

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

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FILE NAME: 300-302 Ryan Avenue  
DATE OF APPLICATION: January 24, 2018  
APPLICANT: Fredric Schmidt  
OWNER: same  
DATE OF HEARING: February 22, 2018  
HPC SITE/DISTRICT: Irvine Park Heritage Preservation District (1982)  
CATEGORY: 302 Ryan - Non-contributing 06-28-22-32-0024  
                  300 Ryan - Vacant Lot 06-28-22-32-0085  
                  0 Ryan - Vacant Lot 06-28-22-32-0086  
NRHP: Irvine Park Historic District (1973) RA-SPC-1945  
SRHP: Irvine Park Historic District (1974)  
CLASSIFICATION: Lot Split – subdivision and reconfiguration of three lots to create three  
new single-family parcels  
ZONING FILE: 17-209025                   ZONING: RT1/RC4  
WARD: 2                                    PLANNING DISTRICT: 9  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: February 16, 2018

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**A. SITE DESCRIPTION:**

302 Ryan Avenue was originally located in the Italian, Upper Levee neighborhood, just below the High Bridge on the river flats. The property was owned by the Delmont Family – the 1940 Census identifies a Delmont/Cashione family at 463 Upper Levee and a Delmont family at 469 Upper Levee. After the levee flooded in 1952, the city determined that housing should be cleared from the river flats and the house was moved to 302 Ryan in 1956. The house is assumed to have been constructed c. 1900 and is categorized as non-contributing.

The subject property and lots are located on the south side of Ryan Avenue (formerly Franklin Street) and terminate at the bluff. This side of Ryan Avenue is predominantly single family residences on approximately 50 ft. wide lots.

The three lots are all within the local Irvine Park Heritage Preservation District; 300 Ryan Avenue is also in the State and National Register Irvine Park Historic Districts.

**B. PROPOSED CHANGES:**

The applicant is proposing a lot split that would reconfigure three parcels into three new, single-family, residential parcels – all with frontage on Ryan Avenue.

**C. BACKGROUND:**

Subdivisions – lot splits and adjustments of common boundary - 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 subdivision 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.*"

"Lot splits. The division of (1) or more lots which creates no more than four (4) lots."

**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.*

**Irvine Park Heritage Preservation District Preservation Program**  
**Leg. Code § 74.102**

**A. Demolition**

*The Heritage Preservation Commission will follow the guidelines stated in the Heritage Preservation Ordinance (#16006), Section 6 (1) (2), when reviewing permit applications for demolition:*

*“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: architectural and historical merit of the building, the effect on surrounding buildings, the effect of any new proposed construction on the remainder of the building (in case of partial demolition), and on surrounding buildings, the economic value or usefulness of building as it now exists, or if altered or modified in comparison with the value or usefulness of nay proposed structures designated to replace the present building or buildings.”*

**B. House Moving**

*In evaluating proposals for moving of structures the following guidelines shall be used throughout the district:*

- I. Permits for moving a structure off property located within the Irvine Park district will be reviewed, using the guidelines for demolition.*
- II. Structures being moved into the Irvine Park district or structures whose relocation within the Irvine Park district has been approved (see Demolition), should be selected and sited in conformity with section C (below) and rehabilitated in accordance with section D (below). Special attention should be paid to the historical significance, architectural style and character of buildings moved into the district.*

**C. New Construction**

*New construction refers to totally new structures, moved-in structures, and new additions to existing structures undergoing restoration and rehabilitation. The Irvine Park Historic District is characterized by architecturally diverse structures oriented toward a common green space, the park. This diversity of style within the district – Greek Revival, Neo-Classical, Italianate, Victorian-Gothic and Queen Anne – illustrated the evolution of American architectural styles, tastes, and construction methods from 1850 to 1910. Though stylistically diverse, Irvine Park architecture demonstrates similar organization of massing, rhythm, materials, and building elements, which together express a harmony and continuity in the streetscape. New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.*

**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. On April 20, 1982, the Irvine Park Heritage Preservation District was established under Ordinance No. 16909, § 2. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits within designated heritage preservation sites §73.04.(4).
2. The category of the building. The house and garage at 302 Ryan Avenue is categorized as non-contributing to the Irvine Park Heritage Preservation District.
3. The proposed lot line between parcels A and B bisects the house at 302 Ryan Avenue; in order for the lot split to be approved, the house and garage would need to either be moved or demolished. As noted in the Preservation Program, the Heritage Preservation Commission shall review proposals for demolition and shall review proposals for moving of structures with demolition guidelines.
4. The Secretary of the Interior's Standards for Rehabilitation state "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and

*spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*" The proposed lot split would create three lots that would have similar sized widths (~ 47 feet) to other single family parcels on the south side of Ryan Avenue that are slightly larger). Any new construction at these sites would require individual review and approval by the Heritage Preservation Commission and meet the Secretary of the Interior's Standards, and comply with the Preservation Program for the Irvine Park Heritage Preservation District.

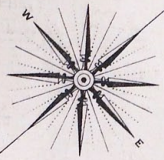
5. The *landscape features which are important in defining the overall historic character of the site* and district, including the bluff, gardens, and trees, will not be altered or by this proposal. However, new construction may adversely impact the mature trees at the site.
6. The house was moved into the Irvine Park District after the period of significance. Many of the properties to the east of the lots that historically fronted Sherman Street were demolished or moved prior to the creation of the district. The proposed lot splits will not adversely impact *the historic relationship between buildings, and streetscape and landscape features.*
7. While the specific requirements in Section 69.304 of the Zoning Code for planning administrator approval of a lot split 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 proposed lot split will not adversely impact the surrounding present and historic land uses.
8. Any new construction must comply with the Preservation Program for the Irvine Park Heritage Preservation District and applicable zoning standards.
9. The lot size will inform the massing, siting and setback along with adjacent historic precedent. Without a proposed design, review of full compliance to applicable preservation program is not feasible.

