



**Langford Park Bandstand**  
**98 Langford Park, St. Paul, Ramsey County, Minnesota**

**Historic Significance Evaluation**

**Prepared for the**  
**Saint Paul Department of Parks and Recreation**  
**Saint Paul, Minnesota**  
**Attention: Alice Messer**

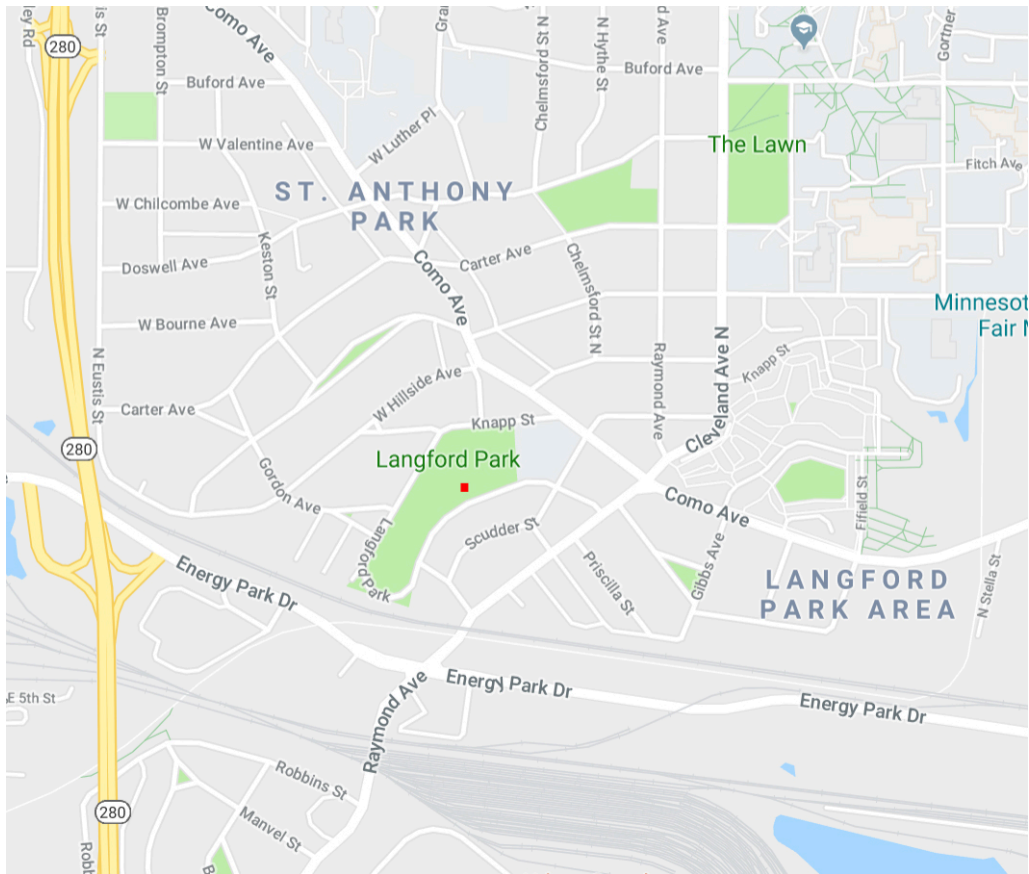
**by**

**Landscape Research LLC**  
**St. Paul, Minnesota**

**Final Report**  
**September 2018**







**Figure 1. Location Map. Langford Park Bandstand Historic Significance Evaluation. 98 Langford Park. St. Paul, Ramsey County, Minnesota. Map Source: Ramsey County.**



**Figure 2. Langford Park and Bandstand in 2015. (Ramsey County)**

This page intentionally left blank



## CONTENTS

<b>1.0 INTRODUCTION AND OBJECTIVES</b>	<b>1</b>
<b>2.0 METHODS</b>	<b>1</b>
2.1 Fieldwork	1
2.2 Previous Studies	1
2.3 Evaluation	2
2.3.1 City of Saint Paul Heritage Preservation Criteria (Legislative Code Chapter 73 Sec 73.05)	2
2.3.2 National Register of Historic Places Criteria	2
<b>3.0 PROPERTY DESCRIPTION</b>	<b>3</b>
3.1 Property Location and Setting	3
3.2 Exterior Description	3
<b>4.0 HISTORIC CONTEXT: LANGFORD PARK AND THE LANGFORD PARK BANDSTAND, 1873-2018</b>	<b>7</b>
4.1 Early Park Planning, 1873-1887	7
4.2 Langford Park and the City of Saint Paul after 1887	9
4.3 Designing Langford Park, ca. 1888-1912	10
4.4 Bandstand Construction: 1912	13
4.5 The Bandstand and Langford Park, 1913-2018	14
<b>5.0 EVALUATION OF SIGNIFICANCE AND RECOMMENDATIONS</b>	<b>19</b>
5.1 Research Findings	20
5.2 Historic Integrity	20
5.3 Recommendations	20
<b>6.0 SOURCES</b>	<b>21</b>
<b>LIST OF FIGURES</b>	
Figure 1. Location Map	<i>i</i>
Figure 2. Langford Park Aerial View, 2015.	<i>i</i>
Figure 3. Langford Park Band Shell, facing west, 8/3/2108.	4
Figure 4. Langford Park Band Shell, facing east, 8/3/2108.	4
Figure 5. Langford Park Band Shell, facing southwest, 8/3/2018.	5
Figure 6. Langford Park Band Shell, facing northeast, 8/3/2018.	5
Figure 7. View from Langford Park Band Stand across historic grove, facing north, 8/3/2018.	6
Figure 8. View to Langford Park Band Stand, facing northeast, 8/3/2018.	6
Figure 9. <i>Plan of St. Anthony Park</i> (1873). RCHS	7
Figure 10. Plat of South St. Anthony Park, 1885. (MNHS, in Lanegran and Flinn 1987:11).	8

