

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

FILE NAME: 2245 Como Avenue – St. Anthony Park Branch Library
INVENTORY #: RA-SPC-0731
DATE OF APPLICATION: January 24, 2018
APPLICANT: City of Saint Paul – Bruce Engelbrekt
OWNERS: City of Saint Paul Library – 90 Fourth Street West – PIN: 20-29-23-42-0088
Nancy and Richard Foss – 2239 Como Avenue – PIN: 20-29-23-43-0127
DATE OF HEARING: March 22, 2018
HPC SITE/DISTRICT: St. Anthony Park Branch Library (1985)
CATEGORY: Contributing
NRHP: Listed 1984
CLASSIFICATION: Adjustment of Common Boundary between 2245 Como Avenue and
2239 Como Avenue
LEGAL DESCRIPTION: That part of Lot 21, Block 37, St. Anthony Park North, lying
southeasterly of a line described in the file delineating land being added to the parcel at
2239 Como Avenue ZONING: T1
WARD: 4 PLANNING DISTRICT: 12
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: February 15, 2018

A. SITE DESCRIPTION:

The Beaux Arts-inspired St. Anthony Park Branch Library is situated diagonally on a large site at the corner of Como and Carter Avenues in the St. Anthony Park neighborhood. This Carnegie Library was design by architect Charles Hausler and constructed in 1916 by builder Cameron and Company. The St. Anthony Park Branch Library is very similar to the Riverview Branch Library on the West Side. The building has a symmetrical, seven bay façade with a central entrance, and a hipped, red-tile roof. The base is coursed ashlar stone and the exterior walls are faced in brown-brick. Large, rounded-arched openings are featured along the main façade and side elevations. The rounded arches are supported by brick pilasters with sculpted capitals featuring scroll and shell motifs and are delineated with decorative brickwork with star motifs in the spandrels. The frieze contains corner rondels, and the words, "St. Anthony Park Branch Library." The cornice features dentils divided by gilded balls, egg-and-dart molding, and modillions. The main entrance to the building consists of two sets of stairs perpendicular to the building which rest on a cut stone base with wrought iron balustrade. The building is generally intact, although some changes have been made to the entrance, fenestration, and interior; the library was remodeled in 1985 a rear addition was constructed in 1999.

B. PROPOSED CHANGES:

The applicant is proposing to adjust the lot line separating 2239 and 2245 Como Avenue, thus adding area to the residential parcel (2239 – Parcel A). The boundary line was determined pursuant to Court File No. 62-CV-07-1547.

C. BACKGROUND:

The subject properties were parties to a boundary dispute. There is a grade change between the library and the adjacent property. The owners of the adjacent property installed a temporary fence near where the grade drops to the library. The City Attorney's Office and the Real Estate division have been involved in discussions and negotiations regarding the

location of the property line. The proposed boundary line was determined pursuant to Court File No.062-CV-07-1547; this document has not been made available for HPC staff review. The applicant applied for an Adjustment of Common Boundary: Where platted lots share a common boundaries and where boundaries are being redrawn to create new legal descriptions.

Subdivisions are reviewed and approved by the planning administrator in the City of Saint Paul and there are several conditions that must be met in order for a lot split to be approved. Chapter 69 of the City's Legislative Code states that the administrator "*shall cause the application to be reviewed by the public works department and other affected city departments, if appropriate, and shall notify the applicant of any required modifications.*"

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Preservation Program

St. Anthony Park Branch Library

The exterior appearance of the building should be preserved in a manner consistent with the original design intent. Any additions or alterations that would obscure or detract from the architectural integrity or historic character of the building or its site should be avoided.

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.