**F. HPC RECOMMENDATION:** Based on the findings, the HPC supports the application for the lot split provided the following conditions are met:

1. The subdivision/adjustment of common boundary cannot be approved without the buildings at 302 Ryan Avenue either being moved or demolished. Heritage Preservation Commission review and approval for moving or demolishing the buildings must be obtained prior to final approval of the subdivision/adjustment of common boundary.
2. A copy of the HPC review and conditions shall be forwarded to the Planning Administrator for final review and approval.

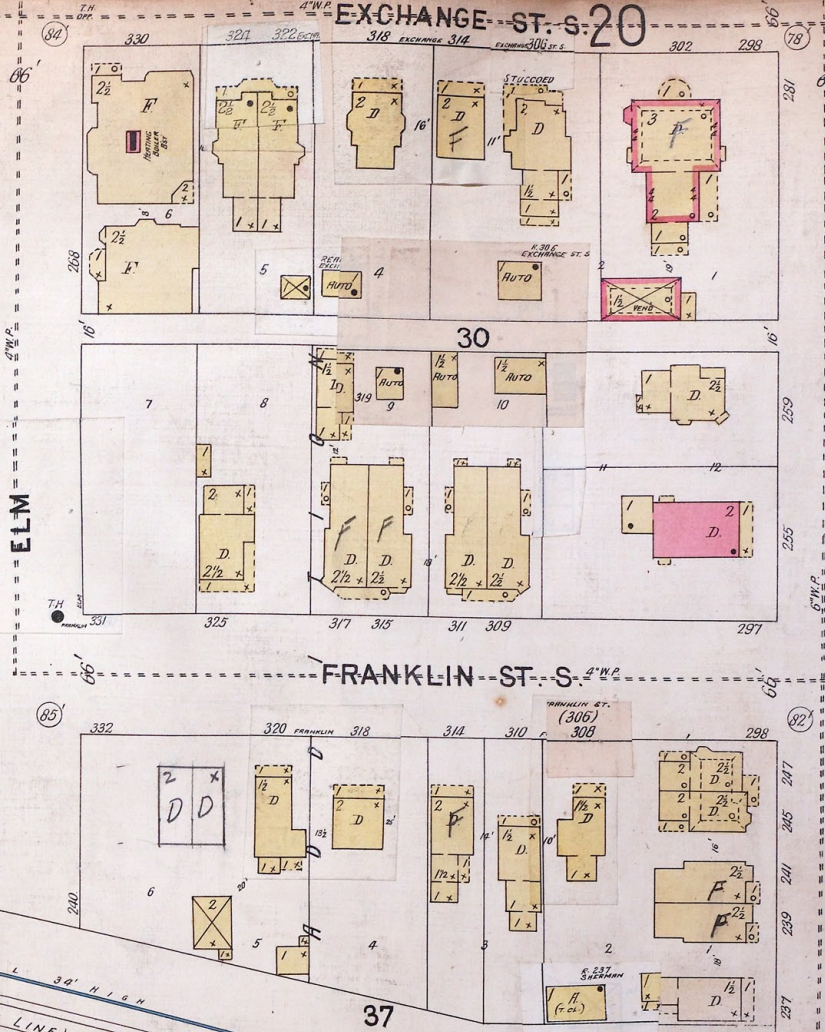
**G. ATTACHMENTS:**

1. Lot Split application and supporting materials
2. Photographs
3. 1903 Sanborn Fire Insurance Map



24

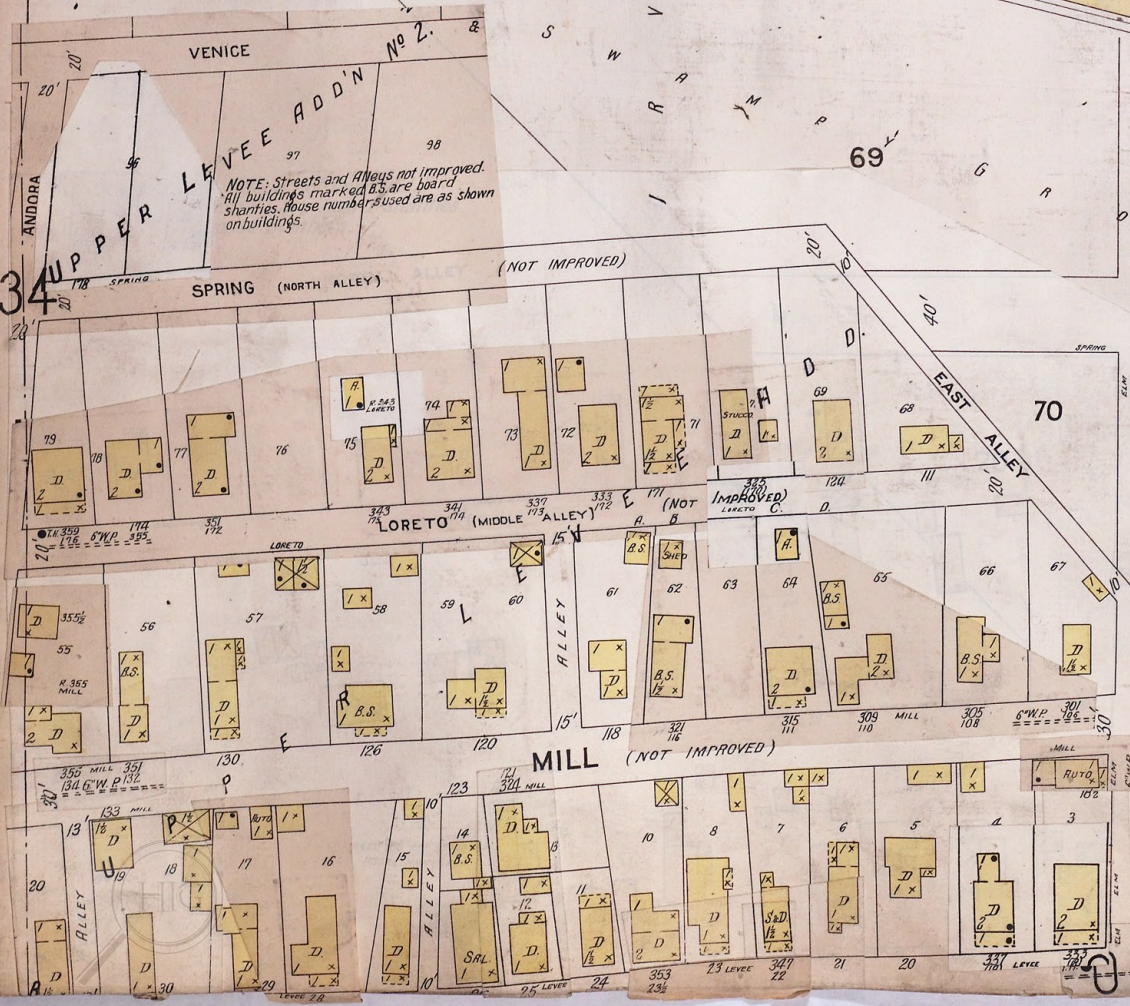
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Turn Table