Figure 11. Langford Lake and Park in ca. 1885. MNHS	9
Figure 12. Rice's Map of St. Paul, 1887. MNHS.	10
Figure 13. "Early Fourth of July Celebration," ca. 1890s. RCHS	11
Figure 14. H. M. Smyth, <i>Map of Saint Paul</i> , 1908.	12
Figure 15. Attributed as Langford Park in ca. 1915 (?). MNHS	12
Figure 16. Views of Langford Park ( <i>Annual Report</i> 1909:n.p.).	13
Figure 17. Phalen Park Bandstand, 1912; Merriam Terrace Park Bandstand (1909), in 1909, as shown in 1930. MNHS	14
Figure 18. Cherokee Park Pavilion, after improvements in 1923. MNHS	14
Figure 19. G.M. Hopkins, 1916.	15
Figure 20. Langford Park in 1923. University of Minnesota	16
Figure 21. Langford Park in 1953, prior to demolition of houses Block 36 for St. Anthony Park Elementary School. Ramsey County	17
Figure 22. Roger Martin Associates, Langford Park Masterplan, 1966. MNHS	17
Figure 23. 4th of July Celebration, ca. 2015.	18

*Historic photographs:*

*MNHS Minnesota Historical Society*

*RCHS Ramsey County Historical Society*

## **1.0 INTRODUCTION AND OBJECTIVES**

The City of Saint Paul and the Saint Paul Parks and Recreation Department contracted with Landscape Research LLC (Landscape Research) in June 2018 to conduct a study of the historical significance of the Langford Park Bandstand at 98 Langford Park. Carole S. Zellie of Landscape Research conducted the research and prepared the report.

The bandstand and surrounding Langford Park have not been previously evaluated. As described in this report, the bandstand may meet one or more criterion for local designation by the City of Saint Paul as a heritage preservation site, as listed in Legislative Code Chapter 73 Section 73.05. A preliminary historic context for Langford Park and Saint Paul's early park development was developed to assist in evaluating the property's significance.

## **2.0 SOURCES AND METHODS**

Research for this property focused on the annual reports of the Saint Paul Board of Park Commissioners and Parks and Recreation Department (1887-1975), published Saint Paul histories including Lanegran and Flinn, *St. Anthony Park: Portrait of a Community* (1987), and historic photographs and other archival materials from the Ramsey County Historical Society and the Minnesota Historical Society. Historic maps, atlases, Sanborn Fire Insurance Company maps, and historic aerial views were also consulted. Newspaper research included the *Saint Paul Globe*, *Saint Paul Pioneer Press*, *Minneapolis Star*, and *Minneapolis Tribune*. Applicable historic context and other studies include the Saint Paul historic context, "Residential Real Estate Development: 1880-1950" (Zellie and Peterson 2001) and the "North Loop of Saint Paul's Grand Round: A History and Evaluation of Historic Resources" (Zellie and Lucas 2016).

### **2.1 Fieldwork**

In July and August 2018, the consultant conducted fieldwork in Langford Park and reviewed the property with Saint Paul Parks and Recreation staff. The property was photographed and measured.

### **2.2 Previous Studies**

The "Historic Sites Survey of Saint Paul and Ramsey County" noted the park in the description of the Saint Anthony Park area but the surveyors did not make a recommendation regarding its local significance (Murphy and Granger 1983). A total of seven residential properties were inventoried on Langford Place (Minnesota State Historic Preservation Office survey files).

### **2.3 Evaluation**

City of Saint Paul Local Designation Criteria, as listed in Legislative Code Chapter 73 Section 73.05, and National Register of Historic Places (NRHP) criteria may be used to assess the significance of the property to determine if it is eligible for local heritage preservation designation or for listing in the NRHP.

### **2.3.1 City of Saint Paul Heritage Preservation Designation Criteria (Legislative Code Chapter 73 Section 73)**

In order to be considered for local heritage preservation designation, a property must meet one or more criterion. Legislative Code Chapter 73 Section 73.05 states that in considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site, the following criteria are applied with respect to such designation:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.
2. Its location as a site of a significant historic event.
3. Its identification with a person or persons who significantly contributed to the culture and development.
4. Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.
5. Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.
6. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represent a significant architectural or engineering innovation.
7. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

### **2.3.2 National Register of Historic Places Criteria**

Evaluation of the property for potential eligibility for listing in the National Register of Historic Places (NRHP) is outside the scope of this study. NRHP Criteria are included below, however, for further discussion:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory (NPS 1997).



### 3.0 PROPERTY DESCRIPTION

#### 3.1 Location and Setting

The Langford Park Bandstand (1912) is located on the east side of Langford Park on the street known as Langford Park. The 7.27-acre park, addressed as 98 Langford Park, is located in the Saint Anthony Park neighborhood in Planning District 12 (Figure 1). Langford Park is bounded at the north, south, and west by the curving street named Langford Park (formerly Langford Park Place East and West), and by Knapp Street at the northeast. A railroad embankment and right-of-way edge the street on the south side of Langford Park. Single- and multiple-family houses that appear to date from ca. 1895 to ca. 1920 frame the perimeter of the park along Langford Park and Knapp Street. The residential properties nearest the bandstand front Scudder Street.

The bandstand is sited about 100 feet from the street on a slightly sloping lawn at the edge of a grove of mature cottonwood, catalpa, and linden. A grove of white pine is located to the southwest. A traditional light post with an acorn-style lamp is located to the southwest and a service pole to the south.

The bandstand was placed in a most scenic part of the early park, where it offered a view of the small lake to the north. Since 1953, Saint Anthony Park Elementary School has occupied a vacated city block opposite the northeast end of the park, and the Langford Recreation Center, tennis court, playground, and playing field are to the southwest.

#### 3.2 Exterior Description

The Board of Park Commissioners completed the bandstand in 1912 at a cost of \$768.58 (*Annual Report* 1912:17). The one-story frame structure has a square plan. It measures 16' along each side and is 14' 5" in height. Park records variously refer to it as a "frame and stucco" structure as well as a "reinforced concrete" structure (*Annual Report* 1912:17). The concrete slab floor rests on a painted stucco-clad base that does not have a visible foundation. The flat roof is supported by four painted stucco corner piers. A stuccoed parapet surmounts a concrete sill and there are two scuppers on the west elevation. The roofing material was not viewed (Figures 3-8).

The structure is accessed by four concrete steps centered on the east elevation. Mature shrubs flank the steps. A pipe railing of unknown date extends along the perimeter and is anchored at each pier. On the west elevation of the base there are two recessed panels and evidence of what may have been a small access door.

