

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 767 Fourth Street East
DATE OF APPLICATION: September 15, 2015
APPLICANT: Saint Paul Housing and Redevelopment Authority (HRA)
OWNER: HRA
DATE OF PUBLIC HEARING: October 8, 2015
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Demolition Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: October 6, 2015

A. SITE DESCRIPTION: The Peterson-Burke House, at 767 Fourth Street East, is a one-and-one-half story, frame house constructed in 1884 by A. Peterson for a cost of \$1,500. The home was erected on a limestone foundation and is characterized by a cross-gabled hipped roof. Fenestration consists of single and paired, one-over-one double-hung windows and a bay window on the first floor of the west elevation. The original shed-roofed front porch has been partially enclosed. Although wrapped in aluminum siding, the layout and form recall Queen Anne or stick-style pattern book houses of the era. The property is categorized as contributing to the Dayton's Bluff Heritage Preservation District.

B. PROPERTY HISTORY AND CONTEXT: Although Mr. Peterson is listed as the first owner of the home, he is never listed at that address in city directories, with the first person mentioned being M.A. Burke in 1885. Mr. Burke constructed a \$200, one-story addition onto the rear of the home in 1886. According to the Historic Property Inventory compiled by the HPC in April of 1989, George Burke was listed as clerk for the CMSP Freight Depot, and Thomas Burke was listed as a druggist for Mary A. Simpson.¹ The Burkes appear to have been a socially active family as evidenced by 1880s and 1890s articles in *The Saint Paul Daily Globe*.

The Burkes sold their home around the turn of the twentieth century, as the next available article concerning the home in the May 7, 1901 edition of the *Saint Paul Daily Globe* announced that, "Rev. and Mrs. C. E. Schutte have issued invitations for a reception to be held at their home, 767 East Fourth Street. Mr. Schutte was recently appointed pastor of St. Peter's Episcopal Church" located across the street from the residence.²

By 1902, the home had passed into the possession of E. A. Dornfeld, who extended the one-story rear addition yet again that same year at a cost of \$150. Mr. Dornfeld was listed as a "city salesman" in the Minnesota Census of 1905. As of 1943, he was still listed as the owner of the home. Sometime after World War II, the property was remodeled into a duplex and the front porch was enclosed up to the double-leaf front doors, and the entirety of the exterior is now clad in white aluminum siding on clapboard. The neighboring Julius Coney House, constructed in 1888, was demolished in 2012 as ordered by the City Council given its Vacant Category III status. The HPC did not review and comment on this demolition.

C. PROPOSED CHANGES: The applicant proposes to raze the residence; there are no current

¹ City Directory via Saint Paul Heritage Preservation Commission Property Inventory Form for 767 Fourth Street E.

² "The Social World", *The Saint Paul Daily Globe*. May 7, 1901, Page 2, Image 2.

plans for new construction. The lot would be graded and seeded.

D. TIMELINE:

- July 23, 1992 - the Dayton's Bluff Heritage Preservation District was designated by the City Council for Heritage Preservation and established under Ordinance No. 17942 (Council File #92-900) April 12, 2010 - the property became a Category 2 vacant building
- August 24, 2005 - the property became a Category 2 vacant building
- January 3, 2006 - Code Compliance Report issued
- July 9, 2009 - the HRA purchased the property for \$15,300 with NSP funds
- July-October 2012 – preliminary plans and scope-of-work were prepared, but ultimately did not move forward. The proposal had a total development cost of \$460,500, with a projected sale of the renovated house at \$165,500 for a subsidy request of \$295,000. This also assumed a land cost write-down to \$0.
- Inspiring Communities RFPs were released on October 15, 2013 and November 3, 2014 and no proposals were received.
- Fall 2014 – the chimney on the west roof plane collapsed and was removed.
- September 15, 2015 – The HRA applied to the HPC for demolition of the property.

E. GUIDELINE CITATIONS:

Dayton's Bluff Historic District Guidelines

Leg. Code § 74.87. General principles.

(1) All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.

(2) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(3) Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.

(4) New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.

(5) The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.

(6) New construction should be compatible with the historic and architectural character of the district.

§ 74.90. – New construction and additions.

- (j) Demolition. Demolition permits will be reviewed on a case-by-case basis and will be determined by the category of building (pivotal, contributing and noncontributing) and its importance to the district, the structural condition of the building and the economic viability of the structure.