C.M. & ST. P. R. R. LOCOMOTIVE HOUSE  
 16' to eaves

CORAL SHED



Scale of Feet

## INFORMATION COVER SHEET

ITEM#                                      ZONING FILE #17-209025    APPLICATION TYPE: Adjustment of common boundary

FOLDER NAME: Fred Schmidt

OWNER NAME AND ADDRESS:

OWNER TELEPHONE NUMBER:

Fredric Schmidt, Trustee  
Deanne Magnuson, Trustee  
1855 Summit Avenue.  
Saint Paul, Minnesota 55105

APPLICANT NAME & ADDRESS

APPLICANT TELEPHONE NUMBER#

Fredric Schmidt  
1855 Summit Avenue.  
Saint Paul, Minnesota 55105

(651) 402-3996

REPRESENTATIVE NAME AND ADDRESS:

REPRESENTATIVE TELEPHONE NUMBER #:

OTHER INTERESTED PARTY NAME AND ADDRESS:

OTHER INTERESTED PARTY TELEPHONE #

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

300-302 Ryan Avenue  
Between Elm and Vacated Sherman

LEGAL DESCRIPTION: see file

PIN: 06-28-22-32-0085 (300 Ryan)  
06-28-22-32-0024 (302 Ryan)  
06-28-22-32-0086 (0 Ryan)

PURPOSE:

Adjustment of common boundary to reconfigure into 3 (RT 1) parcels

DATE RECEIVED: 10-26-17 complete

FINAL ACTION DATE:

EARLY NOTIFICATION SEND DATE: 10-27-17

HEARING DATE: Admin. Decision

LAND USE MAP:    ZONING MAP: 16    PRESENT ZONING: RT1/RC4    LOT AREA TOTAL: 27,006 sq ft

PLANNING DISTRICT: 9

WARD: 2

PLANNER: Zoning Staff

PLANNERS TEL: (651) 266-6583

NOTES:

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 #: 17-209025

Fee: \_\_\_\_\_  
 Tentative Hearing Date: \_\_\_\_\_

Adm Decision

PD=9

# 062822320085  
062822320024  
062822320086

**APPLICANT**

Name Frederic Schmidt  
 Address 1855 Summit Ave  
 City St Paul St. \_\_\_\_\_ Zip 55105 Daytime Phone \_\_\_\_\_  
 Name of Owner (if different) \_\_\_\_\_ Phone 651-402-3996  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 300-302 Ryan Ave St Paul  
 Legal Description 062822320024/062822320085/062822320086  
See Attached Current Zoning R12  
 (attach additional sheet if necessary)

**TYPE OF SUBDIVISION:**

- Lot Split       Lot Split with Variance       Reg. Land Survey  
 Preliminary Plat       Final Plat       Combined Plat

Adjustment of common boundary

**STAFF USE ONLY**

Planning District \_\_\_\_\_ Land Use Map \_\_\_\_\_ Tax Map \_\_\_\_\_ Zoning \_\_\_\_\_

Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

(attach additional sheets if necessary)