The beadboard ceiling appears to have been recently varnished. There is evidence of past electrical service, but no extant fixtures.

A structural evaluation of the property was not conducted as part of this study.



**Figure 3. Langford Park Bandstand, facing west, 8/3/2018.**



**Figure 4. Langford Park Bandstand, facing east, 8/3/2018.**





**Figure 5. Langford Park Bandstand, facing southwest, 8/3/2018.**



**Figure 6. Langford Park Bandstand, facing northeast, 8/3/2018.**





**Figure 7. View from Langford Park Bandstand, across historic grove, facing north, 8/3/2018.**



**Figure 8. View to Langford Park Bandstand, facing northeast, 8/3/2018.**



## 4.0 HISTORIC CONTEXT: LANGFORD PARK AND THE LANGFORD PARK BANDSTAND, 1873-2018

### 4.1 Early Park Planning, 1873-1887

Langford Park was placed at the heart of the curvilinear streets laid out in two attempts to plat Saint Anthony Park as a residential subdivision on the hilly terrain located along the Como Road. The Northern Pacific Railroad, built between Saint Paul and Minneapolis in 1862, made the area attractive to real estate developers in the early 1870s. A group led by former Governor William R. Marshall (1825-1896) imagined a convenient suburb. The plan designed by Chicago landscape architect H.W.S. Cleveland and his partner, William M. R. French, provided a picturesque residential quarter with curving streets adapted to the topography of wooded hills and small lakes (W.R. Marshall et al. 1873; Figure 9). Labeled as a “suburban addition to St. Paul and Minneapolis” and extending into Hennepin County, the proposed design would have linked the area to the park and parkway systems H.W.S. Cleveland would propose to the cities of Saint Paul and Minneapolis in the 1880s. Cleveland prominently showed Langford Park, around Langford Lake, as well as a park around shallow Lake Sarita to the east (Lanegran and Flinn 1987:4). A sketch of the lake was set off in a small decorative vignette at the top of Cleveland’s plan. The lake was named for Marshall’s brother-in-law, Nathaniel Pitt Langford (1832–1911), a noted businessman and explorer who was the first Superintendent of Yellowstone National Park (Empson 2006:159).

Langford Lake was one of several shallow water bodies documented in the late 1840s by surveyors in Township 29 Range 23W (BLM 1847). The area’s topography included low-lying depressions such as Langford Lake, also known as Rocky Lake, as well as the steep-sided feature in present-day College Park, once known as “Partridge Pond.” Both were ice block lakes formed by slowly-melting glacial ice (Steinhauser II-5, 12; Lanegran and Flinn 1987:2).

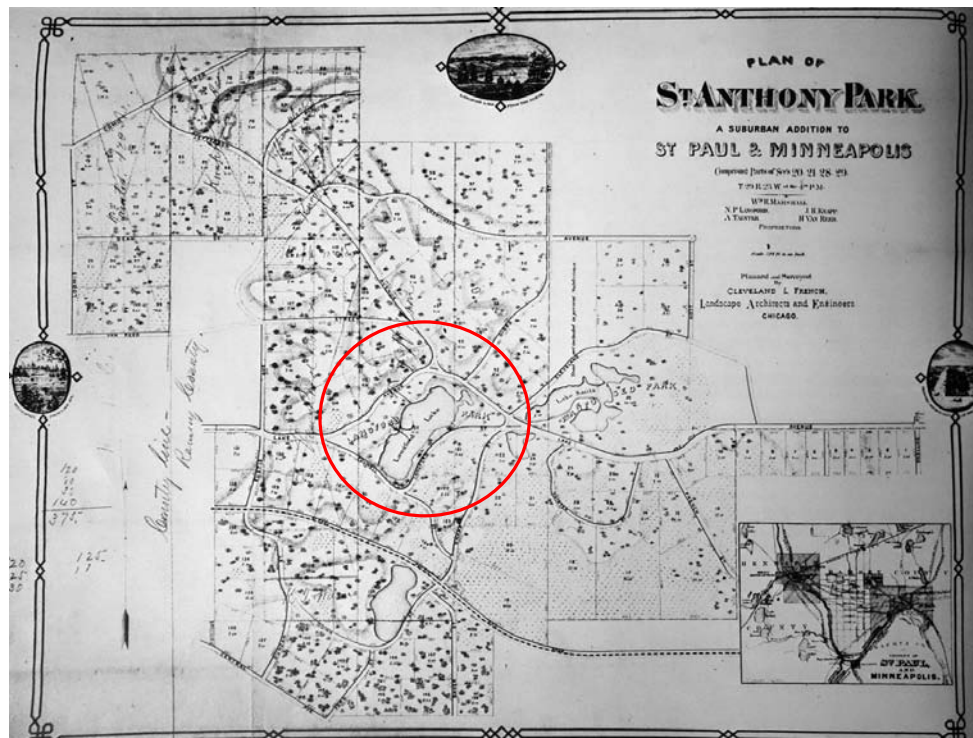
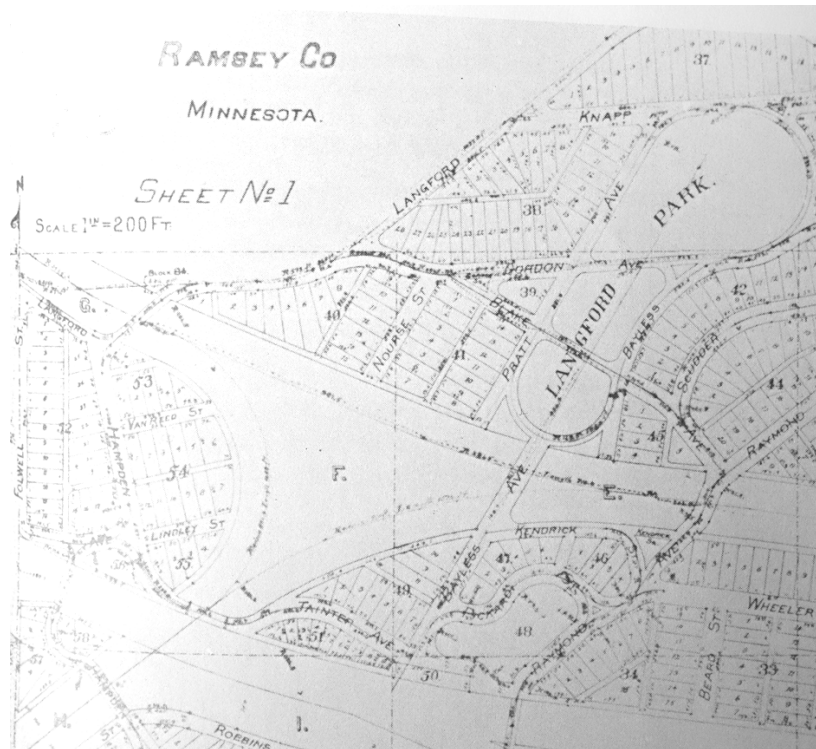


Figure 9. *Plan of St. Anthony Park* (1873, RCHS).

