

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

FILE NAME: 838-840 Goodrich Avenue
OWNER: Robert Casselman
MEETING DATE: November 21, 2013
CLASSIFICATION: Historic Resource Review (RA-SPC-7461)
WARD/DISTRICT COUNCIL: 2/16
STAFF INVESTIGATION AND REPORT: John Beaty & Christine Boulware
DATE: November 13, 2013

A. SITE DESCRIPTION: F. Sjostrand built the multi-family dwelling at 838-840 Goodrich Avenue for G.W. Johnson in 1924 for approximately \$9,000. The two-story, frame, upstairs / downstairs flats has elements of the Prairie and Craftsman styles. The hipped asphalt shingle roof has a wide hipped front projection and a small hipped rear projection added in 1928. Wide boxed eaves shelter the walls, which are now covered with stucco with six-over-one double-hung windows. Ribbons of windows highlight the front projection, and the entry door is on the front of the main mass, recessed from the front projection. A large knee-bracket supports the hipped entry porch in the corner of the main mass and front projection. A veneer of brick covers the foundation up to the sill line of the first story windows. The two-bay, hipped-roofed garage was built at the same time as the house, and it currently has asphalt shingles, aluminum siding, and sectional doors. The building was built in an architecturally mixed area that already had single family detached houses, row houses, two-family flats, and multi-unit apartment buildings.

B. PROPOSED CHANGES: During the Legislative Hearing on November 12, 2013, the Legislative Hearing Office recommended the HPC consider this property for review as a historic resource. A historic resource is defined as "a property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a heritage preservation site or district as provided in Chapter 73.05;" This item is scheduled for the December 4, 2013 City Council Public Hearing.

C. GUIDELINE CITATIONS:

Sec. 73.05. Designation of heritage preservation sites.

(a) *Criteria.* 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 commission shall apply the following criteria 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 of the City of Saint Paul.
- (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.

D. FINDINGS

1. The property is listed in the National Register of Historic Places (NRHP) as part of the Historic Hill District. The district was listed on August 13, 1976. The house is not identified in the nomination as an intrusion; therefore it is categorized as contributing to the character of the district.
2. The property was not surveyed or identified in the 1983 Historic Sites Survey of Ramsey County and Saint Paul (1983 Survey) (likely because it was already located within the National Register Hill District), and the property is not designated as a local Heritage Preservation Site, nor is it located within the boundaries of a locally designated Heritage Preservation District. A search of the MN Visual Resource database did not result in any photos of 838-840 Goodrich Avenue.
3. In 2008, the property was assigned inventory number RA-SPC-7461 by the Minnesota State Historic Preservation Office (SHPO).
4. The 1983 Survey "strongly recommended that the HPC expand the boundaries of its Hill District to match those of the National Register Historic Hill District within Planning District 16."
5. Strategy 4: in the City's Historic Preservation Chapter of the Comprehensive Plan - Undesignated Historic Resources states, "Only a small percentage of significant historic resources are designated as heritage preservation sites. Currently, significant, but undesignated, historic resources, including properties listed on the NRHP, could be significantly altered or destroyed without consideration by the HPC." Strategy 4 recommends, "Some level of protection should be provided to undesignated historic resources until the HPC has had an opportunity to consider the significance of a property and act to protect it."
6. Strategy 4.3 in the City's Historic Preservation Chapter of the Comprehensive Plan recommends, "Protect any undesignated property that is eligible for local designation or listing on the NRHP from destruction or a substantial loss of historic character until the HPC has an opportunity to consider alternatives to adverse effects..." The building at 838-840 Goodrich Avenue contributes to the Historic Hill National Register Historic District and if the boundaries of the locally-designated Historic Hill Heritage Preservation District were expanded, the property would be categorized as contributing.
7. In an August 20, 2013 letter, Barbara Howard, Deputy State Historic Preservation Officer, wrote, "Demolition of this historic property would be an adverse effect on the property itself and the Historic Hill District."
8. It is always better to retain historic resources, especially those that are listed on the National Register, and that are associated with a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood.
9. The integrity as evidenced by a site's location, design, setting, workmanship, materials, feeling or association is good. Alterations that have occurred, such as the replacement of windows, have maintained the size and style of the openings and has not had an adverse impact on the integrity of the house. The design features such as the entry porch and bracket, the ribbon window openings, and the wide eaves appear to be intact, and the neighboring properties have varying degrees of integrity and detail that give this area a good degree of architectural integrity and context. The site's location and setting would be considered to have good integrity. The property was built during a period of significance for the neighborhood and the NRHP Historic Hill District.

