the Bishop's Residence was built. From 1918 to 1926, it was the residence of physician and surgeon James H. Beaty. Peter Kollman, owner and president of Kollman Monumental Works, resided here until 1954. This dwelling is currently owned by the Diocese of St. Cloud.

301
Sullivan House
1937
SN-SCC-229

A small, one-story Tudor Revival dwelling, the Sullivan House is of wood frame construction faced with light brown brick. The massing is arranged in an L-shape, with an entrance tower with conical roof in the corner of the L. There is a bay window on the facade, and other windows are multi-paned. The building is well-sited, and enhanced by a limestone sidewalk and matching garage with stone-paved driveway.

At least one previous dwelling stood at 301 as early as 1884 through 1913 and was removed by 1928. This dwelling, built in 1937, housed Henry H. and Ruth Sullivan. Henry was an attorney and second generation state senator following his father, John D. Sullivan (328 4th Ave. S.), into the state house. John served in the legislature from 1911-1931; Henry held office 1935-1955 and resided in this house. Henry previously lived next door with his former wife, Hazel, at 309 3rd Ave. S. in the 1920s and 1930s.

309
Fisher/Sullivan House
ca. 1911
SN-SCC-231

This American Foursquare was built ca. 1911 of wood frame construction and faced with red brick. It rises two and one-half stories and has a hipped roof. A one-story screened porch supported by Ionic porch columns extends across the facade. Windows are double-hung, 6/1 sash, with an oriel on the north elevation. A garage built ca. 1915 also contributes to the site.

William M. and Katherine Fisher, officers of the Grinols Company, lived in the dwelling from 1912 to 1922. The Fishers bought the Grinols Company, a farm implement business, in 1904. The company name was changed to the Fisher Company and handled coal, coke, and wood by 1926. Henry H. Sullivan and his wife, Hazel, succeeded the Fishers in the house from 1923 to 1938. Sullivan was an attorney and state legislator from 1935 to 1955. After divorcing his first wife, Sullivan built a new Tudor Revival dwelling next door at 301 in 1937.

315
Sheehan House
ca. 1912
SN-SCC-233

This two and one-half story Craftsman dwelling is of wood frame construction faced with brick on the lower level and stucco with false half-timbering on the upper level. The intersecting gable roof is steeply pitched and supported by bracketed eaves. An open porch stretches across the facade, with a dark brown brick base, rock-faced stone trim and Ionic columns. Windows are double-hung, 6/1 sash, and there is a picture window on the facade. A shallow, two-story bay window is on the south elevation. A contributing garage built ca. 1915 is at the rear of the property.

This house replaced another on the property that was the residence of James L. Adkinson, proprietor of the Granite City Iron Works. By 1912, Mrs. Catherine Sheehan, widow of James Sheehan, moved into the house with her daughters Josephine and Katherine. Mrs. Sheehan was a sister of the Foley brothers who made their fortunes in lumber and railroad interests and for whom Foley, Minnesota, was named. Her brother, Timothy, built the grand mansion at 385 3rd Ave. S. in 1889. In 1973, Josephine Sheehan was still living here when she died at age 93.

321
Parker House
ca. 1937
SN-SCC-235

A one and one-half story Tudor Revival dwelling, this house is of wood frame construction faced with brick. In keeping with the design of smaller houses of the 1930s, the dwelling has an intersecting gable roof and exterior chimney. Windows
are double-hung, 4/4 sash, except for the pair on the facade that resemble narrow, elongated casements, each with ten lights. Brickwork around the entry is painted white, emphasizing the arched door surround. A garage, a remnant of earlier construction on the site, also contributes to the property.

When built ca. 1937, this dwelling represented the third generation of houses on this property. Both this building and 325 3rd Ave. S. were built on the site of the John P. Hammerel residence. Hammerel, Stearns County sheriff, lived on the site in the 1880s, and in 1892 built a $15,000 house after a fire. That dwelling was removed some time after 1928. The first owner of this dwelling was Angus Parker, an aide at the Veteran's Administration facility, who was succeeded by highway patrol officer Raymond Goedert.

325
House
ca. 1930
SN-SCC-237

This one and one-half story Tudor Revival dwelling is of wood frame construction faced with stucco. There is a variegated brown brick chimney and entrance. The brick entry tower has a conical roof. Windows are double-hung, with 6/1 sash. The facade window resembles a pair of narrow, elongated casements. A wooden deck has been added to the east and south elevations.

Like 321 3rd Ave. S., this dwelling represented the third generation of houses on this property, formerly site of the John P. Hammerel residence. Hammerel, Stearns County sheriff, lived on the site in the 1880s, and in 1892 built a $15,000 home after a fire. That dwelling was removed some time after 1928.

302
Honer House
ca. 1950

This one and one-half story ranch house is of wood frame construction with composition siding. Windows are double-hung, with 2/2 sash. A central recessed porch lined with stone contains the entry and a picture window.

This dwelling was built on the site of a brick house constructed prior to the 1890s at 300 3rd Ave. S. The first dwelling's residents included State Supreme Court Judge L.W. Collins, followed by attorney James R. Bennett from 1906 until the mid-1930s. In 1952 when this dwelling was constructed and the address was shown as 302, the owner was Waldemar F. Honer of Honer Real Estate and Insurance.

308
House
ca. 1910

This two-story dwelling is of wood frame construction covered with stucco. It has a hipped roof and best resembles the American Foursquare style. Windows are double-hung, 1/1. Upper level windows have been replaced by sliders. The dwelling is the former Methodist parsonage, moved from 5th Ave. in 1952, about the time the Honer house was built next door. Maps show this lot as a side yard for 300 3rd Ave. S. prior to that time. Residents in the late 1950s and 1960s were pastors of First Methodist Church.

314
Redding House
ca. 1913
SN-SCC-232

A one and one-half story wood frame dwelling with stucco exterior, this house is a small scale version of the Craftsman style. It has a gabled roof with a shed-roof dormer. Craftsman detailing includes exposed rafters and brackets at eaves, and a wood, multi-paned entry. A gable overhang frames the entry. There is a bay window on the north elevation. A matching single-car garage is also on the property.

This lot was sold to F.J. Redding in 1913 by L.R. Swift. Swift moved the house already on the site to the rear of the lot, as indicated by the 1928 Sanborn map. The Redding house is somewhat behind the standard setback line on 3rd Ave. When constructed, the setback matched the Collins-Bennett house at 300 3rd Ave. S. When 320 was built in ca. 1920, it matched a more shallow setback of 324 3rd Ave. S. Later houses at 302 and 308 also followed the more shallow setback, leaving 314 farther back on the lot. Frank J. Redding built this $3,500 dwelling in 1913. Redding was a wholesale grocer with the firm of Cotton and Evans for 23 years. He later managed the local branch of Winston-Newell wholesale grocery. Redding died in 1942; his wife remained here until her death in 1966.

320
Bensen House
ca. 1920
SN-SCC-234

This two-story Prairie dwelling has a smooth stucco exterior and a hipped roof with wide, overhanging eaves. It resembles the American Foursquare style but exhibits a more horizontal emphasis with two Chicago-type windows on the facade. Other windows are double-hung with a multi-paned upper sash.

This residence was built ca. 1920 for Elizabeth Metzroth Bensen, widow of John N. Bensen. Elizabeth was the daughter of John W. and Margaret Metzroth, early clothing merchants in the city, and the sister of Charles J. Metzroth (201 3rd Ave. S.) who operated Metzroth Clothing and was a city commissioner. John N. Bensen, a native of Germany, came to America in 1870 and to St. Cloud two years later and operated Bensen Bros. grocery business. In 1905, John N. served as mayor of St. Cloud; in 1908 he became president of Merchants' Bank. One of John and Elizabeth's five sons, John Arthur, served as mayor in 1924. John N. Bensen died in 1917; Elizabeth died in 1929.

324
McDonald House
ca. 1909
SN-SCC-236

This two and one-half story Colonial Revival dwelling is of wood frame construction with clapboard siding. It has a hipped roof. Projecting dormers at the attic story have Palladian windows and gable returns. There is a two-story bay on the south elevation and a picture window on the facade. A one-story gabled porch is enclosed. A garage, built ca. 1915, also contributes to the site.

The earliest resident of the house was Sarah McDonald, widow of John A. McDonald, mayor of St. Cloud from 1898-1900. The McDonalds previously lived at 314 4th Ave. S. K.L. Adams, a professor at St. Cloud State, resided in the house through the 1920s. By the late 1930s, Henry C. Otto, a pioneer car dealer who had opened an automobile agency in Sauk Centre as early as 1910, had moved into the home and remained there until his death in 1960.

343
Reinhard House
ca. 1899
SN-SCC-238

Built ca. 1899, this one and one-half story Shingle style dwelling is the only example of the style in the district. Of wood frame construction, it is clad in clapboard and wood shingle siding. The intersecting gambrel roof is one of the

few in the city. Sash are multi-paned casements on the facade, with double-hung, 9/1, in other locations. The north elevation has a projecting, shingle-clad gable surrounding a round window. Sanborn maps reveal that the dwelling originally had a one-story, L-shaped porch across the facade and south corner. By 1928, the porch across the front was removed and replaced with the current two-story addition on the southeast corner. A garage built ca. 1925 is also contributing. The house is sited on the north edge of the wooded ravine with the Hope Covenant Church parking lot covering the rest of the street frontage to the north.

City directories listed Alphonse H. and Celestine Reinhard at 343 in 1896, although it appears that they actually lived next door at 339. Reinhard, a St. Cloud native, became cashier at Merchants National Bank in 1899. He became the bank vice-president in 1911 and remained until 1917 when he left the city. The next resident was J.C. Brown, president of the State Normal School (now St. Cloud State University), who remained in the house for a decade. In 1929, granite manufacturer Richard V. Storer moved into the house and remained until the 1940s.

356
Clarke House
1893
Charles S. Sedgwick
SN-SCC-239 (NRHP)

This two and one-half story Richardsonian Romanesque dwelling was constructed of red pressed brick brought upriver from St. Louis. Red granite was used in the raised basement, window sills and lintels, and other decorative elements. Built on an asymmetrical plan, the facade has a central, double-leaf entrance sheltered under a porch that extends across the north two-thirds of the facade and extends into a porte-cochere at the north elevation. A picture window graces the lower story with a triple-arched window on the upper story. Rectangular double-hung sash are used in other locations with smaller double-hung windows in the attic story. The southwest corner of the facade is dominated by a two and one-half story octagonal corner tower. A three-sided bay anchors the northwest corner of the facade and contains a prominent chimney decorated by patterned brickwork and granite detailing. There is a gable-roofed bay on the south elevation and a two-story rounded bay on the north elevation surmounted by a gable housing a small, recessed balcony. The Clarke residence has a deep setback with a curving entry drive from Ramsey Place winding under the porte-cochere, all indicative of its construction on an estate-type parcel rather than a traditional city lot.

One of St. Cloud's great nineteenth century mansions, the house was built for lumberman and railroad investor Nehemiah P. Clarke. When constructed, it was adjacent to another great house, the home of Mrs. T.C. McClure, to the south on what is now Highbanks. Clarke hired prominent Minneapolis architect Charles S. Sedgwick to design the house, which was built at a cost of $30,000. The Massachusetts-born Clarke came to St. Cloud in 1856 and established a general merchandise business. He invested in timber and railroads and eventually raised purebred stock on his three Stearns County farms. Clarke died in 1912 and his wife in 1924. The house remained in the Clarke family until the late 1940s.

385
Foley/Brower/Bohmer House
1889
A.E. Hussey
SN-SCC-241 (NRHP)

This two and one-half story Richardsonian Romanesque house is constructed of dark red brick and rests on a foundation of rusticated St. Cloud gray granite. Built with an asymmetrical plan, the facade is comprised of a projecting gable entry section framed with stone carved finials and a three-story round tower culminating in a conical roof. Other elevations contain projecting porches and bays. Rock-faced sandstone trim is used for carved exterior panels, sills, and lintels. Rounded arches frame some window openings and the front double-leaf entry. Windows include curved glass in the tower and others with stained glass transoms. Four of the original five fluted chimneys remain. Asphalt shingles have replaced the original slate roof. Other alterations to the house include the removal of a full-front spindlework porch on the facade in 1945 and the addition of a second-story sleeping porch above the rear kitchen porch.

Sited on a large lot south of the ravine, the property is surrounded with a tall iron fence supported by square brick pillars at the gates. A contributing ca. 1937 garage is also on the site.

The house was owned by a succession of St. Cloud business leaders. It was built by Timothy Foley, one of four brothers with lumber and railroad interests throughout Minnesota. Foley resided in the house until 1895, succeeded by his brother Thomas who remained until 1902. Attorney Ripley B. Brower owned the house until 1923. Brower was a state senator from 1898 until 1905 and served as city attorney from 1916-1928 and 1932-1936. Throughout most of the twentieth century the house was associated with the Bohmer family, beginning with William J. Bohmer in 1923. Bohmer was the proprietor of the Melrose Granite Company headquartered in St. Cloud and reputed to be one of the largest granite producing plants in the U.S. in the 1920s. The Bohmer family remained in the house until 1980.