St. Anthony Park was first proposed on the eve of the financial Panic of 1873, which resulted in no sale of lots. By 1884, the St. Anthony Park Company, headed by Charles Pratt and J. Royall McMurran, purchased the property (Lanegran and Flinn 1987:8). This time, success was promised by a booming economy, steady population growth in Minneapolis and Saint Paul, and planning for an electrified streetcar line to link the cities. The company platted hundreds of lots north and south of the railroad corridor, which now had two lines with passenger service, built speculative houses for sale, and encouraged commercial and institutional development. Many of the Queen Anne and Eastlake style houses were intended for middle-and upper-middle class buyers, including business owners from the growing Midway industrial and commercial district along University Avenue.



**Figure 10. Plat of South St. Anthony Park, 1885. (MNHS, in Lanegran and Flinn 1987:11).**

The new 1885 plan of South St. Anthony Park, prepared for the St. Anthony Park Company by City Engineer Joseph Sewall, included Langford Park but eliminated the lake from the low-lying area southwest of Como Avenue. Instead, present-day Blake and Gordon Avenues planned to divide the park into three segments. More than seventy house lots framed the park. The company did some initial filling of the lake, for “reasons of sanitation,” and lots around the park were sold (Steinhauser II-5). Langford Park, although generally unimproved, would be an early nucleus for residential development, and it was included in the engraved view of Saint Anthony Park that appeared in the *Northwest Magazine* of April 1886 (Lanegran and Flinn 1987:16). The lightly-settled area was shown as served by small passenger stations alongside the tracks of the St. Paul and Pacific Railroad and the St. Paul, Minneapolis and Manitoba Railroad. Both lines were adjacent to the expanding yards of the Minnesota Transfer Railway.



**Figure 11. Langford Lake and Park in ca. 1885. (MNHS)**

St. Anthony Park was annexed to the City of Saint Paul in 1887. Before its bankruptcy in 1893, the Saint Anthony Park Company succeeded in building an estimated 135 houses, designed by five “architect-builders” (Lanegran and Flinn 1987:20-21). Still underimproved, Langford Park was now under the purview of the Board of Park Commissioners.

#### **4.2 Langford Park and the City of Saint Paul after 1887**

The Saint Paul Board of Park Commissioners was in its early period of organization just as St. Anthony Park was annexed. Park planning had proceeded slowly prior to this time. When Saint Paul was incorporated as a town in 1849, the recorded plat of Saint Paul Proper (1847) provided grid-plan blocks relieved by a few blocks intended for occupancy by the courthouse, city hall, and the Minnesota State Capitol. Market Square (Rice Park), and Smith Park were also set aside. Various acquired by donations, the squares were characterized as a “haphazard lot of open spaces, which had come to the possession of the city in all sorts of ways” (Peabody 1915:610). In 1872, the Saint Paul City Council created a committee on parks, headed by W. A. Van Slyke. The committee “had charge of the squares of the city, and renovated and improved them from time to time as the circumstances demanded and permitted” (Castle 1912:371).

In 1872 the City of Saint Paul began the effort to acquire Como Lake located on the Como Road (Castle 1912:371). The lake and the surrounding park would become a central feature of the city’s future northern parkway development, and was also a primary focus for public recreation through much of the late 19th and early 20th centuries (Schmidt 2002:44-45). The Panic of 1873 and political opposition to park expenditure interrupted efforts to improve the park. Development slowed in nearby Saint Anthony Park, and the development delay in Como Park would extend more than fifteen years until after the creation of the Saint Paul Board of Park Commissioners.

The City of Saint Paul organized the Board of Park Commissioners in February 1887 (*Annual Report of the Board of Park Commissioners* [hereafter *Annual Report*], 1888:821-22). The city limits now extended north as far as Larpenteur Avenue (Murphy and Granger 1983:415). In addition to improvements to Como Park, the board's initial focus was acquisition of the West Saint Paul Park across the river; Carpenter (Summit Overlook) Park, at Summit Avenue and Ramsey Street; Indian Mounds Park on Dayton's Bluff; the riverside Hiawatha Park, near Cleveland Avenue, and a survey of the east bank of the river from the Chicago Milwaukee & St. Paul Railroad Bridge to the Fort Snelling Bridge (*Annual Report* 1888:822-23). As shown on Rice's *Map of St. Paul* (1887), real estate additions and subdivisions now began to fill out the city's northwestern corner near Lake Phalen and t St. Anthony Park at the northwest.

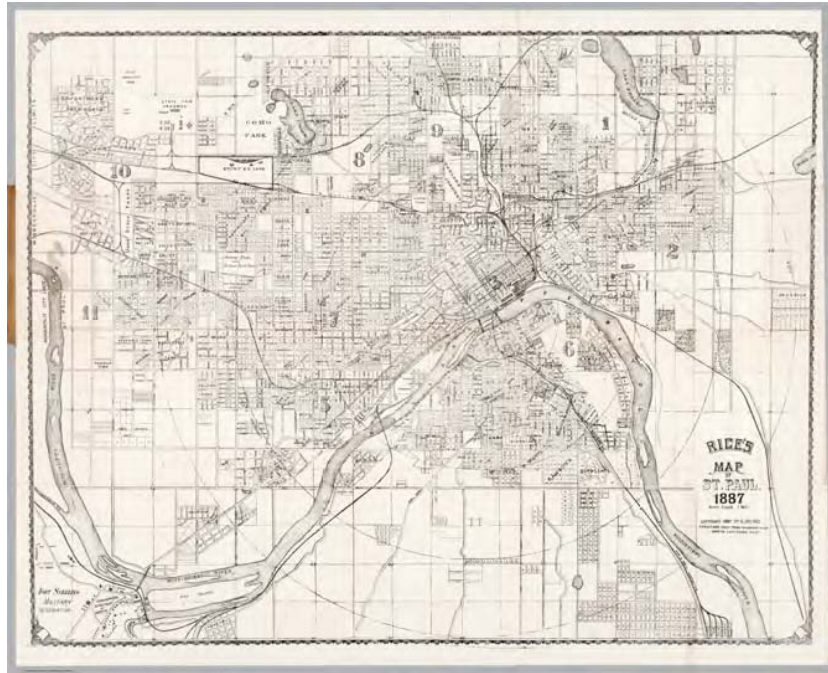


Figure 12. Rice's Map of St. Paul, 1887. (MNHS)

