

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED JUL 5 1977  
DATE ENTERED JAN 3 1978

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

\*\*Hinkel-Sullivan House

AND/OR COMMON

Hinkel-Sullivan House

**2 LOCATION**

STREET & NUMBER

531 Brainerd Avenue

NOT FOR PUBLICATION

CITY, TOWN

St. Paul

VICINITY OF

CONGRESSIONAL DISTRICT

4th

STATE

Minnesota

CODE

22

COUNTY

Ramsey

CODE

123

**3 CLASSIFICATION**

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Mr. and Mrs. James B. Sullivan

STREET & NUMBER

531 Brainerd Avenue

CITY, TOWN

St. Paul

VICINITY OF

STATE

Minnesota

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Ramsey County Courthouse - Registry of Deeds

STREET & NUMBER

15 West Kellogg Blvd.

CITY, TOWN

St. Paul

STATE

Minnesota

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Minnesota Statewide Historic Sites Survey

DATE

1977

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Minnesota Historical Society - Building 25, Fort Snelling

CITY, TOWN

St. Paul

STATE

Minnesota

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<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 Hinkel-Sullivan House is a fine example of the Italian Villa Style made popular by the designs of A.J. Davis published in the Plan books of A.J. Downing.

The principal portion of the house is square, two stories in height, with full basement and attic. It is capped by a low hipped roof with bracketed eaves and a central gable on the front facade. The existence of the original roof structure and historic photographs has allowed the recent restoration of a cupola to its original position on a flat central platform. Fenestration is round headed with the exception of that on the projecting bays. Second floor fenestration on the principal facade is grouped in pairs, first floor fenestration dates from the period 1890-1910. On the west elevation are two projecting bays serving the first floor. A vertical extension on the bay towards the front in the Eastlake Style is capped by a small gable on the roof. An open porch recently restored with the aid of photographs extends across the front of the structure. A limestone basement contains a sunken, vaulted, parged brick meat cellar, reflecting the business interests of the original owner.

A one and one half story kitchen wing at the rear is covered by a gable roof, whose cornice, which returns around the gable ends, is decorated with dentils. Beneath the kitchen wing is a fifteen foot deep cylindrical parged brick cistern with a domed ceiling. Access is through a trap door in the kitchen floor.

Original exterior clapboard (Northern Minnesota White Pine) siding and trim exist in excellent condition beneath a layer of cement asbestos siding installed in 1939. For many years the exterior has been painted a monochrome white, at present, the original colors, ochre with brown trim, are being restored.

Original interiors, with two exceptions, have been removed and replaced in the period 1890-1910. Further modification to subdivide dwelling units was made in the 1940s, however, general room arrangement has not been significantly altered. Wall coverings and millwork in the stairhall directly beneath the cupola and a marbelized slate mantelpiece on the second floor are the major remnants of the original interior. Another interior modification was the removal of a chimney stack and fireplaces on the west side of the house in the period 1890-1910.

In 1970 James B. Sullivan purchased the house with the remaining 3/4 acre of grounds. In 1975 he and his wife Karen contracted for historic research, and an architectural feasibility study, and after much planning historic restoration was started in the spring of 1976. Much work has already been accomplished: Reconstruction of the cupola which had been removed in the 1920s, new "old" limestone foundations installed under bays and kitchen wing, removing of addition to rear of house, reconstruction of front and rear porches, reconstruction of damaged chimneys, total reroofing of structure, clearing and sodding grounds east of house, and much more.

During the next several years the Sullivan's hope to complete the exterior restoration of their home, new landscaping of the grounds, and much interior remodeling and restoration.

# 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1872-present

BUILDER/ARCHITECT Jacob Hinkel

## STATEMENT OF SIGNIFICANCE

The Hinkel-Sullivan House is a rare example of a wealthy man's country estate, and is the only wood-frame cupola house extant in the City of St. Paul.

The popularity of the Italian Villa Style in the Minneapolis-St. Paul metropolitan area came in the early period of the development of these communities. The houses of many of the early leaders of these cities were erected in this style. These early neighborhoods, with few exceptions, have been engulfed by the developing urban centers, leaving few isolated examples remaining.

With money earned from railroad contracting and his St. Paul ice business, Jacob Hinkel, in 1871, purchased fifteen acres on the New Canada Road, about a mile north of the city limit. By the spring of 1872 he began construction of his country home choosing an appropriate Italian Villa style, which would cost \$8,000; a very substantial sum in those days. The Hinkels must have felt very content in their new home on April 6, 1873 when the St. Paul Pioneer Press reported "Jacob Hinkel has a monopoly on the ice business in St. Paul". Their happiness was short lived though, interrupted by the sudden death of Mrs. Hinkel in March of 1874. Mr. Hinkel remained in the house only long enough to see his daughter married there in August 1875, he lost the house together with his many other holdings through default in 1876.

