

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

FILE NAME: 412 Goodrich Avenue - John Lewis House
OWNERS: Timothy Murphy and Hiawatha National Bank
AGENCY: Department of Safety and Inspections – Code Enforcement
WARD: 2 **DISTRICT COUNCIL:** 9 **ZONING:** R4
LEGISLATIVE HEARING DATE:
LEGISLATIVE HEARING DECISION:
HPC REVIEW DATE: March 12, 2015
CITY COUNCIL HEARING DATE:
INVENTORY#: RA-SPC-1549
CATEGORY: Recommended for intensive-level research to determine eligibility for local and/or National Register designation – 2011 Uppertown Survey
CONTEXT: Pioneer Houses: 1854-1880
CLASSIFICATION: Demolition – VB3, Remove or Repair
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: June 19, 2017

A. SITE DESCRIPTION:

The John Lewis House at 412 Goodrich Avenue is a one-story, wood-frame, side-gabled, Greek Revival-style house constructed in 1856. The symmetrical façade features a pedimented stoop entry with box-columns, and single entry door flanked by double-hung windows. The roof-pitch is shallow which is typical of the style. Photos from the 1970 and the 1983 Historic Site Survey show the house with wood lap-siding, corner-boards, two-over-two wood double-hung windows, a wide frieze board, gable-returns, and two decorative brick chimneys. At the time of the 2011 Uppertown Survey in 2011, the windows on the front had been replaced and the house was wrapped in vinyl siding and the stoop partially enclosed. Photos from March 24, 2017 shows news vinyl siding with wood siding intact in locations, the window openings altered from double-hung to slider on the rear ell, one double-hung opening on the front reduced in size, the chimneys removed, and the interior gutted. The historic massing and footprint remain intact and the house still displays its Greek Revival form. The 2011 Uppertown Survey states, "This property has been identified as having been constructed from 1850 through 1865 and is one of the earliest constructed residences in Saint Paul. As a result, this property is recommended for intensive-level research to determine eligibility for local and/or National Register designation." Additional research and survey has not been undertaken.

B. PROPOSED CHANGES/BACKGROUND:

This property became a Vacant Category 2 building on December 31, 2014 and Category 3 on March 23, 2017. Records indicate that the owner is Timothy Murphy of Hudson, Wisconsin. On March 27, 2017, an Order to Abate was issued and on May 5th, notice of the Legislative public hearing was mailed and published. The Legislative Hearing Officer has continued the Legislative Hearing from June 13 to June 27 in order for the HPC to review and make a recommendation regarding the orders by the Department of Safety and Inspections (DSI) to remove or repair the property. The DSI has issued a Remove or Repair order given the structure's nuisance conditions. The DSI has recommended removal of the structure to the Legislative Hearing Officer. On June 15th, Public Works issued a Right-of-Way permit to Cut & Cap gas service in the boulevard – this would indicate the owner is proceeding with demolition of the building.

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.*

§ 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 business' 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 nonsignificant 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.

E. FINDINGS: The following findings are based upon HPC records and research including a site inspection of the exterior of the property on March 6, 2015 by HPC staff.

1. The John Lewis house at 412 Goodrich was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-1548), the 1992 Uppertown Survey, 2001 Pioneer Houses: 1854-1880 Historic Context Study, and the 2011 Neighborhoods at the Edge of the Walking City Context Study and Reconnaissance Survey of the Uppertown neighborhood. Photos dating back to the 1970s were made available by local historian Jim Sazevich and prior surveys.
2. The John Lewis House at 412 Goodrich Avenue was constructed in 1856; he and his family are listed as residing there in the 1857 Minnesota Territorial Census.
3. **Property Description:** The John Lewis House was constructed in 1856. According to Ramsey County Property Records, the lot is 35 ft. wide by 122 ft. deep – the parcel size is 0.10 acres. The house is ~800 sq. ft. and one-story. The property is zoned R4.
4. **Sale Information:** According to Ramsey County Property Records, the property was sold for

\$95,000 in 2004 as part of a qualified sale. In 2014, the property was sold for \$30,400 as part of a non-qualified, bank sale.

5. Property Value:

Assessment Date	1/2/2014-15	1/2/2015-16	1/2/2016-17	1/2/2017-18
Total Est. Mkt. Value	\$56,100	\$58,700	\$66,300	\$81,800
Est. Land Value	\$18,500	\$18,500	\$27,300	\$27,300
Est. Building Value	\$37,600	\$40,200	\$39,000	\$54,500

6. The consultant recommendation from the 2011 *Neighborhoods at the Edge of the Walking City* Historic Context Study – Reconnaissance (Phase I) Survey of the Uppertown Neighborhood states, “This property has been identified as having been constructed from 1850 through 1865 and is one of the earliest constructed residences in Saint Paul. As a result, this property is recommended for intensive-level research to determine eligibility for local and/or National Register designation.” An intensive-level (Phase II) survey has not been undertaken and would be required to determine if the property would be eligible for local designation or National register designation as an individual site or as part of a district.
7. *Strategy 3.1 in the City’s Historic Preservation Chapter of the Comprehensive Plan recommends: Implementing an ongoing survey program to identify and evaluate all types of historic resources in Saint Paul, including buildings, structures, objects, archaeological sites, districts, and landscapes.* Given the recommendations for 412 Goodrich Avenue in the 2011 Survey of the property, an intensive-level survey should be the next step.
8. *Strategy 3.6 in the City’s Historic Preservation Chapter of the Comprehensive Plan recommends: Continuing to develop new and expand on existing historic contexts to allow for the continual identification of a full spectrum of historic resources.* Given the construction date of the property, it is part of the Pioneer Houses Context Study and there may be further context architectural style or ethnic contexts to explore.
9. *Strategy 4.5 and 5.3 in the City’s Historic Preservation Chapter of the Comprehensive Plan recommend: Acquiring key threatened historic properties until a suitable owner can be found and realizing the full economic potential of key historic resources.* It is preferable to work with the current owner to avoid demolition and rehabilitation the building. Per City of Saint Paul Legislative Code Sec. 73.04(5), “ The heritage preservation commission may recommend to the city council, after review and comment by the city planning commission, that certain property eligible for designation as a heritage preservation site be acquired by gift, by negotiation or by eminent domain as provided for in Chapter 117 of Minnesota Statutes.” The rehabilitation of 412 Goodrich Avenue could serve as a catalyst for additional rehabilitation of historic resources in the surrounding neighborhood.
10. The number of Pioneer Era houses extant in St. Paul can be estimated based on the properties identified in the 1983 survey and the 2001 context study, however, not all have been identified, and because many are not designated, it isn’t know how many remain.
11. The Sanborn Insurance map for this site indicates the footprint of the house has changed very little since 1925. While the pedimented entry is not shown on the map, it is stylistically appropriate to the modest Greek Revival style. The barn was demolished and replaced with a smaller shed in 1886. The second dwelling at the rear of the lot was removed between 1903 and 1925. There is no alley access on this block nor is there a curb cut or off-street parking.
12. Staff has not extensively researched other historical associations with the subject building such as persons that have contributed in some way to Saint Paul’s history and development or an architect or an association with an important event. The name, Walla, is associated with the property for several decades, and further research would be necessary.