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 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.
- Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.
- 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.
- Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.
- 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.
- 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:

1. The Saint Anthony Park Library, at 2245 Como Avenue, is an individually designated Heritage Preservation Site; it is sited on a triangular parcel at the corner of Como and Carter Avenues. The adjacent property to the northeast is the residential property at 2239 Como Avenue. The boundary line between the properties was in dispute.
2. On September 4, 1985, the St. Anthony Park Branch Library was designated as a Heritage Preservation Site under Ordinance No. 17281, Council File 85-1069. 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 exterior work within designated heritage preservation sites §73.04.(4).
3. The Adjustment of Common Boundary *will not destroy historic materials, features, and spatial relationships that characterize the Library. The historic character of a property will be retained and preserved.*
4. The *landscape features which are important in defining the overall historic character of the site*, including the gardens and trees, will not be altered or removed by this proposal.
5. *The historic relationship between buildings, and streetscape and landscape features* will not be altered by the adjustment of common boundary.
6. The specific requirements in Section 69.304 of the Zoning Code for planning administrator approval are met, Section 69.406 of the Zoning Code also requires seven more general findings prior to the approval of a lot split or subdivision, including “1) *all the applicable provisions of the Legislative Code are complied with; and 2) the proposed subdivision will not be detrimental to the present and surrounding land uses.*” The impact of the proposed adjustment of common boundary on the surrounding historic land uses will be negligible.
7. The local designation for the St. Anthony Park Branch Library will need to be updated to be consistent with the new legal description for the property.

F. HPC RECOMMENDATION: Based on the findings, the HPC supports the application for adjustment of common boundary with the following conditions:

1. The applicant shall submit a copy of the certified survey, revised legal description, and copy of Court File No. 62-CV-07-1547 to HPC staff for the updating/revision of the local designation property description.
2. A copy of the HPC review and conditions shall be forwarded to the Planning Administrator for final review and approval.

G. ATTACHMENTS:

1. Adjustment of Common Boundary application and supporting materials
2. Photographs
3. 1903 Sanborn Fire Insurance Map





— christine —

INFORMATION COVER SHEET

ITEM# ZONING FILE #17-224722 APPLICATION TYPE: Adjust. Of Common Boundary

FOLDER NAME: Richard and Nancy Foss

OWNER NAME AND ADDRESS:	OWNER
Richard Foss Nancy Foss 2239 Como Avenue Saint Paul, Minnesota 55108	City of St. Paul Library 90 W. 4 th Street Saint Paul, Minnesota 55102

APPLICANT NAME & ADDRESS	APPLICANT TELEPHONE NUMBER#
City of St. Paul 25 W. 4 th Street 10 th floor St. Paul, Minnesota 55102	

REPRESENTATIVE NAME AND ADDRESS:	REPRESENTATIVE TELEPHONE NUMBER #:
Bruce Enge brekt City of St. Paul 25 W. 4 th Street 10 th floor St. Paul, Minnesota 55102	(651) 266-8854

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY TELEPHONE #

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

2239-2245 Como Avenue
NE corner at Carter

LEGAL DESCRIPTION: That part of Lot 21, Block 37, St. Anthony Park North, lying southeasterly of a line described in the file delineating land being added to the parcel at 2239 Como Avenue
PIN:20-29-23-42-0088 (2245 Como)
PIN: 20-29-23-43-0127 (2239 Como)

PURPOSE:

Adjustment of common boundary between 2245 Como Ave (20-29-23-42-0088) and 2239 Como Ave (20-29-23-43-0127)

DATE RECEIVED: 12-22-17 FINAL ACTION DATE:

EARLY NOTIFICATION SEND DATE: 12-27-17 HEARING DATE: Admin. Decision

LAND USE MAP: ZONING MAP: 1 PRESENT ZONING: T1 / RT2 LOT AREA TOTAL: 40,035 sq ft

PLANNING DISTRICT: 12 WARD: 4

PLANNER: Zoning Staff PLANNERS TEL: (651) 266-6583

NOTES: #17-224759 Rezone
HISTORY:



SUBDIVISION REVIEW APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 17-224722
 Fee: 300⁰⁰
 Tentative Hearing Date: Admin Decision

APD = 12
 # 202923420088 (2245) (Como)
 # 202923430127 (2239) (Como)

APPLICANT

Name City of Saint Paul
 Address 25 W. 4th St, 10th Flr.
 City St. Paul St. MN Zip 55102 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) Bruce Engelbrekt Phone 266-8854
Real Estate Mgr.