### 4.3 Designing Langford Park, ca. 1888-1912

In 1888, the *Saint Paul Globe* reported that Park Board “president Van Slyke with Mr. Nichols, the landscape artist, and Hon. R[osnel] V. Pratt looked over the parks. Plans will be at once drawn up for the Improvement of Langford Park” (*St. Paul Globe*, 23 Sept:18). “Mr. Nichols” has not been further identified; it was not Arthur B. Nichols (1881-1970), who would work on Saint Paul landscape architecture projects later in the 20th century.

Also in 1888, the Park Board hired landscape architect H. W. S. Cleveland for \$1500 per year to “prepare designs and plans for the improvement of Saint Paul parks and parkways” and to “supervise the execution of all work on parks and parkways” (*Annual Report* 1888- 89:673). Cleveland had relocated from Chicago to Minneapolis to devote himself to work for the Minneapolis Board of Park Commissioners. Cleveland encouraged the Saint Paul Board of Park Commissioners to develop public squares and small parks, and outlined the process for filling low-lying land using soil from adjacent higher ground (*Annual Report* 1888- 89:690-691). In 1889 8.66 acres comprising Langford Park were formally acquired by the city by dedication (*Annual Report* 1888- 89:673; 1889:684).





**Figure 13. “Early Fourth of July Celebration,” ca. 1890s. (RCHS)**

Park development proceeded very slowly, if at all, through the early 1890s. In 1897, forty-six St. Anthony Park residents signed a letter requesting park improvements. The signers observed, “with little expense the park could be one of the most attractive in the city” (*Saint Paul Globe* 7 Sept 1897). Despite financial limits set by the City Comptroller, by 1898 Superintendent Frederick W. Nussbaumer (1850-1935) was reported as “successfully working out his plans for improving Langford Park” (*Annual Report* 1899:14). Excavation to restore the small pond began in 1898 (*Annual Report* 1898: 14). About one acre of the former pond was excavated to a depth of three feet and, although water collected naturally, a pipe was installed to keep the water circulating. A total of \$1,681 was spent on improvements in 1899, including grading, rip-rapping of the lakeshore, and construction of a \$531.00 footbridge built across the “narrow neck” of the lake (*Annual Report* 1899:25; 1903:51).

A total of 258 trees were planted, including 40 Douglas spruce, 7 Scotch pine and 10 white pine. Deciduous hardwoods included 30 European linden, 30 mountain ash, 33 white ash and 6 weeping willows. Spirea and honeysuckle were among the shrubs, as well as 50 other “native shrubberies” (*Annual Report* 1900:11). In 1901, 35 white birch and five elms were planted (*Annual Report* 1902:24).



Figure 14. Langford Park on H.M Smyth, *Map of St. Paul*, 1908.

Saint Paul's population rose from 41,473 in 1880 to 133,156 in 1890. Although there was great demand for new housing, a years-long economic downturn followed the Panic of 1893. The park budget recovered to some degree by 1903, when the *Annual Report* announced that with 7.7-acre Merriam Terrace Park, Langford Park was "the largest and most important" of the city's 24 neighborhood parks (*Annual Report* 1903:32). Only 14 neighborhood parks were improved at this time, including Rice, Smith, Irvine, Central, Lafayette and Summit and Carpenter Park (Summit Overlook). The city's large scenic parks at Como, Phalen, and Indian Mounds, and Mississippi River Boulevard and Summit Avenue were under development. Under the leadership of Frederick Nussbaumer, and at their peak of ornamental design prior to World War I, each of the best-tended neighborhood parks had a network of graveled paths, and abundant bedding plants from the city's nurseries. A few parks, like Langford and Merriam Terrace, had landscaped water features with footbridges. Langford Park's original footbridge was replaced in 1907 at a cost of \$165.81 (*Annual Report* 1907:40). By 1909, photographs in the *Annual Report* show that the trees planted in 1899 were maturing, and bedding plants and shrubs lined the paths and lake (*Annual Report* 1909:n.p.)



Figure 15. Attributed as Langford Park in ca. 1910 (?).  
(C.P. Gibson, MNHS)





Figure 16. Views of Langford Park (*Annual Report 1909:n.p.*).

#### 4.4 Bandstand Construction: 1912

Summer band concerts were an important part of community life at the turn of the 20th century. In 1906, Saint Paul promoted large summer concerts provided by the Danz Band at the new, \$40,000 Como Lake pavilion leased to manager Jacob Barnet. In 1909, a total of 122 concerts were offered in Como, Phalen, and Indian Mounds Parks (*Annual Report 1909:6*). Minneapolis promoted Lake Harriet and Minnehaha Park concerts at pavilions operated by the Park Board, and smaller concerts were provided at many neighborhood parks. Saint Paul Park Superintendent Frederick Nussbaumer emphasized the increasing demand for music in the parks, and explained that the concerts at Como Park were so popular as to jam the streetcars. He explained:

No public money was ever expended for any purpose, where it was more appreciated by the people, than the money spent for concerts in parks. The cost of these concerts, considering the available funds of the Board, was perhaps too much as it equaled 10 percent of the total appropriation made for the park fund. Yet I am sure that the City was well repaid in the happiness and good cheer the concerts brought to the very large number of people that visited the parks (*Annual Report 1909:6*).