§ 73.06(i)(2): Demolition

When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to § 73.06 (i)(2) of the Saint Paul Legislative Code which states the following:

In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

District/Neighborhood

Recommended:

- Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.
- Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.
- Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.
- Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.
- Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Alterations/Additions for the New Use

- Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several businesses' can utilize one parking area as opposed to introducing random, multiple lots.
- Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.
- Removing non-significant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

- Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

- Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.
- Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.
- Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

- Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing

Alterations/Additions for the New Use

- Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.
- Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.
- Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

F. FINDINGS:

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for demolition within designated heritage preservation sites **§73.04.(4)**.
2. **The category of the building.** The Peterson-Burke House at 767 Fourth Street East is categorized as contributing to the Dayton's Bluff Heritage Preservation District.
3. **Leg. Code § 74.90.(j)** - The Preservation Program for the Dayton's Bluff Heritage Preservation District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and non-contributing), its importance to the district, the structural condition of the building and the economic viability of the structure.
4. **The importance of the building to the district.** The building's integrity has been compromised; however, it is categorized as contributing to the district's architectural and historical character. The building is important to the district and in a rehabilitated state would enhance the character of the district.

The Peterson-Burke House was constructed in 1884 with additional building permits issued in 1884, 1885, 1886, 1902, 1937, and 1943 during and shortly after the Period of Significance for the Dayton's Bluff Heritage Preservation District (1857-1930).

The Dayton's Bluff Historic District Handbook states the following:

In the 1880s, and particularly during the peak years 1882-1884, Dayton's Bluff became a densely-built urban neighborhood. The construction of a series of bridges and the extension of streetcar service brought a new and diverse population to the bluff. Factory and railroad workers purchased small lots and erected a great variety of single and multiple-family houses. The newly-arrived settlers included recent immigrants from Sweden, Ireland, and Germany, but German-Americans were the predominant group. They joined a large contingent of well-established German-American business owners...

The residential context of this structure is fair-to-good, as it is on the block of Fourth Street which retains many of its buildings constructed during the Period of Significance. Comparing

the Sanborn Map to current aerial images, one residence was constructed or moved to the block at the southwest corner of Fourth and Arcade after 1925. Three houses have been demolished since 1925: 763 (2012), 764, and 781-83 Fourth Street.

Staff did not find any historical associations, other than Mr. Peterson, the Burkes, Rev. and Mrs. C. E. Schutte, and E. A. Dornfeld that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1989 Dayton's Bluff inventory form did not identify other individuals.

The 1903-25 Sanborn Fire Insurance Map for this site indicates the footprint of the building and property, which has been slightly altered since 1925 with the enclosure of a portion of the front porch and the removal of the garage. Removal of this building would be the fourth principle structure removed on the block since 1925, and the second removed since the designation of the heritage preservation district (1992). The map shows that the building was used as a single-family dwelling through 1925. There was one other building constructed or moved to on this block around or after the Period of Significance. There is no alley and the property sits several feet above the sidewalk and the yard is retained by limestone and concrete block retaining walls at the sidewalk.

HPC staff considers the architectural integrity to be poor; the aluminum siding and wrap would need to be removed for staff to accurately assess the presence and condition of historic fabric and detailing.

5. **Structural condition of the building.** The current structural condition of the building is considered poor but the recent report did not note any imminent structural danger. The building has been classified as vacant since August 24, 2005 and the lack of maintenance and mothballing/stabilization is evident.

A Code Compliance Report was issued on January 3, 2006. Some of the items noted in the report include: anchor post to beams in basement, install tempered glass in stairway landing window, repair or replace deteriorated sash/broken glass/sash holders/putty, provide complete storms and screens, paint interior and exterior as necessary, provide hand and guardrails on all stairways and steps.

HPC staff conducted a site visit on October 1, 2015. Most of the original/early architectural or decorative features of the interior have been removed. Some original and early, double-hung windows are intact, along with the interior doors, casings, and moldings. The original balustrade rails and newels are also extant, but the spindles enclosed or removed. The exterior features of the house have been covered with aluminum and aluminum wrap. Staff observed general deferred maintenance. Staff cannot assess the condition of the original exterior materials given that they are not visible.

On September 14, 2015, structural engineering firm, Mattson Macdonald Young, submitted a report to the HRA that summarized the observed conditions of the property. The report notes the retaining walls around the house are tipping and the concrete block wall at the driveway has deflected and is in poor condition, as there is a large tree growing between the walls at the driveway and the stairs. The front porch is showing signs of deterioration and damage. The report details the demolished chimney and the poor condition of the roof including sagging at the porch, west elevation, back soffits and fascia, and a hole in the roof where the demolished chimney intersects. There is spalling in areas of the exterior limestone foundation and the interior foundation has been sheet-rocked and is covered with mold. The report identifies water damage throughout the house. The report summarized that 767 Fourth Street East is in generally poor condition based on visually observed conditions. The report summarized that repairs are possible, but would likely be relatively costly.