PROPERTY LOCATION

Address/Location 2239 Como Ave, 2245 Como Ave
 Legal Description See attached
 Current Zoning see attached
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- Lot Split Adjustment of Common Boundary.
- Lot Split with Variance
- Reg. Land Survey
- Preliminary Plat
- Final Plat
- Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____
 Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

(attach additional sheets if necessary)

1-78051100-46115

Applicant's Signature Bruce Engelbrekt Date 12/22/17 City Agent pdd 12/22/17

EXISTING PROPERTY DESCRIPTIONS

PARCEL A:
 PID: 20292340027
 Lot 20, Block 37, St. Anthony Park North,
 (Certificate of Title No. 585808)
 PARCEL B:
 PID: 20292340288
 Lot 21, Block 37, St. Anthony Park North, according to
 the recorded plat thereof, Ramsey County, Minnesota,
 (Abstract)
 AND
 Lot 22, Block 37, St. Anthony Park North
 (Certificate of Title No. 28125)

PROPOSED DESCRIPTION OF AREA BEING ADDED TO PARCEL A

That part of Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota, lying northwesterly of the Southeast corner of the northeast corner of the Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Lot 21 and the East line of Parcel B, along the east line of said Lot 22, thence South 53 degrees 03 minutes 45 seconds West 67.76 feet, thence South 57 degrees 47 minutes 15 seconds West 23.72 feet, thence South 53 degrees 03 minutes 45 seconds West 35.40 feet to the west line of said Lot 21 and field line there terminating.

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION

PARCEL B:
 Lot 20, Block 37, St. Anthony Park North
 (Certificate of Title No. 585808)
 AND
 Lot 23 and 24, Block 37, St. Anthony Park North
 (Certificate of Title No. 18885)
 AND
 That part of Lot 21, Block 37, St. Anthony Park North, Minnesota, lying northwesterly of the Southeast corner of the northeast corner of the Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Lot 21 and the East line of Parcel B, along the east line of said Lot 22, thence South 53 degrees 03 minutes 45 seconds West 67.76 feet, thence South 57 degrees 47 minutes 15 seconds West 23.72 feet, thence South 53 degrees 03 minutes 45 seconds West 35.40 feet to the west line of said Lot 21 and field line there terminating.

PROPOSED DESCRIPTION OF LOT SPLIT

That part of Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota, commencing at the northeast corner of the Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Lot 21 and the East line of Parcel B, along the east line of said Lot 22, thence South 53 degrees 03 minutes 45 seconds West 67.76 feet, thence South 57 degrees 47 minutes 15 seconds West 23.72 feet, thence South 53 degrees 03 minutes 45 seconds West 35.40 feet to the west line of said Lot 21 and field line there terminating.

Subject to the widening of Como Avenue.
 AND
 That part of Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota, commencing at the northeast corner of the Southeast quarter of Section 20, Township 29, Range 23, thence South 0 degrees 18 minutes 53 seconds West, along the east line of said Southeast quarter of Section 20, Township 29, Range 23, on an assumed bearing of South 0 degrees 18 minutes 53 seconds West, along the east line of said Lot 21 and the East line of Parcel B, along the east line of said Lot 22, thence South 53 degrees 03 minutes 45 seconds West 67.76 feet, thence South 57 degrees 47 minutes 15 seconds West 23.72 feet, thence South 53 degrees 03 minutes 45 seconds West 35.40 feet to the west line of said Lot 21 and field line there terminating.

Subject to the widening of Como Avenue.