Applicant's Signature

Frederic Schmidt

Date

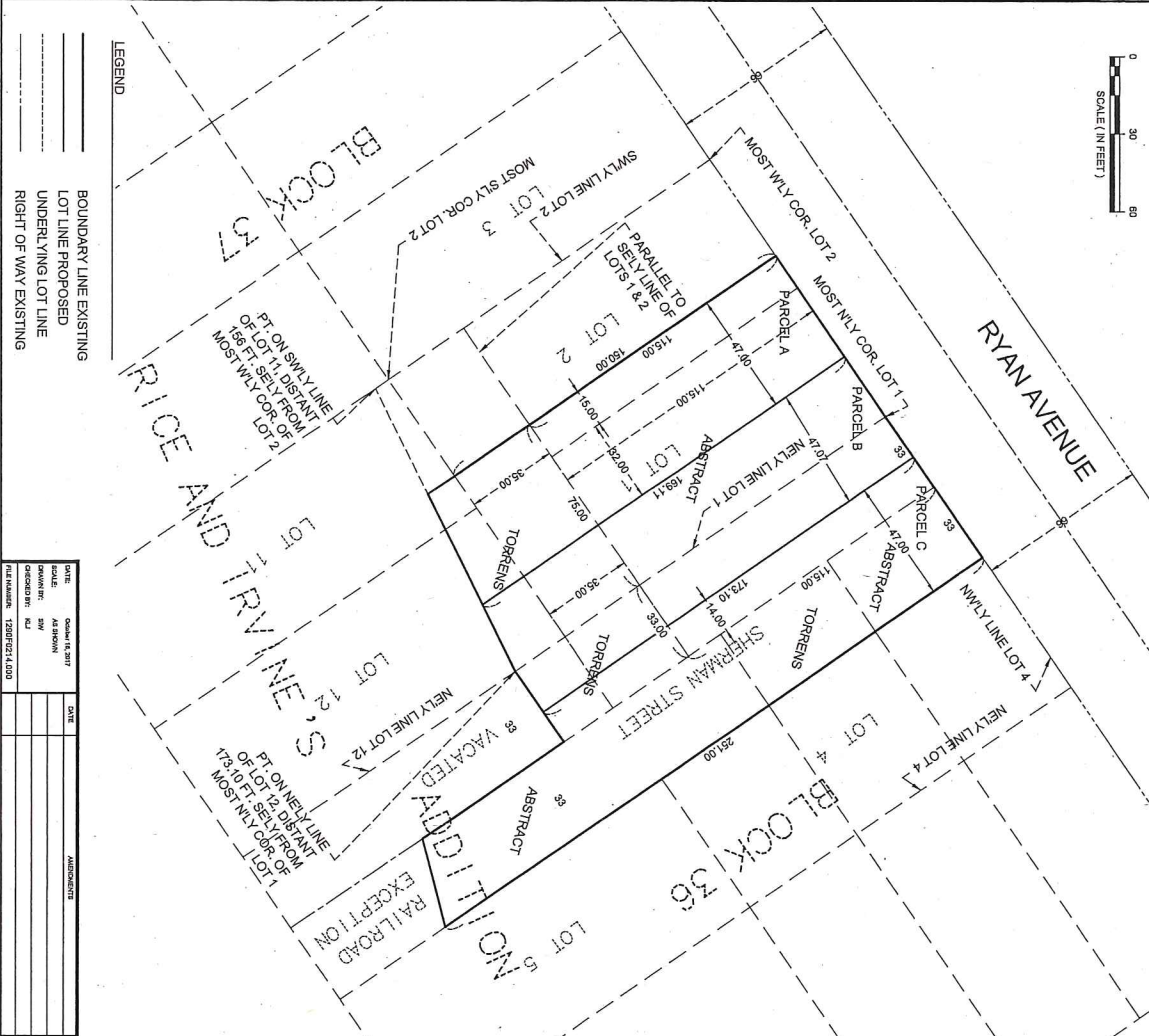
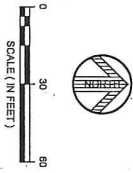
10-17-17

City Agent

pdd  
10-26-17



# SKETCH & DESCRIPTION



## EXISTING DESCRIPTION (AS PROVIDED BY CLIENT):

The Northwesterly 115 feet of Lot 1, and the Northwesterly 15 feet of the Northwesterly 115 feet of Lot 2, Block 37, Rice and Irvine's Addition to Saint Paul according to the recorded plat thereof. Together with that part of the Southwesterly 1/4 of vacated Sherman Street according to the resolution creating Sherman Street, Document No. 135906B, contained in the resolution creating Sherman Street, Document No. 135906B.

The Northwesterly 115 feet of that part of vacated Sherman Street according to Lot 1, Block 37, Rice and Irvine's Addition, by reason of the vacation thereof, Ramsey County, Minnesota.

The legal description follows: The Northwesterly 115 feet of Lot 1, and the Northwesterly 15 feet of the Northwesterly 115 feet of Lot 2, Block 37, Rice and Irvine's Addition to Saint Paul according to the recorded plat thereof, together with that part of the Southwesterly 1/4 of vacated Sherman Street according to the resolution creating Sherman Street, Document No. 135906B, contained in the resolution creating Sherman Street, Document No. 135906B, by reason of the vacation thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 135906B.

### Tract 1: (Abstract)

All that portion of the Northwesterly half (1/2) of Sherman Street, vacated, lying between the extensions across it of the Northwesterly 115 feet of Lot 2, Block 37, Rice and Irvine's Addition to Saint Paul and the Northwesterly 15 feet of the Northwesterly 115 feet of Lot 1, Block 37, Rice and Irvine's Addition to Saint Paul.

### Tract 2: (Torrens)

All that part of the Northwesterly half of Sherman Street, formerly First Street, vacated, adjoining Lot 4, Block 36, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Beginning at a point on the Southwesterly line of said Lot 4 distant 50 feet Southwesterly from the most Westerly corner of said Lot 4 to the intersection of a line parallel to and 75.14 feet Southwesterly from the most Western corner of said Lot 4; thence Southwesterly along the Northwesterly line of said Lot 4 a distance of 50 feet thence Southwesterly through a point on the Southwesterly line of said Lot 4 distant 50 feet Southwesterly from the point of beginning to a point on the Southwesterly line of said Sherman Street; thence Northwesterly along the Southwesterly line of said Northwesterly half of Sherman Street to the Southwesterly extension of a line extending from the point of beginning to a point on the Northwesterly line of said Lot 4 distant 50 feet Southwesterly from the most Northern corner of said Lot 4; thence Northwesterly to the point of beginning.

### Tract 3: (Torrens)

All that part of the Southwesterly half of Sherman Street, formerly First Street, vacated, adjoining Lots 1 and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Commencing at a point on the Southwesterly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 55 feet Northwesterly from the most Southern corner of said Lot 2; thence Northwesterly along a line parallel to the Northwesterly line of said Lots 2 and 12 to an intersection with a line parallel to and 75.14 feet Southwesterly from the Northwesterly line of said Lot 2 and 12, the actual point of beginning of the land being described; thence Southwesterly along said first described parallel line to an intersection with a line extending from a point on the Northwesterly line of said Lot 12 distant 173.10 feet Southwesterly from the most Western corner of said Lot 12 to a point on the Southwesterly line of Lot 11; said Block and Addition, distant 158 feet Southwesterly from the most Western corner of said Lot 2; thence Northwesterly to a point on the Northwesterly line of said Lot 12 distant 173.10 feet Southwesterly from the most Northern corner of said Lot 12; thence Northwesterly along a line perpendicular to the Northwesterly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwesterly along said centerline to an intersection with said first described parallel line; thence Southwesterly to the actual point of beginning.

