Attachment C

Historic Evaluation

EVALUATION OF PROPERTIES AT 648 and 650-652 SHERBURNE AVENUE ST. PAUL, MINNESOTA TO DETERMINE POTENTIAL ELIGIBILITY FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

By

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For

St. Paul Department of Planning and Economic Development

St. Paul, Minnesota

MN SHPO # 2018-1322

Duluth Archaeology Center Report No. 18-25

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TO DETERMINE POTENTIAL ELIGIBILITY FOR LISTING IN THE

NATIONAL REGISTER OF HISTORIC PLACES

Project

Acquisition of 648 Sherburne Avenue, St. Paul, Minnesota (vacant lot).

Acquisition/Demolition or Rehabilitation of 650-652 Sherburne Avenue, St. Paul, Minnesota (to prepare the land for construction of new housing).

MN SHPO Number: 2018-1322

Study Purpose

The purpose of this study is to evaluate the properties at 648 and 650-652 Sherburne Avenue, St. Paul, Minnesota to determine their potential eligibility for listing in the National Register of Historic Places.

Study Methodology

Several methodologies were utilized to conduct background research and evaluate the properties for potential listing in the National Register of Historic Places. Background information was obtained from the City of St. Paul Department of Planning and Economic Development. The property files at the Minnesota State Historic Preservation Office were reviewed. A field investigation was conducted by a historic preservation planner/architectural historian.

References

Gebhard, David, and Tom Martinson.
1977 *A Guide to the Architecture of Minnesota.* University of Minnesota Press, Minneapolis.

Mead and Hunt
2011 *Historic Resources Inventory: Historic Resources in Portions of the Payne-Phalen, Thomas-Dale, and West 7th Street Neighborhoods.* Mead and Hunt, St. Paul.

Millett, Larry.
2007 *AIA Guide to the Twin Cities.* Minnesota Historical Society Press, St. Paul.

Molin Concrete Products Company web site. Accessed November 2, 2018.

Nord, Mary Ann.
2003 *The National Register of Historic Places in Minnesota.* Minnesota Historical Society Press, St. Paul.

Acknowledgements
City of St. Paul Department of Planning and Economic Development
Minnesota State Historic Preservation Office

CRITERIA FOR EVALUATION

National Register of Historic Places

The National Register of Historic Places is the nation's official list of places deemed worthy of preservation. For a property to qualify for listing in the National Register it must be at least 50 years old or be of exceptional importance and possess the quality of significance in American history, architecture, archeology, engineering and culture as present in districts, sites, buildings, structures and objects. Properties are evaluated for significance by the four criteria, including:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important to prehistory or history.

To be listed in the National Register of Historic Places, a property must not only be significant under one of the National Register evaluation criteria, it also must possess sufficient integrity to convey its significance. Evaluating integrity is sometimes subjective, but it always must be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity or they do not.

The National Register of Historic Places identifies seven aspects of qualities that define integrity.

Location is the place where the historic property was constructed or the place where the historic event occurred. This aspect is important for those properties that are significant because of their association with an important event or person.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. This aspect is important for those properties that are representative examples of a building type, architectural style, or the work of an important designer.

Setting is the physical environment of a historic property. While location refers to the specific place where a property was constructed or where an event occurred, setting refers to the character of the place in which the property played its historic role. This aspect is particularly important for districts.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. This aspect is important for properties that are significant as examples of a building type, architectural style or the work of an important designer. A property must retain the key exterior materials dating from the period of its historic significance.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. This aspect is important for properties that are significant as examples of a building type, architectural style, or the work of an important designer. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate

the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This aspect is especially important for properties that are significant as contributors to a larger grouping or district of properties.

Association is a direct link between an important historic event or person and a historic property. This aspect is important for properties that are significant for their connection to an important event or person. A property retains association if it is the place where the actual event or activity occurred and is sufficiently intact to convey that relationship. Like feeling, association requires the presence of physical features that convey a property's historic character.

To retain historic integrity a property always will possess several, if not most, of these aspects. The retention of these specific aspects of integrity is paramount for a property to convey its significance.

NOTE: This information about the National Register of Historic Places criteria for evaluation and assessing integrity is summarized from National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation.

MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Inventory Number: RA-SPC-8346

Property Name: John Molin Building

Address: 650-652 Sherburne Avenue

County: Ramsey City: St. Paul

Legal Description: Syndicate No. 1 Addition Lots 9 and Lot 10 Blk 1

UTM: 489914E, 4978114N. NAD 83

Latitude: 44.956396 Longitude: -93.127871

Property Identification Number (PIN): N/A

MN SHPO Review and Compliance Number: 2018-1322

Representation in Previous Surveys and Studies: Reconnaissance Survey, 2011 (Mead and Hunt)

Architect/ Builder: John Molin, Builder

Style: Late 19th and early 20th Century American Movements: Colonial Revival Style (the building is a two-story rectangular structure with modest Colonial Revival details).

Date Constructed: 1906

Description: The building at 650-652 Sherburne Avenue is a two-story, four part multiple dwelling (Photos 1-4). It was constructed in 1906 at a cost of $12,000. It is a rectangular plan, concrete block apartment building with modest Colonial Revival detailing. The most prominent design features are two-story porches on both the north and south facades (Photos 1-2). The rear (south elevation) porch appears to be original. Because of the stairs, this porch also probably provided an emergency escape function. The front (north elevation) porch does not appear to be original. Its construction does not match the rear porch or the rest of the building's construction. The roof is flat, and the windows are 1/1 double hung.

This apartment building is an early Minnesota and Twin Cities example of concrete block construction. The builder, John Molin, was a Swedish immigrant who came to St. Paul at the age of 21 to work as a mason and builder. In 1897 he started Molin Concrete Company. By 1905 his company began manufacturing precast concrete building products such as sidewalk tiles and blocks. The company continues in business today as Molin Concrete Products Company serving clients throughout the Midwest as a supplier of precast concrete wall panels, columns, pre-stressed beams and roof planks.

The Molin building at 650-652 Sherburne Avenue is constructed entirely of precast concrete blocks. Alterations to the building since its original construction include replacement of exterior doors and the addition of second story porch columns. Otherwise, the building retains its architectural integrity as well as its original use as a multi-family apartment building.

Form Prepared By: Lawrence Sommer, Duluth Archaeology Center, LLC

EVALUATION

Property: 648 Sherburne Avenue, St. Paul, Minnesota

Category: This property is a vacant lot.

Proposed Federal Undertaking: The City of St. Paul proposes to acquire this property for potential redevelopment for new housing.

Area of Potential Effect (APE): The area of potential effect is the lot identified as 648 Sherburne Avenue.

EVALUATION

Property: Multiple dwelling at 650-652 Sherburne Avenue, St. Paul, Minnesota

Category: Building

Proposed Federal Undertaking: Two options are being considered:

1. Acquisition by the City of St. Paul and demolition of the existing building at 650-652 Sherburne Avenue for potential redevelopment of the property for new housing.

2. Acquisition by the City of St. Paul and rehabilitation of the building at 650-652 Sherburne Avenue for continued use as housing.

Area of Potential Effect (APE): The area of potential effect is the lot on which the building at 650-652 Sherburne Avenue stands. This lot is bounded on the north side by Sherburne Avenue, on the west and south sides by an alley and on the east side by the vacant lot at 648 Sherburne Avenue.

There are no other properties located within the APE.

Minnesota Historic Context: An appropriate historic context would be "Urban Centers 1870-1940" as noted in the "Summary of Current Historic Contexts" in the 2010 revision of Minnesota State Historic Preservation Office publication *Guidelines for History/Architecture Projects in Minnesota.*

The City of St. Paul also has identified a local historic context "Neighborhoods at the Edge of the Walking City: 1854-1900".

Significance: The property at 650-652 Sherburne Avenue, St. Paul is being evaluated under National Register of Historic Places Criterion C "places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction".

The property at 650-652 Sherburne Avenue is being considered for its method of construction, the use of precast concrete blocks.

This property does not meet any National Register of Historic Places Criteria Considerations.

ASPECTS/QUALITIES OF INTEGRITY

Location: The property does retain integrity of location.

Design: The property does retain integrity of design.

Setting: The property retains partial integrity of setting. The demolition of the building at 648 Sherburne Avenue did impact the setting of 650-652 Sherburne Avenue.

Materials: The property retains integrity of materials.

Workmanship: The property retains integrity of workmanship.

Feeling: The property retains integrity of feeling.

Association: The property retains integrity of association. The design, materials and construction of 650-652 Sherburne Avenue all continue to reflect the vision and work of its builder, John Molin, who was a pioneer in the development of precast concrete blocks for use as a construction material beginning in 1905-1906 in Minnesota.