Listed on the National Register of Historic Places, this property is significant as an excellent example of the Richardsonian Romanesque style and one of the few in the St. Cloud area to retain a substantial degree of original design integrity. It is also significant for its association with a succession of St. Cloud business leaders with interests in lumbering, railroads, politics and the granite industry.

378
apartment building
1990
(not surveyed)
non-contributing

This three-story brick and stucco apartment building was constructed in 1990 after the demolition of a house and garage previously on the site (possibly a duplex built between 1928 and 1945 illustrated on Sanborn maps). The building has a raised basement of brick and contains garages on the south elevation. The building entry is on the rear alley. The yard along 3rd Ave. S. is paved for parking. The building is adjacent to the south side of the ravine.

384
Hugo Grundman House
1926
SN-SCC-240

This one and one-half story Tudor Revival dwelling, built in 1926, reflected the smaller homes being constructed along 3rd Ave. S. by the 1920s. As is typical of the Period Revival houses, it is of wood frame construction clad in variegated brown brick and stucco. It is distinctive for a rounded front bay enlarged to room size. Sash are double-hung, 9/1. A garage that stood at the rear of the lot has been removed.

Both 384 and 388 next door replaced an earlier one and one-half story dwelling that previously occupied lots 6 and 7 (as of 1898). The house at 384 was built at a cost of $3,000 for Hugo Grundman, founder of Grundman Auto, one of St. Cloud's first auto dealerships. Grundman was born in Minneapolis in 1868 but grew up near Sauk Centre. He operated a butcher shop and furniture store before starting the successful automobile business in 1910. Grundman turned the business over to sons Frank and Paul upon his retirement in the 1930s. Grundman remained in the house until the death of his wife. He remarried and moved to 397 3rd Ave. S. in 1938, living there until his death at age 93 in 1961. The Grundmans also built 388 3rd Ave. S. as a residence for Hugo's son Paul who resided at 388 from ca. 1926 through the 1950s.

388
Paul Grundman House
1926
SN-SCC-242

This 1926 Tudor Revival dwelling is of wood frame construction clad in stucco with false half-timbering adorning the gables. The facade is comprised of two gables, the large gable of the main structure and a one-story gable extension that encloses the entry. Sash are double hung, 9/1, and lower story windows are enhanced by a false-timbered round-arch motif. A large modern garage was added behind the dwelling after 1945.

This dwelling, along with 383 next door, replaced an earlier one and one-half story dwelling that previously occupied lots 6 and 7 (as of 1898). This $3,500 residence was built for Paul Grundman, son of the founder of Grundman Auto. One of St. Cloud's first auto dealerships, Grundman Auto was operated by Paul and his brother Frank after their father's retirement. Paul Grundman still lived here at the time of his death in 1966.

397
Olson/Grundman House
1916
SN-SCC-243

Built in 1916, the Olson/Grundman house is built of red-brown brick in the Adamesque Revival style. The Adamesque is a variant of the Georgian Revival style, built as a simple rectangular box with doors and windows arranged in strict symmetry. Adamesque dwellings display projecting wings, such as the one-story frame sunporch on the southern end and the two-story frame porch on the north. The dwelling has exterior endwall chimneys and a side-gabled roof with a prominent cornice ending in gable returns. Four dormers project from the attic story. Window openings are placed singly but symmetrically in rows. Sash are double-hung, 6/1, and have stone sills, keystone lintels and decorative shutters. The single-leaf entry is framed in a semi-circular roofed portico supported by four Ionic columns. A frame rear entry projects from the dwelling and has a single Palladian window at the second story. There is a frame, slate-roofed garage that is also contributing. It dates from ca. 1938 when the Grundmans moved into the house.

This dwelling replaced a two-story house and garage that stood on the site as early as the 1890s. This house was built for Ralph O. Olson, president of First National Bank. Olson was born in Faribault County and spent a career in banking throughout southern Minnesota. He became president of First National in 1915 and served until 1923. In 1938, Hugo Grundman and his second wife, Bertha Kropp Grundman, purchased the house. Grundman founded one of St. Cloud's first auto dealerships in 1910. He built two Period Revival homes across the street at 384 and 388 in ca. 1926. Grundman and his wife still resided in the house at the time of his death in 1961.

398
Tileston House
1892
SN-SCC-244
Charles S. Sedgwick

The Tileston House is a two and one-half story dwelling constructed in 1892 for $15,000. The Episcopal rectory previously stood on the lot. Although resembling the Queen Anne style in its massing and roof lines, the overall simplicity of the house also resembles the Colonial Revival style, which was becoming popular by 1892. It was designed by architect Charles S. Sedgwick and constructed by contractor J. C. Stout, both of Minneapolis.

Of frame construction resting on a granite foundation, the house is clad in clapboard. The house has a hipped roof with intersecting cross gables and smaller projecting dormers. Two finials define the hipped roof with two patterned brick chimneys also visible. Intersecting gable ends are detailed with fishscale shingles and have recessed window openings. The house has irregular massing with numerous projecting bays. The second story flares out slightly over the lower level. A one-story, L-shaped porch extends across the facade and northwest corner of the house and originally continued into a porte-cochere (no longer extant). A simple pediment defines the porch roof at the entry; the porch roof is supported by Tuscan columns. Original porch balusters have been replaced by plain balusters not in keeping with the style. Most window openings are rectangular, double-hung sash. Some second- and third-story sash have 8/1 glazing.

George Tileston constructed the Tileston Flour Mill in St. Cloud in 1888. He died in an 1895 accident and his widow remained in the house until 1907. She was succeeded by Elwain F. Moore who arrived in St. Cloud in 1902 and became president of First National Bank in 1904. He apparently also had interests in the Great Northern Flour Mill, the successor company to the Tileston Mill. Moore remained here until his death in 1933. The dwelling had several residents in the 1930s and in the 1940s served as the State Teachers College Nursery School. By 1950 it was the residence of Dr. John W. Kropp, a long-time dentist in the city and brother of Mrs. Bertha Kropp Grundman (397 3rd Ave. S.). The Kropp family remained here until 1982 when the Acacia fraternity took it over.

4th Ave. S.

202
Waite House
1912
SN-SCC-29

The one and one-half story Waite House is a large Craftsman bungalow. The side-gabled roof encompasses a large open porch across the facade and on the upper level incorporates a shed-roof dormer with four windows. Of wood frame construction, the house is clad in asbestos siding and rests on a granite foundation. Gray rock-faced granite blocks form the gable-end chimney, the edge of the large open front porch, and also provide piers for the entry steps. Square columns rest on the granite balustrade and support the porch roof. In addition to the wide front porch and use of granite, other Craftsman details include exposed rafters in the end gables and a simple banded motif on the porch columns. Windows are grouped in pairs, or in groups of three and four, and are double-hung with 3/1 glazing. Although the dwelling has been altered with asbestos siding and aluminum combination windows, it retains a high degree of Craftsman detailing and character.

This house was built for Clarke Waite, son of pioneer lawyer, state legislator, and farmer Henry C. Waite. Henry Waite built a residence on this site as early as 1884. Clarke Waite was in the granite business, and replaced the earlier dwelling in 1912. Waite resided in the house until his death in 1928.

208
Court Apartments
1918
Leo W. Schaefer
SN-SCC-30

The Court Apartments consist of two, three-story wings on raised basements built around a central U-shaped courtyard. The exterior is clad in brown brick and smooth stucco. Brick covers the basement story and extends into two-story pilasters at the corners of the projecting wings, and is also used at window surrounds and belt courses of the third story. There is a simple cornice topped by a stucco-clad, stepped parapet wall. The stepped parapet is repeated on bracketed overhangs above the entrances. Windows are typically paired, or in groups of three, and are double-hung, 3/1. There is a central entry in each wing flanked by three-story projecting sun porches. The central courtyard has two additional entries. It is landscaped with modern brickwork, benches, and plantings.

When built in 1918, the Court Apartments were hailed as the "first real apartment house" in St. Cloud. Constructed by a joint stock company known as the Home Improvement Association, the group included C.F. Ladner, Frank Fandel, H.G. Young, J.A. Henry, and building architect Leo W. Schaefer. The complex was designed to house eighteen apartments of four, five and six rooms.

222
Rosenberger House
ca. 1900
SN-SCC-31

A two and one-half story box-like dwelling, this house has a hipped roof with intersecting gables. Of wood frame construction, it is clad in aluminum siding and rests on a granite foundation.   There is a bay window on the main facade and a transom over the central, single-leaf entry. The entry and bay window are sheltered by a Craftsman-style bracketed, gabled entrance overhang and a shed roof over the window, which replaced the original one-story porch. The dwelling has had considerable alterations and removal of ornamentation, but its massing and setbacks are consistent with other dwellings on the block face.

Built ca. 1900, this was the residence of George L. Rosenberger. Rosenberger was born in St. Cloud and was employed with North Star Printing and Publishing and the Times Publishing Company throughout his career. He resided in the home until his death in 1945. From 1901 to 1909, A. Lindenberg also lived at 222. At that time, it is speculated that Lindenberg bought and moved to the house next door at 224.

224
House
ca. 1910
SN-SCC-32

A two and one-half story American Foursquare, this dwelling is of wood frame construction and clad in aluminum siding. It has a hipped roof with an attic dormer. The facade has a bay window with leaded glass transom, flanked by two double-hung windows. There are also three diamond-paned fixed windows on the north side of the entry. A simple gable-roof overhang and cement steps have replaced the original screened porch. The dwelling has had considerable alterations and removal of ornamentation, but its massing and setbacks are consistent with other single-family dwellings on the block face.

This dwelling replaced a previous one that had stood on the site as early as 1884. It was built ca. 1910 and was the residence of Adolph Lindenberg, father of Mrs. George Rosenberger next door. Lindenberg, saloonkeeper in the Grand Central Hotel and restaurant owner, lived in the house until 1915. A number of residents lived in the house for short periods, including Joseph Hilbe, proprietor of the Golden Rule store; Ferdinand Cebulla, master car builder with the Great Northern Railway; and Rev. Alex F. Malmborg, pastor of the First Baptist Church.

310
Beverly Apartments
1924
SN-SCC-249

The three and one-half story Beverly Apartments are faced with medium brown brick with cream brick detailing. A simple, rectangular box-like structure, the building is comprised of bands of windows arranged singly and in groups of three. Sash is primarily double-hung, 8/1 glazing. Square inset blocks flank a soldier course lintel framing window groupings of one rectangular window flanked by two narrow windows. The central entrance has a tiled porch overhang; upper levels have a Chicago-style window and a patterned-brick rounded arch at the third story. The cornice is comprised of cream brick with patterned brick piers dividing the cornice into five sections.

Constructed at a cost of $125,000 by A.B. Drygas and the Standard Home Building Company of Minneapolis, the Beverly Apartments were owned by the Beverly Holding Company comprised of stockholders Dr. C. S. Sutton, E. A. Barthelemy, Herbert Schmitt and Jacob Gruesom. Schmitt and Barthelemy were among the first residents of the building, which offered 8 one-room, 3 three-room, and 1 four-room apartment on each floor. The one-room units were notable for the inclusion of a "Murphy bed" that closed into a closet. The Beverly Apartments also had a grocery store in the basement and locker rooms for tenant storage. A garage was planned for construction in 1926; it did not appear on Sanborn maps as late as 1945. A modern garage now stands on the rear of the property.

314
McDonald House
ca. 1903
SN-SCC-250

This gable-front two and one-half story dwelling is of wood frame construction and stucco-clad. It has regular, symmetrical fenestration with double-hung sash of 2/2 glazing. A pair of square windows appear in the gable. A one-story porch extends across the facade.

This dwelling apparently replaced an earlier house that stood on the site as early as 1884. City directories show John A. McDonald at this address as early as 1903. McDonald served as mayor of St. Cloud from 1898-1900. Later residents included James R. Jerrard, a printing company president, and Louis Jackson, manager of the St. Cloud Brewing Company.

328
Sullivan House
1903
Charles S. Sedgwick
SN-SCC-252

This large, two and one-half story dwelling is one of St. Cloud's most elaborate cream brick houses. Designed by architect Charles S. Sedgwick in the Colonial Revival style, the house has a wealth of ornament and detailing. The house is of wood frame construction, clad in brick with granite detailing and resting on a granite foundation. The intersecting gable roof is flared at the eaves and has exposed rafters. Recessed gables at the side elevations are faced with fishscale wood shingles. The gable on the facade extends to the edge of the eaves with a false half-timber design.