### Tract 4: (Torrens)

Those parts of Lots 1, 2, 11, and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Commencing at a point on the Southwesterly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 55 feet Northwesterly from the most Southern corner of said Lot 2; thence Northwesterly along a line parallel to the Northwesterly line of said Lots 2 and 12 to an intersection with a line parallel to and 75.14 feet Southwesterly from the Northwesterly line of said Lot 2 and 12, the actual point of beginning of the land being described; thence Southwesterly along said first described parallel line to an intersection with a line extending from a point on the Northwesterly line of said Lot 12 distant 173.10 feet Southwesterly from the most Western corner of said Lot 12 to a point on the Southwesterly line of Lot 11; said Block and Addition, distant 158 feet Southwesterly from the most Western corner of said Lot 2; thence Northwesterly to a point on the Northwesterly line of said Lot 12 distant 173.10 feet Southwesterly from the most Northern corner of said Lot 12; thence Northwesterly along a line perpendicular to the Northwesterly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwesterly along said centerline to an intersection with said first described parallel line; thence Southwesterly to the actual point of beginning.

DATE	05/04/18/2017	DATE		REVISIONS
DRAWN BY	J.M.	CHECKED BY		
PROJECT NO.	120105241.000	DATE		

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

## **PROPOSED "PARCEL A"**

### Abstract

That part of the northeasterly 15 feet of Lot 2 and the southwesterly 32 feet of Lot 1, both in Block 37, RICE AND IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota lying northwesterly of the southeast 35 feet thereof.

### And

### Torrens

The southwesterly 47 feet of those portions of Lots 1, 2, 11 and 12, said Block 37, described jointly as follows:

Commencing at a point on the southwesterly line of Lot 2, said Block 37, distant 35 feet northwesterly from the most southerly corner of said Lot 2; thence northeasterly along a line parallel to the southeasterly lines of said Lots 2 and 1 to an intersection with a line parallel with and distant 75.14 feet southwesterly from the northeasterly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence southeasterly along said last described parallel line to an intersection with a line extending from a point on the northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most Northerly corner of said Lot 1 to a point on the southwesterly line of Lot 11, said Block 37, distant 156 feet southeasterly from the most Westerly corner of said Lot 2; thence northeasterly to a point on the northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most Northerly corner of said Lot 1; thence northwesterly along said northeasterly line of Lot 12 an intersection with said first described parallel line; thence southwesterly along said parallel line to the actual point of beginning.

## **PROPOSED "PARCEL B"**

### Abstract

That part of Lot 1, Block 37, RICE AND IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota lying northeasterly of the southwesterly 32 feet and northwesterly of the southeasterly 35 feet thereof.

And

That part of the southwesterly half of vacated Sherman Street accruing to said Lot 1, by reason of the vacation thereof lying southwesterly of the northeasterly 14 feet and northwesterly of the southeasterly 35 feet thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 1959066.

And

### Torrens

Those portions of Lots 1, 2, 11 and 12 said Block 37 and that part of the southwesterly half of Sherman Street, formerly Pine Street, vacated, adjoining said Lots 1 and 12 described jointly as follows:

Commencing at a point on the southwesterly line of Lot 2, said Block 37, distant 35 feet northwesterly from the most southerly corner of said Lot 2; thence northeasterly along a line parallel to the southeasterly lines of said Lots 2 and 1 to an intersection with a line parallel to and 75.14 feet southwesterly from the northeasterly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence southeasterly along said last described parallel line to an intersection with a line extending from a point on the northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most northerly corner of said Lot 1 to a point on the southwesterly line of Lot 11, said Block 37, distant 156 feet southeasterly from the most westerly corner of said Lot 2; thence northeasterly to a point on the northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most northerly corner of said Lot 1; thence northeasterly along a line perpendicular to the northeasterly line of said Lot 12 to an intersection with the southwesterly line of the northeasterly 14 feet of said southwesterly half of vacated Sherman Street, thence northwesterly along said southwesterly line to an intersection with said first described parallel line; thence southwesterly to the actual point of beginning.

## **PROPOSED "PARCEL C"**

### Abstract

That part of the northeasterly 14 feet of the southwesterly half of said Sherman Street, vacated, accruing to said Lot 1, by reason of the vacation thereof, lying northwesterly of the southeasterly 35 feet thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 1959066.

And

That part of the northeasterly half of Sherman Street, vacated, lying between the extensions across it of the northwesterly line of Lot 4 and the southeasterly line of Lot 5, except that part of said Lot 5 conveyed for Railroad Purposes, all in Block 36, RICE AND IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota. EXCEPT that part of the said northeasterly half of Sherman Street, vacated, adjoining said Lot 4 described as follows: Beginning at a point on the southwesterly line of said Lot 4 distant 50 feet southeasterly from the most westerly corner of said Lot 4; thence northeasterly to a point on the northeasterly line of said Lot 4 distant 50 feet southeasterly from the most northerly corner of said Lot 4; thence southeasterly along the northeasterly line of said Lot 4 a distance of 50 feet; thence southwesterly through a point on the southwesterly line of said Lot 4 distant 50 feet southeasterly from the point of beginning to a point on the southwesterly line of said northeasterly half of Sherman Street; thence northwesterly along the southwesterly line of said northeasterly half of Sherman Street to the southwesterly extension of a line extending from the point of beginning to a point on the northeasterly line of said Lot 4 distant 50 feet southeasterly from the most northerly corner of said Lot 4; thence northeasterly to the point of beginning.

And

### Torrens

All that part of the northeasterly half of Sherman Street, formerly Pine Street, vacated, adjoining Lot 4, Block 36, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying within the following description:

Beginning at a point on the southwesterly line of said Lot 4 distant 50 feet southeasterly from the most westerly corner of said Lot 4; thence northeasterly to a point on the northeasterly line of said Lot 4 distant 50 feet southeasterly from the most northerly corner of said Lot 4; thence southeasterly along the northeasterly line of said Lot 4 a distance of 50 feet; thence southwesterly through a point on the southwesterly line of said Lot 4 distant 50 feet southeasterly from the point of beginning to a point on the southwesterly line of said northeasterly half of Sherman Street; thence northwesterly along the southwesterly line of said northeasterly half of Sherman Street to the southwesterly extension of a line extending from the point of beginning to a point on the northeasterly line of said Lot 4 distant 50 feet southeasterly from the most northerly corner of said Lot 4; thence northeasterly to the point of beginning.