STAFF RECOMMENDATION: Based on the findings, staff recommends that demolition be delayed for 838-840 Goodrich Avenue in order for alternatives to be explored, such as rehabilitating or mothballing the property.

ATTACHMENTS:

1. Building Permit Index Cards
2. 1903-1925 Sanborn Fire Insurance Map
3. SHPO Letter – August 30, 2013
4. Photographs
5. Draft Resolution

BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION

STREET *Goodrich Ave., No. 838-840* TYPE OF STRUCTURE *Dwlg.* WARD *10* BLOCK *15* ADDITION *Summit*
 ORIGINAL-CONSTRUCTION PERMITS OWNER *G. W. Johnson* CENSUS TRACT *1921* CENSUS BLOCK *1921*

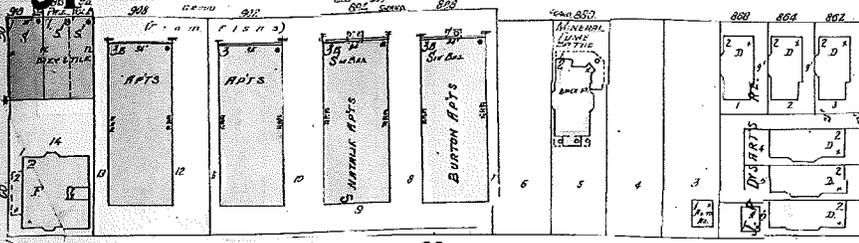
TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST IN. SECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	NO. OF STORIES, WIDTH, FEET, LENGTH, FEET, HEIGHT, FEET, FLOORSPACE					
BUILDING	<i>4/26/24</i>	<i>8305</i>	<i>5/20/24</i>	-	<i>9000</i>	<i>BLS2</i>	<i>Tc 1100</i>	<i>2</i>	<i>28</i>	<i>48</i>	-		
PLASTERING								INTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH			
TYPE OF WORK DONE													
ELECTRICAL								CODE NO.	CODE NO.	CODE NO.	CODE NO.	CODE NO.	
HEATING STEAMFITTING	<i>4/26/24</i>	<i>8305</i>	<i>5/20/24</i>	-	-	<i>BLS2</i>	<i>Tc 1100</i>	<i>H3</i>	<i>A2-1</i>				
WARMAIR													
PLUMBING								CODE NO.	LO.	CODE NO.	LO.	CODE NO.	LO.
ELEVATOR								TYPE	POWER	NO. OF CARS	NO. OF LOGS		
AGE OF BUILDING AS OF JANUARY 1, 1939				TOTAL ESTIMATED COST OF BUILDING									

RECORD OF SUB-PERMITS

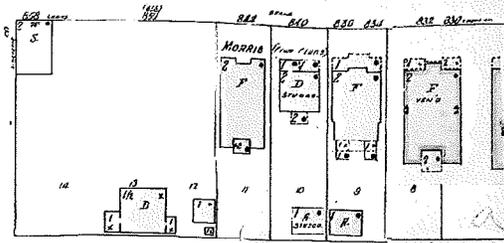
TYPE OF PERMIT	PERMIT NUMBER	DATE ISSUED	DATE LAST IN. SECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK			
<i>Blk.</i>	<i>8306</i>	<i>4/29/24</i>	<i>4/29/24</i>	<i>G. Johnson</i>	<i>F. Poststrand</i>	<i>300</i>	<i>BLS2</i>	<i>Tc 1100</i>	<i>BLD</i>	<i>BL</i>			
<i>Build.</i>	<i>30116</i>	<i>3/22/24</i>	-	<i>Mrs. Johnson</i>	<i>G. Hedman</i>	<i>1200</i>	<i>BLS</i>	<i>Tc 1100</i>	<i>ADD</i>	<i>BL</i>			
<i>Plbg</i>	<i>37534</i>	<i>7-4-24</i>	-	<i>Vannie Johnson</i>	<i>A. E. Wickwarth</i>	<i>14</i>	<i>BLS2</i>	<i>Tc 1100</i>	<i>Inst</i>	<i>PL</i>	<i>1</i>		
<i>Elec</i>	<i>63250</i>	<i>7-28-24</i>	-	<i>Sutherland</i>	<i>L. A. Twining</i>	<i>95</i>	<i>BLS2</i>	<i>Tc 1100</i>	<i>Inst.</i>	<i>EW</i>	<i>1</i>		
<i>Elect</i>	<i>139747</i>	<i>4-30-24</i>	-	<i>W. Wallin</i>	<i>M. Paul</i>	<i>55</i>	-	-	-				