The asymmetrical facade has a one-story porch sheltering the entry on the north side and a round sunroom with casement windows on the southwest corner. A side entrance is framed by Ionic columns supporting a frieze decorated with floral wreaths. Two-story bays appear on the north and south elevations. Windows are typically double-hung, 1/1, and framed with granite sills and brick lintels. A trio of narrow, segmental-arched windows appear in the attic facade, recessed beneath the decorative gable. A modern but compatible one-story, gazebo addition is at the northeast corner of the house. A one and one-half story carriage house/garage is a modern reconstruction, also constructed of cream brick. Like the house, it has flared eaves, exposed rafters, and fishscale shingles in the gable. A granite wall, also recently built, surrounds the property.

Built for $8,000 in 1903, this house was the residence of State Senator John D. Sullivan and his wife, Elizabeth. Sullivan came to St. Cloud in 1884 and had a long public service career as county and city attorney and in the legislature for two decades. Sullivan's son, Henry, followed him in the legislature and also lived in the neighborhood at 301 and 309 3rd Ave. S.

336
Bethlehem Lutheran Church
1952
Hermanson and Traynor
SN-SCC-254

Designed by Hermanson and Traynor, this church reflects the Modernist movement of the post-World War II era. The sanctuary is located under a steeply-pitched gable roof with low side walls comprised of rectangular stained glass windows. Of wood frame construction, the church is clad in light-colored brick and square, glazed enameled metal panels in the gable ends. A large, wooden cross is mounted on the panels within the facade gable. An education wing was added in the 1960s on the south end of the sanctuary. The church has a large parking lot to the east that covers approximately one-half the block.

Built in 1952, this edifice was the second home of what began as the Norwegian Lutheran Church in 1907. Although they initially shared a church with a German Lutheran congregation, the Norwegians soon purchased a former Congregational church (375 5th Ave. S.) where they remained until the 1950s. This site was purchased in the 1940s and the current building dedicated as Bethlehem Lutheran in 1953. In 1996, Bethlehem Lutheran moved to a new building at 4310 Stearns County Road 137. The Bethlehem Lutheran building on 3rd Ave. S. is now the Hope Covenant Church.

370
Parking lot

This parking lot, owned by First Presbyterian Church, paved over a portion of the wooded ravine.

374
Pattison House
1884
A.E. Hussey
SN-SCC-256

Built in 1884 and designed by A.E. Hussey, this is one of the few cream brick dwellings with Italianate characteristics in St. Cloud. The two-story house has box-like massing with a truncated hipped roof, overhanging eaves, and a centered attic gable. A ca. 1900 photo shows a balustrade centered on the roof, framed by two interior, corbeled cap chimneys. The balustrade has been removed, but the chimneys remain and appear to have lost some of the decorative brickwork. Window openings are narrow and symmetrically spaced, with double-hung sash and 2/2 glazing. They are framed by stone sills and soldier-course lintels. The one-story wood entry porch is supported by four posts with simple brackets and a low balustrade. A one-story bay was originally on the south side of the lower level. It may have been removed with the 24' x 32' addition built in 1988 on the southeast corner of the house. A modern porch extends from the northeast corner. A granite wall, installed ca. 1900 after 4th Ave. S. was graded, defines the yard along the sidewalk.

William Pattison, a native of Scotland, came to St. Cloud with his wife in 1859. He farmed, held offices as a township supervisor and justice of the peace, and was a long-time school board member. The Pattisons moved to this residence in 1884. When constructed, the house was on the south edge of the wooded ravine and was reached by a footbridge as late as 1913. Pattison died in 1907, but the house remained in the Pattison family until the 1950s.

380-390
St. John's Episcopal Church
1971
Hammel, Green and Abrahamson
non-contributing

This church was constructed in 1971 and has won awards for its open-plan architectural design by Hammel, Green and Abrahamson. The building is comprised of two large trapezoidal masses parallel to each other, one at the front of the structure, the other at the rear with a tower. The building is faced in stucco. Window openings on the exterior are minimal. An entry on the south is composed of double-leaf glass doors, flanked by pairs of fixed sash windows. A concrete block wall lines the sidewalk along 4th Ave. S. A parking lot north of the building is accessed from the alley off 4th St. S. and extends to 374 4th Ave. S. The building is non-contributing because of its recent construction date.

St. John's Episcopal Church was founded in 1856 and constructed the first church building in St. Cloud. The congregation erected a frame church on 4th Ave. S. between Sixth and Seventh streets and moved it to the present site at 4th Ave. S. and 4th St. S. in 1864. In 1892, the old building was moved to the rear of the lot for Sunday school purposes and a new granite veneer building was constructed. A new rectory was also built in 1892 on an adjoining lot. St. John's had many of the prominent residents in the neighborhood as members, including families such as mayor and Merchant's Bank President John N. Bensen and his wife Elizabeth, and Henry Otto of Otto Brothers Automobile Co. The 1892 church was used until 1969 when it was struck by lightning and burned. The congregation rebuilt the current modern building on the same site. St. John's remained there until 1996 when continued growth led them to construct a new building at Roosevelt Road and Cooper Ave. S. The former St. John's Episcopal building was sold to University Lutheran Church of the Epiphany.

3rd St. S.

207
Reis House
ca. 1917
SN-SCC-27

This two and one-half story dwelling is a good example of the Craftsman style, most examples of which are bungalows. Of wood frame construction, the house is clad in variegated textured brown brick on the first story and tan stucco on the upper story. It has a gable roof with brackets and exposed rafters at the eaves. A one-story porch on the facade has

a brick base and columns and has been enclosed. The porch supports an open balcony with a closed stucco rail on the upper level. Most windows are double-hung, 1/1, although there is a patterned, transom-style window flanked by two narrow, double-hung windows on the first floor. A contributing garage faced in brick and stucco with a bracketed gable roof is at the rear of the house. The site is adjacent to the Mississippi River.

Located on 3rd St. S., this dwelling and the house next to it abut the rear of the Bishop's Residence. In 1915, this property was purchased by George Reis, superintendent of the H.C. Ervin Mills, at a cost of $4,153. The site, referred to as the Carver property, had been owned by the school district with the intention of building a high school there. It is unclear how large this property was; Sanborn maps show it included the site of 213 3rd St. next door and may also have included 224 3rd Ave. S., although that parcel was split off for construction purposes. The Reis house was constructed ca. 1917 and Reis remained there until his death in the 1950s. This house then became a rental property. It is now owned by the Diocese of St. Cloud.

213
Rosenberger House
ca. 1937
SN-SCC-28

This one and one-half story Tudor Revival dwelling is one of several built in the Southside neighborhood in the late 1930s. It is of wood frame construction faced with tan, textured stucco. It has a steeply pitched, gabled roof, with dormers on the east and west elevations. A projecting entry porch is offset within its own gable. An endwall fireplace is located on the west elevation. Windows are double-hung, 6/1, and grouped in three and paired on the facade. A non-contributing, flat-roofed, three-car garage has recently been attached to the house on the west side.

It is likely that this house was built by the Reis family which owned the property and built the house next door at 207. The first resident in this house in 1937 was Ralph H. Rosenberger, director of education at the State Reformatory. Rosenberger, one of the 11 children of Mr. and Mrs. George L. Rosenberger (222 4th Ave. S.) remained in the house into the 1940s. By the mid-1950s, Anna B. Reis (widow of George, 207 3rd St. S.) moved in and was listed as the owner through the 1960s. The property is now owned by the Diocese of St. Cloud.

210
Highbanks Apartments
ca. 1967
non-contributing

This three-story apartment building is constructed in a U-shape around a courtyard facing the Mississippi River. The flat-roofed building is faced in variegated light brown brick. The west side of the building is defined by a series of large shallow arches; the two end arches surround fixed sash windows and a single-leaf glass entry door. Apartments in the building face the river on the east and openings on the west are confined to the entries. There are two wood frame, multi-garage buildings on the west side of the building.

The apartments were built on land that appeared vacant in the twentieth century, except for a house (behind 314 3rd Ave. S.) that stood where one of the garages is now located. When built in the 1960s, the building contained 33 apartments. Among the first residents was the well-known St. Cloud architect Louis C. Pinault, who designed the nearby Bishop's Residence and numerous commercial, academic and civic buildings. Other early residents included a number of faculty members at St. Cloud State, teachers, and retired persons.

Ramsey Place

201
Neide House
ca. 1915
SN-SCC-429

This two and one-half story Prairie style house is one of several along Ramsey Place built in the 1910s and 1920s. The house is of wood frame construction, faced with variegated dark brown brick on the first story and smooth tan stucco

on the upper level. Although similar in massing to an American Foursquare with a wing on the east side, the horizontal emphasis of the fenestration and wide, overhanging eaves give the dwelling its Prairie emphasis. Windows are double-hung, 1/1, and often paired or in groups of three. A central entry porch has a hipped roof and stepped brick piers. In 1977, an addition and rear deck were added to the dwelling. A new garage, faced in stucco and with a hipped roof with dormers, is also on the site. The house has a wide side yard overlooking the Mississippi. The house is one of the Prairie and Craftsman dwellings with similar setbacks, massing, and styles that complement each other in this block.

According to city directories, the first residents of this dwelling were Harold R. and Clara Neide, who lived here from 1916 to 1930. Neide came to St. Cloud in 1894 and worked as the general agent for the Great Northern Railway. In 1925, Neide apparently decided to build a house next door and secured a building permit for 205 Ramsey Place.

205
House
ca. 1926
SN-SCC-430

A two-story Craftsman house, this dwelling is of wood frame construction faced in stucco with wood shingles in gable ends. It has an unusual jerkinhead gable roof with exposed rafters and brackets and a jerkinhead dormer on the east side. The massing is typical of a front-facing gable house with a sunporch extension on the east elevation. Windows have double-hung sash, 1/1, and are paired or tripled on the facade. The entry is sheltered by a Craftsman-style gable roof with exposed eaves and supported by square columns. A ca. 1926 one-story, front-facing gable garage clad in stucco also contributes to the site. The house is one of the Prairie and Craftsman dwellings with similar setbacks, massing, and styles that complement each other in this block.

This $3,500 dwelling was apparently built by Harold R. Neide of 201 Ramsey Place, who secured a permit in 1925. The house was probably rented into the 1950s, with at least eight different residents in those years.

211
Bemis House
ca. 1913
SN-SCC-432

This two-story Craftsman dwelling is wood frame clad in stucco. It has a front-facing gable roof with wide overhanging eaves and flared vergeboards. A one-story open porch with an enclosed stucco rail and simple columns runs across the facade. Windows have double-hung sash, 3/1 glazing. The house is one of the Prairie and Craftsman dwellings with similar setbacks, massing, and styles that complement each other in this block.

This dwelling had a number of residents from its ca. 1913 construction until 1935. In 1935, Clifford O. Bemis, chairman of the St. Cloud State College math and science division, moved into the house and remained until his death in 1962. Bemis was also known for his long service as chair of the City's Park and Recreation Board, from 1934 until 1962.

215
Milne House
ca. 1913
SN-SCC-433

This two-story dwelling has a hipped roof and is of wood frame construction, faced in stucco. The stucco exterior, wide, overhanging eaves and horizontal emphasis in fenestration all mark the dwelling as an example of the Prairie style. Windows have double-hung sash, 3/1 glazing and are often paired or in rows as in the two-story sunporch wing on the east elevation. The small, enclosed entry porch has a hipped roof. A one-story addition was built on the west side and rear of the house in 1983. The house is one of the Prairie and Craftsman dwellings with similar setbacks, massing, and styles that complement each other in this block.

Robert Milne, owner of the Union Granite Works in East St. Cloud, resided in the house from 1913 until his death in 1931. Later residents included John R. McCrory, an instructor at the State Teachers College, and Michael F. Murray, a manager of the Fritz Cross Company.

206
Hall House
1951
Carl Humphrey
SN-SCC-431

This 1951 dwelling was designed by architect Carl Humphrey of Wayzata, Minnesota, in a modern rendition of the Colonial Revival style. Built in an L-shape, it is faced in white painted brick. Quoins define corners of the two-story house with segmental arches over French door-style windows on the lower level that reflect French country detailing. Upper level windows are multi-paned casements. There is a wood shingled, hipped roof and an exterior endwall chimney. An attached garage is located in the L; the overhanging garage eave on the north side forms a covered walkway to the front door of the house. The east side of the house overlooks the Mississippi River.

Built on what had been part of the Clarke estate, this house was constructed in 1951 for Lawrence and Margaret Hall, both members of prominent St. Cloud families. Lawrence Hall was one of ten children of German immigrant Mathew Hall, who established the Mathew Hall Lumber Company. Lawrence Hall received a law degree from Georgetown University and served in the Minnesota Legislature from 1935 to 1949 and as Speaker of the House from 1944-49. He later became an influential lobbyist and chairman of the Airports Commission from 1935 until 1972. Hall married Margaret Sullivan, daughter of his fellow legislator, John Sullivan, in 1936. After their marriage Lawrence and Margaret lived in the John Sullivan house at 328 4th Ave. S. until construction of this house.