And

That part of the northeasterly 14 feet of the southeasterly 35 feet of the southwesterly half of said Sherman Street, vacated, adjoining Lot 1 said Block 37.

And

That part of the northeasterly 14 feet of said southwesterly half of Sherman Street, vacated, adjoining Lot 12, Block 37, lying northwesterly of the following described line:

Beginning at a point on the northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most Northerly corner of said Lot 1; thence northeasterly along a line perpendicular to the Northeasterly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street.

June 2011

2001 - 2009  
Water Utility  
1961 - 2000

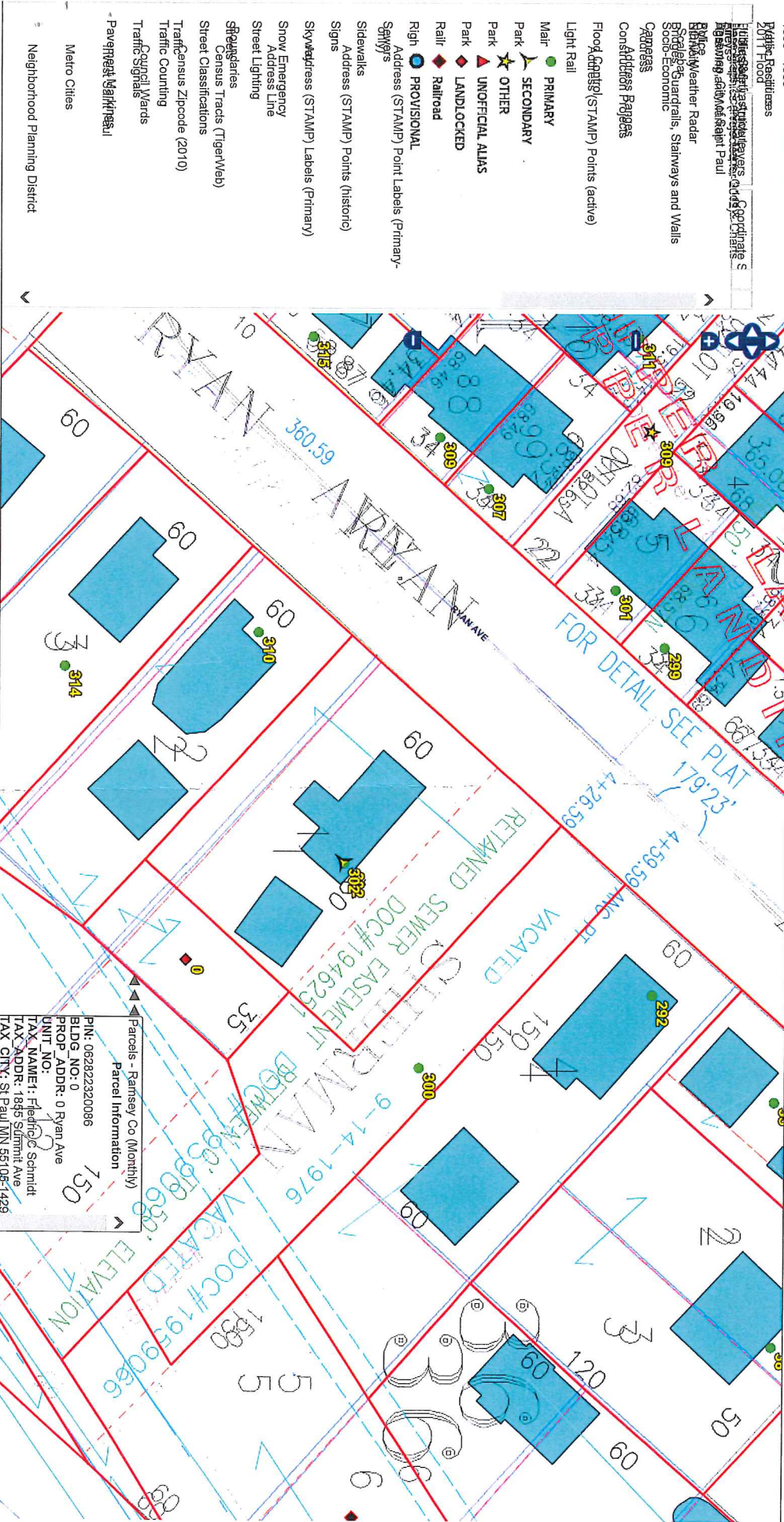
Mailing Labels

Search Tools

Experimental Tools

External Maps

Help



GeoMOOSE 2.9.2

X.Y: 572385, 154309 Lat, Lon: 44.940, -93.104 USNG: 15T VK 918091 762583

Parcels - Ramsey Co (Monthly)  
Parcel Information

PIN: 062822320086  
 BLDG NO.: 0  
 PROP ADDR: 0 Ryan Ave  
 UNIT NO.: 10  
 TAX\_NAME1: Fleddige Schmitt  
 TAX\_ADDR1: 1845 Summit Ave  
 TAX\_CITY: St Paul MN 55106-1429

Elevation

June 19th 2017 11:00 AM

2001 - 2009

Water Utility

1961 - 2000

Mailing Labels

Search Tools

Experimental Tools

External Maps

Help

1950 - 1960

Right of Way

Right of Way

Right of Way (STAMP) Points (Active)

Right of Way (STAMP) Points (Historic)

Right of Way (STAMP) Points (Primary)

Right of Way (STAMP) Points (Secondary)

Right of Way (STAMP) Points (Other)

Right of Way (STAMP) Points (Landlocked)

Right of Way (STAMP) Points (Railroad)

Right of Way (STAMP) Points (Provisional)

Right of Way (STAMP) Points (Sewers)

Right of Way (STAMP) Points (Signs)

Right of Way (STAMP) Points (Skyway)

Right of Way (STAMP) Points (Snow Emergency)

Right of Way (STAMP) Points (Street Address Line)