Langford Park was a popular gathering spot for celebrations, and it is likely that the small bandstand erected in 1912 for \$ 768.00 was intended to meet the need for concerts, although it was scaled for neighborhood use. Described as a “frame stucco” bandstand, C. M. Steenberg was the builder and W.C. Stephens provided the electrical service and lights (*Annual Report 1912:43,51*). The *Annual Reports* most often called the Langford Park structure a bandstand, and sometimes a pavilion or band shell (*Annual Reports, 1912-1930*).

Only two other small bandstands appear to have been built in Saint Paul’s neighborhood parks by 1912. At Merriam Terrace Park, the \$1,014.00 bandstand completed in 1909 rested on a stone base. It had an octagonal plan and a flat roof supported by fluted columns (*Annual Report 1909:n.p.*). A larger structure, similar to Langford Park’s, was completed in Phalen Park in 1912. It rested on a raised base, with four stucco-clad corner piers and a hipped roof. It was not determined if the structure illustrated in 1930 dates from 1912 or 1923 (*Annual Report 1912:n.p*; City of Saint Paul 1930:11). A rectangular, hip-roofed “pavilion” was completed in Cherokee Park in 1923 (City of Saint Paul 1930:23). The Langford Park example is the only one of this building type to survive in Saint Paul.



**Figure 17. Phalen Park Bandstand, 1912, (MNHS)**



**Merriam Terrace Park Bandstand, 1909, in 1909. as shown in 1930. (MNHS)**



**Figure 18. Cherokee Park Pavilion, after improvements in 1923. (MNHS)**

No similar examples of small, stucco bandstands are known to have been erected in Minneapolis parks. The Trowbridge Bandstand in Trowbridge Park, Waseca (1915), is exemplary of the hipped-roof, stucco-clad bandstands built in small towns elsewhere in Minnesota. The community recently restored the 28' x 20' building (Restoration Services 2018).

#### **4.5 The Bandstand and Langford Park, 1913-2018**

The Langford Park bandstand presided over a shrinking lake, which frustrated Superintendent Nussbaumer. He regularly recommended that the lake bottom be cemented, noting in 1912, “since the sewer was put into the streets surrounding the park, the lake is drying up.” He thought the lake should be preserved even if only for the purpose of winter skating “for the children of the neighborhood” *Annual Report* 1912:17).

In 1916, Nussbaumer summarized the progress of Langford Park:

This is an attractive neighborhood park of ten acres in extent is located in St. Anthony Park, a prominent suburb of the city. This tract of land had formerly been a swamp. The filling in its deepest places has settled and this portion was shaped into a lagoon, which held a sufficient depth of water until the city streets were sewered. This drained the water and the pond has to be fed from the city water works. It would be economy and a decidedly desirable improvement if this small lake could be cemented and the shore lines be made attractive by border planting.



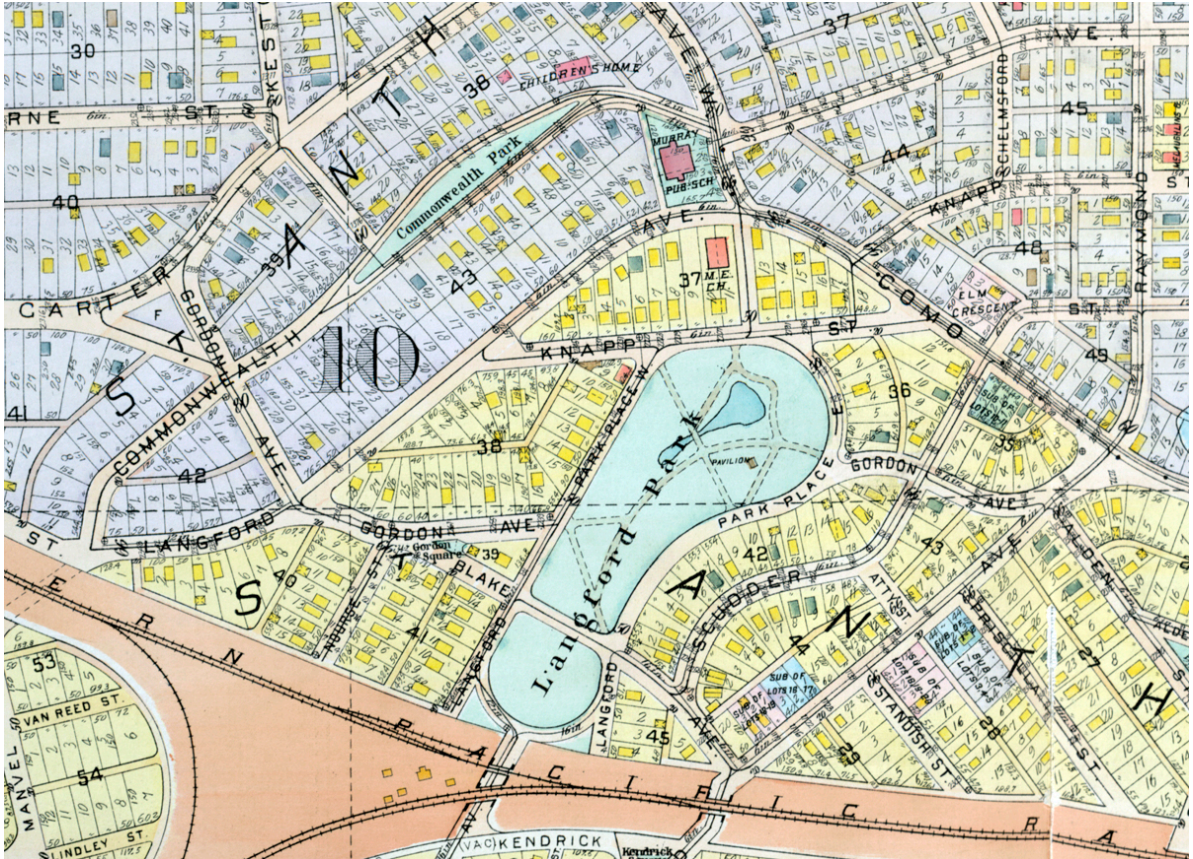


Figure 19. G.M. Hopkins, 1916. The bandstand is labeled as a pavilion.