Consultant's Recommendation of National Register Eligibility:

The consultant recommends that the property at 650-652 Sherburne Avenue in St. Paul be considered eligible for listing in the National Register of Historic Places as a locally significant example under Criterion C of a property "that embodies the distinctive characteristics of a type, period and method of construction". The building is an early Minnesota example of precast concrete block construction that was designed and built in 1906 by John Molin who was a pioneer in the development and use of precast concrete as a construction material. The company he founded, Molin Concrete Products Company, continues today as a designer, manufacturer and installer of precast concrete throughout the Midwest.

POTENTIAL ADVERSE IMPACTS

648 Sherburne Avenue: This property is a vacant lot. There is no adverse impact from the proposal to acquire this property for potential redevelopment for new housing.

650-652 Sherburne Avenue: Two options are being considered for this property.

Option 1 proposes acquisition of the property and demolition of the existing building for potential redevelopment of the property for new housing. This option would result in an adverse impact to a potentially eligible National Register property.

Option 2 proposes acquisition of the property and rehabilitation of the existing building for continued use as housing. This option would not result in an adverse impact to a potentially eligible National Register property.

Consultant's Findings and Recommendations

The consultant finds that the property at 650-652 Sherburne Avenue is potentially eligible for listing in the National Register of Historic Places and should be preserved for continued use as housing if at all possible.

The consultant recommends that the City of St. Paul undertake an engineering analysis of the building at 650-652 Sherburne Avenue to determine if it is structurally safe and feasible for rehabilitation and continued use as multi-family housing.

Public Involvement:

No public meetings occurred as part of this property evaluation. The City of St. Paul Department of Planning and Economic Development and the consultant did confer with the Minnesota State Historic Preservation Office as part of this review.