GRAND ST. W.P. AV.

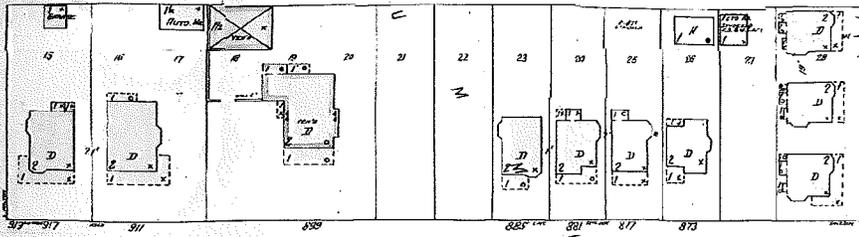
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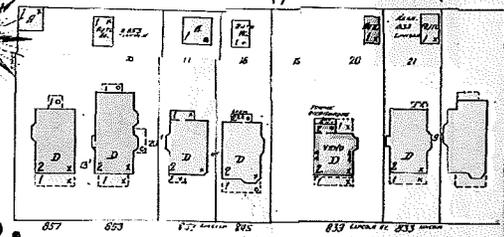
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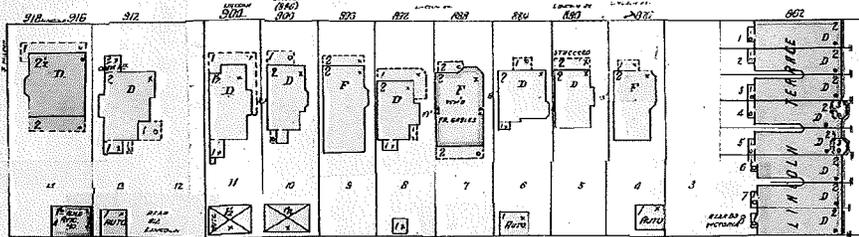
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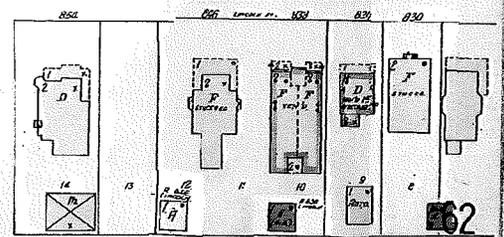
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LINEOLN ST. W.P. AV.

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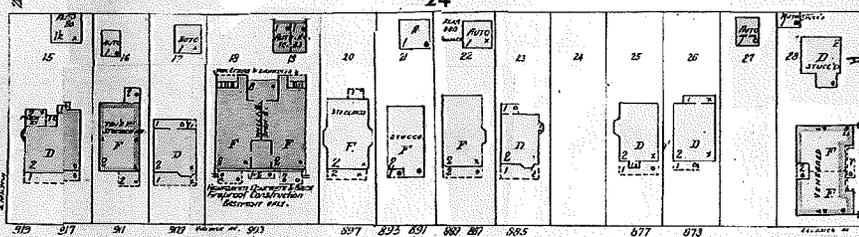


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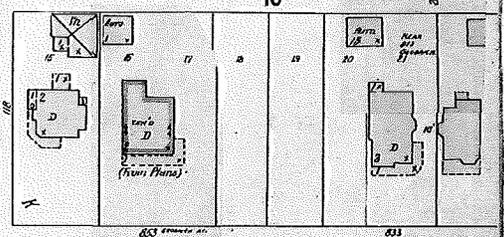