4th St. S.

105
Clark House
1923
SN-SCC-270

This two-story Colonial Revival dwelling is of wood frame construction clad in clapboard. The Colonial Revival style encompasses both the Georgian Revival and Adamesque Revival; this house most resembles the simplicity of the Adamesque Revival. The plan is a simple, rectangular block with a wing to the east, and a side-gabled roof. Fenestration is symmetrical with a central entry and paired windows with double-hung sash, 6/6 glazing. Red shutters flank all windows on the facade. The single-leaf entry is flanked by sidelights and a fanlight. The entry portico has a gable roof supported by two square posts.

Edward E. Clark built this house in 1923 for $20,000. Clark's father, William T. Clark, worked for Nehemiah P. Clarke's Bridgman Lumber Co. before establishing the Clark Lumber Co. in the 1890s. Edward took over the business upon his father's death in 1913 and managed it until his retirement and sale of the business to the Robertson Co. in 1929. Clark and his wife resided at 321 4th Ave. S. prior to construction of this house. Clarke died in 1939 and his widow remained in the house until the late 1940s. It is now the Theta Chi Fraternity.

201
Weber House
ca. 1926
SN-SCC-271

The Weber House is significant as one of the few Prairie style dwellings in St. Cloud. While other houses show Prairie detailing, few have the horizontal massing, flat roof, and bands of windows that distinguish the Weber House. The two-story house is wood frame clad in stucco, with a one-story sunporch on the east elevation. It has a simple, extended cornice with a stucco parapet. A horizontal band mimics the cornice and divides the first and second stories; similar smaller bands accent the lower level of the two-story projecting entry. Fenestration is symmetrical with groups of three double-hung, 4/1 windows on the second story, and a large square window flanked by two double-hung

windows on either side of the entry. The door is recessed within the projecting entry bay; it is single-leaf, multi-paned glass and flanked by multi-paned sidelights. A low cement wall defines the property edge at the sidewalk.

This dwelling was built for Otto L.E. Weber, vice-president and general manager of the Watab Paper Co. Weber and his wife remained until 1940-41 when Dr. Philip L. Halenbeck moved into the house. Halenbeck came to St. Cloud in 1928 and was prominent as a physician and philanthropist in the city. He established scholarships at St. Cloud State and Halenbeck Hall was named in his honor in 1964. He sold the home to the Lutheran Campus Ministry in 1963.

1st Ave. S.

375
Young House
ca. 1942
SN-SCC-219

This one and one-half story Colonial Revival dwelling is wood frame sheathed in wood shingles. A small version of Colonial Revival, this style is most commonly known as a Cape Cod. The house takes advantage of its site with a tuck-under garage on the east side and a screened porch atop the garage with views of the Mississippi River below. The dwelling has an intersecting gable roof with a dormer. The entry is sheltered under a cutaway porch supported by a heavy bracket. Windows are double-hung, multi-paned, with a grouping of three on the facade. Since the house west of it has been replaced by an asphalt parking lot, this dwelling is a remnant of a residential street that has been overtaken by University uses. Despite its isolation from other residences, the house is in a very attractive location because of its river views.

This dwelling was occupied by Bernard R. and Maurine Young of Young Insurance Agency from its construction ca. 1942 into the 1960s.

396
Newman Center
1965
(not surveyed)
non-contributing

The Newman Center is a flat-roofed, rectangular building of variegated brown brick and concrete. A one-story wing extends north and a one-story concrete entry wing to the south. Concrete beams extend beyond the walls like giant eaves, framing bands of windows just below the roof line. The building is non-contributing because of its recent construction date.

Built in 1965, the Newman Center replaced a dwelling constructed ca. 1918 that was the home of Homer A. McKenzie from 1918 to 1930. David S. Megarry, a road contractor, remained in the house until it became Newman Hall in 1956. Newman Hall provided a chapel and meeting place for Catholic students. The house was replaced with this building and given status as a parish church.

402
Brower House
ca. 1925
Clarence Johnston, Jr.
(not surveyed)

This Tudor Revival dwelling is a two-story, side-gabled dwelling clad in fieldstone and stucco with mock half-timber detailing. It retains the original slate roof. A gabled, shallow projecting overhang has a trio of multi-paned fixed sash windows with square transoms and shelters the first story central entry. The round-arched entry has a wood door with a small rectangular window covered by a grill. A glass pendant lamp suspended by wrought-iron brackets attached to the overhang lights the entry. All other visible windows are multi-paned casements. A secondary entrance is located at the north end of the facade, sheltered within a stone entry porch with a shed roof. Built below the level of 1st Ave. S., the house has a low fence of four stone piers supporting wrought iron sections at the sidewalk level. Stone steps lead down

to the central entrance. A modern wood ramp has been built for accessibility; it has an open rail with simple square balusters and squared posts and a gate at the north edge of the property. The house overlooks the Mississippi on the east (rear) side. According to Gebhard and Martinson's Guide to the Architecture of Minnesota, the house was designed by Clarence Johnston, Jr.

This Tudor Revival dwelling was built to carefully resemble the original English style according to the wishes of owners Mr. and Mrs. Ripley B. Brower. Brower was a distinguished attorney and served as a senator in the Minnesota Legislature from 1898 until 1905 and as city attorney from 1916 through 1928. The Browers previously lived at 385 3rd Ave. S. from 1903 until moving to this residence. The Browers were succeeded in the house by Albert P. Baston, owner of Bert Baston Motors, later Baston Chevrolet. The house became the Newman Center Rectory in 1965 when the Newman Center was built next door.

374
WPA Granite Wall
ca. 1938
SN-SCC-218

This granite safety wall is built of large gray granite blocks with white mortar. According to City staff, this wall is 49 feet long, 2.2 feet high and 1.9 feet wide. Walls like this one were built as safety walls at the ends of streets that terminated at the Mississippi River.

This wall is one of approximately 29 stone walls built in St. Cloud by the Works Progress Administration (WPA) during the late 1930s. In 1935, between 40,000 and 45,000 Minnesotans were employed under the WPA. Projects in St. Cloud in addition to the granite walls were the remodeling and addition to St. Cloud Technical High School, the athletic stadium for St. Cloud State (Selke Field), improvements at Lake George and other work. The WPA tried to use local materials where possible and in St. Cloud, they took advantage of waste granite to construct the safety walls such as the ones at 1st and 2nd Aves. S.

2nd Ave. S.

ca. 391
WPA Granite Wall
ca. 1938
SN-SCC-222

This granite safety wall is built of large granite blocks and is approximately 64 feet long, 2.9 feet high and 2 feet wide according to City staff. Walls like this one were built as safety walls at the ends of streets that terminated at the Mississippi River.

This wall is one of approximately 29 stone walls built in St. Cloud by the Works Progress Administration (WPA) during the late 1930s. In 1935, between 40,000 and 45,000 Minnesotans were employed under the WPA. Projects in St. Cloud in addition to the granite walls were the remodeling and addition to St. Cloud Technical High School, the athletic stadium for St. Cloud State (Selke Field), improvements at Lake George and other work. The WPA tried to use local materials where possible and in St. Cloud they took advantage of waste granite to construct the safety walls such as the ones at 1st and 2nd aves. S.

ca. 391/393
Thomas Campus Apartments
ca. 1975
non-contributing

This twelve-unit apartment complex is a three-story, rectangular building with a flat roof. It is faced in brown brick and plywood insets around slider windows. The upper story is faced with mock-mansard style shingles. There are entries on the east and west elevations of the building; each is sheltered with a flat metal roof.

The building is located on the same parcel as 393 2nd Ave. S., a house with massive remodeling that has been converted to student housing. A roof connected to both buildings shelters side entries between the two buildings on the west elevation. The entire west yard of the building has been paved for parking. It appears that this building was constructed in the side yard of 393 2nd Ave. S., where it abuts the edge of the wooded ravine.

393
House
ca. 1910

This two and one-half story dwelling has a hip-and-gable roof and retains some characteristics of a Colonial Revival dwelling. It has suffered major alterations including a large, rectangular addition on the west elevation, asphalt siding, replacement of all windows with modern sliders, and truncation of the porch on the facade. This building is located on the same parcel as ca. 391 2nd Ave. S., a modern, 12-unit apartment building. A roof connected to both buildings shelters side entries between the two buildings on the west elevation. The entire west yard of the building has been paved for parking. Despite the major alterations to the building, it retains the overall massing of the houses along 2nd Ave. S.

When constructed ca. 1910, this dwelling was in the former back yard of the Josiah West house at 395 2nd Ave. S. The first residents at this address were Fred Speechly, a manager at Northwestern Telephone Co., and his retired father, George C. Speechly. Don A. Freeman, manager of St. Cloud Paper and Supply Co., lived in the house in the 1920s.

395
West House
ca. 1888
SN-SCC-225

This two and one-half story Queen Anne dwelling is one of St. Cloud's earliest cream brick residences. With its complex massing, hip-and-gable roof, heavy cornice and Italianate detailing, the house displays high style characteristics somewhat unusual for the cream brick houses. As the earliest house in the area, the West house sat on the south side of the ravine with no other dwellings to the east or adjacent to it for at least a decade. The asymmetrical facade is dominated by a projecting gable with a two-story bay window accented by panels beneath each window. Brackets and dentils support the cornice above the windows at each level of the bay. The double-leaf entry is surmounted by a transom and sheltered by a one-story L-shaped porch that encloses the south elevation. The porch is supported by Tuscan columns; a small pediment accents the entry. Other window openings are framed with a brick soldier course and granite sills. The house rests on a granite foundation. There is a patterned chimney with a corbeled cap. The house has been altered with the addition of a fire escape on the south elevation and a rebuilt porch base with wrought iron railing. The house suffered a fire in late 1998 that damaged the interior. It retains its massing and the exterior character that mark it as one of St. Cloud's most significant houses both historically and architecturally.

This dwelling was built ca. 1888 for one of St. Cloud's most prominent early citizens, Josiah E. West. An Ohio native, West came to St. Cloud in 1855 and operated a variety of businesses. He served under General Sibley in 1863, then fought in the Civil War. West built a number of buildings in the city, including the West House hotel and the dam across the Mississippi that provided power for lighting and the street railway. West served as city postmaster from 1869-1886 and 1890-1894. After West's death in 1911, the home was the residence of Ralph Olson, president of First National Bank, prior to his move to 397 3rd Ave. S. Later Don A. Freeman, manager St. Cloud Paper and Supply Co., (previously at 393 2nd Ave. S.) moved into the house in the late 1920s.

394
Grinols House
ca. 1900
SN-SCC-224

This two and one-half story dwelling reflects the late Queen Anne style through its massing and hip-and-gable roof. It has a two-story bay on the south and a one-story porch with a truncated hipped roof and pediment over the asymmetrical entry. The porch is now enclosed. Windows are double-hung, 1/1 glazing. The house is clad in asbestos siding.

The first residents of the house were apparently Clinton D. and Elizabeth Grinols. Grinols was a graduate of St. Cloud State and participated in a variety of business enterprises, operating the Grinols Co., dealers of farm implements and fuels by the mid-1890s. He served as postmaster of St. Cloud from 1906 to 1915. Grinols left by 1906 and was followed by a variety of residents until 1925 when Harold W. Riley, president of St. Cloud Guaranty Trust Co., moved in and remained for two decades.

396
Bunnell House
ca. 1900
SN-SCC-226

This two and one-half story dwelling reflects late Queen Anne styling through its irregular massing and hip-and-gable roof. The facade has a one-story porch supported by Tuscan columns, that curves around to the south side of the dwelling. The house is of wood frame construction, clad in clapboard. Windows are double-hung, 1/1 glazing. Although there has been some updating to the dwelling, it retains its character, largely due to the porch and its balustrade.

This house was the residence of Charles S. and Sarah Bunnell from its construction to approximately 1945. Bunnell worked as a bookkeeper for lumber dealer and stock raiser N.P. Clarke, and later as manager of Clarke's estate. After Bunnell's death, his wife and daughter remained in the house.

398
Enright House
ca. 1902
SN-SCC-227

This two-story dwelling reflects Neoclassical styling with its front-facing gable, gable returns and one-story gabled porch and corner pilasters. Window openings are rectangular, with double-hung sash, 1/1 glazing. The house is of wood frame construction, clad in clapboard.

The first residents were James C. and Caroline R. Enright. Enright was general manager of the Tileston Milling Co. and left the home after 1907. From 1908 to approximately 1916, Richard L. Spiering, builder and manager of the St. Cloud gas plant, resided in the house. He was succeeded by physician and first medical director of the Veteran's Administration Hospital, George D. Rice, from 1918 to the 1930s.

