

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received DEC 29 1982  
date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Armstrong House

and/or common The Quinlan Care Home

2. Location

street & number 233-235 W. 5th Street N/A not for publication

city, town St. Paul N/A vicinity of

state Minnesota code 22 county Ramsey code 123

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A <input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Nursing Home

4. Owner of Property

name Gordon R. and Helen H. Larson

street & number 233-235 W. 5th Street

city, town St. Paul N/A vicinity of state Minnesota 55102

5. Location of Legal Description

courthouse, registry of deeds, etc. Ramsey County Courthouse

street & number 15 W. Kellogg Boulevard

city, town St. Paul state Minnesota 55102

6. Representation in Existing Surveys

title Historic Sites Survey of St. Paul and Ramsey County has this property been determined eligible?  yes  no

date 12/80 - 11/82  federal  state  county  local

depository for survey records Ramsey County Historical Society, 75 West 5th Street

city, town St. Paul state Minnesota 55102

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved      date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Armstrong House a 2½ story brick double house, is located on the north side of West 5th Street, between Main Street and Smith Avenue, near Seven Corners in Downtown St. Paul. It is located in a commercial area, between the American Linen Company, a brick Victorian commercial building, and the Catholic Youth Center, a brick late Beaux Arts building.

The Armstrong House is 2½ stories and U-shaped in plan, with the base of the "U" forming the facade. It measures sixty-four feet long, fifty feet wide, and forty-six feet tall and was constructed at an estimated cost of \$21,000. The entire facade is profusely decorated with cut stone bands and molded brickwork in a variety of patterns. The asymmetrical four bay facade consists of alternately recessing and projecting bays topped with a multiple gabled roof adorned with numerous finials. The two double door entrances which flank the facade have somewhat altered wooden gabled roof entrance porches. Between the two entrance porches are two bay windows, a three-sided one story bay window topped by a large segmental arch surrounding three windows on the east side, and a rectangular bay window with rounded corners which extends up two stories and is topped by a Palladian type attic window flanked by acorn finials in the gable end on the west side. On the second floor above the western entrance porch is a rounded arch into which is recessed a segmental arched window, while the eastern entrance porch is topped by a rectangular window enframed by projecting brick piers which extend up to a horizontal band with circular motifs which is topped by a pediment in the gable end with scrollwork in the tympanum.

The side and rear walls of the building are red pressed brick with little ornamentation other than limestone sills and lintels. The interior has been altered considerably. Sections of the wall which divides the double house have been removed and numerous fire doors have been installed. Some of the original interior woodwork survives.

The exterior of the Armstrong House is basically intact although aluminum combination windows have been installed and the original slate roof has been replaced with asphalt shingles. The entrance porches have been altered slightly and the brickwork within them has been painted. The building is in satisfactory condition though some of the brickwork is in need of repair.

The Armstrong House is located on a prime commercial site which is part of the City of St. Paul's Lower Cathedral Hill Development District. It is threatened with demolition due to development, proposed changes in street patterns and the proposed extension of Interstate 35E.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1886      **-- Builder/Architect** Edward Payson Bassford

Contractor: M. Costello

**Statement of Significance (in one paragraph)**

The Armstrong House, built in 1886, is historically and architecturally significant as one of the earliest and most sophisticated extant buildings designed by prominent St. Paul architect, Edward Payson Bassford (1838-1912) and as the only double house still standing in downtown St. Paul. It is a richly ornamented and picturesque design which incorporates Richardsonian Romanesque detailing applied to a Queen Anne form.

The land on which the Armstrong House was built was owned by Minnesota's first territorial treasurer, George Washington Armstrong, a real-estate speculator and lender who came to Minnesota in 1853, and died in 1877 leaving some twenty properties including the 233-235 West 5th Street site to his family who lived on Summit Avenue in a house which was demolished in 1887 to make way for the construction of the James J. Hill House. John Milton Armstrong, the brother of George Washington Armstrong, was appointed trustee to the properties, and it was he who commissioned Bassford to design the double house in 1886 as a rental property. The Armstrong family owned the house until 1943. In 1948 the building was purchased by the present owners who converted it to the Key Hospital for alcoholics, and seventeen years later established the Armstrong House, a board and care facility which was named after Bertha Quinlan, a partial owner of the property from 1950-52.