The decade following Langford Park bandstand construction included World War I. No additional bandstands were constructed in the city; a 1919 summary of building improvements listed three “frame stucco” bandstands dating from 1912, at Phalen Park, Merriam Terrace Park, and Langford Park (Figure 17; the Merriam structure appears to date from 1909, however). A large brick and concrete shelter at Indian Mounds Park was built in 1917 (City of Saint Paul 1919:29-30). A stucco-clad shelter was completed at Cherokee Park in 1923 (City of Saint Paul 1930:21; Figure 18).



**Figure 20. Langford Park in 1923. The baseball diamond and playing fields are divided from the park by Blake Avenue, and are ringed in trees and shrubs. The bandstand (shown at square) is sited in a grove of trees near the lake. Radiating paths converge at the footbridge. The houses that would be razed for Saint Anthony Park Elementary School construction (1953) are shown at upper right. (University of Minnesota)**

In 1926, the Langford playground fields were graded at a cost of \$500, and a shelter house was constructed for \$1,000 (Langford Park Index Card). The lake was finally lined with concrete in 1927, and general grading and filling of the park was conducted in 1929, apparently to mitigate the low-lying site (Langford Park Index Card). Additions included a wading pool near the south end of the park (1949), tennis court improvements (1958), and new playground equipment sponsored by the St. Anthony Park Association (Langford Park Index Card).



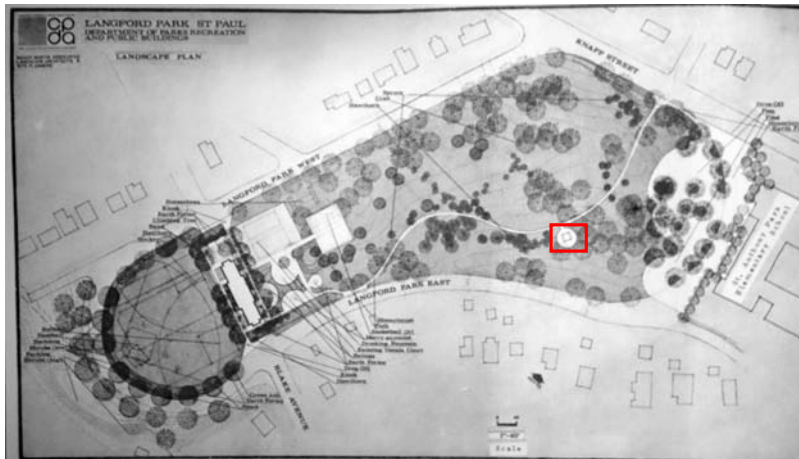
**Figure 21. Langford Park in 1953, prior to clearance of Block 36 for St. Anthony Park Elementary School. (Ramsey County)**

The park was stewarded by community organizations including the first St. Anthony Park Association, founded in 1897, and the St. Anthony Park North Improvement League, founded in 1902 (Lanegran and Flinn 1987:58). A challenge arose by 1951, when the Saint Paul School Board proposed to build the new St. Anthony Park Elementary School on a portion of the park (*Minneapolis Star* 27 June 1951:12; 18 July 1951:11). Nearly a year of organized opposition from residents and the Langford Park Association followed. The resolution was to tear down six houses on Block 36 adjacent to the park. The school was completed in 1953, with an addition in 1974 (*Park Bugle* 27 Sept 2018:1). The portion of Langford Park Place that separated the park and school site was closed in 1971 and converted to a playground and park area. In 1965, Blake Avenue was vacated to join the park and athletic field area (Langford Park Index Card). The concrete-lined pool, formerly Langford Lake, appears to have been filled sometime after completion of the school.

#### *Bandstand Improvements: 1966*

In 1966, bandstand improvements by the City of Saint Paul Department of Parks and Recreation and Public Buildings included a new roof, a new beadboard ceiling, and trim painting (City of Saint Paul 1966:8). This work was concurrent with a park master plan prepared by landscape architect Roger Martin (Roger Martin Associates) that proposed a new sidewalk linking the bandstand with improvements to the southwest, including a new recreation center, new plantings, and play equipment.





**Figure 22. Roger Martin Associates, ca. 1966.  
Langford Park Master Plan. (MNHS)**

Photographs published in the *St. Anthony Park Bugle* (*Park Bugle*) since 1974 document the continuous use of the bandstand as part of the St. Anthony Park 4th of July celebration, and for other events. The structure has been adapted by a variety of groups for other informal uses with little impact on the surrounding historic park landscape.



**Figure 23. 4th of July Celebration, ca. 2015. <https://twitter.com/4thinthepark>**

## **5.0 EVALUATION OF SIGNIFICANCE AND RECOMMENDATIONS**

### **5.1 Research Findings**

The Saint Paul Board of Park Commissioners built the Langford Park Bandstand in 1912 to provide a permanent place for small gatherings and music performance in one of the city's earliest and best-tended neighborhood parks. Once overlooking a small lake and a grove of trees as well as the surrounding residential neighborhood, it has had more than a century of continuous community use. With its good condition and overall historic integrity, it conveys its potential significance as a component of an early neighborhood park landscape. Although Como Park filled the need for various programs and performances for large gatherings, Langford and Merriam Terrace Parks were exemplary of neighborhood parks surrounded by an expanding population and demand for music and entertainment. In addition to playgrounds, playing fields, and ice rinks, music and community gatherings were part of park activity.

Langford Park and the bandstand are associated with the growth of Saint Paul's neighborhood parks during an important period of early 20th-century development. As suggested by Saint Paul's Historic Context, "Residential Real Estate Development: 1880-1950" (Zellie and Peterson 2001), the bandstand was constructed during key growth years of the city's neighborhoods west of downtown Saint Paul, including the Hamline-Midway area, Saint Anthony Park around Langford and College Parks, and nearby Merriam Park around Merriam Terrace Park.

The bandstand's setting in Langford Park retains features of the historic landscape design initially provided by the St. Anthony Park Company in ca. 1885, and then developed after 1889 by the City of Saint Paul Board of Park Commissioners and Superintendent Frederick Nussbaumer. These features include the park setting, edged by residences and the rail corridor; the historic park perimeter; certain undisturbed grades, especially near the bandstand, and the general retention of the historic locations of playing fields and the central grove of mature trees and turf.