GENERAL NOTE

1) Every assessor's and hearing board, Ramsey County System (North American Datum of 1983) Coordinates, final adjustment December 17, 1981)

ZONING NOTES

1) Zoning information obtained from the City of St. Paul, was as of December 9, 2017.
 PID: 20292340027 (2328 Como Avenue) is zoned RT2 (Townhouses)
 Parcel B: PID: 20292340288 (2245 Como Avenue) is zoned T2 (Traditional Neighborhood)

AREAS

Areas being added to Parcel A:
 Gross = 3,070 square feet or 0.070 acres
 Net = 2,895 square feet or 0.066 acres
 Parcel B:
 Gross = 23,875 square feet or 0.548 acres
 Net = 22,242 square feet or 0.511 acres

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

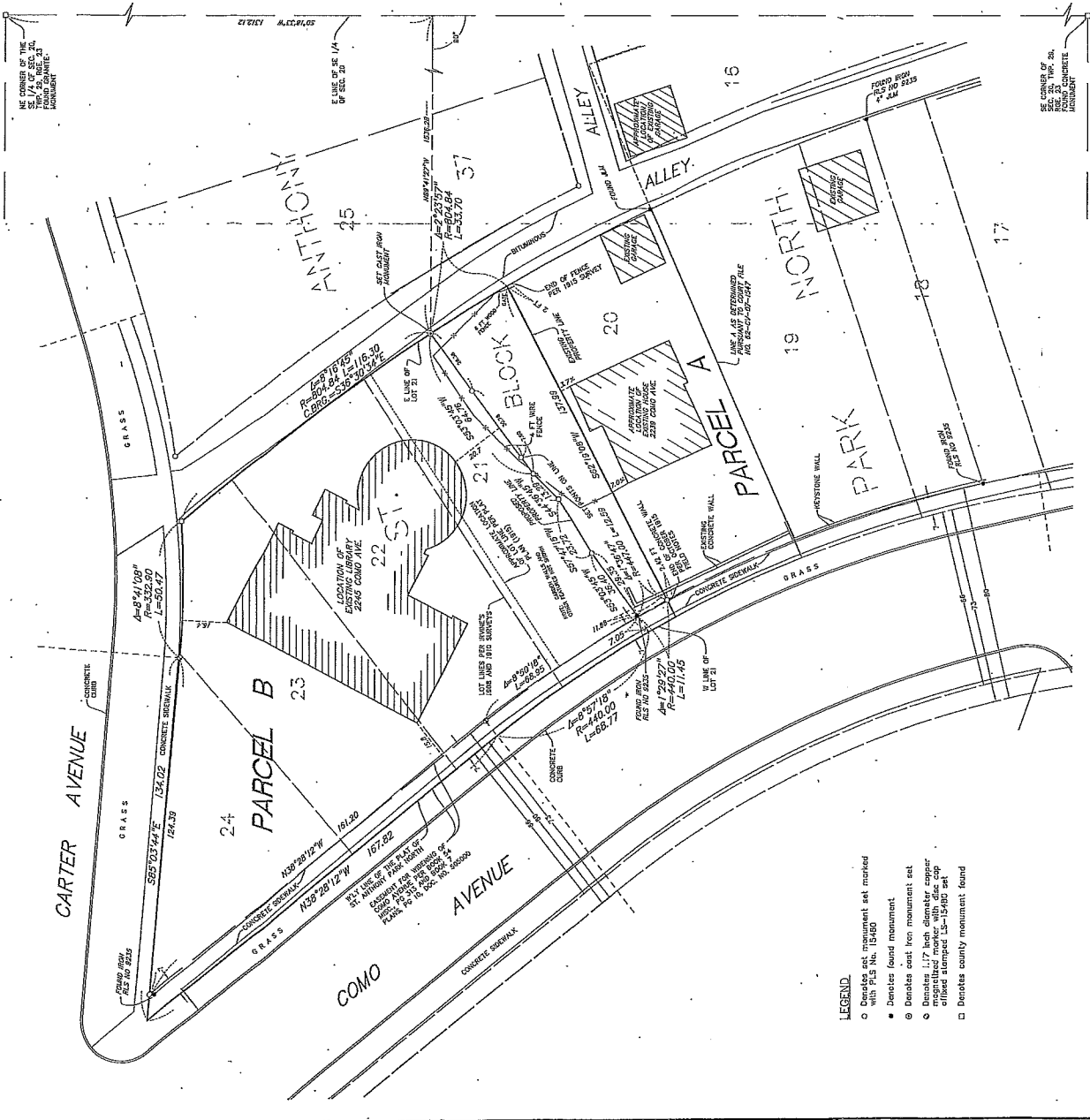
I hereby certify that this survey, plat, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of December, 2017