13. It is always better to retain historic buildings, materials, and details that are associated with a context and/or a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood.
14. The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is fair because the architectural alterations that have occurred, such as the changes in window sizes and styles and the application of vinyl siding over the clapboard and stoop – these alterations can be reversible. The design features associated with Greek Revival style architecture appear to be mostly intact and the neighboring properties have varying degrees of integrity and detail that give this area a fair degree of architectural integrity and context. The site's location and setting would be considered to have good integrity. The property was built during the first decade of Minnesota statehood and is one of the oldest remaining residences in Saint Paul.
15. In general, the Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character and destroying historic relationships between buildings and open space. Given the alterations to the building and its current condition, HPC staff finds that the building generally reinforces the architectural and historic character of the neighborhood and with the removal of non-original materials and restoration of siding, trim, windows and front stoop would help to restore the properties architectural integrity.
16. HPC staff finds that the demolition of the John Lewis House at 412 Conway Avenue would have an adverse impact on the Uppertown neighborhood. A vacant lot can have a negative impact on the neighborhood and the loss of historic fabric is irreversible.

F. STAFF RECOMMENDATION:

Based on the findings, the HPC encourages the City Council to delay an order to demolish 412 Goodrich Avenue to fully explore and consider all options for rehabilitation. The HPC further requests that the Department of Safety and Inspections or the property owner, in cooperation with HPC staff, create a plan to "mothball" 412 Goodrich Avenue until a rehabilitation plan has been established and can be implemented.

Further, it is the opinion of staff that 412 Goodrich Avenue has, "historical, cultural, architectural, archaeological or engineering significance" and meets "at least one of the criteria for designation as a heritage preservation site or district" as provided in Chapter 73.05 of the City of Saint Paul Legislative Code.

G. ATTACHMENTS:

1. Historic Permit Index Card
2. Historic Building Permits
 - a. 1886 Foundation
 - b. 1919 Demo Barn & Construct Shed
 - c. 1935 Bathroom Addition
3. 1857 Minnesota Territorial Census – John Lewis
4. Historic Maps
 - a. 1884 Hopkins Atlas
 - b. 1885
 - c. 1903-1925 Sanborn Fire Insurance Map
 - d. 1927-1950 Sanborn Fire Insurance Map
5. 1970s Photo by Tom Lutz – shared by Jim Sazevich
6. Historic Inventory Forms
 - a. 1983 Historic Site Inventory Form
 - b. 2011 Uppertown Survey

7. Legislative Hearing Materials
 - a. Photos 12-31-2014
 - b. Photos 3-24-2017
 - c. Order to Abate – 3-27-2017
 - d. PED Historic Review Form
 - e. Notice of Public Hearing 5-5-2017
 - f. SHPO letter 5-11-2017
 - g. Notice of Public Hearing to Remove or Repair – 6-14-2017
8. Ramsey County Property Tax Documents
 - a. Property Information
 - b. Sale Information
 - c. Structure Description
 - d. Value History
 - e. Value Information

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

W. P. A. PROJECT 465-713-287 WP6008

STREET *Woodrich Ave* NO. *412* WARD *5* LOT *18* BLOCK *18* ADDITION *Minneapolis*

TYPE OF STRUCTURE

CENSUS TRACT BLOCK

ORIGINAL-CONSTRUCTION PERMITS OWNER

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	NEW REMODEL				TYPE OF WORK DONE				CENSUS TRACT BLOCK			
								NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE	CO'E	NO.	CODE	NO.	CODE	NO.	CODE
BUILDING																			
PLASTER-ING																			
ELECTRICAL																			
HEATING STEAMFITTING																			
WARMAIR																			
PLUMBING																			
ELEVATOR																			
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 INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE STRUCTURE	TYPE CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK		
										CODE	NO.	CODE NO.
Build	0484	9/3/86	-	Anton Halla	-	50	BLD	-	add	BLD	17	
Build	73242	5/19/83	-	T. Halla	-	90	BLD	100	add	BLD	17	
Build	49621	8/3/83	-	J.O. King	A. Hammemery	100	BLD	100	add	BLD	17	
Build	50194	9/3/83	-	A. Hammemery	A.E. Wickert	100	BLD	100	add	BLD	17	

Detailed Statement of Specifications for the Erection
of Frame Buildings.

Bld 2
8 BLSX
9-ADD
11-BL 2

1. What side of street or avenue? *Side of Goodrich*
Between *Richmond* and *Western* Streets.
E 11 1/2
2. Lot *5* Block *18* of *Hinslow*
3. Size of lot? No. of feet front..... No. of feet rear..... No. of feet deep.....
4. Size of Building? No. of feet front..... *14* No. of feet rear..... No. of feet deep..... *20*
No. of stories in height..... cellar, basement and attic. No. of feet in height, from curb level to highest point.....
5. What will building cost (exclusive of lot)? \$ *50*
6. What will be the depth of foundation walls, from curb level or surface of the ground and thickness? *1' 18"* feet;
depth and size of cellar?..... feet.
7. Will foundation be laid on earth, rock, timber or piles?.....
8. Will the roof be flat, peaked or Mansard?.....
9. What will be the materials of roofing?.....
10. What will be the means of access to the roof?.....
11. Give size and material of floor joists: 1st tier..... x..... 2d tier..... x..... 3d tier..... x.....
4th tier..... x..... 5th tier..... x..... 6th tier..... x..... ceiling tier..... x.....
roof tier..... x..... State distance from centres on 1st tier..... inches; 2d tier..... inches; 3d tier..... inches;
4th tier..... inches; 5th tier..... inches; 6th tier..... inches; ceiling tier..... inches; roof tier..... inches.
12. If floors are to be supported by columns and girders, give the following information: Size and material of girders under
1st floor..... x..... under upper floors..... x.....
Size and material of columns under 1st floor..... x..... under upper floor..... x.....
13. What will be the distance of woodwork from all flues, hot air or steam pipes?
14. No. of chimneys..... of what material..... how built.....
15. For what purpose is building constructed? *Stone foundation to dwelling*
16. How are the stairways to be constructed, and of what materials?.....
17. How are the interior walls, partitions, etc. to be constructed, and of what materials?.....
18. How are the floors of cellars, basement and other stories to be constructed?.....
19. How are ceilings to be constructed?.....
20. Will all materials and workmanship be in accordance with the requirements of the law? *Yes*

(The following agreement must be signed by the owner or authorized agent thereof.)

22. The undersigned hereby agrees to perform all work required under the proposed improvement in accordance with the plans, specifications and within detailed statement, and in conformity with the laws and ordinances of the city of St. Paul.

Owner *Arlan Walla* Address.....

Architect..... Address.....

Builder..... Address.....

Plumber..... Address.....

412 Goodrich

Detailed Statement of Specifications

FOR

NEW FRAME BUILDINGS.

No. 8484

Submitted Sept 3 1886

Location

Side of Goodrich Street,

E 1/2 3 - 1 Block 18 of

Minidoc

Owner Austin Walla

Architect

Builder

57

7

16/1887

MEMORANDA.

Formule
J. C. C. C.

DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS
BUREAU OF PUBLIC BUILDINGS
DIVISION OF BUILDING INSPECTION

Build-2
8-BLS 21
9-TC 1100
10-BLD 1
11-B 217

APPLICATION FOR BUILDING PERMIT

The following is a detailed statement for the erection of a One story addition to a One story alterations and repairs to a One story frame, brick, brick and steel or concrete building to be used for Shed purposes, to be erected on the South side of Gordrich Street No. 412 between Waters and Richmond Streets, upon lot 5 Block 18 of Winchester Addition.

Estimated cost \$

Dimensions of building: Width 10 feet, depth 12 feet, height from curb level or finished grade to highest point 10 feet, size of cellar or basement None feet

Is roof to be peaked, flat or mansard? flat, covered with what materials? Asph/Flt

None means of access to the roof Number of chimneys None, material None, thickness of walls 8 inches, size of smallest flue 8 x 8 inches, size of largest flue 8 x 8 inches.

How will building be heated? no heat

Number of stairways None, how built? None Number fire escapes None

What material under footings? None, width of footings 8 inches, thickness of footings 8 inches, depth of footings from finished grade or curb level 8 feet.

			Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Ceiling	Roof
Height of Stories											
Thickness of Exterior Walls.....											
Thickness of Interior Walls.....											
Material of Walls.....											
BEAMS AND COLUMNS UNDER EACH FLOOR	COLUMNS	Size									
		Length									
		Material									
	GIRDERS	Size									
		Span									
		Material									
	JOISTS	Size									
		Span									
		Centers									
		Material									
Material of Flooring.....											
Live Load Floor is designed to carry.....											
Material of Partitions.....											
Material of Ceilings.....											

The undersigned hereby agrees that all the work performed and material used upon the above described building shall comply with the plans and specifications submitted to the Commissioner of Parks, Playgrounds, and Public Buildings, and with the above detail statement, and conform to the laws and ordinances of the City of St. Paul.

NOTE: This application and permit does not cover any plumbing work in the building.

Owner R. Walla
Architect
Contractor

Address 412 Gordrich
Address
Address

412 Goodluck Ave

No. 73241

APPLICATION FOR PERMIT

NEW BUILDINGS, ADDITIONS,

ALTERATIONS AND REPAIRS

May 13 1919

LOCATION

Goodluck Ave

John. Richmond

and Michael Ave

Wholesale

Charles Cohen

Frank

65¢

\$

TOTAL FEE COLLECTED

DOUBLE FEE COLLECTED

ACCOUNT ORDINANCE

VIOLATION.

CITY OF SAINT PAUL
DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS

DIVISION OF BUILDING INSPECTION

APPLICATION FOR PERMIT

8-13254
9-TC1100
10-Add
11-BT22

TO:

MARK SQUARES

BY X

BUILD

INSTALL

ADD.

ALTER

REPAIR

MOVE

WRECK

HANG

☐☐☒☒☒☐☐☐

DATE 2/23 1935

Dwl.

STRUCTURE USED AS

ERECT
NEW SIGN

REPAIR
OLD SIGN

ILLUM-
INATED

NON-
ILLUM-
INATED

ROOF

PRO-
JECTING

HORI-
ZONTAL

VERT-
ICAL

COMBINATION
HORIZONTAL
AND VERTICAL

OWNER

Fred O King

ADDRESS

412 Goodrich Ave

CONTRACTOR

A. Kammiller

ADDRESS

394 Banfil.

NUMBER

STREET

SIDE

BETWEEN WHAT CROSS STREETS

412

Goodrich

East

Western

Richmond
Hill

WARD

LOT

BLOCK

ADDITION OR TRACT

5

8 1/2
5

18

Winelow

FRONT OR WIDTH
IN FEET

SIDE OR LENGTH
IN FEET

HEIGHT
IN FEET

NO. OF
STORIES

PROJECTION BEYOND
BUILDING OR PROP-
ERTY LINE IN FEET

LOWEST POINT OF
SIGN FROM
GROUND IN FEET

MATERIAL
OF CONSTRUCTION

SUPERFICAL
AREA OF SIGN
SQUARE FEET

ESTIMATED VALUATION

6

6

1

\$ 90.00

SEPARATE PERMIT REQUIRED FOR GARAGE

SPECIFICATIONS FOR PRIVATE GARAGES

TO BE AT LEAST 10 FEET FROM DWELLING ON SAME LOT

TO BE AT LEAST 20 FEET FROM DWELLING ON ADJOINING LOTS

TO BE AT LEAST 30 FEET FROM FRONT STREET LINE

TO BE AT LEAST 8 FEET FROM SIDE STREET LINE UNLESS DOORS
OPEN TO ALLEY

CONSTRUCTION ON VACANT LOT PROHIBITED

GARAGE DOORS MUST NOT OPEN INTO ALLEY

NO PERMIT ISSUED UNDER THIS APPLICATION WILL

COVER PLUMBING, ELECTRICAL. PLASTERING OR WARM

AIR FURNACE WORK.

DETAILS OR REMARKS:

Ext. to a bathroom-

The undersigned hereby makes application for a permit to do Build-
ing Work as herein specified, agreeing to do all work in strict
accordance with all ordinances of the City of Saint Paul, Minnesota.

SIGNED

F. O. King

BY

Goodrich

412

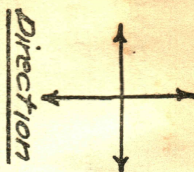
PERMIT
NUMBER

49621

8/23/35.

STREET

APPLICATION FOR
PERMIT



PLAT PLAN

Alley

STREET

Alley

STREET

STRUCTURE USED AS

WARD	FILE	PLAN

Albrecht

m 2.

Census. Inhabitants of **Saint Paul** in the County of Ramsey for
 the year of **1857** A. D. 1857.
 Ass't Marshal