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S. MILTON

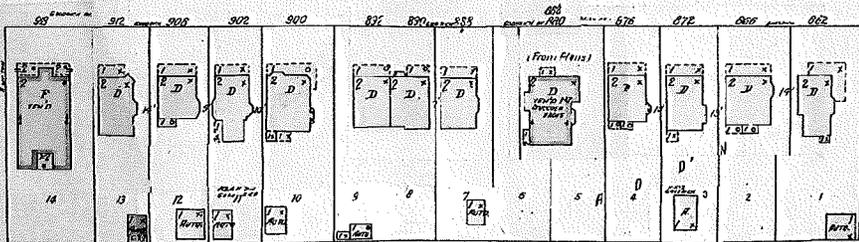


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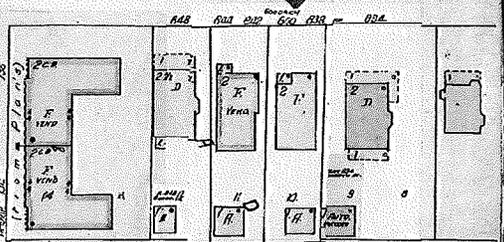


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GOODRICH ST. W.P. AV.



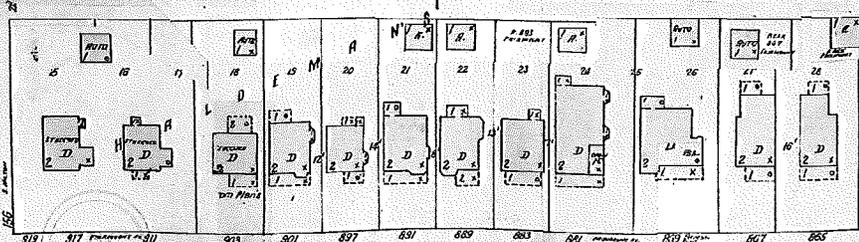
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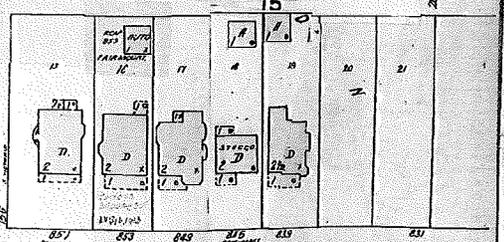
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FAIRMOUNT ST. W.P. AV.

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Scale of Feet.





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STATE HISTORIC PRESERVATION OFFICE

RECEIVED SEP 04 2013

August 30, 2013

Samantha Langer
City of St. Paul – PED
1400 City Hall Annex
25 W 4th Street
Saint Paul, MN 55102

Re: Demolition of 838-840 Goodrich Avenue
St. Paul, Ramsey County
SHPO No. 2013-2714

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. It is being reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36CFR800.

Your submittal indicates that this property is not located within a National Register Historic District. This seems to be an error. Our records show that this property is located within the Historic Hill District, which is listed in the National Register of Historic Places. Demolition of this historic property would be an **adverse effect** on the property itself and the Historic Hill District.

We urge the City of St. Paul to seek project alternatives that would avoid demolition and the anticipated adverse effect. Seeking alternatives to adverse effects is required by the regulations that implement the National Historic Preservation Act.

Please notify the Advisory Council on Historic Preservation of this adverse effect, and allow them the opportunity to participate in consultation per 36 CFR 800.