Right of Way (STAMP) Points (Street Lighting)

Right of Way (STAMP) Points (Streetscapes)

Right of Way (STAMP) Points (Street Tracts)

Right of Way (STAMP) Points (Street Classifications)

Right of Way (STAMP) Points (Traffic Counting)

Right of Way (STAMP) Points (Traffic Signals)

Right of Way (STAMP) Points (Pavement Materials)

Right of Way (STAMP) Points (Metro Cities)

Right of Way (STAMP) Points (Neighborhood Planning District)

Right of Way (STAMP) Points (GeoMOOSE 2.9.2)

Right of Way (STAMP) Points (X,Y: 572559, 154303)

Right of Way (STAMP) Points (Lat: 44.940, Lon: -93.103)

Right of Way (STAMP) Points (USNG: 15T VK 918621 752561)

Right of Way (STAMP) Points (Elevation)

Right of Way (STAMP) Points (GeoMOOSE 2.9.2)

Right of Way (STAMP) Points (X,Y: 572559, 154303)

Right of Way (STAMP) Points (Lat: 44.940, Lon: -93.103)

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June 18, 2009

2001 - 2009

Water Utility

1961 - 2000

Mailing Labels Search Tools Experimental Tools External Maps Help

1950 - 1960

Water Features

Water Features

Water Features

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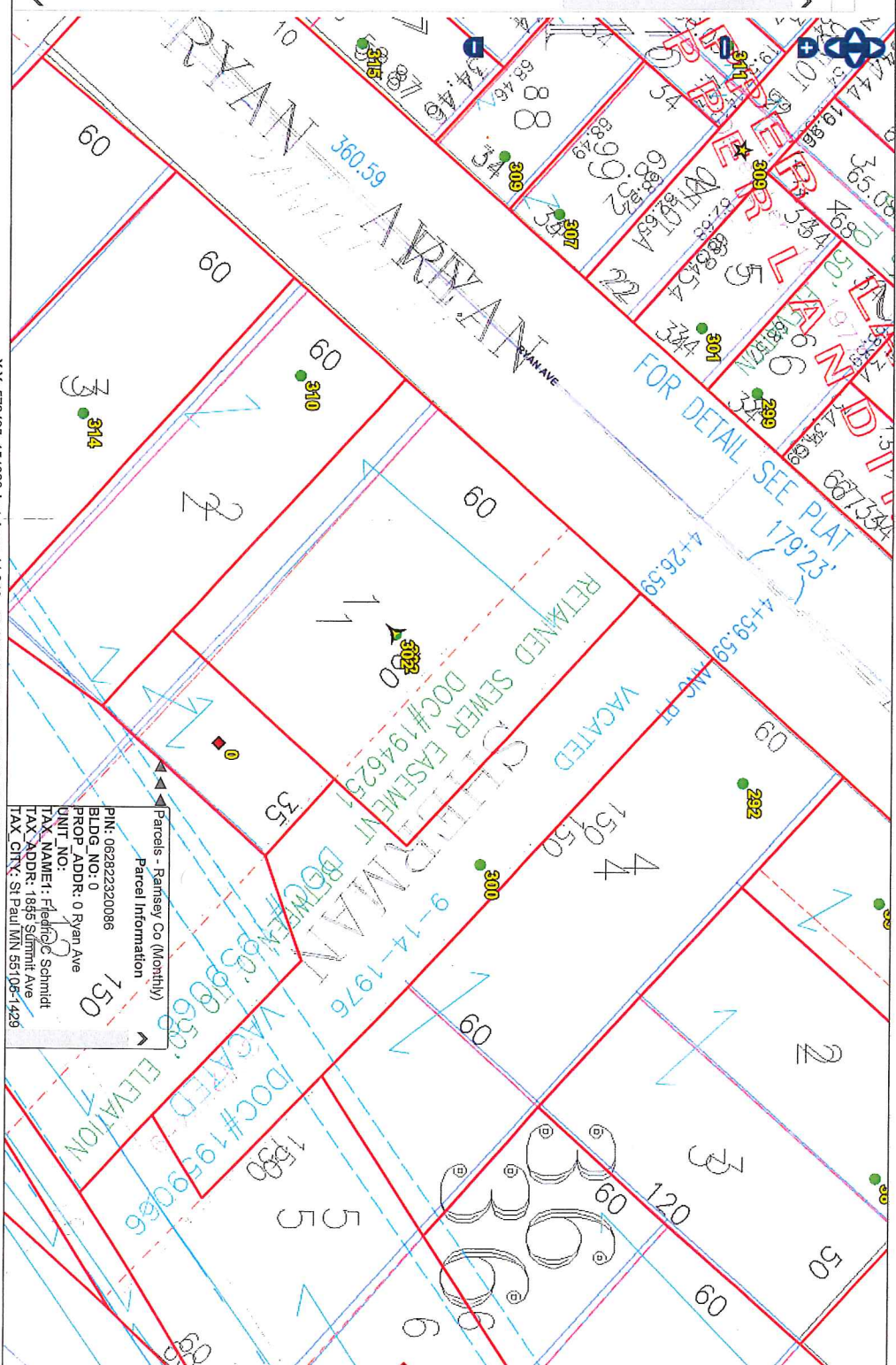
Water Features

Water Features

Water Features

Water Features

Water Features



Parcel Information  
Parcel - Ramsey Co (Monthly)  
PIN: 062822320086  
BLDG\_NO: 0  
PROP\_ADDR: 0 Ryan Ave  
UNIT\_NO:  
TAX\_NAME: Friedrich Schmitz  
TAX\_ADDR: 1845 Summit Ave  
TAX\_CITY: St Paul MN 55105-1429