SUNDE LAND SURVEYING, LLC
 By: Mark S. Hansen, P.L.S. Minn. Lic. No. 15480

CERTIFICATE OF SURVEY FOR:
 SAINT PAUL PUBLIC LIBRARIES
 2245 Como Avenue
 Saint Anthony Park, Minnesota

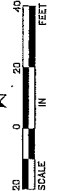
Project: 2015-192-A - 8/17/16 - 8/1/21
 Township: 29, Range: 23, Section: 20
 Date: 12/11/2017
 Sheet: 1 of 1



NE CORNER OF THE 1/4 SECTION 20, T29N, R23E, S47W, FOUND CONCRETE FOUNDATION.

SE CORNER OF THE 1/4 SECTION 20, T29N, R23E, S47W, FOUND CONCRETE FOUNDATION.

- LEGEND**
- Stake monument set marked with PLS No. 15480
 - Denotes found monument.
 - ⊙ Denotes cast iron monument set.
 - ⊗ Denotes 1.75 high diameter copper monument with 1.50 high cap drilled stamped LS-15480.
 - Denotes survey monument found.



Next/Previous
Near/Map 3in px
Water Utility
2015 4th MAPRAMS

Mailing Labels Search Tools Experimental Tools External Maps Help

2015 4th MAPRAMS

- Address (STAMP) Points (Primary)
- Address (STAMP) Point Labels (Primary-Sidewalks)
- Address (STAMP) Points (historic)
- Signs
- Address (STAMP) Labels (Primary)
- Sidewalks
- Address Line
- Street Lighting
- Streets
- Census Tracts (TigerWeb)
- Street Classifications
- Traffic Census Zipcode (2010)
- Traffic Counting
- Traffic Signals
- Pavement Walkways
- Metro Cities
- Neighborhood Planning District