6. **The economic viability of the structure.** One preliminary proposal for rehabilitation was received in 2012 for a total development cost at \$460,500. The proposal did not progress

beyond preliminary plans and scope-of-work. PED staff indicated that the developer requested the land cost written down to \$0 and a subsidy of \$295,000. The current economic viability of the structure cannot be fully determined given that a rehabilitation estimate was not updated or provided for review with this application. HPC staff did not evaluate or review the 2012 development proposal for which included a preliminary rehabilitation estimate.

The HRA estimates the demolition costs to be \$15,000. The HRA purchased the property on February 16, 2010 for \$29,500 with NSP funds. In 2014, Ramsey County estimated the 2015 land value at \$13,700 and the building value at \$19,600. In 2015, Ramsey County estimated the 2016 land value at \$10,800 and the building value at \$39,00. The 2,136 square foot property is sited on the north side of Fourth between Maple and Hope and the parcel size is 40 ft. wide by 120 ft. deep (.11 acres).

The property is currently zoned RTI. The previous use was a duplex, but the property has been vacant for over one year and would need to be rehabilitated as a single family home.

7. The Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character of the district or the neighborhood. Given the contributing categorization, even with poor architectural integrity, and fair-to-good context, HPC staff finds that the building reinforces the District's architectural and historic character. The Standards also recommend against destroying historic relationships between buildings and open space. The demolition of the building would have a significant impact on the relationship of residential buildings along Plum Street.
8. The Dayton's Bluff Heritage Preservation District Design Guidelines, General Principle (1) states all work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided... The proposal to demolish this property does not comply with the guidelines as loss of the property would result in the loss of historic character.
9. This property is in the anticipated Area of Potential Effect for the Gold Line BRT and will be evaluated for National Register Eligibility. Proceeding evaluation, determined effects will be evaluated for impacts with potential mitigation.
10. HPC staff finds that the proposed demolition of the Peterson-Burke House at 767 Fourth Street East may adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)) for reasons outlined in the findings which include: contributing classification, poor condition, poor architectural integrity, and lack of rehabilitation estimates. A vacant lot would have a negative impact on the Dayton's Bluff Heritage Preservation District and the loss of historic fabric is irreversible.

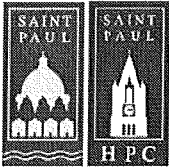
G. STAFF RECOMMENDATIONS: STAFF RECOMMENDATIONS: Based on the findings, staff recommends approval of the demolition permit application provided the following condition(s) are met:

1. Prior to demolition, the applicant shall remove non-original siding and wrap to reveal the historic exterior of the residence and the building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior to demolition, at the owner's expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC in both printed form and as TIFF files on an archival quality CD (one copy of the documentation to be delivered to the Ramsey County Historically Society.)

H. ATTACHMENTS

1. HPC Design Review Application
2. Applicant Submittals:
 - a. Structural Report and Photographs

- b. Exterior Photographs
- 3. January 3, 2006 Code Compliance Report
- 4. 2012 Rehabilitation proposal from Marpe Construction
- 5. 2015 Photographs
- 6. Aerial Photographs
- 7. 1903-25 Sanborn Fire Insurance Map



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078
ApplyHPC@stpaul.gov

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/ |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | Alteration |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 767 4th Street East Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Joe Musolf

Company: Housing and Redevelopment Authority of the City of Saint Paul

Street and number: 25 West Fourth Street, Ste. 1100

City: Saint Paul State: MN Zip Code: 55102

Phone number: (651) 266-6594 e-mail: joe.musolf@ci.stpaul.mn.us

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Demolition of 767 4th Street East

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

Attachment A: Structural Report and Photographs
Attachment B: Exterior Photographs

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project?

YES



NO



Are you applying for the Investment Tax Credits?

YES



NO



I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____

Date: _____

Signature of owner: _____

Date: 9.9.15

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

FOR HPC OFFICE USE ONLY

Date received: _____

FILE NO. _____

Date complete: _____

District: _____/Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

☐ Requires staff review

Supporting data: **YES** **NO**

Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____

☐ Requires Commission review

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

HPC Staff Notes



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6655
Facsimile: 651-228-3261

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

RE: 767 4th Street East Request for Demolition

September 17, 2015

Dear Heritage Preservation Commissioners,

The Housing and Redevelopment Authority of the City of Saint Paul (HRA) requests approval for the demolition of 767 4th Street East, which is located within the Dayton's Bluff Heritage Preservation District.

The HRA has evaluated the structural integrity of the property as well as gauged the interest on the part of developers in rehabilitating the structure. An evaluation of the structural condition, which includes photographs of structural conditions and supports demolition, is attached to this application.

Economic considerations accounted for the cost of rehabilitation, market conditions and the lack of return on investment, all of which make public subsidy of this project impractical. A Previously received developer proposal indicated that the total development cost could be as high as \$444,000, resulting in a subsidy requirement of \$294,000.