Ranking number in the order of valuation	NAME of every person who resides in this family on the 1st day of September, 1857.	Age	Sex	Color	PLACE OF BIRTH	Religion	OCCUPATION If any of every male person over 15 years of age	Ranking number in the order of valuation	NAME of every person who resides in this family on the 1st day of September, 1857.	Age	Sex	Color	PLACE OF BIRTH	Religion	OCCUPATION If any of every male person over 15 years of age
1	C. Riley	57	M		Irish			1	James A. Brown	28	M		Irish		
2	John Riley	27	M		Irish			2	A. Brown	27	M		Irish		
3	Peter Williams	27	M		Irish			3	Henry	27	M		Irish		
4	P. Williams	27	M		Irish			4	John	27	M		Irish		
5	C. Williams	27	M		Irish			5	Henry	27	M		Irish		
6	C. Williams	27	M		Irish			6	Henry	27	M		Irish		
7	James Herman	45	M		England			7	Henry	27	M		Irish		
8	Mary Herman	23	F		England			8	Henry	27	M		Irish		
9	Anna Herman	14	F		England			9	Henry	27	M		Irish		
10	Agnes Herman	10	F		England			10	Henry	27	M		Irish		
11	Julie Herman	6	F		England			11	Henry	27	M		Irish		
12	John Herman	27	M		England			12	Henry	27	M		Irish		
13	John Herman	27	M		England			13	Henry	27	M		Irish		
14	John Herman	27	M		England			14	Henry	27	M		Irish		
15	Mary Herman	27	F		England			15	Henry	27	M		Irish		
16	John Herman	27	M		England			16	Henry	27	M		Irish		
17	John Herman	27	M		England			17	Henry	27	M		Irish		
18	John Herman	27	M		England			18	Henry	27	M		Irish		
19	John Herman	27	M		England			19	Henry	27	M		Irish		
20	John Herman	27	M		England			20	Henry	27	M		Irish		
21	John Herman	27	M		England			21	Henry	27	M		Irish		
22	John Herman	27	M		England			22	Henry	27	M		Irish		
23	John Herman	27	M		England			23	Henry	27	M		Irish		
24	John Herman	27	M		England			24	Henry	27	M		Irish		
25	John Herman	27	M		England			25	Henry	27	M		Irish		
26	John Herman	27	M		England			26	Henry	27	M		Irish		
27	John Herman	27	M		England			27	Henry	27	M		Irish		
28	John Herman	27	M		England			28	Henry	27	M		Irish		
29	John Herman	27	M		England			29	Henry	27	M		Irish		
30	John Herman	27	M		England			30	Henry	27	M		Irish		
31	John Herman	27	M		England			31	Henry	27	M		Irish		
32	John Herman	27	M		England			32	Henry	27	M		Irish		
33	John Herman	27	M		England			33	Henry	27	M		Irish		
34	John Herman	27	M		England			34	Henry	27	M		Irish		
35	John Herman	27	M		England			35	Henry	27	M		Irish		
36	John Herman	27	M		England			36	Henry	27	M		Irish		
37	John Herman	27	M		England			37	Henry	27	M		Irish		
38	John Herman	27	M		England			38	Henry	27	M		Irish		
39	John Herman	27	M		England			39	Henry	27	M		Irish		
40	John Herman	27	M		England			40	Henry	27	M		Irish		

Census. Inhabitants of
 County of Minnesota, enumerated
 on the 1st day of September, 1857.

Ranking number in the order of valuation	NAME of every person who resides in this family on the 1st day of September, 1857.	Age	Sex	Color	PLACE OF BIRTH	Religion	OCCUPATION If any of every male person over 15 years of age	Ranking number in the order of valuation	NAME of every person who resides in this family on the 1st day of September, 1857.	Age	Sex	Color	PLACE OF BIRTH	Religion	OCCUPATION If any of every male person over 15 years of age
1	James A. Brown	28	M		Irish			1	James A. Brown	28	M		Irish		
2	A. Brown	27	M		Irish			2	A. Brown	27	M		Irish		
3	Henry	27	M		Irish			3	Henry	27	M		Irish		
4	John	27	M		Irish			4	John	27	M		Irish		
5	Henry	27	M		Irish			5	Henry	27	M		Irish		
6	Henry	27	M		Irish			6	Henry	27	M		Irish		
7	Henry	27	M		Irish			7	Henry	27	M		Irish		
8	Henry	27	M		Irish			8	Henry	27	M		Irish		
9	Henry	27	M		Irish			9	Henry	27	M		Irish		
10	Henry	27	M		Irish			10	Henry	27	M		Irish		
11	Henry	27	M		Irish			11	Henry	27	M		Irish		
12	Henry	27	M		Irish			12	Henry	27	M		Irish		
13	Henry	27	M		Irish			13	Henry	27	M		Irish		
14	Henry	27	M		Irish			14	Henry	27	M		Irish		
15	Henry	27	M		Irish			15	Henry	27	M		Irish		
16	Henry	27	M		Irish			16	Henry	27	M		Irish		
17	Henry	27	M		Irish			17	Henry	27	M		Irish		
18	Henry	27	M		Irish			18	Henry	27	M		Irish		
19	Henry	27	M		Irish			19	Henry	27	M		Irish		
20	Henry	27	M		Irish			20	Henry	27	M		Irish		
21	Henry	27	M		Irish			21	Henry	27	M		Irish		
22	Henry	27	M		Irish			22	Henry	27	M		Irish		
23	Henry	27	M		Irish			23	Henry	27	M		Irish		
24	Henry	27	M		Irish			24	Henry	27	M		Irish		
25	Henry	27	M		Irish			25	Henry	27	M		Irish		
26	Henry	27	M		Irish			26	Henry	27	M		Irish		
27	Henry	27	M		Irish			27	Henry	27	M		Irish		
28	Henry	27	M		Irish			28	Henry	27	M		Irish		
29	Henry	27	M		Irish			29	Henry	27	M		Irish		
30	Henry	27	M		Irish			30	Henry	27	M		Irish		
31	Henry	27	M		Irish			31	Henry	27	M		Irish		
32	Henry	27	M		Irish			32	Henry	27	M		Irish		
33	Henry	27	M		Irish			33	Henry	27	M		Irish		
34	Henry	27	M		Irish			34	Henry	27	M		Irish		
35	Henry	27	M		Irish			35	Henry	27	M		Irish		
36	Henry	27	M		Irish			36	Henry	27	M		Irish		
37	Henry	27	M		Irish			37	Henry	27	M		Irish		
38	Henry	27	M		Irish			38	Henry	27	M		Irish		
39	Henry	27	M		Irish			39	Henry	27	M		Irish		
40	Henry	27	M		Irish			40	Henry	27	M		Irish		

EXPLANATIONS

- Brick or Stone bldg.
- Frame bldg.
- Stable & Hot-ho.
- Fire Hydrant.
- 6 in. Water-pipe & Size
- Sewer Ward Line
- City Line
- Sec. & Se
- 4 Cor. Lot
- Contigu
- 1/16 Hb. No. 66. 13

5



24

130

WESTERN

(98)

W.H.GARLAND'S, TRUNK FAC.