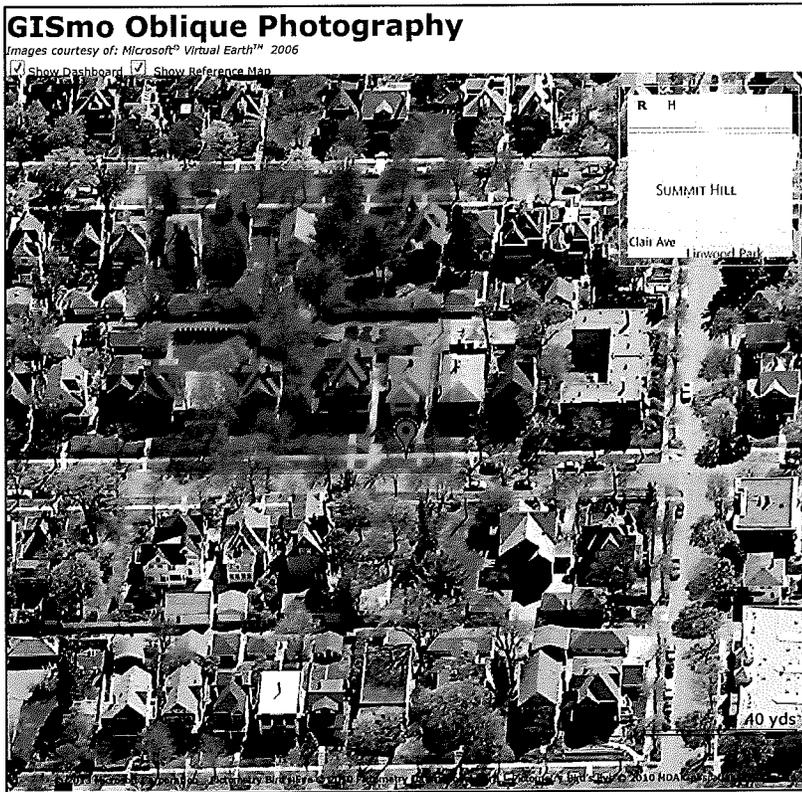
In the meantime, we look forward to working with you in seeking ways to avoid, minimize or mitigate this adverse effect. If you have any questions regarding our review, please contact Kelly Gragg-Johnson at (651) 259-3455.

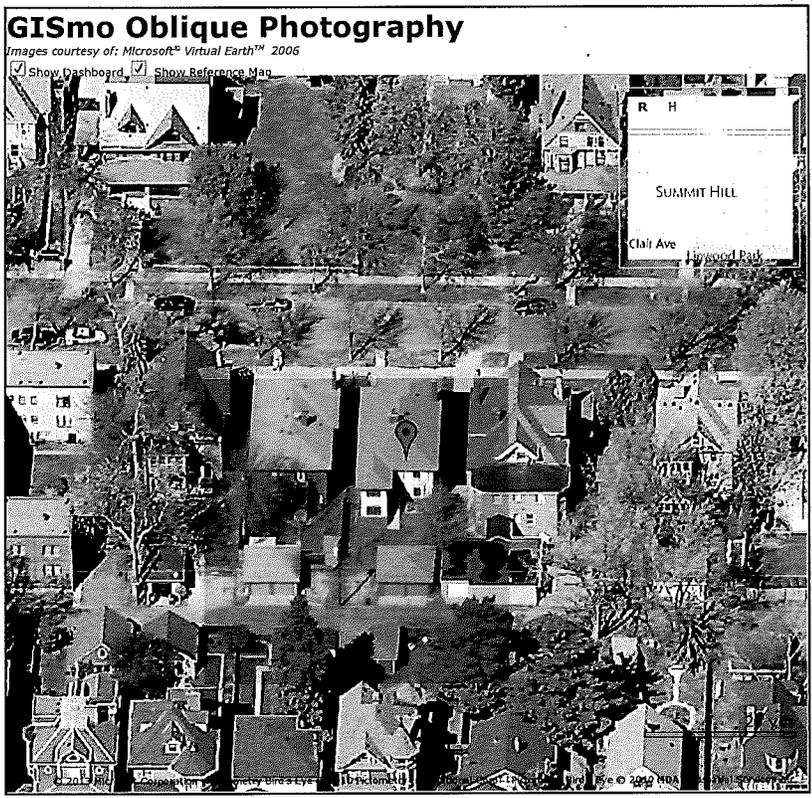
Sincerely,

A handwritten signature in cursive script that reads "Barbara Howard".