Use as a single family residential structure was the only use explored; no adaptive re-use options were evaluated.

Respectfully,

Joe Musolf
Principal Project Manager

Attachments:

Attachment A: Structural Report and Photographs

Attachment B: Exterior Photographs



**Mattson
Macdonald
Young**
structural
engineers

Bassett Creek Business Center
901 North 3rd Street, #100
Minneapolis, MN 55401

612-827-7825 voice
612-827-0805 fax

14 September 2015

Sarah Zorn
Planning and Economic Development
25 West Fourth Street, Ste. 1100
St. Paul, MN 55102

Project No.: 15539.00
Re: Structural Condition Review of the building at 767 4th St. E.

Dear Sarah:

We visited the existing house at 767 4th St. E. on Tuesday, August 25th, 2015. The purpose of our visit was to form an opinion of the building condition and to identify any areas of damage, deterioration, or deficiency and to assist the owner in planning the future of the house. The following is a summary of our observations and opinions:

Scope

This report concerns only the structural frame and elements that are an integral part of the load resisting system for the building. We did not observe and report on the building electrical systems, mechanical systems, fire protection, egress, and life safety compliance with the building code.

Our review concerned the basement level and the foundation walls that could be observed directly within that space, any visible roof systems, any visible wall structures, and any visible beams or joists. Observations that were performed are considered a cursory "walk-through" of the building. The performance of the structural system and framing elements was judged by visual observation only. This work should not be considered a detailed investigation of the building or of specific elements of the building framing system. During our walk through no finishes were removed to expose structural systems.

Calculations were not performed on the total building system nor were the apparent load capacities of the floor or roof determined as a part of this report.

Qualifications of the Personnel

Joe Cain P.E. is the author of this report, the lead investigator, and the Structural Engineer of Record (SER). Joe has 30 years of experience in the field of structural engineering and has performed condition reviews as the SER on numerous buildings that are similar to the subject building. Travis Stanley E.I.T. has aided in the observation work, analysis, and research and has contributed to the preparation of the report.

Methods of Investigation

The method of investigation was by casual observation and was limited to those structural elements that were exposed to view. However, much of the structural system was covered by finish material, in which case the performance of the finish material was assumed to reflect the performance of the structural elements to which the finish material was attached. No attempt was made to perform an exhaustive investigation of all structural elements. No finish material was removed or damaged to expose the underlying structural elements. No existing as built documents were available for our use. Nor were we made aware of any previous reports related to the structural condition of the building or investigation of building elements.

Building Description

The building is a two story house with a full basement. The original structure was constructed on or about 1895. There was an addition to the building in the northwest section sometime after its construction. The roof is constructed with hand framed lumber joists which are supported on wood stud bearing walls at the building perimeter.

The foundation walls that could be observed were constructed with rubble limestone masonry below grade in the original section of the house. The foundation walls of the addition that could be observed appeared to be concrete masonry units. The first floor is supported at the interior of the basement level with heavy timber beams, supported on timber columns that extend to the basement floor and shoring columns. The basement floor areas that were not covered were observed to be concrete slab on grade. It is assumed that the building walls and interior columns rest on spread footings.

Observed Conditions

In general, the structural elements of the building framing and foundation were judged to be in poor condition. There were conditions of deterioration or damage noted in the observations and will be described below in more detail.

The retaining walls around the house are tipping and need to be replaced. The retaining wall at the front of the house is shown in Picture 1. The retaining wall on the eastern side of the house, between the house and the driveway of the adjacent property, is also in poor condition. Picture 2 is taken along the wall, from the street and shows the top of the wall as it has deflected. There is a tree that is growing between the retaining wall at the driveway and the wall at the stairs. The tree is likely a main cause of the current condition of the walls. Picture 3 gives a different perspective on the wall. The deflection of the wall can be seen farther back and the tree is more easily visible.



Picture 1 – Front Retaining Wall



Picture 2 – East Retaining Wall



Picture 3 – East Retaining Wall with Tree

The front porch has deteriorated. Rot of the deck can be seen in Picture 4 and damage to the column can be seen in Picture 5. The porch slopes away from the building at an unusual angle. Picture 5 also shows the slope of the porch. It is likely that there is more damage to the porch that is unseen.



Picture 4 – Front Porch Deterioration



Picture 5 – Front Porch Deterioration and Slope

The chimney that extends above the southern roof of the house has been demolished. There is brick debris on the roof of the building and around the property. Picture 6 shows the existing chimney extending above the roof and the rubble scattered around it. Picture 7 gives a close up view of the damage.