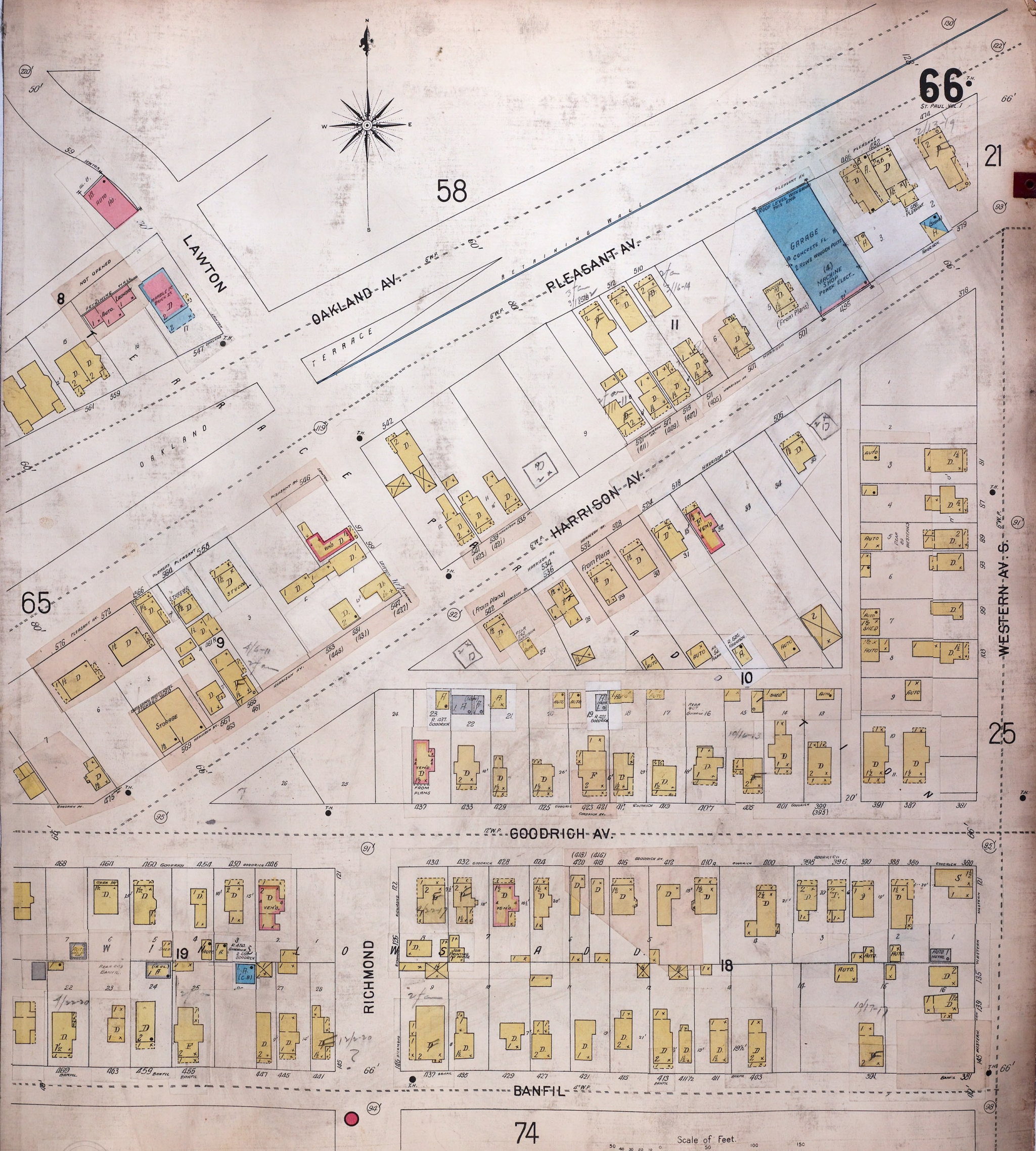
33'

Ad.5

BANFILL

21

STO
Qu





Photographs



Historic Sites Survey

Ramsey County Historical Society

Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 412 W. Goodrich Avenue
2. District/village: 9 3. Common name: _____
4. Historic name: _____ 5. Original use: House
6. Present Use: House 7. Access: Yes ☒ No Limited
8. Period of construction: ca. 1890 9. Style: Mildly Greek Revival
10. # of bays: 3 11. # of stories: 1 12. Roof style: low pitched gable
13. Roof covering: asphalt shingle 14. Dormer style & #: none
15. Chimney style, material, location & #: 1 central brick
16. Type of fenestration: 2/2 rectangular
17. Type of foundation: limestone
18. Structural system/main exterior wall covering: ☒ Wood frame: ☒ clapboard shingle
aluminum asbestos Brick: stretcher bond American bond header bond
Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: _____
Concrete block Cast concrete Stucco Terra cotta Curtain wall
Glass/metal Other: _____
19. Other significant details:
Gable returns. Plain fascia board. Open pedimented entrance porch.
20. Integrity of Design: basically intact & unaltered altered slightly
X alterations & additions more apparent than original original design not apparent
21. Physical condition of building: Excellent ☒ Good Fair Poor Deteriorated
22. Additions and alterations:
Porch is in process of being enclosed. Gabled roof addition in rear. Aluminum combination windows. Awnings over windows.
23. If a corner lot, describe: NW NE SE SW corner of _____
24. Side of street: south cross street
25. Setting: agricultural ☒ residential commercial industrial suburban
Other: _____
26. Significant site and landscape features:
27. Threats to site: none
28. Additional comments:
House is situated on lot so that gable ends face sides rather than street.
30. Negative file number(s): 57/9/15
31. Map location code(if applicable): _____
32. Name of fieldworker: M. Mingo

Planning district/
village #: _____

9

Address/
Location: _____

412 W. Goodrich Avenue

Historic
Name: _____

Common
Name: _____

80-8-5-81

33. Architect/engineer:_____

34. Builder/contractor:_____

35. Present Owner:_____

36. Date built:_____

Address:_____

37. Date source:_____

38. Legal Description:_____

39. Building Permit #:_____

40. Location of architect's drawings:_____

41. On National Register? ____Yes XNo 42. National Register potential? ____Yes XNo

43. HPC/local historic site? ____Yes XNo 44. Local designation potential? ____Yes XNo

45. In historic district? ____Yes XNo 46. Historic district potential? ____Yes XNo

Which? _____

If yes, explain rationale: _____

47. Historical background:

48. Level of significance: XLocal ____State ____National

49. Statement of significance:

A much altered building but one of the oldest in the area.

50. Sources of information:

Photographs



St. Paul Heritage Preservation Commission - Building Inventory Form

Property and Owner Information

Historic Name	John Lewis House	PIN:	012823340008
Common Name	John Lewis House	State Inventory #	RA-SPC-1548
Other Name		Report Number:	RA-81-2H
Street Number:	412	Street	GOODRICH AVE
Neighborhood:	West 7th Street	Zip	
Current Owner	JUANA G ARELLANO	Property RSN:	106608
Address	412 GOODRICH AVE	Ward:	2
City/State/Zip	ST PAUL MN 55102-2909	District:	9
		County	Ramsey
		Zoning:	RT2
		<input checked="" type="checkbox"/> Private Ownership	<input type="checkbox"/> Public - Local Ownership
			<input type="checkbox"/> Public - State Ownership
			<input type="checkbox"/> Public - Federal Ownership

Locational Information

ZONE	15	E	490739	N	4976023	Quad	Saint Paul East
Blk		Lot(s)		TWP	28	RG	23
Addition				Sec.	1	Quarter/Quarters	SE SW

Survey/Photography Information



Surveyor(s)	Mead & Hunt						
Survey Date	05/10/2011	Survey Level	Reconnaissance				
Updated Survey?	<input checked="" type="checkbox"/>	Building Occupied?	<input checked="" type="checkbox"/>	Publicly Accessible?	<input type="checkbox"/>		
Photographer	Mead & Hunt						
Photo Date	5/10/2011						
Frame	6702	Facing	SW	Frame		Facing	
Frame	6703	Facing	SE	Frame		Facing	
Frame		Facing		Frame		Facing	
Frame		Facing		Frame		Facing	

Notes:

Significance and Nomination Information

Property Category:	Building	Property Type:	
Period of Significance:		Level of Significance:	L <i>L=Local; S=State; N=National</i>
Local Status		NHL	<input type="checkbox"/> Date Entered Date Removed:
Entered Date:		Historic District	In District <input type="checkbox"/>
Eligible Date:		NRHP District Nam	
Not Eligible Date		Local District Name:	
Removed Date:		<input type="checkbox"/> Contributing	<input type="checkbox"/> Noncontributing
Significant Person		Cultural Affiliation	
Local Criterion:	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.	State Context:	Urban Centers 1870-1940
Local Contexts:	Pioneer Houses: 1854-1880		
Note on Significance:			
Threats:			
Consultant Recommendation:	This property has been identified as having been constructed from 1850 through 1865 and is one of the earliest constructed residences in Saint Paul. As a result, this property is recommended for intensive-level research to determine eligibility for local and/or National Register designation.		

