

**SUBSTANTIVE
REVIEW REQUEST**

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received FEB 28 1984
date entered

1. Name

historic The Vienna and the Earl Apartment Buildings **SUBSTANTIVE**

and/or common Vienna Flats **REVIEW REQUEST**

2. Location

street & number 682 - 688 Holly Avenue N/A ___ not for publication

city, town St. Paul ✓ N/A ___ vicinity of

state Minnesota code county Ramsey code 123

3. Classification

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

4. Owner of Property

name Vienna Flats Associates

street & number 682 Holly Avenue

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

5. Location of Legal Description

courthouse, registry of deeds, etc. Ramsey County Court House (County Recorder)

street & number 15 West Kellogg Boulevard

city, town St. Paul state Minnesota

6. Representation in Existing Surveys

title Ramsey County Historic Sites Survey has this property been determined eligible? ___ yes no

date June 22, 1982 ___ federal ___ state county local

depository for survey records Ramsey County Historical Society

city, town St. Paul state Minnesota

7. Description

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

Describe the present and original (if known) physical appearance

The Vienna and the Earl Apartments are located at 682 - 688 Holly Avenue, on the northeast corner of the block at the intersection with St. Albans Street, and face north toward the Webster Magnet Elementary School. The buildings are situated two blocks north of Summit Avenue (Street of Empire Builders) and one block west of the western boundary of St. Paul's National Register - Hill District.

The two identical three-story brick apartment buildings constructed side by side bear all the hallmarks of the neo-classical style of apartment building design which was the dominant local style in use after the turn of the century. These buildings represent the best, and most sophisticated state of the art attained in St. Paul.

Each building contains six luxury apartments. Each three-story building is three bays wide, with the two outer bays of each building having three-tiered open porches supported by colossal one and a half story fluted columns, topped with ornate classical capitals, and are in turn supported on one and one half story brick piers with alternating recessed banded layers. The porches all have turned balusters, with shaped accent mouldings. A bay window projects into the porch at each level, the right hand enlarged window of which provides aesthetically concealed access. The central bay of each building consists of a dramatic three-story tall, elliptically-arched opening with 1/1 sash, glass transoms and far-light, and a single leaf door with glass sidelights and transom, all enframed with decorative pressed metal. All public facing wall facades are constructed of six-course American hard bonded rose-colored brick, which is beautifully and artistically complemented with an interspersed and blending tan brick at the corners, as well as framing the entrance archways. Rear and sidewalls consist of six-course, American bonded, soft common cream colored brick. The foundation, starter course, porch base trim, as well as all window opening lintels and sills consist of smooth pre-formed concrete, which also provides architectural accent and relief. Rear and interior sidewalls have segmental 1/1 sash, with arched brick lintels. A massive, bracketed, ornate pressed-metal cornice tops the main facades of each building, and also trims the porch roof which spans all three bays to complement the entries.

Each building contains six large luxury residential apartments, in excess of 1300 square feet in size, which exhibit a very sensitive and thoughtful living plan, and contain fireplaces with oak mantels, built-in oak buffets, hexagon oak beamed ceilings in the formal dining room, a maid's room with hardwood trim and flooring throughout, built-in thru-the-wall ice boxes, and maid's bells along with gas conversion fireplaces were some of the up-to-date amenities.

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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	Builder:	Architect:

Specific dates 1907 **Builder/Architect** Carl P. Waldon / Louis F. Lockwood

Statement of Significance (in one paragraph)

The Vienna and The Earl Apartments, built in 1907, and designed by Louis F. Lockwood, are architecturally significant, as the last and most sophisticated neo-classical apartment building-type design by one of Minnesota's most prominent and prolific turn-of-the-century architects. Further, they were constructed (and owned) by Carl P. Waldon, St. Paul's most prolific builder of turn-of-the-century apartments, and represent also his last known and most skillfull example of his expertise and experience. The Earl is named after one of his sons.

Carl P. Waldon was born in Sweden as Carl Peterson (date unknown). From 1882 to 1887, he worked as a bricklayer and mason, and in 1888 began contracting and building until his death in 1910.

During his career, Mr. Waldon constructed and/or developed more turn-of-the-century apartment buildings in St. Paul than any other builder. His background as a mason and masonry contractor contributed greatly to his ability to execute the intricate designs of architects Clark and Lockwood.

Several of his earliest buildings were F. A. Clark (a prominent Minneapolis architect) designs, including the apartments at 14th and Chicago in Minneapolis (now the Elliot East Condominiums) and the F. Scott Fitzgerald birthplace previously mentioned. After architect Clark led builder Peterson to St. Paul, Mr. Peterson apparently met Louis Lockwood, which began a business association which was to last the remainder of both men's lifetimes, and produce the bulk of St. Paul's entire stock of neo-classical residential apartment buildings.