Picture 6 – Demolished Chimney



Picture 7 – Demolished Chimney

The roofs of the house are in poor condition. Sagging was observed on the roof above the front porch and on the roof at the western side of the house. Picture 8 shows the front porch and Picture 9 shows the west roof. Rot and deterioration were observed as well. The back roof shows signs of rot as well. Picture 10 shows some of the damage to the building. Picture 11 shows the roof as seen from the inside. There are obvious holes through the roof and water damage. Many of the house's shingles are damaged or are missing as well. It is likely that there are multiple places in all of the house's roofs that are damaged and are allowing water in.



Picture 8 – Roof Sag at the Front Porch



Picture 9 – Roof Sag on the West Side



Picture 10 – Rot At Back Roof



Picture 11 – Rot Through Roof

The foundation walls, as observed from outside the house, are also in poor condition. The original limestone foundation walls are deteriorating. Debris from the deterioration of the walls can be found all along the house. Picture 12 shows one such instance. In it, the wall has broken away and has exposed some of the wall's interior. Picture 13 shows a separate instance. More debris and broken foundation wall can be seen. The foundation of the addition on the north side of the house appears to have been installed without mortar between the units. Mortar typically helps a foundation resist loads and keep water out. Picture 14 shows some of the masonry units and the lack of mortar between them.



Picture 12 – Foundation Deterioration



Picture 13 – Foundation Deterioration



Picture 14 – No Mortar Between CMU Units

In the basement we observed a column that had shifted off of its footing. The column as well as the footing both need to be replaced. Picture 15 shows the base of the column as well as the footing.



Picture 15 – Basement Column and Footing

Water damage was found throughout the house. As noted above, there are likely holes in the roof which is allowing water to enter the house. It is also likely that the damage inside the house allows for the water to get to each room and each level. Picture 16 shows water damage that has been done to a column within the house. The finish has deteriorated and it is likely that the column itself has been affected by the water. Picture 17 shows a ceiling within the house that has been damaged. Picture 18 shows mold that is in the basement which covers the foundation walls. The mold that is in the basement is extensive and is damaging the framing.



Picture 16 – Water Damage to Column



Picture 17 –Damage to Ceiling



Picture 18 – Mold in Basement

Summary

The residence at 767 4th St. E. is in generally poor condition. As stated above, we made no attempt to remove finish material. Our opinions are based on what was in plain sight. The problems that were seen are likely more extensive than what we observed but were covered with finish materials. In addition to what was previously listed, there could be more issues that we could not observe. Repairs are possible, but it would likely be relatively costly. A more thorough structural review would be required in order to give details for the repair of any specific structural system.

Limiting Conditions:

The opinions and recommendations contained in this report are based on a cursory observation of the building. No attempt was made to perform an exhaustive investigation of all conditions and building elements. It is possible that conditions exist that cannot be discovered or judged as a result of this limited nature of investigation. The work provided in the preparation of the report concerns the structural system only and is not intended to address mechanical, electrical or plumbing systems, fire protection or handicap accessibility. The owner is encouraged to discuss these items with a building official and other design professionals for guidance and recommendations.

If you have any questions concerning the above, please do not hesitate to contact us.

Sincerely
Mattson Macdonald Young, Inc.



Travis Stanley, E.I.T.



Joe Cain, P.E.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Joe Cain, P.E.

09/14/2015

MN Reg. No. 40119

Attachment B – 767 4th Street Exterior and Surrounding Photos



Taken 8/25/15

Attachment B – 767 4th Street Exterior and Surrounding Photos



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Taken 8/25/15



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
8 Fourth Street East, Suite 200
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.liep.us

January 03, 2006

MR FREDIE OGIUGO
7533 JAMES AVENUE NORTH
BROOKLYN PARK MN 55444

Re: 767 Fourth Street East
File#: 05 149457 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Install rear entry door to Code with drip cap and proper trim.
2. Install a one-hour fire rated ceiling of first floor living room in the area of the dropped ceiling.
3. Install a twenty-minute, fire-rated door with a self-closing device on rear entry into first floor unit.
4. Anchor post to beams in basement.
5. Have asbestos pipe rap abated or wrapped in basement ceiling.
6. Replace ceiling beam in rear basement room.
7. Install returns on basement handrail.
8. Install tempered glass in lower pane in second floor stair landing.
9. Repair walls and ceilings throughout, as necessary.
10. Provide hand and guardrails on all stairways and steps as per attachment.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
14. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
15. Provide general clean-up of premise.
16. Provide smoke detectors as per the Minnesota State Building Code.