Geomoose 2.9.2



X,Y: 648948, 169455 Lat, Lon: 44.981, -93.195 USNG: 15T VK 648999 809086

http://172.31.192.234/apps/compass/

12/27/2017

Neighborhood:
Near/has 9in px
Metro
2015 4in px
2015 4in px

2012 9in px
2012 9in px

Mailing Labels

Search Tools

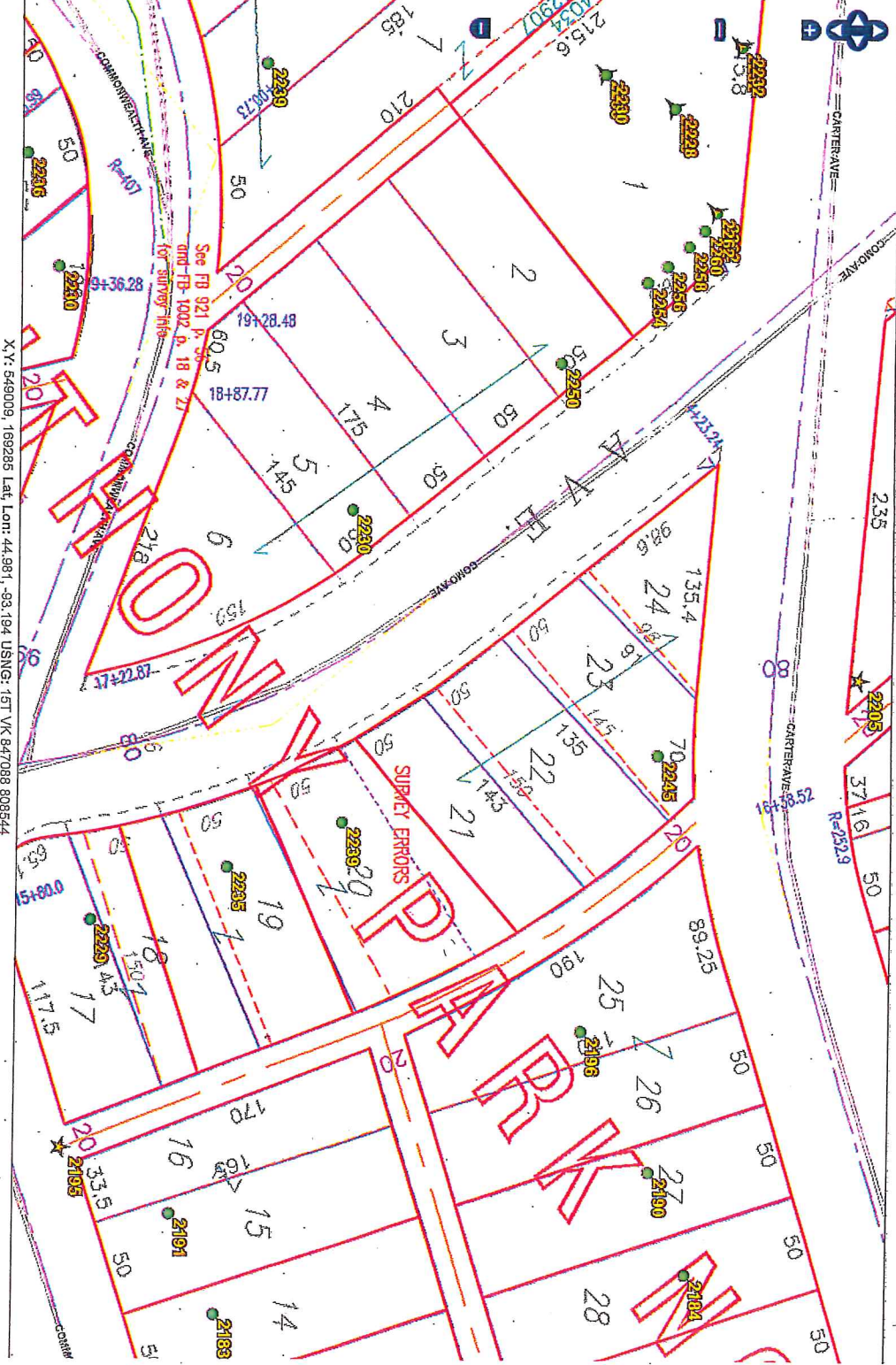
Experimental Tools

External Maps

Help

Coordinate System: NAD83
Units: Feet
Datum: NAD83
Projection: UTM
Zone: 18N

- Address (STAMP) Points (historical)
 - Address (STAMP) Labels (Primary)
 - Address Line
 - Street Lighting
 - Streets
 - Street Classifications
 - Traffic Census Zipcode (2010)
 - Traffic Counting
 - Traffic Council Wards
 - Traffic Signals
 - Paved/Impervious/Grass/Asphalt
 - Metro Cities
 - Neighborhood Planning District
- Agencing
 - Agencing and Markup
 - Image Service (2016)
 - Police Quadrants, Stairways and Walls
 - Police
 - Compass
 - Cor Address Progress
 - 1990-1990
 - File Address (STAMP) Points (active)
 - 2011 Road
 - Light Rail
 - Base
 - PRIMARY
 - SECONDARY
 - OTHER
 - LANDLOCKED
 - Railroad
 - PROVISIONAL
 - Address (STAMP) Point Labels (Primary-Signs)
 - Sidewalks
 - Address (STAMP) Points (historical)
 - Signs
 - Sidewalk Address (STAMP) Labels (Primary)
 - Snow Emergency
 - Address Line
 - Street Lighting
 - Streets
 - Street Classifications
 - Census Tracts (TigerWeb)
 - Traffic Census Zipcode (2010)
 - Traffic Counting
 - Traffic Council Wards
 - Traffic Signals
 - Paved/Impervious/Grass/Asphalt
 - Metro Cities
 - Neighborhood Planning District