Map and Photos

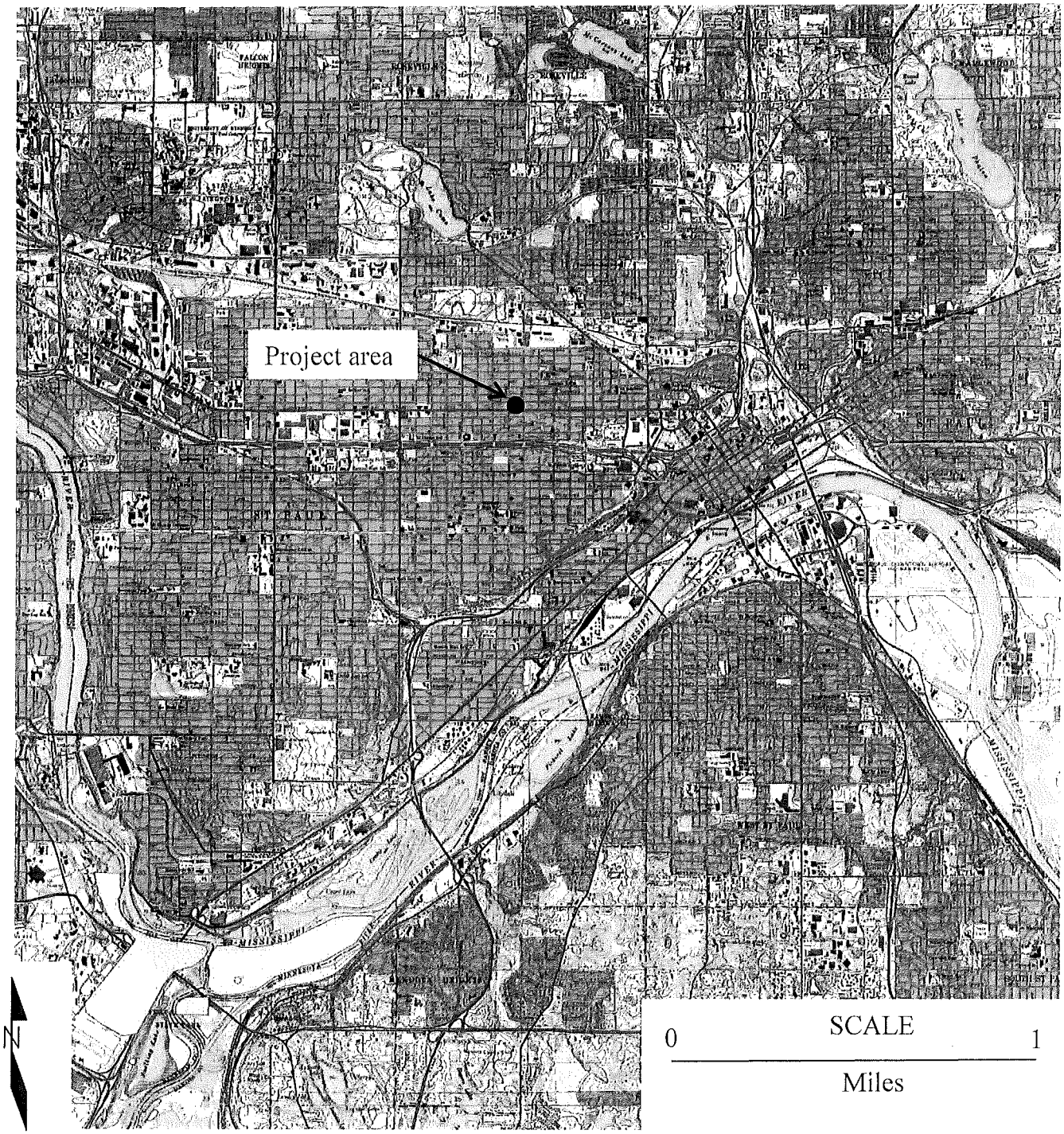

Figure 1. Location of the project area, St. Paul East (1967/1993) and St. Paul West (1967/1993) quadrangles (1:24,000) USGS topographic map.