Highbanks Place

3
Pelley House
ca. 1942
SN-SCC-415

This Colonial Revival dwelling reflects the variety of the style being built by the 1940s. It is a two-story building of wood frame construction clad in wide lap siding on the upper projecting story and brick on the lower story. The fenestration is symmetrical, with double-hung, 8/8 windows with green shutters. The central entry is framed by sidelights and sheltered with an awning supported by wrought iron rods. There is a gabled roof and an end-wall chimney. A screened porch with a balcony on the second level extends from the east side of the house. An attached one-car garage is located on the west elevation and is entered from 3rd Ave. S.

The original owners were Lloyd and Genevieve Pelley. Pelley, a sales manager at Northern States Power, died in 1955; his wife remained in the house into the 1960s.

9
Flanagan House
1926
Nairne Fisher
SN-SCC-417

This two and one-half story Tudor Revival dwelling is of wood frame construction faced in stucco with false half-timber detailing and a projecting granite-faced entry. It has a steeply pitched, intersecting gable roof covered with asbestos shingles. Windows are often grouped and have double-hung sash, 6/6 glazing. The entrance is sheltered with an awning supported by iron rods. There is a stucco retaining wall along the driveway with steps at the corner of the driveway leading to the walk and entry. A matching stucco garage also contributes to the property.

The Flanagan house was the first built on Highbanks Place and one of several intact Period Revival dwellings on the street. Designed by architect Nairne Fisher and built by contractor Paul J. Pappenfus, the house's first owners were B. H. and Anna M. Flanagan. Flanagan managed the J.C. Penney store in St. Cloud until 1933. The Flanagans were succeeded in the house by Frank E. Murphy by 1947. Murphy managed the Coca Cola Bottling Company and served as Stearns County Civil Defense Director from 1960 to 1969.

6
Himsl House
1929
SN-SCC-416

This one and one-half story Tudor Revival dwelling is of wood frame construction with a stone and stucco exterior. False half-timbering appears on the stuccoed second level. There is a steeply pitched, intersecting gable roof covered in asphalt shingles. A central projecting, gabled entry has a rounded-arch doorway. Most windows are paired and have double-hung sash, 6/6 glazing. A one-car, detached, stucco garage also dating to the period is at the rear of the property and accessed from 3rd Ave. S.

Built for $8,000, this Tudor Revival dwelling is one of several intact examples of the popular residential style built on Highbanks Place in the late 1920s. The house abuts the north edge of the ravine. The original owners were Herbert and Barbara Himsl. Himsl served as State Fire Marshall and Fire Inspector from the mid-1930s to 1944. The next owner was John L. Rivard, president and manager of Bankers Certified Service, Inc.

32
Merryman/Flanagan House
1935
SN-SCC-423

This one and one-half story Tudor Revival dwelling is of wood frame construction faced in multi-colored red, brown and light brown brick with false half-timber detailing. It has a steeply pitched, intersecting gable roof covered in slate. A two-story tower with conical roof contains a rounded-arch entrance. Windows are multi-paned casements, often paired. A flat-roofed, two-car garage is located on the west rear of the dwelling and appears to be original. Brick entry steps are located at the front of the lot.

This dwelling is one of the most creative and unique Period Revival houses in Highbanks and exhibits high-quality design. It was noted as among the most expensive houses built in 1935 ($10,000) and one of only 31 houses built in the city in that depression year. It is sited on the north edge of the ravine. The original residents were Sidney T. and Susan Merryman; he was employed by Northern States Power. The Merrymans were succeeded by 1950 by B. Howard and Genevieve Flanagan. A son of Bulus H. Flanagan (9 Highbanks Place), B. Howard was a founder of Stearns Manufacturing Co., which produced recreational and commercial water safety products.

37
Fisher House
1930
Nairne Fisher
SN-SCC-425

This one and one-half story Tudor Revival dwelling is of wood frame construction faced in brown brick. It has a steeply pitched, intersecting gable roof with asbestos shingles. A two-story tower with conical roof contains a rounded-arch entrance. Windows are paired, multi-paned casements. An attached, one-car garage is at the north end of the dwelling; it has a gabled second story with a small dormer. A slate sidewalk leads to the entry.

Built for $10,000, this house is one of the most creative and unique Period Revival dwellings in Highbanks and exhibits a high level of design quality that has been well preserved. The dwelling is sited on the bluff of the Mississippi River. The original owner was St. Cloud architect Nairne Fisher, who designed dwellings in St. Cloud including the 1926 Flanagan House at 9 Highbanks, and buildings such as the Northern States Power Building, Garfield School, Cathedral High School, and the Church of St. Mary. Beginning in 1950, the house was the residence of Milton J. Eich, one of the several generations of the Eich family that operated Eich Motor Company, a century-old business in St. Cloud.

45
Gelz House
1927
SN-SCC-426

The two and one-half story Tudor Revival dwelling is of wood frame construction with a smooth stucco exterior detailed with brick and false half-timbering. It has a steeply pitched, intersecting gable roof clad in slate. The house has a complex massing, with a projecting, two-story, front-facing gable housing the entry. A simple, decorative hood made of copper shelters the single-leaf entry. Windows are multi-paned casements, with an unusual grouping of three stepped windows in the center of the facade. A one-car attached garage is on the north elevation.

With its back yard on the Mississippi River, this dwelling is one of several Period Revival dwellings built in Highbanks in the late 1920s that exhibit high quality design and preservation. The first owners were John and Catherine Gelz; Gelz was a physician (eye, ear, nose and throat specialist). Later residents included Robert G. Herberger, president of Herberger's department store, and after 1950, Myron C. Johnson, president of Cold Spring Brewing Co.

22
Libert House
1927
SN-SCC-421

This two and one-half story Tudor Revival dwelling is of wood frame construction with a smooth stucco exterior and false half-timbering. The steeply pitched, intersecting gable roof is clad in slate. The facade presents a complex mix of projecting gables around a central entry with a rounded-arch entrance defined by brown granite. Windows are primarily double-hung, 4/4 glazing and are tripled on the lower level and paired on the upper level. A stucco, two-car garage constructed in 1984 is attached to the house.

This dwelling is one of several Period Revival houses built in Highbanks in the late 1920s that exhibit high quality design and preservation. The house is sited on the north edge of the ravine. The original owner and resident until his death in the 1950s was Dr. J.N. Libert, a physician in the city since 1921 and Stearns County Coroner. Libert was succeeded in the home by his son, Harvey J. Libert.

53
Bruning House
1930
SN-SCC-428

This two-story Spanish Revival dwelling is built of wood frame construction with a smooth, white stucco exterior. It is distinguished by its hipped, red ceramic tile roof. There is a central entry with a rounded arch outlined in brick. The rounded-arch motif is repeated in a decorative, projecting wing that extends from the entry and in a secondary entrance. Original windows appears to be multi-paned casements. On the lower level, flanking the end wall chimney, are a pair of multi-paned casement windows enclosed by iron railings. Other decorative iron railings appear on the chimney and on the decorative projecting wing. A one-story, flat-roofed garage with a parapet is attached to the north side of the dwelling; it has been augmented with another bay that is modern but compatible with the older bay.

Built for $7,000 in 1930, this Spanish Revival dwelling is one of several Period Revival houses built in Highbanks that exhibit high quality design and preservation. It is one of the best examples of Spanish Revival style in St. Cloud. This house is sited on the bluff of the Mississippi River. Original owner and long-time resident of the house was Otto J. Bruning, a longtime downtown drugstore owner.

19
Enderle House
1931
SN-SCC-420

This two and one-half story American Foursquare dwelling is faced in rough textured stucco and brown brick. Detailing includes false half-timbering and brick quoins. The facade has a projecting entry porch with heavy brackets and bargeboards supporting a gabled roof. The single-leaf entry has a decorative, rounded-brick arch. There is a shallow, four-window bay on the lower level. Windows are double-hung, 3/1 in the bay, 4/1 on the upper level. The house has a hipped roof with a dormer that appears to have its original square windows. There is an attached one-car garage on the west elevation. A one-story 1979 addition on the east elevation follows the stucco and brick pattern of the original building and has an exterior endwall chimney.

A rather late example of the American Foursquare, this dwelling is unusual because its detailing also reflects other styles. The entry porch has Craftsman overtones in the brackets and bargeboards; the quoins and bay windows resemble the Period Revival styles popular by 1931. This dwelling was built for $9,800 for Cressie (Cresentia) and Clara Enderle, who operated C.M. Enderle and Co., a millinery business. Cressie Enderle remained in the home until the 1960s and died at age 97 in 1968.

14
Grosse House
1926
SN-SCC-418

A two and one-half story version of the Colonial Revival style with a gambrel roof, this dwelling is of wood frame construction with wide lap siding. It has a symmetrical facade with a central gabled entry porch supported by Tuscan columns. The single-leaf entry is framed by sidelights. Windows are paired, double-hung, 6/1 glazing and framed with wood shutters and window boxes on the facade. Quarter-round lights flank the exterior chimney on the west elevation, with a half-round light on the east elevation. A one-story sunroom with a wood balustrade on the second level is located on the west elevation. There is a one-car, detached frame garage with wide lap siding at the rear of the lot.

This $7,000 dwelling is the only example of the gambrel roof version of Colonial Revival style in Highbanks. This house was built for Leo M. and Leonore Grosse, owners of L.M. Grosse Electric Company, in 1926. The St. Cloud Daily Times (12/31/26) described the new Grosse residence as "entirely modern and is equipped with electric refrigeration, hot water heat and private telephone system between the first and second floors. The walls are finished in Tiffany, ivory and mahogany and all electric fixtures are arranged to carry out the Dutch style of the outside. There are over 125 electric outlets in the home."

33
Richter House
1932
SN-SCC-424

This two-story Colonial Revival dwelling is of wood frame construction with a wood shingle exterior. It has an intersecting gable roof with an unusual two-bay garage encompassed within a projecting gable that encloses living space over the garage. There is a central entrance framed by a simple pediment lined with dentils. Windows are double-hung with 8/8 glazing, framed with shutters.

This dwelling is an example of the Colonial Revival dwellings built in the 1930s and represents a trend toward simplicity in house construction, contrasted with the elaborate details prominent on the Tudor Revival dwellings also being constructed at the time. Built for $6,600, this house was owned by attorney Charles H. Richter from its construction through the 1960s.

15
Brower House
1951
SN-SCC-419

This 1951 ranch house is of wood frame construction with a brick and vertical wood siding exterior. It is built with a projecting gable forming an L-shape on the west end. A recessed entry porch is supported by simple wood posts with brackets. Windows are double-hung, 8/8 glazing, except for a picture window on the facade. Limestone entry steps lead up from the sidewalk. There is an attached garage on the rear of the dwelling.

This ranch home was one of three post-war houses built on Highbanks. All three adopted the newer ranch or modern style, with one-story, horizontally emphasized houses. This dwelling was built for Mrs. Ripley (Jennie) Brower. Brower was a state senator from 1898 until 1905 and served as city attorney from 1916 through 1928 and 1932-1936. The Browers previously lived at 385 3rd Ave. S. from 1903 to 1923, then at 402 1st Ave. S. Brower died in 1942. Mrs. Brower remained until 1962 and was succeeded in the house by Mrs. Bess Megarry, widow of Charles Megarry, owner of Megarry Brothers construction company.

50
Pickard House
ca. 1957
SN-SCC-427

This one-story, ca. 1957 ranch house is of wood frame construction with a vertical wood siding exterior. The plan is L-shaped, with the garage forming much of one wing. A recessed entry porch leads from the garage. Sliding windows have multi-paned insets and are framed with shutters.

This ranch home is one of three post-war houses built on Highbanks. All three adopted the new ranch style with one-story houses with a horizontal emphasis. This house is sited on the north edge of the ravine. It was built for Frank and Sue Pickard, president and owner of Pickard Motor Co., a longtime business in St. Cloud. The Pickards remained here until the 1970s.

25
Schilplin House
ca. 1958
SN-SCC-422

This low-slung, ca. 1958 contemporary ranch house is a one-story wood frame dwelling clad in tan brick and vertical wood siding. It has a shallow-pitched roof covered with tar and gravel. Windows are banded with single panes of glass. The chimney and entrance screen reflect the horizontal emphasis of the house and post-war style.

The last house built on Highbanks, the Frederick C. and Mildred Schilplin residence is a modern, more contemporary dwelling than the other two ranch houses built on the street in the 1950s. The house is sited on the bluff of the Mississippi River. It was built for Schilplin, president of the Times Publishing Co. Schilplin followed his father Fred Schilplin, who began working at the Times in 1888 and eventually became publisher. The senior Schilplin died in 1949, and his son succeeded him in the business. Frederick C. Schilplin also was president of the Security Blank Book and Printing Co. and on the board of directors of the First American National Bank.