Bassford, the architect of the Armstrong House, was born in Maine, studied architecture under Charles Painter, and Peabody and Stearns in Boston. He came to St. Paul in 1866 where he became one of the city's leading Victorian architects. His designs include the first combined City Hall and Court House (built in 1884-1886) and the Germaina Life Building (1888), the Walsh Building (1888), and the McColl Building (1892), a St. Paul Heritage Preservation Commission and National Register of Historic Places site. Bassford also designed a number of houses, dating from 1890 to 1910, many of which are still standing in the Historic Hill District of St. Paul and most of which are Colonial Revival in style.

## 9. Major Bibliographical References

Building Permit No. 8798, City of St. Paul Building Permits Division.

St. Paul Pioneer Press, July 20, 1912.

## 10. Geographical Data

Acreeage of nominated property less than 1

Quadrangle name St. Paul, MN

Quadrangle scale 7.5

### UTM References

A 

1	5	4	9	1	8	9	0	4	9	7	6	7	3	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

Lot 8, Block 55, Rice and Irvine's Addition.

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Patricia Murphy, Survey Director; Julie Pavlon, Student Intern

organization Ramsey County Historical Society date October 8, 1981

street & number 75 West 5th Street telephone (612) 292-0090/222-0701

city or town St. Paul state Minnesota 55102

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley  
State Historic Preservation Officer

date 12/22/82

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 1/27/83

Keeper of the National Register Alous Dyer

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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Note: These changes apply to  
Armstrong House in Ramsey County,  
Minnesota.

REFERENCE NUMBER: 83000925

STATE: MINNESOTA

COUNTY: Ramsey

RESOURCE NAME (HISTORIC): Armstrong, John M., House

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal  
Nina M. Archabal  
State Historic Preservation Officer

JUN 17 1988  
Date



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Armstrong, John M., House

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Ramsey

DATE RECEIVED: 5/24/06 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/07/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 83000925

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 6-21-06 DATE

ABSTRACT/SUMMARY COMMENTS:

**additional Documentation Accepted**

RECOM./CRITERIA Accept  
REVIEWER Edson Beall  
TELEPHONE \_\_\_\_\_

DISCIPLINE Historian  
DATE 6-21-06

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Armstrong, John, M., House

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Name of property

Ramsey County, MN

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County and State

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Location, street & number: 225 Eagle Parkway  
Zip code: 55102



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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Armstrong, John, M., House

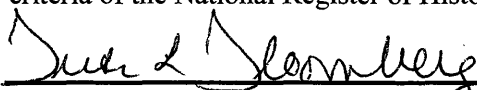
Name of property

Ramsey County, MN

County and State

Section 3 Page 1

As the designated authority under the National Historic Preservation Act of 1966, I have reviewed the documentation regarding the relocation of the John M. Armstrong House and have determined that it meets the criteria of the National Register of Historic Places on its new location.

  
Signature of certifying official/Title

5/18/06  
Date

Britta L. Bloomberg  
Deputy State Historic Preservation Officer  
Minnesota Historical Society

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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Armstrong, John, M., House

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Name of property

Ramsey County, MN

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County and State

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Number of Resources within Property: One contributing building

Name of related multiple property listing: N/A

United States Department of the Interior  
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**National Register of Historic Places  
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Armstrong, John, M., House

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Name of property

Ramsey County, MN

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County and State

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Current Functions: DOMESTIC/multiple dwelling

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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Armstrong, John, M., House

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Name of property

Ramsey County, MN

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County and State

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Period of Significance: 1886

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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Armstrong, John, M., House

Name of property

Ramsey County, MN

County and State

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Acreeage of property: .06

UTM References: Zone: 15 (1) Easting: 492050 Northing: 4976200

Verbal boundary description: CIC No. 636 Armstrong In Irvine Park