MR FREDIE OGIUGO
767 FOURTH STREET EAST
JANUARY 3, 2006
PAGE TWO

ELECTRICAL

1. Rewire two inch (2") PVC LB in basement to Code.
2. Fill out service panel directories completely.
3. Install panel fillers as needed.
4. Install a third outlet on an AFCI protected circuit in first floor, north bedroom.
5. Rewire GFCI outlet in first floor bathroom to Code.
6. Ground light in second floor bathroom to Code.
7. Install second floor kitchen light on an electrical box.
8. Install a globe fixture on second floor closet light.
9. Provide protection for romex run on surface within six inches (6") of the floor.
10. If second floor is to have electric heat, provide a heat loss calculation report for second floor.
11. Install connector on raceways and strap raceways to Code.
12. Insure proper fuses or breakers for all conductors.
13. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
14. Check all 3-wire outlets for proper polarity and ground.
15. Throughout building, install outlets and fixtures as per Bulletin 80-1.
16. Install smoke detectors as per Bulletin 80-1 and UBC.
17. Electrical work requires a Permit and inspections.

PLUMBING

In Compliance.

HEATING

1. Recommend installing approved lever handle manual gas shutoff valve on boiler.
2. Clean and Orsat boiler burner. Check all controls for proper operation. Submit report.
3. Recommend adequate combustion air.
4. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.

5. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee (keep accessible).
6. Provide heat in every habitable room and bathrooms.

MR FREDIE OGIUGO
767 FOURTH STREET EAST
JANUARY 3, 2006
PAGE THREE

7. Provide back flow preventer on city water fill line to hot water/steam heating system. Pipe vent to within 18 inches of floor.
8. Remove abandoned unit/space heater from second floor.

ZONING

1. This property was inspected as being a duplex

NOTES

1. See attachment for permit requirements.
2. **VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY.**
For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.
3. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
6. All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

Sincerely,

James L. Seeger
Code Compliance Officer

JLS:sla

Attachments



767 4th St E southwest elevations
(above) and west elevation (below)





767 4th St E northeast elevations (above), west chimney (below left) and exposed portion of front porch (below right)





Exposed section of enclosed turned spindlework from original front porch
(above), south wall of front room looking into enclosed front porch (below)





Interior curved wall and trim detail in first floor hallway (above), enclosed front stair (below left) and front room trim and door detail (below right)





Dining Room projectin

[Type a quote from the document or the summary of an interesting point. You can position the text box anywhere in the document. Use the Drawing Tools tab to change the formatting of the pull quote text box.]

f Dining Room (below)





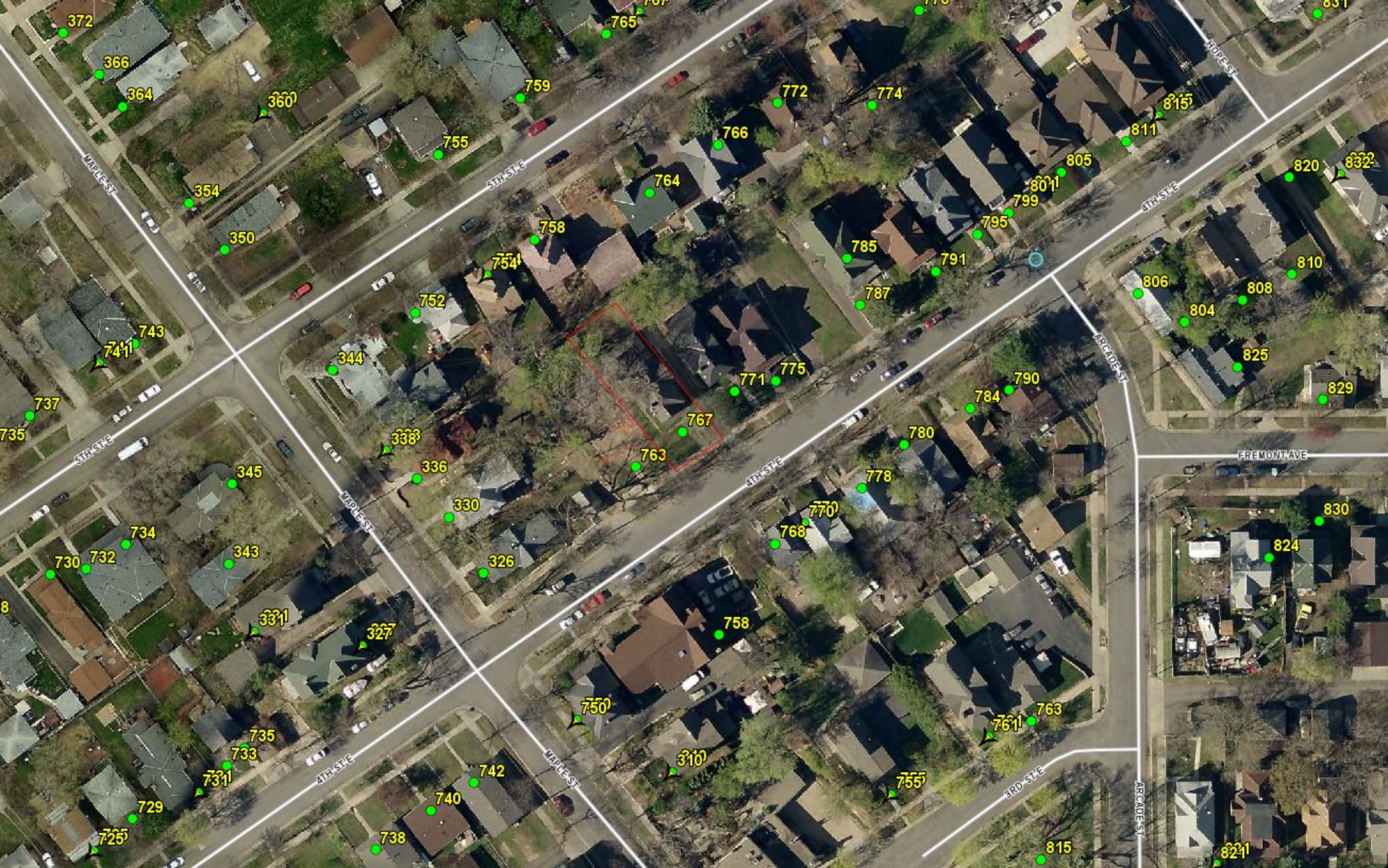
Trim detail in Dining Room (above) and view of the kitchen, located in the c. 1902 addition.