City of St. Cloud
Heritage Preservation Commission
Local Historic District Nomination Form Continuation Sheet

7. Statement of Significance

Areas of Significance:
        A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city of St. Cloud;
        B. Its embodiment of a distinguishing characteristic of any architectural type, period, form, or treatment in the city of St. Cloud;
        C. Its identification with a person or persons who significantly contributed to the culture and development of the city of St. Cloud.
        (St. Cloud Heritage Preservation ordinance)

Related St. Cloud Historic Contexts:
        Transportation
        Commerce
        Religion
        Agriculture and Industry
        Granite
        Government
        Cultural Development
        Residential Development

Period of significance: 1880-1960

Bird's Eye View of the City of Saint Cloud, 1869.

Statement of Significance:

St. Cloud's Southside Neighborhood Historic District is significant under Heritage Preservation criteria A, C, and D. St. Cloud's Southside Neighborhood Historic District represents one of the first established areas in the city that was wholly devoted to residential development. Its strategic location and beautiful riverside setting helped it become the city's most exclusive residential area, attracting the community's business, civic and professional leaders from the 1880s to the mid-twentieth century. The community leaders who made their home in the southside neighborhood built their residences in the popular architectural styles of the day, styles that changed over time and left the neighborhood with some of the best examples of architectural fashion in the city for three-quarters of a century.

The Southside Neighborhood Historic District is significant under St. Cloud Preservation Ordinance criteria A, because of its character, interest, or value as part of the development, heritage, or cultural characteristics of the city of St. Cloud.

The southside neighborhood developed as one of the first established districts in St. Cloud that was wholly devoted to residential development. Beginning in the 1880s, the neighborhood reflected a stage of development in which St. Cloud grew out of its early pioneer period focused on transportation connections and took on the appearance and character of an industrial, service and marketing center for Central Minnesota. Unlike many close-in residential neighborhoods, particularly those built up in the late nineteenth century, the southside neighborhood retained much of its residential character rather than giving way to business or industrial expansion.

The 3rd Avenue corridor of the southside neighborhood was part of Middle Town, one of three settlements that comprised the early platting of St. Cloud. Upper Town and Lower Town were separated from Middle Town by two great ravines that flowed to the Mississippi. Middle Town was platted in 1854 by Maine native John L. Wilson, who had come to the state to construct flour mills. In 1853, he purchased approximately 300 acres of land for a price of $100, and it became the basis of his townsite. Wilson named his town St. Cloud, in honor of one of Napoleon's summer palaces on the Seine River.[1]

Among the first residents of Middle Town in 1855 were about 50 German Catholic families led by John W. Tenvoorde. Many of them were merchants and trades people, who received free lots from Wilson in exchange for a promise to build on them. The Germans in Middle Town attracted other German settlers, a population that other non-German shopkeepers wanted to attract as well. As a result, the business district began to develop in Middle Town by the late 1850s. In 1856, the three settlements united, and took the name of Wilson's plat, St. Cloud.[2]

St. Cloud prospered in the late 1850s and 1860s, based on transportation development by the Burbank brothers, who hauled goods for the fur trade and operated stagecoach lines. This prosperity enabled the community to grow and attract railroad connections in 1866. By 1874, St. Cloud had approximately 3,000 people and developing industries, including a granite quarry, planing and saw mills, and a foundry.[3]

The 1869 *Bird's Eye View of St. Cloud*, drawn by A. Ruger, shows the extent of development in the post-Civil War era.[4] The north and south ravines, the early plat boundaries, were still prominent, with the southern one connecting Lake George with the Mississippi. A footbridge provided a crossing at 3rd Ave. S. and 6th Ave. S.; wagon bridges were at Washington Ave. S. (5th Ave. S.) and 8th Ave. S. The northern ravine was bridged at Richmond Ave. (6th Ave. N.) It is clear that Washington and St. Germain had become the core of a densely settled business district. Business buildings appeared to line Washington south to the ravine. A wagon bridge crossed the river at St. Germain in 1868; a railroad bridge would be built several blocks north in 1872.[5]

By 1869, a few houses were located west to the 12th Ave. N. vicinity and north to approximately 7th St. N. The greater amount of housing and certainly largest area platted for development was south of the business district. The area of the historic district, east of Washington and south of St. Germain to the ravine, was then primarily scattered residential. The Union School building stood at the corner of Percy Ave. (4th Ave. S.) and Chapel (3rd St. S.) At this time, none of the houses appeared to be grand; most were standard wood-frame dwellings with front-facing gables. A large tract south of Forrest St. (Ramsey Place) from Wells (3rd Ave. S.) to the river was known as the Pine Garden picnic grounds and had no houses.[6]

By 1869, the southside neighborhood was convenient to the business of downtown, but also accessible to the State Normal School and the churches located south of the ravine. Through the 1870s and 1880s, St. Cloud left its pioneer beginnings and developed into a transportation, commercial and industrial center for Central Minnesota. The early railroad connections expanded, the quarry business began to identify the city, and businesses grew to service a rapidly developing agricultural hinterland that filled up with farmers in the late nineteenth century. By the 1880s, St. Cloud began to focus on modern development: the first gas lamps appeared on public streets in 1883 and were replaced by modern electric lights five years later; the first horse-drawn street cars appeared in 1887 and were replaced with electric cars by 1891.7

The growth in the city forced land use changes as well. As commerce became more dense downtown, successful merchants and professionals moved to houses away from their business. Residential neighborhoods began to be separated from downtown, rather than intermixed as in the earlier years. The southside neighborhood, with its convenience to downtown and proximity to the Mississippi River bluff, became popular early on and provided a bridge to areas developing farther south.

The southside neighborhood also set a social standard for development after the construction of several large mansion-type dwellings in the 1880s. One of the early elaborate dwellings was the Burbank-McKelvy house at 202 3rd Ave. S., a yellow brick Italianate villa with a rooftop belvedere that stood until the 1970s. Built in 1863 by transportation magnate Henry C. Burbank, it was later the residence of Judge McKelvy. Two McKelvy daughters still lived there until it was torn down for the approach to the DeSoto bridge in the 1950s, leaving a grand front yard for the Bishop's Residence.8

A two-story, brick Italianate dwelling stood at 300 3rd Ave. S. beginning in the 1880s, first the residence of State Supreme Court Judge Loren W. Collins and attorney James W. Bennett after 1906. This house was razed in the 1930s and replaced by a 1951 dwelling.9

A new level was established in the mid-1880s with construction of the McClure house on 3rd Ave. S. Noted as "the most costly and imposing residence in the city" at the time, it was built by Mrs. T. C. McClure and her brother, N.P. Clarke. McClure had been a banker, and in the milling and lumber business in partnership with his brother-in-law, N. P. Clarke. When he died in 1881, the home was built for his widow. Mrs. McClure purchased the Pine Garden picnic grounds and constructed a $60,000 home.10

Three architect-designed mansions on 3rd Ave. S. displayed the Richardsonian Romanesque style with its dark red brick and displays of towers, gables, arches and chimneys. Across the street from the McClure house, the 1889 Timothy Foley residence loomed over the street and lent a commanding presence on the south edge of the ravine. Designed by A. E. Hussey, it established a tone for development along the street. Just north of Mrs. McClure's home, Nehemiah P. Clarke's 1893 dwelling was set back from the street on an estate-like lot on the edge of the Mississippi River. Charles Sedgwick of Minneapolis designed Clarke's residence at a cost of $30,000.11 John P. Hammerel's $15,000 residence was designed by Clarence Johnston of St. Paul and built at 325 3rd Ave. S. in 1893. The Hammerel mansion was razed after 1928 and later replaced with two houses.12

Once the character of the neighborhood was set, other large homes exhibiting fashionable architectural styles continued to be built in the neighborhood. The Tileston mansion anchored the corner of 3rd Ave. and 4th Street after 1892; the 1903 Colonial Revival Abeles home at 223 3rd Ave., and the elaborate 1903 Sullivan house at 328 4th Ave. S. were other early anchors in the neighborhood. The 1916 Bishop's Residence at 214 3rd Ave. S., designed by Louis Pinault, was one of the few in the city in the Renaissance Revival style.

It is unusual for a neighborhood to retain its character and social status for such a long period of time. In many Midwestern cities, the locations prominent for the Victorians of the 1880s were too close to downtowns and were eventually lost to commercial expansion by World War I. In other cases, the families who built the mansions left for newer, suburban locations and left the old houses to be carved into rooming houses.13 Despite the close-in location of the neighborhood, these houses were neither abandoned by their owners nor carved up.

In speculating on the survival of the historic district as a high quality residential area, there are several considerations. The neighborhood was located on the banks of the Mississippi River. Residents may have felt they did not want to

leave such a beautiful amenity, and were less likely to leave their old homes, even if the styles were pass   . The proximity to the ravine may have also been a benefit residents sought to retain.

The business district was also not pushed to the east, but away from the river and toward the railroad tracks farther west. The high bluff of the Mississippi meant that the railroads did not run along the river as in many frontier cities, but that the freight and depot locations were located farther out. It was natural for the businesses to grow toward the railroads, instead of trying to crowd the river and the residential area that had grown there.

Also important, however, was the continuation of the neighborhood south. New houses were built in the southside area through the 1940s. Although it is difficult to envision today because the growth of St. Cloud State University has changed the neighborhood context, other grand houses were built in the 1910s and 1920s south of 4th St. S. in what had originally been the Lower Town plat. Construction along 4th St. S. in the 1920s paralleled other dwellings being built in the blocks farther south.

There was one concession to changing housing styles within the neighborhood: the construction of the earliest apartment buildings in St. Cloud. The Court Apartments at 208 4th Ave. S. were cited as the first apartment buildings in the city and had 18 units when built in 1918. Only six years later, the Beverly Apartments were built by a holding company and offered 36 apartment dwellings. These buildings catered to a clientele that considered itself similar to neighborhood residents, however, and did not change the area's social character.

Instead of the old mansions being carved up into rooming houses after World War I as was typical in many cities, St. Cloud lost at least one of its mansions to fire. The McClure mansion burned in 1922, and soon after it was announced that the grounds would be subdivided into a 16 lots facing onto a cul-de-sac. The Journal-Press could not help but note the

> lack of vision of the city fathers of half a century ago. The whole tract of land on which the Clarke and McClure homes stand was offered to the city for $3,500 for a park which would have been the beauty spot of the city. In early days this land had been used as a public pleasure ground in which beer parties were the height of entertainment. The municipal dads of that day talked much like our present commissioners and thought the price was too high. Lack of vision of men in authority has been a great handicap in all progressive cities.14

The development of Highbanks brought a new, smaller style of dwelling to the southside neighborhood, but represented the height of popular fashion and a new phase of development in the district. Later houses of the 1940s and 1950s continued the high quality construction and character present in the district since the 1880s.

The Southside Neighborhood Historic District's strategic and beautiful location made it a showplace residential district in St. Cloud from the 1880s onward. The neighborhood was conveniently located between the University and downtown. The business district did not encroach too severely into the neighborhood and instead grew west. The setting along the wooded ravine and the Mississippi also served to reinforce the residential character of the area. As a result, when housing was torn down and replaced, compatible single family dwellings were built through the 1950s, continuing the neighborhood's residential use.

The Southside Neighborhood Historic District is significant under St. Cloud Preservation Ordinance criteria C, because of its embodiment of a distinguishing characteristic of any architectural type, period, form, or treatment in the city of St. Cloud.

The Southside Neighborhood Historic District is also significant in St. Cloud because it contains a visual catalogue of the architectural styles in fashion from the 1880s to 1960. In many cases, the district contains some of the best and perhaps only examples of particular architectural styles in the city.

The earliest extant houses in the district date to the 1880s. The oldest dwelling is the 1880 Gothic Revival Smith house at 211 3rd Ave. S. Three other Gothic Revival dwellings were built in the 1870s in the Lower Town area south of the ravine, making the Smith house a somewhat late example of a rare style in St. Cloud.

Two other 1880s dwellings are distinctive because they were built of the cream brick that was used extensively in St. Cloud. The brick industry depended on clay deposits in the St. Cloud area and developed as early as the 1850s. Brick makers made bricks in Milwaukee cream or yellow, as well as red. Six St. Cloud brickyards in the 1880s made an estimated fourteen million bricks a year. The Hess Brickworks, established in 1865 as the Zenner Brickyard, grew to become the city's leading brickyard. It operated until 1936 near the intersection of Clearwater Road and Country Club Road, and was the last of the brickyards to close.15

The 1884 Pattison house, designed by A.E. Hussey, is a cream brick dwelling with Italianate styling. There are few intact Italianate dwellings in the city,16 and the survival of the house's overhanging eaves, long narrow windows and simple entry porch convey the style, despite the loss of the balustrade that once defined the truncated hipped roof.   The Queen Anne style Josiah E. West house at 395 2nd Ave. S. is also constructed of cream brick. Its complex massing, hip-and-gable roof, heavy cornice, projecting gables and bay windows all give the house high style characteristics somewhat unusual for the cream brick houses in the city. Perched on the south edge of the ravine, the West house originally had a more open, gracious site that extended to 4th St. S. when constructed.