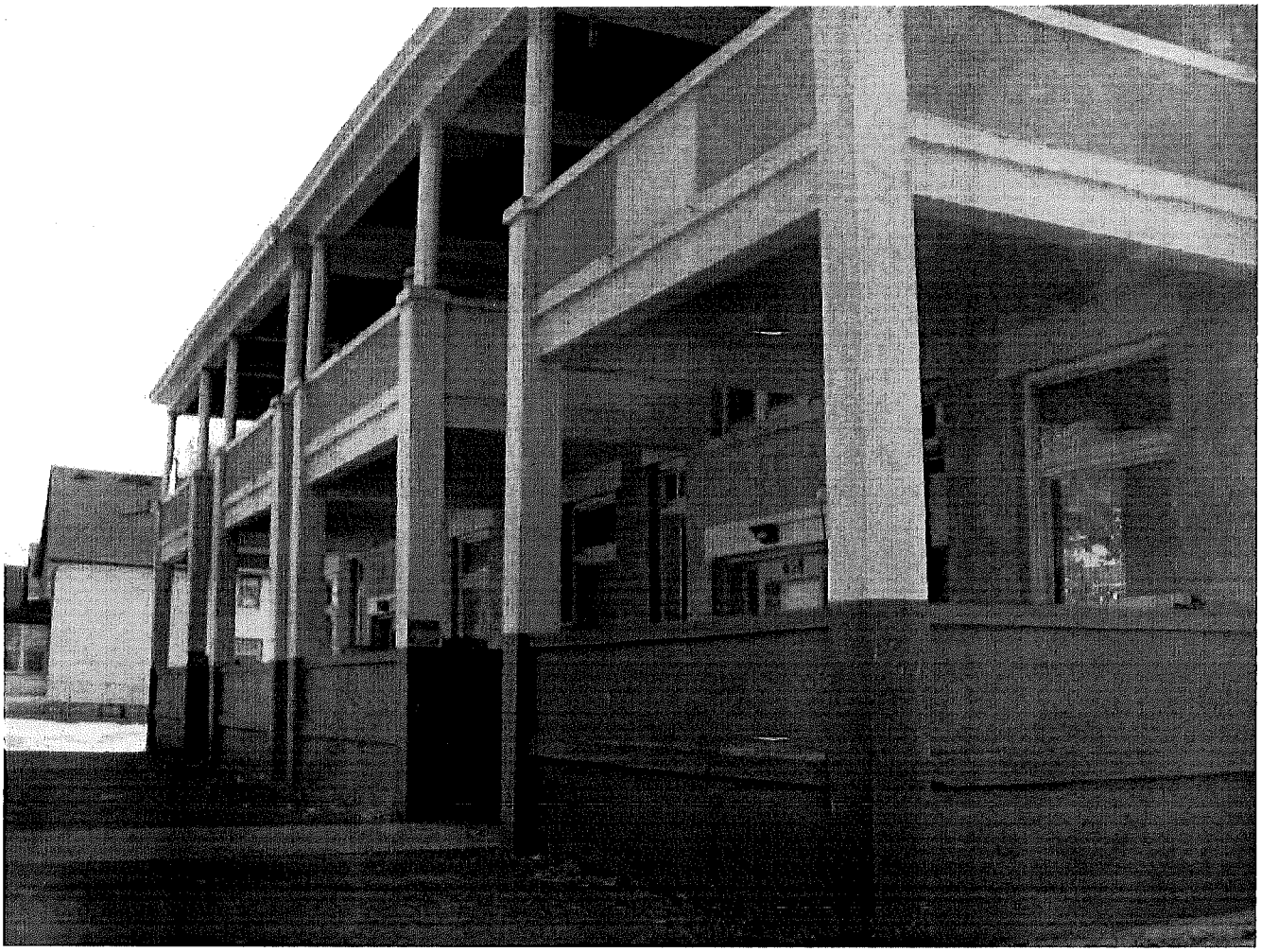

Photo 1. 250-252 Sherburne Avenue, St. Paul, Minnesota, North Façade (facing southeast).

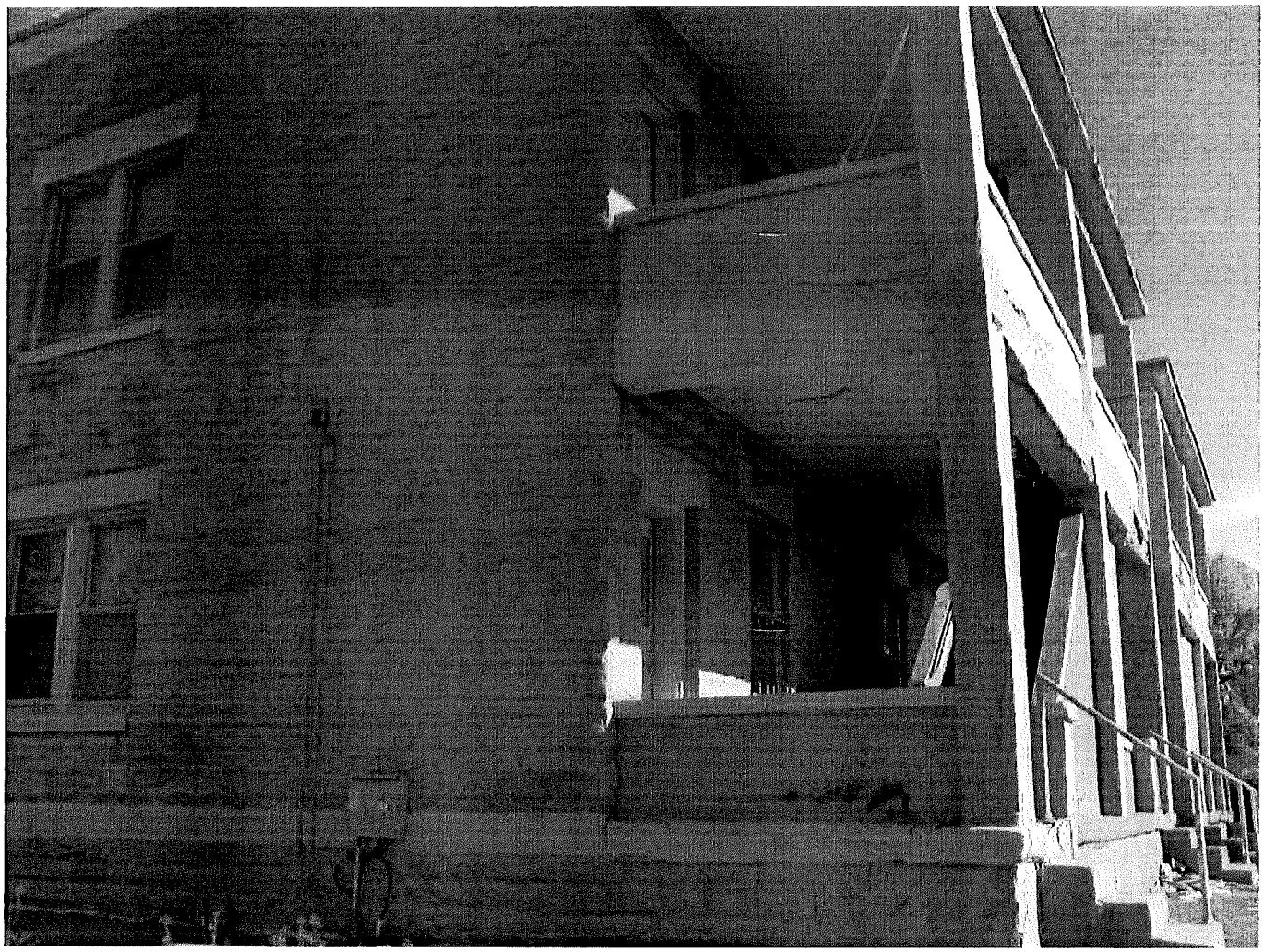

Photo 2. 250-252 Sherburne Avenue, St. Paul, Minnesota, South Façade (facing northwest).