GEOMOOSE 2.9.2

X,Y: 572496, 154323 Lat, Lon: 44.940, -93.103 USNG: 15T VK 918425 762622



Report Name: SP-Owners Report

## CITY OF ST PAUL Owners Report

Printed: 10/27/2017

Page: 1

**PID: 06-28-22-32-0085**

**Property Address: 300 RYAN AVE 55102**

Fredric C Schmidt  
1855 Summit Ave  
St Paul MN 55105-1429

Owner  
Taxpayer

RICE AND IRVINES ADDITION BLKS 26 THRU 41 46 THRU 53 EX NLY 115 FT, WLY 1/2 OF VAC SHERMAN ST & ELY 1/2 OF SD VAC ST LYING NLY OF RR R/W ADJOINING BLK 36

Report Name: SP-Owners Report

## CITY OF ST PAUL Owners Report

Printed: 10/27/2017

Page: 1

**PID: 06-28-22-32-0024**

**Property Address: 302 RYAN AVE 55102-2551**

Fredric G Schmidt Trustee  
Deanne L Magnuson Trustee  
1855 Summit Ave  
Saint Paul MN 55105-1429

Owner  
Taxpayer

RICE AND IRVINES ADDITION BLKS 26 THRU 41 46 THRU 53 VAC ST ACCRUING & NELY 15 FT OF NWLY 115 FT OF LOT 2 & NWLY 115 FT OF LOT 1 BLK 37

Report Name: SP-Owners Report

## CITY OF ST PAUL Owners Report

Printed: 10/27/2017

Page: 1

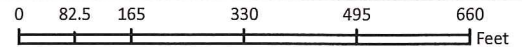
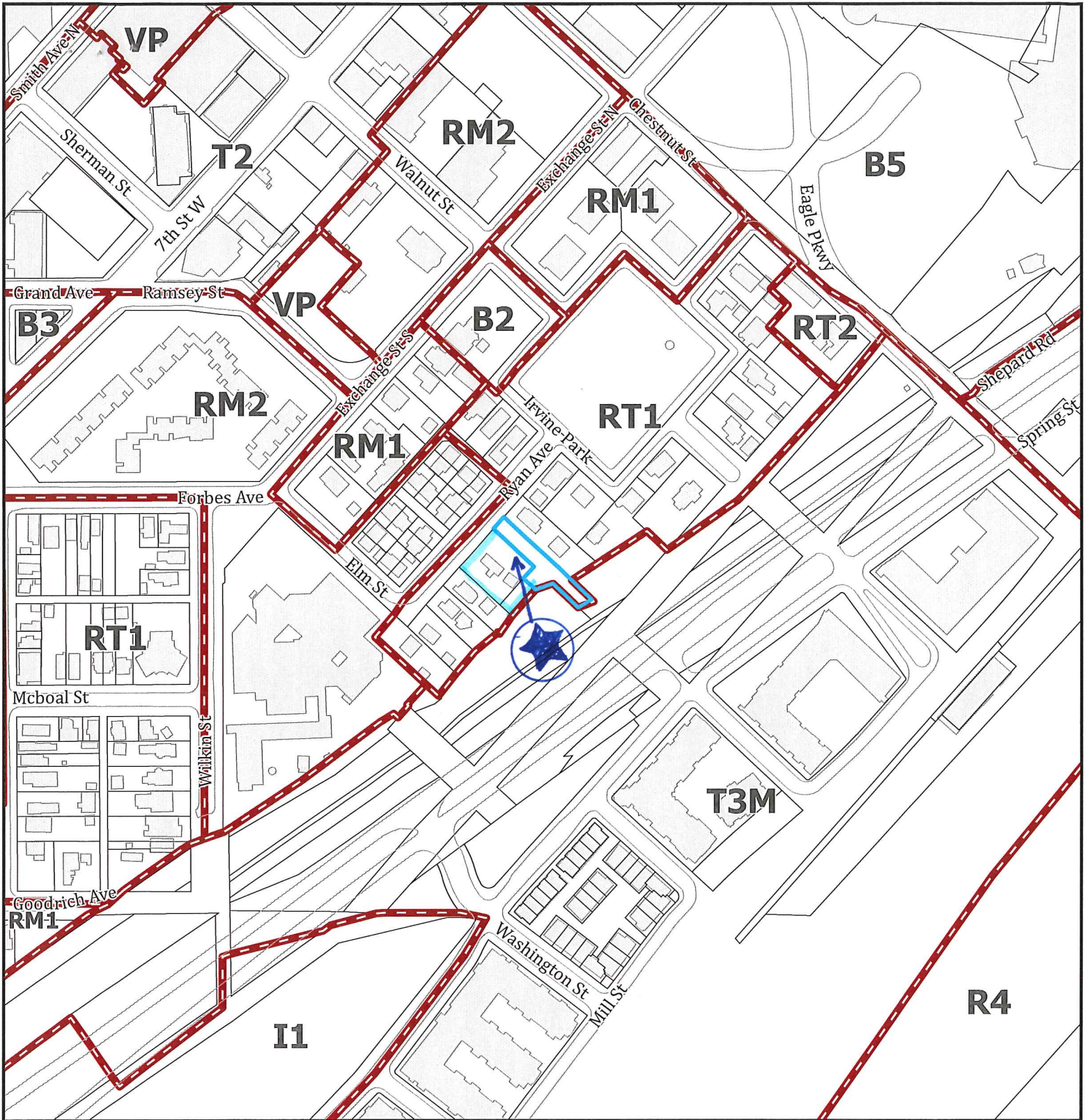
**PID: 06-28-22-32-0086**

**Property Address: 0 RYAN AVE 55102**

Fredric C Schmidt  
1855 Summit Ave  
St Paul MN 55105-1429

Owner  
Taxpayer

RICE AND IRVINES ADDITION BLKS 26 THRU 41 46 THRU 53 NO PART OF VAC SHERMAN ST, ELY 15 FT OF LOT 11 & ALL OF LOT 12 LYING NLY OF RR R/W & ELY 15 FT OF S 35 FT OF LOT 2 & SLY 35 FT OF LOT 1 BLK 37



APPLICANT: Fred Schmidt

**ENS**

APPLICATION TYPE: \_\_\_\_\_

FILE #: To Be Assigned      DATE: 10/27/2017

PLANNING DISTRICT: \_\_\_\_\_

ZONING PANEL: \_\_\_\_\_