St. Paul Heritage Preservation Commission - Building Inventory Form

State Inventory #: RA-SPC-1548 **Street Number:** 412 **Street:** GOODRICH AVE

Building Information/Historical Background

Architect/Engineer: _____ Other Designer: _____
Builder/Contractor: _____ Landscape Architect: _____
Biographical Info: _____
Original Owner: _____ Other Owners and Biographies: _____
Original Function/Use: Domestic, Single Dwelling
Other Functions/Uses: _____ Current Function/Use: Domestic, Single Dwelling
Property Date: 1860 Date Source Key RCT Date Event: ☒ Construction ☐ Demolition
Date: _____ ☐ Addition ☐ Move ☐ Alteration
Oral Histories: _____ Sanborn/Atlas Info: _____
Bldg. Permit Info: No permit exists for properties constructed prior to 1883. City Directory Info: _____
Location of Architectural Drawings: _____ Historical Photos: _____
Other Sources: 1992 survey; 1983 survey
Historical Background: Constructed in 1856 per 1992 survey

Architectural Information

Style: Greek Revival ☐ Primary ☐ Secondary ☒ Element Stories: 1 Bays: 1
Style: _____ ☐ Primary ☐ Secondary ☐ Element Plan Shape: Rectangular
Style: _____ ☐ Primary ☐ Secondary ☐ Element Roof Shape: Gable

Materials

Structure: Wood Frame
Foundation: Poured Concrete
Wall (Primary): Vinyl/Aluminum
Wall (Secondary): _____
Roofing: Asphalt Shingles
Dormer Style(s): None Number: 0
Chimney Style(s): None Material(s): _____
Window Type: Double-hung

Integrity

Material Condition: Good
Design Integrity: Poor
Alterations: windows, siding, elevated with basement added, new vestibule
Original Site? ☒
Locations(s): _____
Locations(s): _____
Window Condition: Windows replaced/openings intact

Site Features

Outbuildings: _____ Surrounding Land Use: Residential
Site Features: _____ Integrity of Setting: Good
Importance of Setting: Somewhat Important

Notes on Exterior: Small, one-story rectangular plan house with a construction date of 1856 making it an early house for the area. The house has a side gable roof and hip roof addition to the rear. The house has had window replacements, siding replacement, and the addition of a small front gable vestibule to the main (north) facade.

Notes on Interior: _____

General Property Notes: _____

Date: December 31, 2014
File #: 14 - 356681
Folder Name: 412 GOODRICH AVE
PIN: 012823340008

HP District:
Property Name: house
Survey Info: RA-SPC-1548



North side, posting



Front posting



Shed



South and east sides



North and west sides

Date: March 24, 2017
File #: 14 - 356681
Folder Name: 412 GOODRICH AVE
PIN: 012823340008

HP District:
Property Name: house
Survey Info: RA-SPC-1548



Date: March 24, 2017
File #: 14 - 356681
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PIN: 012823340008

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CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

361.0

March 27, 2017

14-356681

Timothy Murphy
1254 Hosford St
Hudson WI 54016-9229

Hiawatha National Bank
2212 Crestview Drive
Hudson WI 54016

Order to Abate Nuisance Building(s)

Dear Sir or Madam:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

412 GOODRICH AVE

With the following Historic Preservation information: Inventory #: RA-SPC-1548

and legally described as follows, to wit:

Winslows Addition Ex E 6 Ft The E 1/2 Of Lot 5 And N 9 Ft Mol Of That Part Of Lot 12 Adj The Above Desc Part Of Lot 5 Blk 18

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On March 23, 2017 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one-story, wood frame, single-family dwelling with an accessory metal shed.

EXTERIOR

- Damage to siding.
- Torn screens.
- Broken/boarded windows.
- Damage to window and door frames
- Damage to soffit, eaves and fascia.

INTERIOR

- Interior is gutted.
- Open/dead electrical service.
- Open walls.
- Open floor boards.
- Open ceilings.
- Missing plumbing.
- Missing/inoperable smoke detectors.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 26, 2017** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and

any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council



Saint Paul Department of Planning and Economic Development Historic Review Form

Please type or print legibly. (Illegible forms will be returned.)

Project Address: 412 GOODRICH AVE Original Construction Year: ca. 1890
Building Name: house Planning District Number: 9
Brief Project Description: Demolish house

Funding: CDBG x NSPII Other Funding (list)
Form Completed by: Matt Dornfeld Date: March 24, 2017
Title/Organization: Phone no: 651-266-1902

Reviews will not be processed without the following information:

- Photo of building attached below
- Map clearly showing location of site (attach)

Completed review will be returned to this address:

Form submitted by: City of Saint Paul, Planning and Economic Development (PED)

Contact Person: Bill Dermody, City Planner (651-266-6617)

Street Address: 1400 City Hall Annex, 25 W. Fourth St., Saint Paul, MN 55102

Please complete Historic Review form for each address and send to Samantha Langer, 1400 City Hall Annex, 25 W. Fourth Street, Saint Paul, MN 55102

To be completed by authorized PED staff.)

Name: Samantha Langer

Date: 3/28/17

Located within a Saint Paul Historic District? Yes ☐ No ☒

Located within a National Register District? Yes ☐ No ☒

Has the property been inventoried? Yes ☒ No ☐

If yes, # RA-SPC- 1548

Additional Comments: Constructed
1850 - 1865. In 2011, was
recommended for intensive-
level survey, in order to
determine historic designation
eligibility. - SD
(2011 survey attached.)



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

May 5, 2017

NOTICE OF PUBLIC HEARINGS

Timothy Murphy
1254 Hosford St
Hudson WI 54016-9229

Hiawatha National Bank
2212 Crestview Drive
Hudson WI 54016

To All Known Responsible and/or Interested Parties:

The Saint Paul City Council and the Legislative Hearing Officer of the City Council have scheduled public hearings to consider a Council Resolution ordering the repair or removal of the building(s) located at **412 GOODRICH AVENUE**.

With the following Historic Preservation information: Inventory #: RA-SPC-1548

In accordance with the provisions of the Saint Paul Legislative Code Chapter 45, all owners of record and other interested parties with a known interest in this building(s) are hereby notified of these hearings. At these hearings testimony will be heard from the Code Enforcement Officer and any other parties who wish to be heard. The Council will adopt a resolution describing what action, if any, the Council deems appropriate.

Please be advised the Public Hearing before the Legislative Hearing Officer is scheduled for:

Tuesday, June 13, 2017, at 9:00 a.m. in Room 330, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102

The Legislative Hearing Officer will hear the evidence and make a recommendation for action to the full City Council:

Wednesday, July 19, 2017, at 5:30 p.m. in the City Council Chambers, 3rd Floor, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102

412 GOODRICH AVE

May 5, 2017

Page 2

All costs incurred by the City, including inspection costs, administrative costs, title searches, filing fees and, if necessary, demolition and removal expenses, will be assessed against the real estate as a special assessment to be collected in the same manner as real estate taxes. If you have any questions concerning this matter please call the Vacant/Nuisance Buildings Code Enforcement Officer **Steve Magner** at (651) 266-1928, or you may leave a voice mail message.