### **5.2 Historic Integrity**

Integrity is the ability of a property to convey its significance. The aspects of integrity include location, setting, design, materials, workmanship, feeling and association. The Langford Park Bandstand appears to be in its original location and retains a good quality of setting. The structure appears to be in good condition and does not appear to have had major alterations to the original design. The stucco cladding appears to have been re-dashed, but this does not significantly diminish the qualities of materials and workmanship. Overall, it retains a good level of the qualities of design, materials, and workmanship. In continuous use since its construction 106 years ago, the structure remains situated among trees on a grassy site. Despite construction of St. Anthony Park Elementary School (1953, addition 1974) on a vacated block to the northeast and various park structures to the southwest, it retains a good level of the historic qualities of feeling and association. (At present the temporary staging area for a school construction project is placed immediately to the east of the property.)

Research on the bandstand suggests that surrounding Langford Park has been adapted to changing recreational needs for more than a century, but it also appears to retain a good level of historic integrity. Although Langford Lake is gone, the park retains the original division of activity areas, with active recreation at the southern end, and the central wooded grove around the small bandstand. Several trees were likely planted under the direction of Superintendent Nussbaumer. Most notably, the St. Anthony Park Elementary School was not built on park grounds, but on a

vacated adjacent block. Although there was demolition of several historic houses fronting the park and a street closure, there was no significant loss of integrity to the park landscape.

### **5.3 Recommendations**

City of Saint Paul Heritage Preservation Designation Criteria, as listed in Legislative Code Chapter 73 Section 73.05, may be used to further assess the significance of the Langford Park Bandstand. Further evaluation of the property's potential significance for heritage preservation designation, especially under Criterion 1 and 7, is recommended.

The bandstand appears to possess enough historic significance and integrity to be a contributing property within a potential Langford Park Heritage Preservation District. Detailed evaluation of the historic significance and integrity of the park, however, was outside the scope of this study.

Evaluation of the significance of the bandstand and park for listing in the NRHP was also outside the scope of this study. Further study of the park's potential significance under NRHP Criterion A, for Community Planning, is recommended.



## 6.0 SOURCES

### Bureau of Land Management (BLM)

1847 *General Land Office Records*. T29R23W, 11/3/1847. Accessed at <http://glorerecords.blm.gov/>.

Castle, Henry A. *History of St. Paul and Vicinity*. Lewis Publishing Company, Chicago.

### City of Saint Paul

1887-Langford Park Index Cards, Saint Paul Department of Parks and Recreation.

1886-1912 *Annual Reports of the Saint Paul Board of Park Commissioners*.

1914-1919 Report of Department of Parks, Playgrounds and Public Buildings of the City of Saint Paul.

1930 Report of Department of Parks, Playgrounds and Public Buildings of the City of Saint Paul.

1966 Bureau of Parks and Recreation. *Annual Report*.

### Cleveland, Horace W. S.

1885 *Public Parks, Radial Avenues, and Boulevards. Outline Plan of a Park System for the City of St. Paul*. Globe Job Office, Saint Paul.

### Empson, Donald

2006 *The Street Where You Live*. University of Minnesota Press, Minneapolis.

### Hopkins, G. M.

1916 *Plat Book of the City of Saint Paul, Minn and Suburbs*. G. M. Hopkins, Philadelphia

1928 *Plat Book of the City of Saint Paul, Minn and Suburbs*. G. M. Hopkins, Philadelphia.

Updated to 1959.

### Keller, J. Timothy Keller and Genevieve P. Keller

1994 National Register Bulletin, No. 18, "How to Evaluate and Nominate Designed Historic Landscapes." U.S. Department of the Interior, National Park Service, Washington, D.C.

### Lanegran, David A. and Judith Frost Flinn

1987 *St. Anthony Park: Portrait of a Community*. District 12 Community Council and St. Anthony Park Association, St. Paul.

### Marshall, W. R. et al.

1873 "Plan of St. Anthony Park: a Suburban Addition to St. Paul and Minneapolis. Privately published.

### Murphy, Patricia and Susan W. Granger.

1983 Historic Site Survey of Saint Paul and Ramsey County 1980-1983. Ramsey County

### National Park Service (NPS)

1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

U.S. Department of the Interior, National Park Service, Washington, D.C.

Peabody, Lloyd

1915 "History of the Parks and Public Grounds of St. Paul." St. Paul: *Collections of the Minnesota Historical Society*, 1915.

Ramsey County

1953-2015 Aerial views accessed at <https://www.ramseycounty.us/residents/property/maps-surveys/interactive-map-gis>

Restoration Services

2018 Trowbridge Bandshell project. Accessed at [restorationservicesinc.com/trowbridge-band-shell/](http://restorationservicesinc.com/trowbridge-band-shell/)

*Saint Anthony Park Bugle and Park Bugle*

1974- Microfilm at Minnesota Historical Society, Saint Paul.

Sanborn Map Publishing Company

1885 St. Paul, Minnesota. Sanborn Map Publishing Company, New York.

1903-04 St. Paul, Minnesota. Sanborn Map Publishing Company, New York.

1927 St. Paul, Minnesota. Sanborn Map Publishing Company, New York.

Schmidt, Andrew J.

2002 "Planning St. Paul's Como Park: Pleasure and Recreation for the People." *Minnesota History* 58, no. 1 (Spring): 40–58.

Steinhauser, Fredric R.

1969 Saint Anthony Park Community Study. St. Anthony Park Association: St. Paul.

Tishler, William H. and Virginia S. Luckhardt

1985 "H. W. S. Cleveland, Pioneer Landscape Architect to the Upper Midwest," *Minnesota History* 49, No. 7:281–291.

University of Minnesota

1923 Aerial View, John Borchert Library Historic Aerial Photograph Collection (MHAPO).

Zellie, Carole, et al.

2015 "Investigating Minneapolis Park Historic Landscapes: The Neighborhood Park, 1883-1957."

Prepared for the Minnesota Historical Society and Oversight Board of the Statewide Survey of Historical and Archaeological Sites and the Minneapolis Park and Recreation Board, Saint Paul.

Zellie, Carole, and Amy Lucas

2016 "North Loop of Saint Paul's Grand Round: A History and Evaluation of Historic Resources." Prepared for the City of Saint Paul and SEH.

Zellie, Carole S. (Landscape Research) and Garneth O. Peterson (URS)

2001 "St. Paul Historic Context Study, Residential Real Estate Development: 1880-1950." Prepared for the St. Paul Heritage Preservation Commission, 2001.