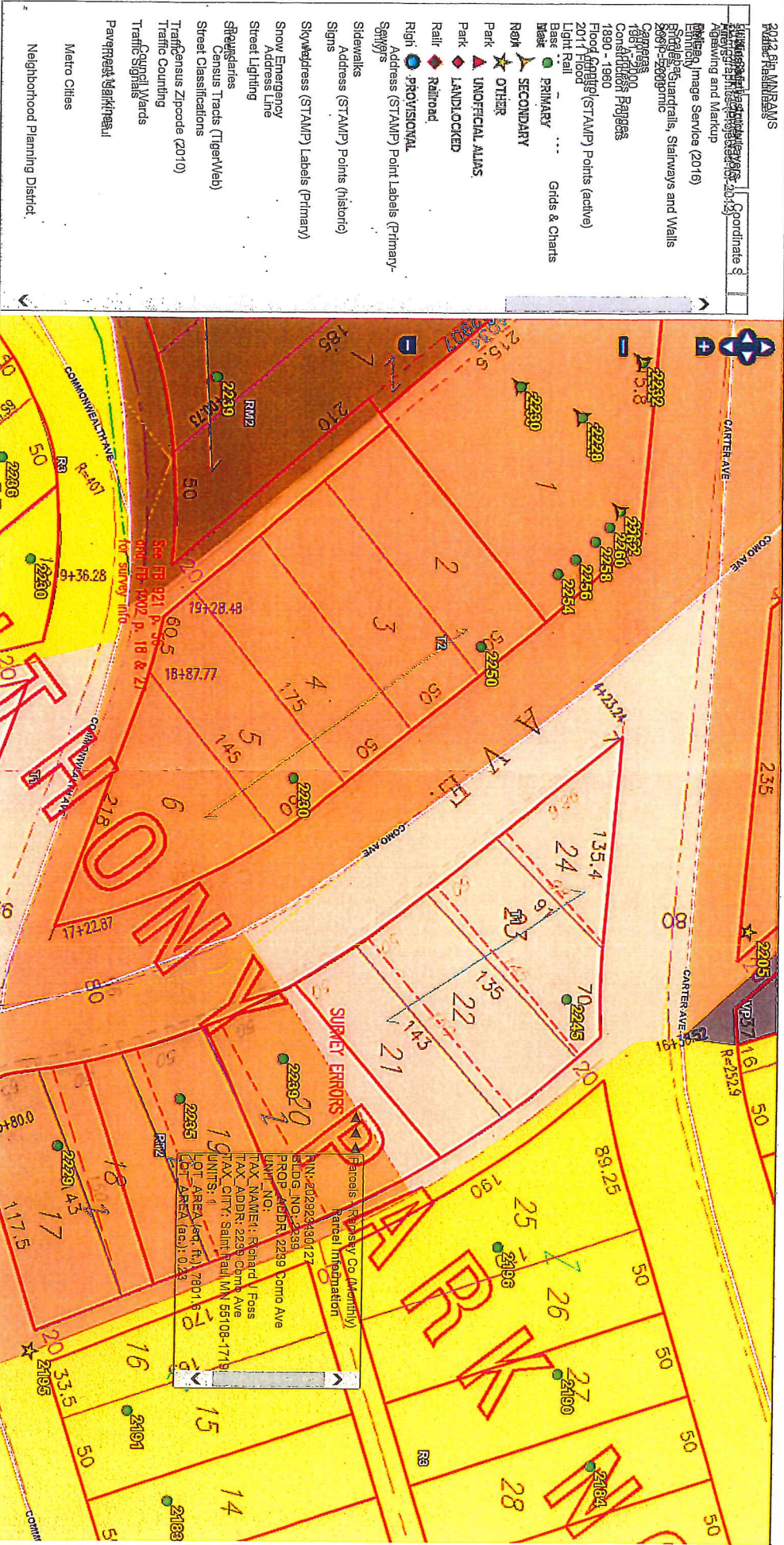


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GeoMOOSE 2.9.2

Address: 2235 Como Ave
Neighborhood: Como
City: St. Paul, MN 55108

Mailing Labels Search Tools Experimental Tools External Maps Help

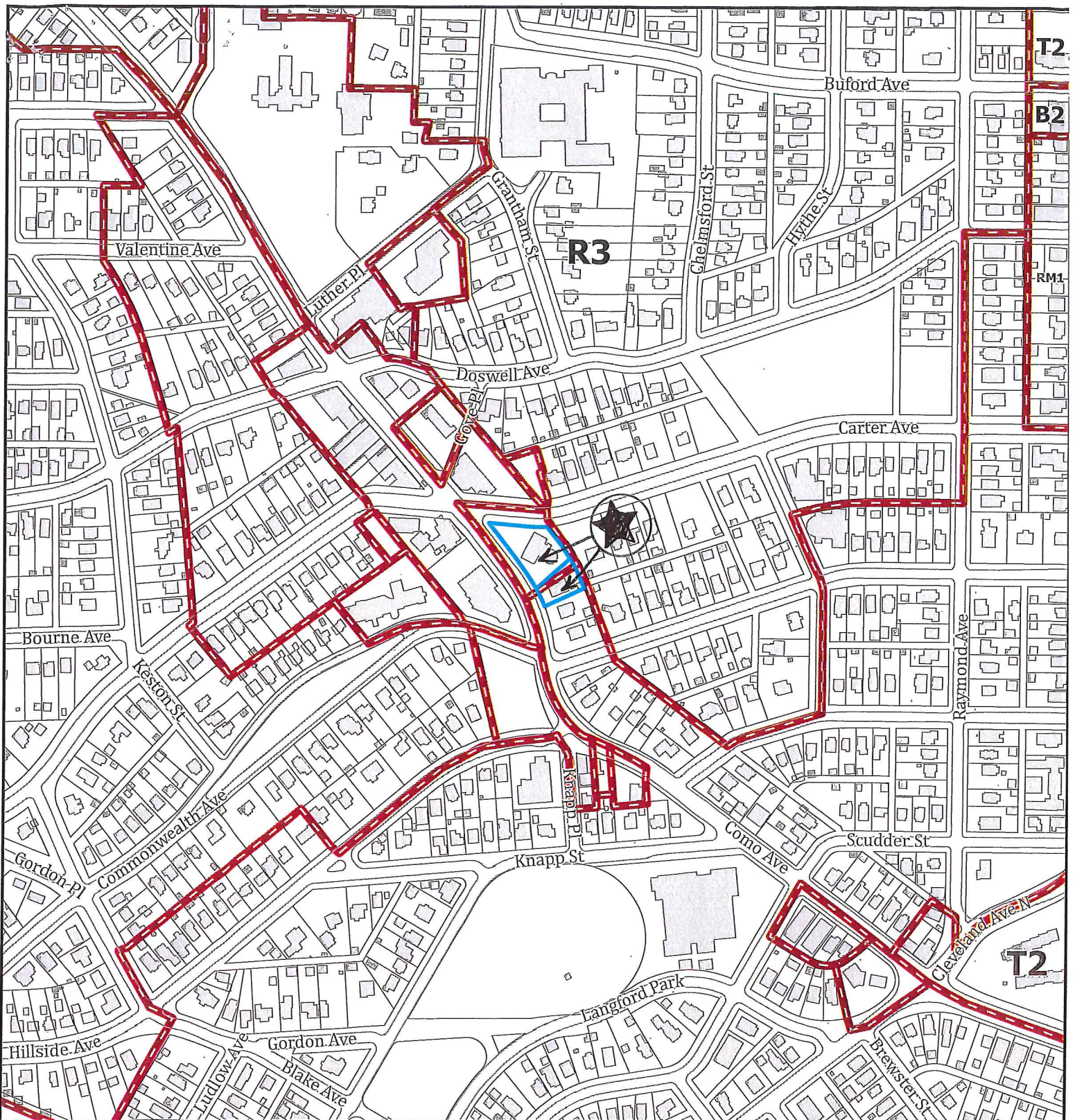


GeoMOOSE 2.9.2

X,Y: 649161, 169232 Lat, Lon: 44.981, -93.193 USNG: 15T VK 847552 808390

http://172.31.192.234/apps/compass/

12/27/2017



APPLICANT: City of St. Paul

ENS

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 12/27/2017

PLANNING DISTRICT: _____

ZONING PANEL: _____