While the earliest houses followed Gothic Revival and Italianate styles, by the late 1880s the well-to-do discovered the Richardsonian Romanesque style that was often used in business blocks and public buildings.   The two prominent extant examples in the southside neighborhood are the 1889 Foley/Brower/Bohmer house at 385 3rd Ave. S. designed by A.E. Hussey, and the 1893 N. P. Clarke house at 356 3rd Ave. S. designed by Charles Sedgwick. Both were massive examples of the Richardsonian Romanesque style, built of dark red brick and trimmed with granite. Both were asymmetrical and displayed corner towers, porches, gables, prominent chimneys, and balconies. Each was set on a picturesque site: the Foley house stood on the south edge of the ravine, while the Clarke house was set back from the street on an estate-like lot with its back yard on the bluff overlooking the Mississippi River. These two dwellings set the tone for later construction in the district and because of their excellent condition are still anchors for the neighborhood.

The Philadelphia Centennial of 1876 raised American interest in the colonial architectural heritage. While Colonial Revival dwellings started to become popular on the East Coast by the 1880s, they became more visible in the Midwest in residential construction around the turn of the century. Many buildings had the massing of Queen Anne dwellings, particularly the less elaborate dwellings, but with the more restrained ornamentation of Colonial Revival. In general, the Colonial Revival style began to reign in the excesses of the elaborate Queen Annes and Richardsonian houses.

The 1892 Tileston house (398 3rd Ave. S.) is an example of one residence that blends Queen Anne massing with Colonial Revival detailing. Its steep hipped roof and intersecting gables, gable ends detailed with fishscale shingles, and recessed windows and flared second story are all characteristics of the Queen Anne styling. Yet the house did not have prominent corner towers or as many projections, balconies, or elaborate window arrangements that a Queen Anne might display. The West house (395 2nd Ave. S.) is a cream brick version with Queen Anne detailing; the two more vernacular versions at 394 and 396 2nd Ave. S. both have massing and hip-and-gable roofs typical of the style. The Bunnell house (396) retains its curved front porch and turned-spindle balustrade.

One unusual example of the Shingle style in St. Cloud is the ca. 1899 Reinhard house (343 3rd Ave. S.) It is one of the earliest in the city exhibiting the intersecting gambrel roof. The variety of window styles, including casements, double-hung and a round window in a side gable, as well as the shingle and clapboard siding, also reflect the Shingle style.

Perhaps the most exemplary dwelling of the early Colonial Revival style is the 1903 Abeles house (223 3rd Ave. S.) Designed by Sedgwick and Sexton, the house has some of the massing of a Queen Anne with its wrap-around porch, three-sided corner tower and bay windows. But the pedimented entrance, dentils and brackets supporting the porch and gables, and the Ionic fluted columns all leave the stamp of Colonial Revival on the dwelling. Also built in 1903, but with cream brick rather than clapboard siding, was the Sullivan house (328 4th Ave. S.) Designed by Sedgwick, the Sullivan house was asymmetrical, with a rounded porch and second-story flared eaves supported by brackets. Small Ionic columns define a side entrance and support a frieze decorated with floral wreaths. The 1905 Metzroth house (201 3rd Ave. S.) and ca. 1909 McDonald house (324 3rd Ave. S.) represent less elaborate but substantial examples of the Colonial Revival style.

By the 1920s, Colonial Revival style began to consciously imitate the massing of Colonial styles with more historically correct forms. The 1923 Clark house (105 4th St. S.) and the 1926 gambrel-roofed Grosse house (14 Highbanks) are

straightforward examples with their symmetrical arrangement of fenestration and central entrances. The style was simplified by the late 1930s and 1940s, as shown in the 1932 Richter house (33 Highbanks) and the 1942 Pelley house (3 Highbanks). The 1942 Young house (375 1st Ave. S.) is a one-story version, commonly known as a Cape Cod.

Closely related to the Colonial Revival, but in an elaborate version, was the Adamesque Revival Olson/Grundman house, built in 1916 (397 3rd Ave. S.). The Adamesque style was a simple box with projecting wings and symmetrical fenestration. The original style was prominent in the early nineteenth century; this dwelling is a revival consistent with other styles rediscovered in the first decades of the twentieth century.

The Renaissance Revival Bishop's Residence (214 3rd Ave. S.) was among the earliest designs of Louis Pinault. In a prominent location along the Mississippi and DeSoto bridge, the stucco and granite building exudes a strong presence with its mansard roof, prominent chimneys and semi-circular hooded dormers. The entrance porch is framed with Tuscan columns and a granite balustrade. As the only example of the style in the city, the Bishop's Residence is a major anchor for the neighborhood both architecturally and visually.

While the Bishop's Residence was perhaps the last of the large, grand houses built, the neighborhood continued to grow. By the World War I era, housing styles began to change to smaller, more compact dwellings that reflected both Craftsman and Prairie detailing. Often these details appeared on dwellings that began as an American Foursquare with the style primarily determined by the exterior details. These houses were typically two stories and large houses, although not as expansive as the earlier dwellings in the neighborhood. In the 1910s, the cross streets, 3rd St. S. and Ramsey Place, were built up and the Craftsman and Prairie-inspired houses appeared. One fine example of a larger Craftsman dwelling is the 1913 Cook house (215 3rd Ave. S.) Its wide roof overhangs, elaborate brackets, and field stone porch rails and piers at the sidewalk epitomize the Craftsman ideals. Several of the Craftsman dwellings are characterized by exteriors clad in brick on the first floor and stucco on the upper level. The ca. 1912 Catherine Sheehan residence (315 3rd Ave. S.) has a brick and stucco exterior with false half-timbering on the second story, similar to later Tudor Revival houses. But the home's massing, bracketed eaves and open porch supported by Tuscan columns have more in common with the Craftsman houses being constructed at the time. The 1912 Waite house (202 4th Ave. S.) is a Craftsman bungalow retaining the granite porch, exposed rafters, and window groupings, all significant elements of Craftsman styling.

Prairie style elements emphasize the horizontal on buildings and often display bands of windows. This is shown in the dwellings at 201 and 215 Ramsey, constructed in the mid-1910s, and 320 3rd Ave. S., built 1920. The dwelling that reflects the Prairie style not only in ornament but also in massing is the 1926 Weber house (201 4th St. S.) Its flat roof and horizontal massing and bands of windows distinguish it as a unique dwelling in the city.

By the 1920s and 1930s housing fashions began to change again. Even while some adventurous homeowners constructed the modern Prairie style dwellings such as the Weber house, most harkened back to a revival of traditional styles. While the Colonial Revival popular earlier in the century continued to attract adherents, new revival styles began to mimic European traditions. Various kinds of Medieval English prototypes were copied and used in varying levels of accuracy. In general, these have been referred to as Tudor Revival. Spanish and French eclectic styles appear in this era as well, although examples are less common in the Upper Midwest.

Tudor Revival dwellings in the historic district were built as infill on lots where older dwellings were torn down. The Hugo and Paul Grundman houses at 384 and 388 3rd Ave. S., both built in 1926, replaced a previous residence. The Hugo Grundman house has an unusual rounded front bay and is only one story. The Paul Grundman house is a more typical Tudor Revival with front-facing gables and stucco with false half-timbering on the exterior. Later infill examples at 321 (ca. 1937) and 325 (ca. 1930) and 301 3rd Ave. S. (1937) have brick exteriors or elements such as a rounded brick tower entry.

The largest concentration of Tudor Revivals was built on Highbanks Place between 1926 and 1935. The various Highbanks Tudor Revivals exhibit different elements of the style. All tended to be larger with two or two and one-half stories with steeply pitched roofs. At least two of the dwellings, the Flanagan house at 9 Highbanks (1926) and his own residence at 37 Highbanks (1930) were designed by Nairne Fisher. Fisher's house and the Merryman/Flanagan house at 32 Highbanks Place (1935) are among the most creative and unique of Tudor Revival styles in the city, and their high level of design quality has been well preserved. Both are distinguished by their two-story entrance towers

with conical roofs, brick exterior, and multi-paned casement windows. A slate sidewalk leads to the Fisher house entry; the Merryman/Flanagan house has brick entry steps at the sidewalk.

Other Tudor Revival dwellings on Highbanks have a stucco and false half-timber exterior. Front-facing gables and multi-paned double-hung windows are prominent, although the Gelz house at 45 Highbanks has casement windows. Highbanks also has the 1930 Bruning house, one of the best examples of Spanish Revival style in St. Cloud, identified by its smooth stucco exterior, red ceramic tile roof, and arched entry.

Several ranch style houses built in the 1950s, as well as the 1952 Bethlehem Lutheran Church, reflect modern design principles that are compatible with the district and contribute to its design quality.

The Southside Neighborhood Historic District contains the most intact concentration of architecturally distinctive late nineteenth and twentieth century homes in the city. It provides a catalogue of the styles that were popular and retains many of the best examples of each style within St. Cloud. This variety of housing styles blend to create a cohesive neighborhood that conveys the flavor of an upper class residential neighborhood built from the 1880s to the mid-twentieth century.

The Southside Neighborhood Historic District is significant under St. Cloud Preservation Ordinance criteria D because of its identification with persons who significantly contributed to the culture and development of the city of St. Cloud.

A careful analysis of the residents of the Southside Neighborhood Historic District shows a heavy concentration of the city's business and political leaders from the 1880s through the 1950s. Although leaders lived in other sections of the city as well, this data suggests that few areas had so many civic leaders and for such a long period of time. In many cities neighborhoods that were in fashion with early community leaders became outmoded as later generations moved elsewhere. The Southside Neighborhood Historic District attracted the leaders of the 1880s and 1890s, but also those of the 1920s and 1930s, maintaining the social character of the neighborhood as well as its housing stock.

Because St. Cloud's Historic Contexts 17 has already provided a framework of the city's growth and development, this discussion will identify some of the residents of the historic district who fit within the contexts in the areas of agriculture and industry, commerce and government. These three areas encompass the majority of significant person and families within the district.

Some of the residents of the neighborhood were early settlers who got in on the ground floor and prospered from their investments. A greater number, however, were business people who benefited from the increasing centralization of goods and services in St. Cloud.

Old Settlers

Among St. Cloud's most prominent early citizens was Josiah E. West. Born in Ohio, West arrived in St. Cloud in 1855. His service under General Sibley in 1863 and in the Civil War earned him the title of Captain. West worked in a variety of businesses over the years but was best known as builder of the West House, a three-story hotel, and the dam across the Mississippi that generated power for lighting, the street railway and numerous manufacturing companies. West served as a postmaster from 1869-86 and 1890-94, a term of 21 years.18 West's cream brick house at 395 2nd Ave. S. was built ca. 1888 on a site overlooking the ravine, and one of the earliest dwellings in the district.

A block from West's house, also on the south side of the ravine, was the grand mansion of Timothy Foley. With his brothers Thomas, Michael, and John, Timothy Foley came to Minnesota from his native Canada in 1879. They invested in the lumber business and operated mills at Foley, St. Cloud, Foreston, and Milaca. Later the brothers began railroad contracting for the Northern Pacific, Great Northern, and several other railroads.19 Foley built his house in 1889 and lived there until 1895 when his brother Thomas moved in and stayed until 1902. The Foleys' widowed sister, Mrs. Catherine Sheehan, lived at 315 3rd Ave. S. by 1912.

The history of Nehemiah P. Clarke and his brother-in-law, T.C. McClure, is also intertwined with early St. Cloud. Clarke, the son of a Massachusetts physician, came to the city in 1856 as a young man of 20. He operated a general merchandise store, then later worked as a freighter, hauling supplies to government posts. Clarke and T.C. McClure

operated a bank as well. Clarke became a leading lumberman of the state, owning pine lands and operating a lumber yard that marketed the products. With his fortune made, Clarke became a stockman and raised purebred, award-winning horses and cattle. He owned three Stearns County farms that totaled almost 4,000 acres, and supported various state agricultural activities.20 His mansion at 356 3rd Ave. S. has epitomized the nineteenth century leader in St. Cloud.

While other early pioneers built houses in the southside neighborhood, those of West, Foley and Clarke most symbolized the early settlers who achieved success. It is important to note that two owners of businesses related to the lumber industry as late as the 1920s also located in the neighborhood. Edward E. Clark, a second-generation lumberman and owner of Clark Lumber Co., built the Colonial Revival house at 105 4th St. S. in 1923. The Clark's neighbor at 201 4th St. S. was the residence of Otto Weber, general manager of the Watab Paper Co.