Sincerely,

Steve Magner

Steve Magner

Manager of Code Enforcement

pubhrng60183 07/11

MINNESOTA HISTORIC PRESERVATION OFFICE

May 11, 2017

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

RE: Demolition of 412 Goodrich Avenue
St. Paul, Ramsey County
SHPO Number: 2017-1698

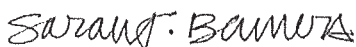
Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. It has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by Section 106 of the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Based on available information, we conclude that **no properties** listed in or eligible for listing in the National Register of Historic Places will be affected by this project.

Please contact our Compliance Section at (651) 259-3455 if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Inventory File RA-SPC-1548



Saint Paul Department of Planning and Economic Development Historic Review Form

Please type or print legibly. (Illegible forms will be returned.)

Project Address: 412 GOODRICH AVE Original Construction Year: ca. 1890
Building Name: house Planning District Number: 9
Brief Project Description: Demolish house

Funding: CDBG ☒ NSPFI ☐ Other Funding (list) _____
Form Completed by: Matt Dornfeld Date: March 24, 2017
Title/Organization: _____ Phone no: 651-266-1902

Reviews will not be processed without the following information:

- Photo of building attached below
- Map clearly showing location of site (attach)

Completed review will be returned to this address:

Form submitted by: City of Saint Paul, Planning and Economic Development (PED)

Contact Person: Bill Dermody, City Planner (651-266-6617)

Street Address: 1400 City Hall Annex, 25 W. Fourth St., Saint Paul, MN 55102

Please complete Historic Review form for each address and send to Samantha Langer, 1400 City Hall Annex, 25 W. Fourth Street, Saint Paul, MN 55102

To be completed by authorized PED staff.)

Name: Samantha Langer

Date: 3/28/17

Located within a Saint Paul Historic District? Yes ☐ No ☒

Located within a National Register District? Yes ☐ No ☒

Has the property been inventoried? Yes ☒ No ☐

If yes, # RA-SPC- 1548

Additional Comments: Constructed
1850 - 1865. In 2011, was
recommended for intensive-
level survey, in order to
determine historic designation
eligibility. - SD
(2011 survey attached.)

St. Paul Heritage Preservation Commission - Building Inventory Form

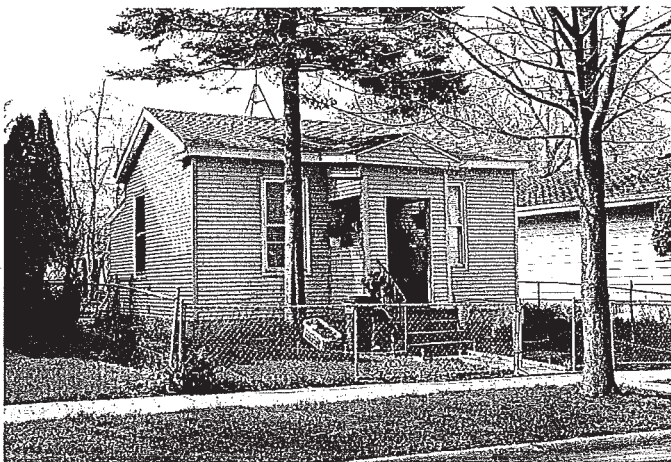
Property and Owner Information

Historic Name	<u>John Lewis House</u>	PIN:	<u>012823340008</u>
Common Name	<u>John Lewis House</u>	State Inventory #	<u>RA-SPC-1548</u>
Other Name	<u></u>	Report Number:	<u>RA-81-2H</u>
Street Number:	<u>412</u> Street <u>GOODRICH AVE</u>	Property RSN:	<u>106608</u>
Neighborhood:	<u>West 7th Street</u> Zip <u></u>	Ward:	<u>2</u> District: <u>9</u>
Current Owner	<u>JUANA G ARELLANO</u>	County	<u>Ramsey</u> <input type="checkbox"/> Public - Local Ownership
Address	<u>412 GOODRICH AVE</u>	Zoning:	<u>RT2</u> <input type="checkbox"/> Public - State Ownership
City/State/Zip	<u>ST PAUL MN 55102-2909</u>	<input checked="" type="checkbox"/> Private Ownership	<input type="checkbox"/> Public - Federal Ownership

Locational Information

ZONE <u>15</u>	E <u>490739</u>	N <u>4976023</u>	Quad <u>Saint Paul East</u>
Blk <u></u>	Lot(s) <u></u>		TWP <u>28</u> RG <u>23</u> Sec. <u>1</u>
Addition <u></u>			Quarter/Quarters <u>SE</u> <u>SW</u>

Survey/Photography Information



Surveyor(s)	<u>Mead & Hunt</u>
Survey Date	<u>05/10/2011</u> Survey Level <u>Reconnaissance</u>
Updated Survey?	<input checked="" type="checkbox"/> Building Occupied? <input checked="" type="checkbox"/> Publicly Accessible? <input type="checkbox"/>
Photographer	<u>Mead & Hunt</u>
Photo Date	<u>5/10/2011</u>
Frame <u>6702</u>	Facing <u>SW</u> Frame <u></u> Facing <u></u>
Frame <u>6703</u>	Facing <u>SE</u> Frame <u></u> Facing <u></u>
Frame <u></u>	Facing <u></u> Frame <u></u> Facing <u></u>
Frame <u></u>	Facing <u></u> Frame <u></u> Facing <u></u>

Notes:

Significance and Nomination Information

Property Category:	<u>Building</u>	Property Type:	<u></u>
Period of Significance:	<u></u>	Level of Significance:	<u>L</u> <i>L=Local; S=State; N=National</i>
Local Status	<u></u>	NRHP Status	<u></u>
Entered Date:	<u></u>	Date Entered:	<u></u>
Eligible Date:	<u></u>	Date Entered:	<u></u>
Not Eligible Date	<u></u>	Date Entered:	<u></u>
Removed Date:	<u></u>	Date Entered:	<u></u>
Significant Person	<u></u>	NHL	<input type="checkbox"/> Date Entered <u></u>
Local Criterion:	<u>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.</u>	Date Removed:	<u></u>
		Historic District	In District <input type="checkbox"/>
		NRHP District Nam	<u></u>
		Local District Name:	<u></u>
		<input type="checkbox"/> Contributing	<input type="checkbox"/> Noncontributing
		Cultural Affiliation	<u></u>
Local Contexts:	<u>Pioneer Houses: 1854-1880</u>	State Context:	<u>Urban Centers 1870-1940</u>
Note on Significance:	<u></u>		
Threats:	<u></u>		
Consultant Recommendation:	<u>This property has been identified as having been constructed from 1850 through 1865 and is one of the earliest constructed residences in Saint Paul. As a result, this property is recommended for intensive-level research to determine eligibility for local and/or National Register designation.</u>		