Louis F. Lockwood, the architect of the Vienna and the Earl, was born in London in 1854, the son of Francis Day (an artist) and Morthlock (Sturges) Lockwood. He attended King's College in London and King's College in Cambridge, from where he graduated in 1884. He worked in a London architectural office for a short time, and then traveled to the United States, arriving in Portland, Oregon in 1889. He settled in Portland, worked there and Seattle and San Francisco, and then moved to St. Paul in 1892. In fifteen busy years, Louis Lockwood became one of the most prominent and sought-after second generation architects in th state. His firm designed more homes (and one of only three turn-of-the-century apartments) on Summit Avenue than any other architectural firm, as well as nearly one-half of the homes in Merriam Park. He employed academic styles with a certain inventiveness and adaptability, and always with a sense of aesthetics, which won him many plaudits. The December 1907 issue of Western Architect (page 132), carried his obituary after his untimely death at age 43 on November 28, 1907: "...Mr. Lockwood was one of the younger men who was fast reaching an enviable position in his profession... (he) came to the city about fifteen years ago as a young man under thirty years of age who had just begun to practice... He started out without any "pull" and with only meager acquaintance... He had to make his own way, and to depend upon his own merits... He had the ability, however... his practice grew so rapidly that he was soon recognized as one of the leading architects of the Northwest... For to Mr. Lockwood are to be credited not only some of the most successful residences in St. Paul, but several

(continued)

9. Major Bibliographical References

Ramsey County Survey Records; St. Paul Dispatch and Pioneer Press; Western Architect; Improvement Bulletin; Minnesota Architectural Library; Building the Future from our Past:

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name St. Paul West Quad.

Quadrangle scale 7.5

UTM References

A

1	5	4	8	9	8	2	0	4	9	7	6	4	2	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

Lots 1 and 2, except the South 25 Feet thereof and all of Lot 3, except the west 3 feet thereof and except the South 25 feet thereof, Block 14, Holcombe's Addition to the City of Saint Paul.

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

Louis C. Sudheimer

name/title

organization N/A

date 22 June 1983

street & number 1033 Grand Avenue

telephone 612/224-0647

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

title Russell W. Fridley
State Historic Preservation Officer

date 2/23/84

For NPS use only

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

date 4/10/84

Keeper of the National Register

Attest:

date

Chief of Registration

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of its most conspicuous business buildings... by his death St. Paul has lost an architect of rather exceptional artistic sense combined with a sense of the practical--a combination that distinguishes the architect of the first class... undoubtedly had Mr. Lockwood lived, St. Paul would have seen many more conspicuous examples of his taste and skill that would have been worthy of the widespread interest which some of his recent buildings have attracted." The Vienna and The Earl Apartments were completed just five months prior to his death and are the last and most sophisticated local examples of Neo-classical style apartment structures designed by St. Paul's foremost and most prolific architect of turn-of-the-century apartment structures.

A cursory observation of St. Paul may suggest that there are "hundreds" of late Nineteenth and early Twentieth Century apartment buildings in residential neighborhoods. In actuality, according to the 1910 Dual City Blue Book published by R.L. Polk & Co. of St. Paul, as of 1910 there were only 138 apartment projects in all of St. Paul. Of these, only approximately 90 (65%) remain, 48 having been destroyed for various reasons. Of the original 138, approximately 65 (47%) of them could be considered to be generally within or near the local, state or National Historic District's boundaries; 12 of them have been totally destroyed, leaving 53 (38%). But of these 18 (13%) have been so substantially altered (misguided improvements such as partially stuccoed, or porches totally removed or "modernized") so as to be realistically useless from a historical perspective. This leaves only approximately 35 (25%) Blue Book projects that are essentially close to original condition.

Of these remaining 35 Blue Book listed names, they can be reduced to 29 actual project designs based on permit dates, which can in turn be logically divided into three general categories by approximate period of design and construction:

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Victorian
Pre-1900*

165 Western	1887 (1)
697-715 Laurel	18?? (1)
110 N. St. Albans	1892 (1)
475-481 Laurel	1893/4 (2)
182-184 Kent	1895 (1)
366-376 Selby	1889 (1)
258-262 Selby	1888 (1)
579 Summit	1896 (1)
561-565 Laurel	1897 (1)
436-438 Portland	1897 (1)
550 Summit	1898 (1)
442 Summit	1898 (1)
223-237 Arundel	1894 (3)
117 MacKubin	1900 (1)
672-678 Summit	1900 (1)
111 N. Western	1900 (1)
176 Arundel	1901 (1)

Transitional
1900 - 1904*

494 Ashland	1896 (1)
62 S. St. Albans	1901 (1)
24 S. St. Albans	1901 (1)
657 Grand	1903 (3)
62 S. Dale	1904 (1)

Neo-Classical
1904 - 1910*

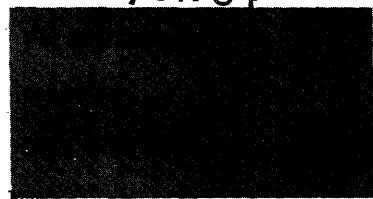
33-45 S. Avon	1904 (3)
504 Selby	1904 (1)
505 Selby	1905 (1)
623-637 Grand	1905 (3)
614 Grand	1906 (1)
30-42 S. St. Albans	1906 (2)
682-688 Holly	1907 (2)

* Numbers in () indicate number of buildings in each project.

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Of the seven projects that remain in the Neo-Classical category, 682-688 Holly appears clearly to be the best, and most outstanding example, and is also apparently Louis Lockwood's last apartment project design (built in 1907), at the end of his brief (15 year) but brilliant career. In addition, it was also Carl P. Waldon's last apartment project; at least we haven't yet located any others, and he, too, died a short time later in 1910.

The Vienna and Earl apartment buildings characterize the culmination of all of the experience and collaborative efforts of Louis Lockwood and Carl Waldon which appears to have been focused on the 682688 Holly Avenue project, and significantly represents the sophisticated Neo-Classical style apartment building constructed in St. Paul at the turn of the century.

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St. Paul Pioneer Press, November 28, 1908

The Western Architect, December, 1907, page 132

The Improvement Bulletin, December 7, 1907, page 14

St. Paul's Historic Summit Avenue, E.R. Sandeen (1979)