The house was leased or rented during the next decade. One tenant, a brass foundry owner, paid the extraordinary sum of \$30 per month to live there. In 1883 the original fifteen acre tract was platted to form the Clarke & Wilgus Addition.

The two largest lots of the plat, one on which the house stood, and the next lot west; together containing about five acres, were purchased in 1885 by William Dunlap. Probably the most prominent resident to ever live in the house, Dunlap had arrived in Minnesota about 1870, settled in Carlton County and had amassed quite a fortune in real estate. Many additions and plats in Carlton County bear his name, along with "Dunlap Island" which he platted shortly before coming to St. Paul. He is credited with the founding of Scanlon, Minnesota in 1901. During his stay in St. Paul and residence on Brainerd Avenue Dunlap continued in the real estate business until ill health forced him to retire. After selling the house in 1898, Dunlap lived in Minneapolis and Carlton County, until moving to California in 1906. Dunlap Street in St. Paul was named in his honor.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

see continuation sheet - page 1

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3/4 acre

UTM REFERENCES

A	1,5	4,9,3,8,2,0	4,9,8,0,5,4,0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

James A. Sazevich

ORGANIZATION

DATE

10 January 1977

STREET & NUMBER

956 Bradley Street

TELEPHONE

612-296-6634

CITY OR TOWN

St. Paul

STATE

Minnesota

## 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

6-29-77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
ATTEST: *Charles A. Brown*

DATE 1.3.78  
KEEPER OF THE NATIONAL REGISTER  
DATE 1.3.78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED JUL 5 1977

DATE ENTERED

JAN 3 1978

CONTINUATION SHEET Hinkel-Sullivan Hs TEM NUMBER 9 PAGE 1

1. Descendants of following families: Jacob Hinkel family residing in Minnesota and Wisconsin. William Dunlap family residing in Minnesota, California, Ohio, Rhode Island, Massachusetts, Kansas, Virginia, Washington, Missouri. Henry Grunhagen family residing in Minnesota and California. Julius O. Melin family residing in Minnesota, Nebraska, Missouri. August E. Knodt family residing in Minnesota and California.  
Names and addresses of informants available upon written request.
2. Land Records Division, Ramsey County Courthouse, St. Paul, Minnesota.
3. Property Valuation Division, Ramsey County Courthouse, St. Paul, Minnesota.
4. Register of Deeds Office, Ramsey County Courthouse, St. Paul, Minnesota.
5. Public Works Dept., Engineering Division, Ramsey County Courthouse, St. Paul, Minn.
6. Housing & Building Code Enforcement Division, Ramsey County Courthouse.
7. Ramsey County Probate Court Office, Ramsey County Courthouse, St. Paul, Minn.
8. Ramsey County District Court Records, Civil Actions, Ramsey County Courthouse.
9. Ramsey County District Court Records, Naturalization Proceedings, St. Paul, Minn.
10. Minnesota Health Dept., Birth & Death Records. St. Paul, Minnesota.
11. Ramsey County Marriage Records, Ramsey County Courthouse, St. Paul, Minn.
12. Calvary Cemetery Records, St. Paul, Minnesota.
13. Oakland Cemetery Records, St. Paul, Minnesota.
14. Manuscripts Division, Minnesota Historical Society, St. Paul, Minnesota.
15. Hopkins Atlas of St. Paul, 1886, St. Paul Public Library.
16. Sanborn Insurance Maps of St. Paul, Minnesota Historical Society, St. Paul, Minn.
17. St. Paul Pioneer Press Newspaper, 1856 to 1976.
18. St. Paul Dispatch Newspaper, 1868 to 1976.
19. Miller-Dunwiddie Architects, Inc., Minneapolis, Minnesota.
20. St. Paul City Directories, 1856-57 through 1976.
21. United States and Minnesota Census Schedules, 1850 to 1895.
22. St. Paul City Council Proceedings, 1856 through 1920.
23. St. Paul Fire Dept. Records, 1884 to 1905.
24. Members of the Schmit family; who have resided at 545 Brainerd since 1874.
25. Carlton County Courthouse, Carlton, Minnesota - all legal & public records.
26. Carlton County Historical Society & Museum, Carlton, Minnesota.
27. Cloquet Public Library, Cloquet, Minnesota.
28. State of California Health Dept., Vital Statistics Div., Sacramento, California.
29. Los Angeles County Probate Court, Los Angeles, California.
30. San Bernardino County Probate Court, San Bernardino, California.
31. New York Times Newspaper, 1900 to 1950, St. Paul Public Library.
32. Forest Cemetery Records, St. Paul, Minnesota.



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  
Hinkel-Sullivan House in Ramsey  
County, Minnesota.**

**REFERENCE NUMBER:** 78001558

**STATE:** MINNESOTA

**COUNTY:** Ramsey

**RESOURCE NAME (HISTORIC):** Hinkel, Jacob, 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: Hinkel, Ann Charlotte and Jacob, House

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Ramsey

DATE RECEIVED: 4/02/07 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/16/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 78001558

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 \_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 5-2-07

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.