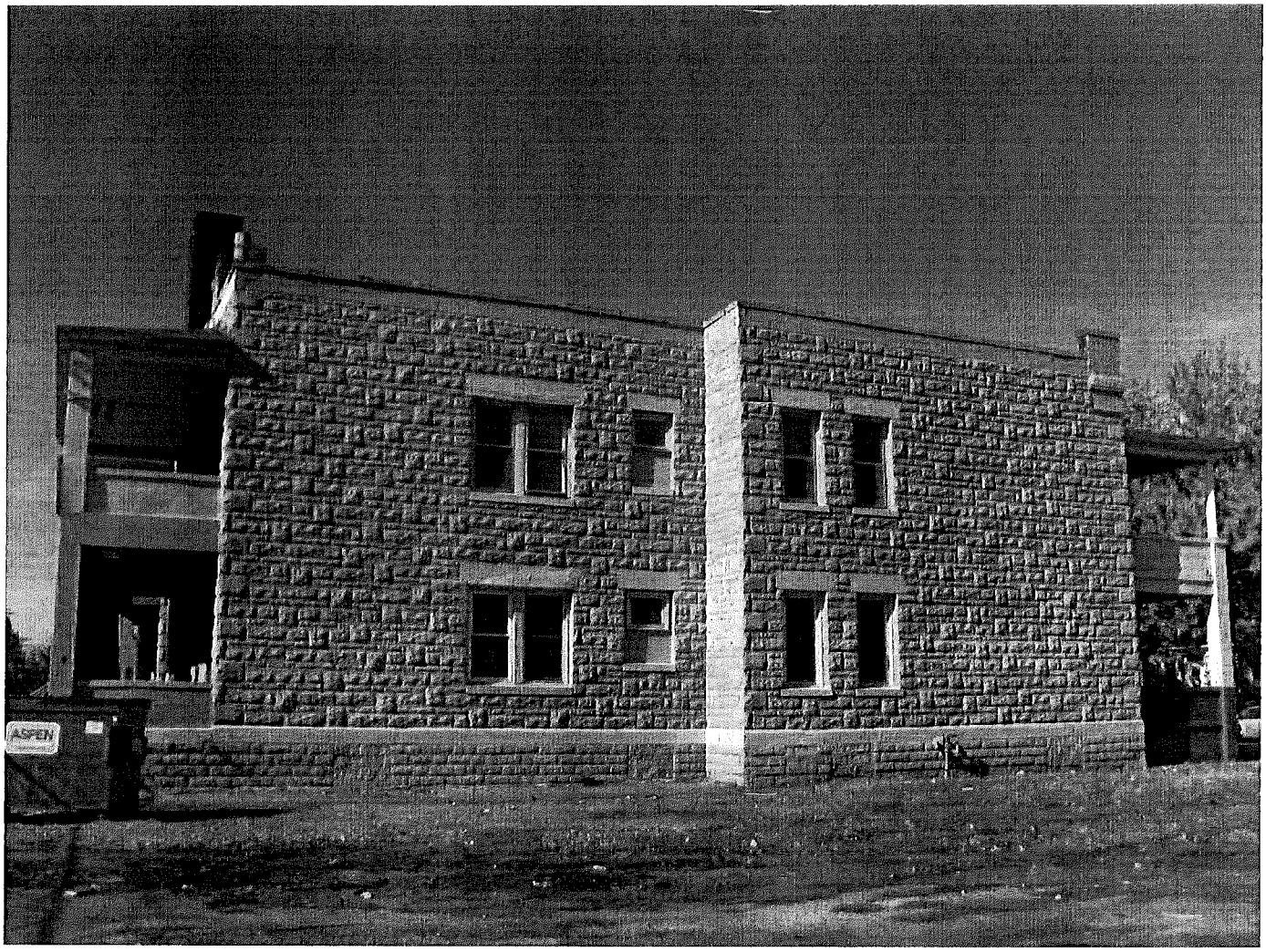

Photo 3. 250-252 Sherburne Avenue, St. Paul, Minnesota, East Façade (facing west).

Photo 4. 250-252 Sherburne Avenue, St. Paul, Minnesota, Street view(facing southeast).