While lumber was a primary investment that made fortunes in St. Cloud, the processing of agricultural products through milling was also important. George Tileston was born in Massachusetts and came to Faribault, Minnesota, in 1881, where he purchased an interest in the City Flour Mills. Tileston expanded his holdings and in 1888 built the Tileston Flour Mill in Lower Town, south of the present Tenth Street bridge. The four-story building cost $80,000 to construct and produced 800 barrels of high grade flour a day. Tileston built his large house at 398 3rd Ave. S. in 1892 and died in a freak accident three years later.21

Other milling executives also resided in the neighborhood. James C. Enright, general manager of the Tileston Milling Co., lived at 398 2nd Ave. S. George Reis, superintendent of the H.C. Ervin Mill, built a house at 207 3rd St. S. in 1917.

Beginning with a quarry in 1868, the mining of granite became a major business in St. Cloud and Stearns County. In 1920 nearly 50 different firms were involved in the granite business, an industry that gave St. Cloud its nickname, the "Granite City."22 William J. Bohmer, another prominent resident of 385 3rd Ave. S., was president of the Melrose Granite Company, one of the largest in the business. Peter Kollman, owner and president of Kollman Monument Works, lived at 224 3rd Ave. S. from 1926 to 1954. Robert Milne, owner of Union Granite Works resided at 215 Ramsey Place, while Clark Waite, also in the granite industry, lived at 202 4th Ave. S.

Map of the City of St. Cloud, 1896. C. M. Foote.

Commerce

The rise of St. Cloud as a service center began as early as the hauling and shipping of goods in the 1850s. By the 1880s the city began to solidify its role as an urban center, providing a wide variety of goods to residents of the growing city.

Members of two of the city's oldest clothing merchant families lived in the southside neighborhood. Charles J. Metzroth, 201 3rd Ave. S., operated his father's pioneer clothing store until 1906.   David C. Abeles, a native of Austria, came to St. Cloud in 1886 and became known as "one of the leading clothing merchants" in the city.23 Abeles built the elaborate Colonial Revival house at 223 3rd Ave. S.

Other business enterprises were also represented. Wholesale grocery executive F. J. Redding resided at 314 3rd Ave. S. and printer George L. Rosenberger lived at 222 4th Ave. S. The development of Highbanks in the 1920s attracted J.C. Penney manager B.H. Flanagan at 9 Highbanks; milliners Cresentia and Clara Enderle at 19 Highbanks; and Otto J. Bruning, longtime druggist, at 53 Highbanks.

The historic district was home to a number of bankers, particularly the head officers of First National Bank. J.G. Smith organized the Bank of St. Cloud in 1867; it became the First National Bank in 1882, soon after Smith built his house at 211 3rd Ave. S. Elwain F. Moore became president in 1904 and resided in the Tileston mansion from 1908 until the 1930s. Ralph O. Olson, president of First National from 1916 to 1923, built the large Adamesque Revival house at 397 3rd Ave. S in 1916. Alphonse H. Reinhard, 343 3rd Ave. S., held office as the cashier and later vice president of Merchants National Bank from 1899 to 1917.

Auto dealerships were established as early as 1901 in St. Cloud.24 Hugo Grundman founded Grundman Motors in 1910 and later transferred the business to sons Frank and Paul. The Grundmans were associated with 384, 388 and 397 3rd Ave. S. Henry Otto, Otto Brothers Autos, resided at 324 3rd Ave. S. for three decades. By the 1950s owners of the Eich Motor Co. and the Pickard Motor Co. were residents of Highbanks.

Services and Professions

The presence of regional medical facilities such as the St. Cloud Hospital and the Veterans' Administration Hospital attracted physicians to the city. John Gelz lived at 45 Highbanks, while Dr. J.N. Libert, physician and Stearns County Coroner, resided at 22 Highbanks from 1927 until the 1950s. Among the best-known physicians in the neighborhood was Dr. Philip Halenbeck, the second resident of the Prairie style house at 201 4th St. S. Halenbeck was also prominent as a philanthropist who established scholarships at St. Cloud State, and was honored with a campus building named after him in 1964.25

Other professionals also lived in the district: long-time dentist Dr. Michael Cook lived at 215 3rd Ave. S.; attorney Charles Richter lived at 33 Highbanks; and Ralph Rosenberger, director of education at the State Reformatory, resided at 213 3rd St.

Architect Nairne Fisher designed his residence at 37 Highbanks in 1930. Fisher came from Dubuque, Iowa, with his partner Frank Jackson. They joined Leo Schaefer and formed Schaefer and Fisher, later Fisher, Mowat and Jackson. Fisher designed a number of business buildings and churches including St. Anthony's Catholic Church (1928), St. Mary's Catholic Church (1930), Cathedral High School (1938), Northern States Power (1925), Garfield School (1929), and houses including the Flanagan House at 9 Highbanks (1926).26

The Catholic leader of Central Minnesota lived at the Bishop's Residence at 214 3rd Ave. S. Built for Bishop Joseph Busch, who led the St. Cloud diocese from 1915 until 1953, the house now serves as the Chancery Office.

Government

Among the most well-known residents of the Southside Neighborhood Historic District were John Sullivan and his son, Henry Sullivan, who were both attorneys and served in the Minnesota State Senate. John D. Sullivan was born in Ontario and came to St. Cloud in 1884. He studied law and by 1892 was elected county attorney and later city attorney. He served in the state senate from 1910 to 1930 and made his home at 328 4th Ave. S. John's son, Henry, was also an attorney and served in the state senate from 1935-1955. He resided at 309 3rd Ave. S. in the 1920s and 1930s and at 301 3rd Ave. S. after 1937. Henry's sister, Margaret Sullivan, married Lawrence Hall, also an attorney. Hall served in the Minnesota Legislature from 1935 to 1949, serving as Speaker of the House from 1944-49. The Halls were also residents at 328 4th Ave. S. until 1951 when they built a new house at 206 Ramsey Place.27

Attorney Ripley B. Brower and his wife, Jennie, lived in three houses in the southside neighborhood. Brower was a state senator from 1898 until 1905, then later served as city attorney from 1916-1928 and 1932-1936. Mrs. John Bensen, 320 3rd Ave. S., was the wife of one mayor, the mother of another mayor, and the sister of City Commissioner Charles Metzroth. Next door at 324 3rd Ave. S. was Sarah McDonald, widow of Mayor John McDonald.

It is difficult to document the importance of any one individual's contribution to a city's history. The residential concentration of so many leaders in business, government and the professions in the Southside Neighborhood Historic District and its continued popularity over 80 years is an important endorsement of the area's significance.

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Appendix

Southside Neighborhood Historic District
Property Addresses

(Contributing detached garages shown in parentheses. Attached garages are included as part of the dwelling.)

1st Ave. S.

375
396 (non-contributing)
402
ca. 374 (granite wall)

2nd Ave. S.

ca. 391 (granite wall)
391 (non-contributing)
393
394
395
396
398

3rd Ave. S.

201
211
214
215 (garage)
223
224
301 (garage)
302
308
309 (garage)
314 (garage)
315 (garage)
320
321 (garage)
324 (garage)
325
343 (garage)
349 (vacant land)
356
378 (non-contributing)
384
385 (garage)
388
397 (garage)
398

3rd St. S.

207 (garage)
210 (non-contributing)
213

4th Ave. S.

202
208
222
224
310
314
328
336
370 (parking lot)
374
380-390 (non-contributing)

4th St. S.

105
201

Highbanks Place

3
6 (garage)
9 (garage)
14 (garage)
15
19
22 (garage)
25
32
33
37
45
50
53

Ramsey Place

201
205 (garage)
206
211
215

Detached Garages (non-contributing)

These garages are considered non-contributing primarily because of recent construction. Most are compatible with the historic district. Some garages, such as those at 201 Ramsey Place and 328 4th Ave. S., have been constructed with historic and/or modern materials to replicate earlier carriage houses or garages and are good examples of sensitive new construction in the district.

Ramsey Place
201
211-215

3rd St. S.
210 (large multi-car garage)

3rd Ave. S.
308
388

4th Ave. S.
208 (large multi-car garage)
310 (large multi-car garage)
328
374

Southside Neighborhood Historic District
Addresses by Date

1880-1889

1880   211 3rd Ave. S.
1884   374 4th Ave. S.
ca. 1888 395 2nd Ave.S.
1889   385 3rd Ave. S.

1890-1899

1892   398 3rd Ave. S.
1893   356 3rd Ave. S.
ca. 1899 343 3rd Ave. S.

1900-1909

ca. 1900 394 2nd Ave. S.
ca. 1900 396 2nd Ave. S.
ca. 1900 222 4th Ave. S.
ca. 1902 398 2nd Ave. S.
ca. 1903 223 3rd Ave. S.
ca. 1903 314 4th Ave. S.
1903   328 4th Ave. S.
ca. 1905 201 3rd Ave. S.
ca. 1909 324 3rd Ave. S.

1910-1919

ca. 1910 308 3rd Ave. S.
ca. 1910 224 4th Ave. S.
ca. 1910 393 2nd Ave. S.
ca. 1911 309 3rd Ave. S.
ca. 1912 315 3rd Ave. S.
1912   202 4th Ave. S.
ca.1913 215 3rd Ave. S.
ca. 1913 314 3rd Ave. S.
ca. 1913 211 Ramsey Place S.
ca. 1913 215 Ramsey Place S.
ca. 1915 201 Ramsey Place S.
ca. 1915 224 3rd Ave. S.
1916   397 3rd Ave. S.
1916   214 3rd Ave. S.
ca. 1917 207 3rd St. S.
1918   208 4th Ave. S.

1920-1929

ca. 1920 320 3rd Ave. S.
1923   105 4th St. S.
1924   310 4th Ave. S.
ca. 1925 402 1st Ave. S.
1926   384 3rd Ave. S.
1926   388 3rd Ave. S.

ca. 1926 201 4th St. S.
ca. 1926 205 Ramsey Place S.
1926   9 Highbanks Place
1926   14 Highbanks Place
1927   22 Highbanks Place
1927   45 Highbanks Place
1929   6 Highbanks Place

1930-1939

ca.1930 325 3rd Ave. S.
1930   37 Highbanks Place
1930   53 Highbanks Place
1931   19 Highbanks Place
1932   33 Highbanks Place
1935   32 Highbanks Place
1937   301 3rd Ave. S.
ca.1937 321 3rd Ave. S.
ca. 1937 213 3rd St. S.
ca. 1938 ca. 374 1st Ave. S.   (WPA granite wall)
ca. 1938 ca. 391 2nd Ave. S.   (WPA granite wall)

1940-1949

ca. 1942 375 1st Ave. S.
ca. 1942 3 Highbanks Place

1950-1959

ca. 1950 302 3rd Ave. S.
1951   15 Highbanks Place
1951   206 Ramsey Place S.
1952   336 4th Ave. S.   (Hope Covenant Church)
ca. 1957 50 Highbanks Place
ca. 1958 25 Highbanks Place

1960+
1965   396 1st Ave. S.   (Newman Center)
ca. 1967 210 3rd St. S.   (Highbanks Apts.)
1971   380-390 4th Ave. S.   (University Luth. Church)
ca. 1975 391 2nd Ave. S   (apartment building)
1990   378-380 3rd Ave. S.   (apartment building)

1John J. Dominik, Jr., compiler, and Ed L. Stockinger, ed. Three Towns into One City (St. Cloud: The Stearns County Historical Society), 1988, pp. 2-3.

2Dominik, Three Towns, 2,15; Gertrude B. Gove, "History of St. Cloud," series in Daily Times and Daily Journal-Press, Nov. 28-Dec. 8, 1933.

3Edward L. Henry, ed. Micropolis in Transition: A Study of a Small City (Collegeville: Center for the Study of Local Government, St. John's University, 1971), 156-160.

4See A. Ruger, Bird's Eye View of St. Cloud, 1869, for an early view of the city.

5Henry, 157-158.

6See Ruger, Bird's Eye View.

7Dominik, Three Towns, 25.

8Catherine Beck and Gertrude B. Gove, St. Cloud, Minnesota: Houses From Log Cabin to Mobile Homes, 1855-1973 (St. Cloud: ETA Chapter of Delta Kappa Gamma, 1973), 6-8.

9See various clippings and city directory listings for 302 3rd Ave. S., file in St. Cloud Planning Office.

10"St. Cloud's First Mansion is Now Being Torn Down," St. Cloud Daily Journal-Press, March 7, 1923.

11See various clippings and city directory listings for 356 and 385 3rd Ave. S, files in St. Cloud Planning Office.

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13Neighborhoods such as Lowertown/Lafayette Park in St. Paul, and the Loring Park and Park Avenue areas in Minneapolis all lost favor with the well-to-do who settled there and moved on, leaving houses to be razed or turned into rooming houses.

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23"David C. Abeles Dies Suddenly Sunday Morning," St. Cloud Times, August 19, 1914.

24See Dominik, Three Towns, 32.

25Gwen Flanders, "City Philanthropist P. L. Halenbeck Dies," St. Cloud Daily Times, Jan. 26, 1981.

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