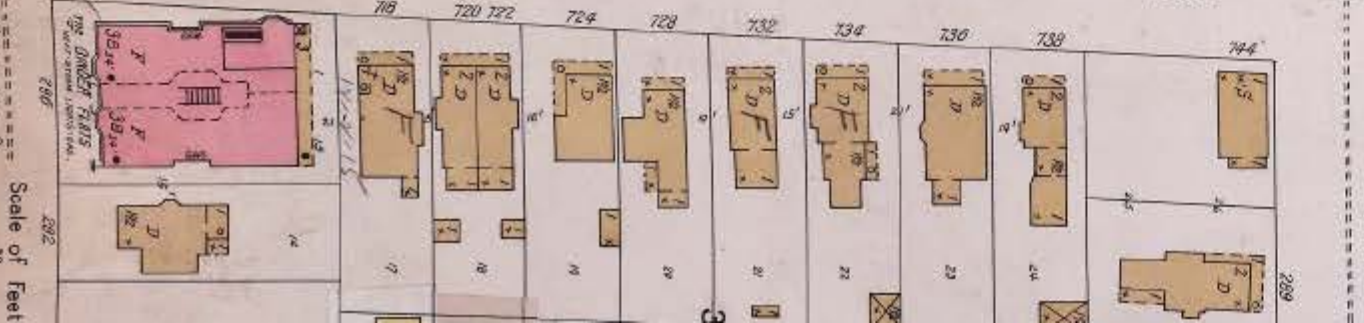
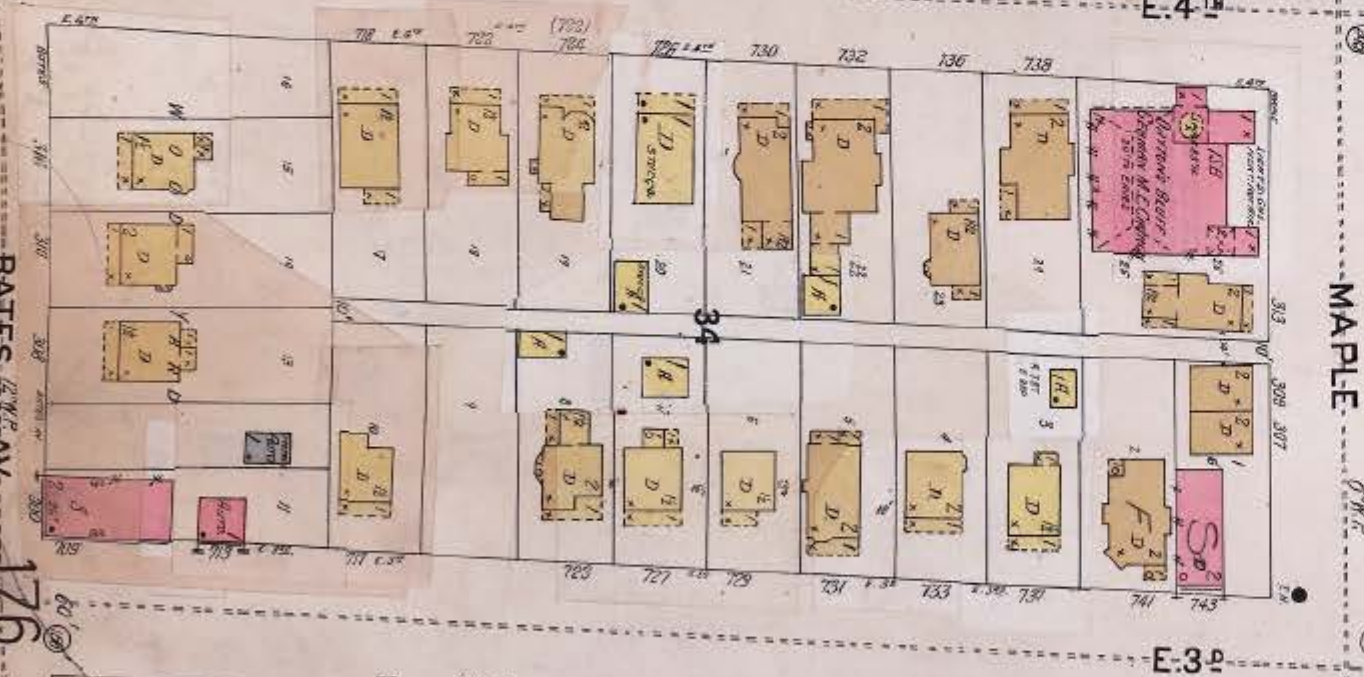
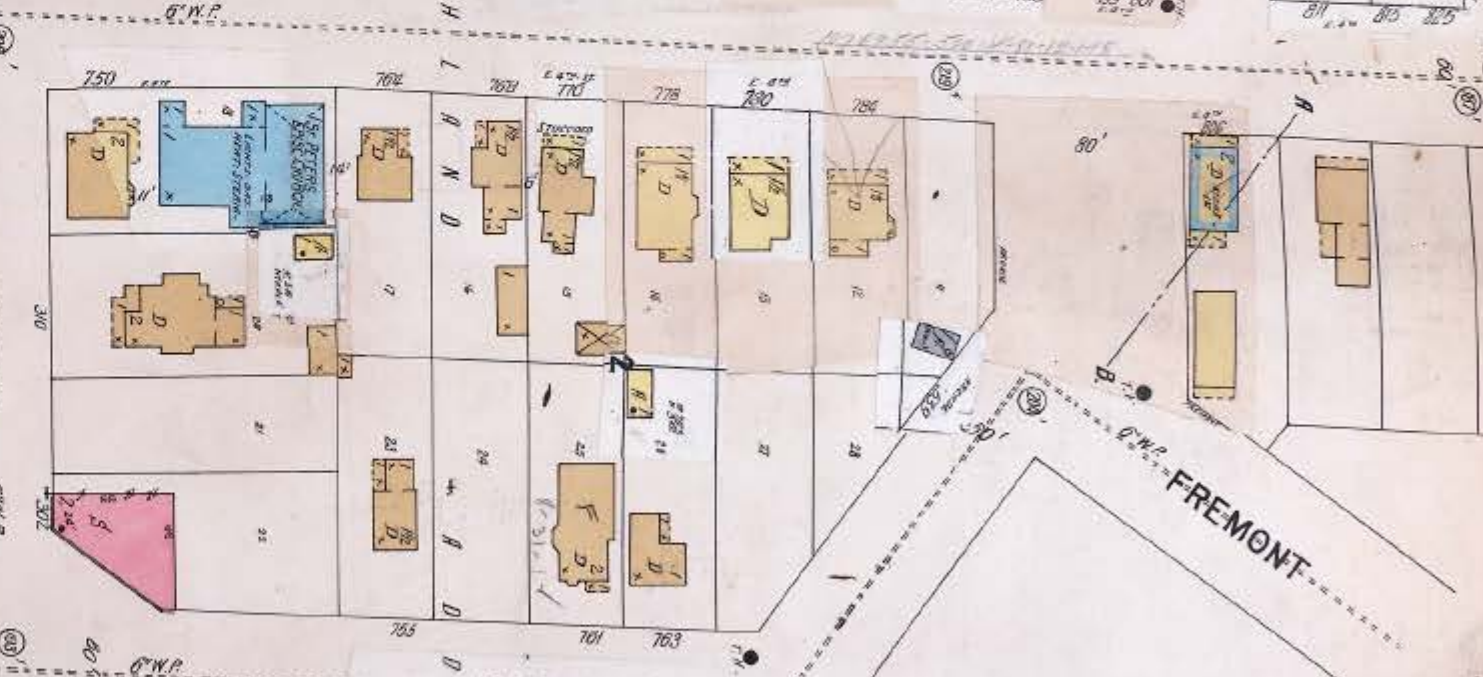




Basement conditions (above), exposed section of original Eastlake style balusters and newel posts (below left), and mortise & tenon detail of upstairs door.







BATES AV.

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Scale of Feet