St. Paul Heritage Preservation Commission - Building Inventory Form

State Inventory #: RA-SPC-1548 **Street Number:** 412 **Street:** GOODRICH AVE

Building Information/Historical Background

Architect/Engineer: _____ Other Designer: _____
 Builder/Contractor: _____ Landscape Architect: _____
 Biographical Info: _____
 Original Owner: _____ Other Owners and Biographies: _____
 Original Function/Use: Domestic, Single Dwelling
 Other Functions/Uses: _____ Current Function/Use: Domestic, Single Dwelling
 Property Date: 1860 Date Source Key RCT Date Event: ☒ Construction ☐ Demolition
 Date: _____ ☐ Addition ☐ Move ☐ Alteration
 Oral Histories: _____ Sanborn/Atlas Info: _____
 Bldg. Permit Info: No permit exists for properties constructed prior to 1883. City Directory Info: _____
 Location of Architectural Drawings: _____ Historical Photos: _____
 Other Sources: 1992 survey; 1983 survey
 Historical Background: Constructed in 1856 per 1992 survey

Architectural Information

Style: Greek Revival ☐ Primary ☐ Secondary ☒ Element Stories: 1 Bays: 1
 Style: _____ ☐ Primary ☐ Secondary ☐ Element Plan Shape: Rectangular
 Style: _____ ☐ Primary ☐ Secondary ☐ Element Roof Shape: Gable

Materials

Structure: Wood Frame
 Foundation: Poured Concrete
 Wall (Primary): Vinyl/Aluminum
 Wall (Secondary): _____
 Roofing: Asphalt Shingles
 Dormer Style(s): None Number: 0
 Chimney Style(s): None Material(s): _____
 Window Type: Double-hung

Integrity

Material Condition: Good
 Design Integrity: Poor
 Alterations: windows, siding, elevated with basement added, new vestibule
 Original Site? ☒
 Locations(s): _____
 Locations(s): _____
 Window Condition: Windows replaced/openings intact

Site Features

Outbuildings: _____ Surrounding Land Use: Residential
 Site Features: _____ Integrity of Setting: Good
 Importance of Setting: Somewhat Important

Notes on Exterior: Small, one-story rectangular plan house with a construction date of 1856 making it an early house for the area. The house has a side gable roof and hip roof addition to the rear. The house has had window replacements, siding replacement, and the addition of a small front gable vestibule to the main (north) facade.

Notes on Interior: _____

General Property Notes: _____



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8560 FAX: (651) 266-8574

June 14, 2017

Timothy Murphy
1254 Hosford Street
Hudson WI 54016-9229

VIA US MAIL

Re: Order to remove or repair the structure at 412 Goodrich Avenue

Dear Mr. Murphy:

This is to confirm that on June 13, 2017 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommends continuing the above-referenced matter to **Tuesday, June 27, 2017 at 9:00 a.m. in Room 330 City Hall**. If you have an interest in the property, you may attend this hearing date and time. At this upcoming hearing, we will get a staff report about the historical aspect of the building from Heritage Preservation Commission

If you have any questions, please contact me at 651-266-8563.

Sincerely,

Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner
Vicki Sheffer
Joe Yannarely
Christine Boulware, HPC
Naomi Austin
Betty Moran

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[Minnesota State Form M1PR](#)

Property Identification Number (PIN) 01.28.23.34.0008

Property Address 412 Goodrich Ave

Municipality St. Paul

Watershed Capital Region W/S

School District Number 625

Property Recorded As

The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents

Section / Township / Range 1-28-23

Plat Winslow's Addition

Legal Description Ex E 6 Ft The E 1/2 Of Lot 5 And N 9 Ft Mol Of That Part Of Lot 12 Adj The Above Desc Part Of Lot 5 Blk 18

To determine whether your property is Abstract or Torrens, call (651) 266-2050

Roll Type Real Estate

Parcel Size .1000 Acres

Parcel Width 35.0000 Feet

Parcel Depth 122.0000 Feet

Assessment Date 01-02-2016

01-02-2017

Tax Payable Year 2017

2018

Property Class Description Res Non-Hstd

Res Non-Hstd

Property Address

Mailing Information

Property Address 412 Goodrich Ave
Mail Stop St Paul, MN 55102-2909



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Property Identification Number (PIN) 01.28.23.34.0008

Property Address 412 Goodrich Ave

Municipality St. Paul

Watershed Capital Region W/S

School District Number 625

Sale Date 01-07-2014

Price \$30,400

Certificate of Real Estate Value Number 198565

State Study Recommendation Non-qualified Sale

State Study Reject Reason Bank Sale

Sale Date 09-10-2004

Price \$95,000

Certificate of Real Estate Value Number

State Study Recommendation Qualified Sale

State Study Reject Reason

Sale Date 01-02-1996

Price \$11,000

Certificate of Real Estate Value Number

State Study Recommendation Non-qualified Sale

State Study Reject Reason Old Sales



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Property Identification Number (PIN) 01.28.23.34.0008
Property Address 412 Goodrich Ave
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Residential Property:

Year Built 1860
of Stories 1.00
Style One Story
Exterior Wall Alum/vinyl
Total Rooms 4
Total Family Rooms 0
Total Bedrooms 1
Full Baths 1
Half Baths 0
Attic Type

Finished SQ Feet 801
Foundation Size 801
Basement Area Finished
Finished Rec Area

Garage Type
Area (sq.ft.)
Parcel Size .1000 Acres
Parcel Width 35.0000 Feet
Parcel Depth 122.0000 Feet

Land Use Code 510
Land Use Description R - Single Family Dwelling, Platted Lot



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Property Identification Number (PIN) 01.28.23.34.0008

Property Address 412 Goodrich Ave

Municipality St. Paul

Watershed Capital Region W/S

School District Number 625

MP Link

Assessment Date	01-02-2014	01-02-2015
Tax Payable Year	2015	2016
Total Estimated Market Value	\$56,100	\$58,700
Total Taxable Market Value	\$56,100	\$58,700
Site and Use Code	1 / 100 Res 1 unit	1 / 100 Res 1 unit
Property Class Description	Res Non-Hstd	Res Non-Hstd
Estimated Land Value	\$18,500	\$18,500
Estimated Building Value	\$37,600	\$40,200
Estimated Market Value	\$56,100	\$58,700
Green Acres Value		
Plat Deferment		
This Old House Exclusion		
Veteran Exclusion		
Referendum Market Value		
Homestead Market Value Exclusion		
Taxable Market Value	\$56,100	\$58,700
Value of New Improvements		



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Property Identification Number (PIN) 01.28.23.34.0008
Property Address 412 Goodrich Ave
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

MP Link

Assessment Date	01-02-2016	01-02-2017
Tax Payable Year	2017	2018
Total Estimated Market Value	\$66,300	\$81,800
Total Taxable Market Value	\$66,300	\$81,800
Site and Use Code	1 / 100 Res 1 unit	1 / 100 Res 1 unit
Property Class Description	Res Non-Hstd	Res Non-Hstd
Estimated Land Value	\$27,300	\$27,300
Estimated Building Value	\$39,000	\$54,500
Estimated Market Value	\$66,300	\$81,800
Green Acres Value		
Plat Deferment		
This Old House Exclusion		
Veteran Exclusion		
Referendum Market Value		
Homestead Market Value Exclusion		
Taxable Market Value	\$66,300	\$81,800
Value of New Improvements		



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