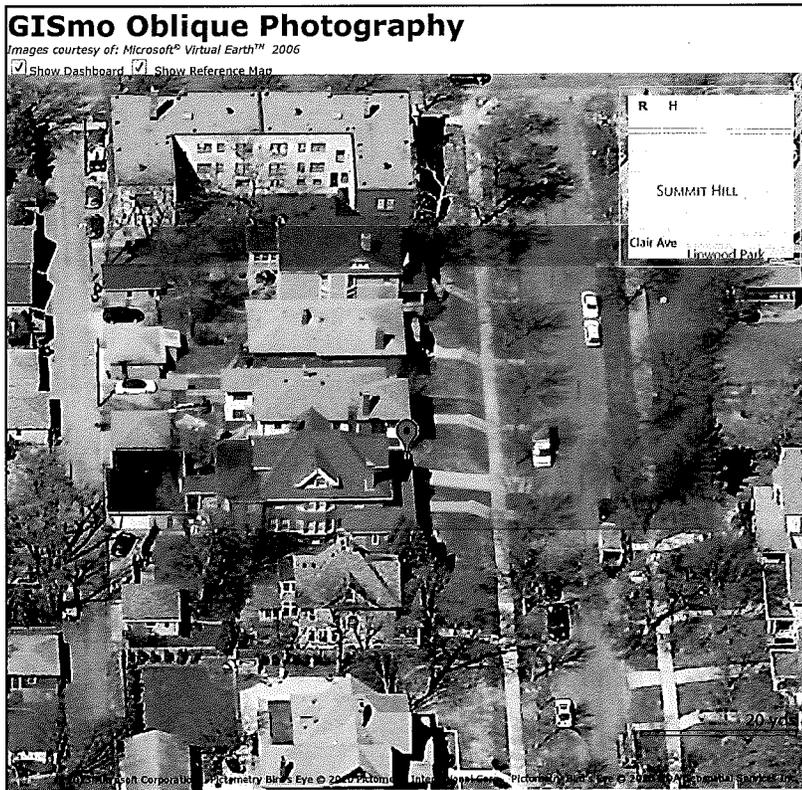
Barbara Howard
Deputy State Historic Preservation Officer

cc: St. Paul Heritage Preservation Commission









Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



HP District:
Property Name:
Survey Info:

July 23, 2013
06 - 075506
838 GOODRICH AVE
022823430082

Date:
File #:
Folder Name:
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HP District:
Property Name:
Survey Info:

July 23, 2013
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838 GOODRICH AVE
022823430082

Date:
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HP District:
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Survey Info:

Date: July 23, 2013
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PIN: 022823430082



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Survey Info:

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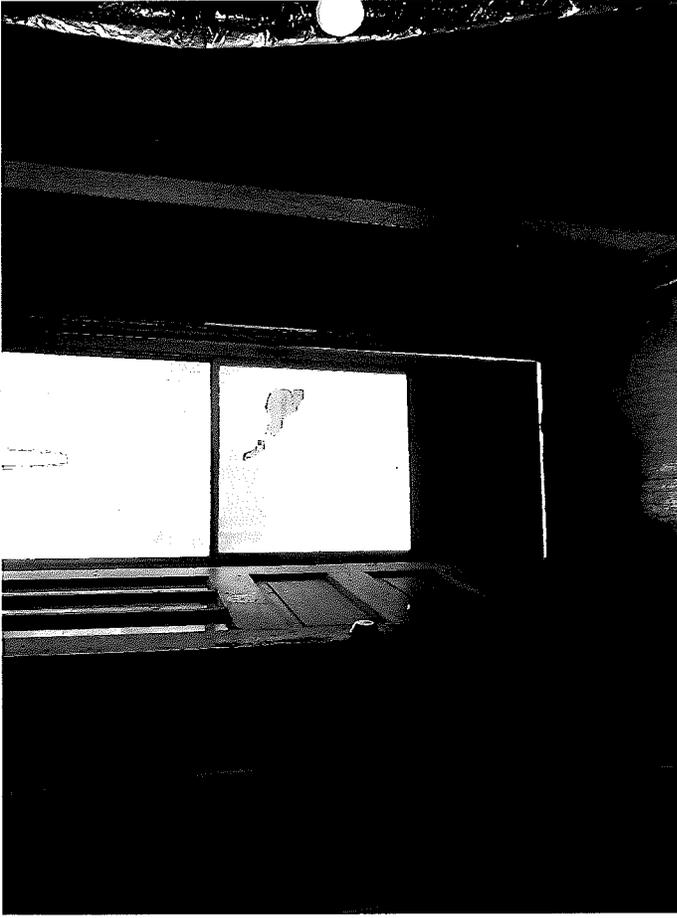
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