

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

FILE NAME: 1179-1181 Seventh Street East -
OWNERS: Apostolic Church Minnesota Assembly
AGENCY: Department of Safety and Inspections – Code Enforcement
WARD: 6 **DISTRICT COUNCIL:** 4 **ZONING:** T2
LEGISLATIVE HEARING DATE: August 13, 2019
LEGISLATIVE HEARING RECOMMENDATION: Refer to Legislative Hearing on Tuesday
September 24, 2019 for scope of work, financing and performance deposit
HPC REVIEW DATE: September 9, 2019
CITY COUNCIL HEARING DATE: September 11, 2019 (LHO to recommend layover)
CITY COUNCIL FILE#: RLH RR 19-23
INVENTORY#: RA-SPC-5392
CATEGORY: Historic Resource
CONTEXT: Neighborhood Commercial Centers: 1874-1960
CLASSIFICATION: Demolition – VB3, Remove or Repair
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: September 3, 2019

A. SITE DESCRIPTION:

The ornate, corner commercial building at 1179-1181 Seventh Street East was constructed in 1890 and designed to house a commercial use on the first floor and apartments on the second floor. This Victorian-era commercial block is two-stories tall and masonry load-bearing. The brick parapet wall has a centrally located projecting brick pediment topped by a cornice with a rounded-arched pane of decorative brick-work in the tympanum. Corner piers and interior end-wall chimneys project above the parapet wall. Second story windows are rounded-arched and arranged in groups of three on the main-facade and one or two on the sidewalls. Decorative brickwork in the spandrels of the arches on the main façade and south bay of sidewalks. Rock-faced stone sills. First floor side window and door openings are segmental arched. The storefront retains the original cornice. The free-standing column at the recessed corner entrance was removed at some point after 1983. The storefront is framed by brick piers with rock-faced stone blocks supporting the cornice. The storefront cornice extends east across the small one-story wood-frame addition to the building. The historic massing and footprint remain intact and the building still displays its historic form. The 1983 Historic Sites inventory form identifies the architect/engineer as Matley and Garlough and the builder/contractor as A.C. Angston. The original building permit is #23964. The estimated cost of construction was \$6,400 and the building was originally owned by Lewis Finkelstein of 1189 Seventh Street east who was a jeweler and diamond broker. The building has also been owned by the Schmidt Brewery and was home to the Red Mill Tavern. The property is listed in the 2001 St. Paul Historic Context Study: Neighborhood Commercial Centers: 1874-1960. Additional research and survey has not been undertaken.

B. PROPOSED CHANGES/BACKGROUND:

This property became a Vacant Category 2 building on September 16, 2016 and Category 3 on May 1, 2019. Records indicate that the owner is Apostolic Church Minnesota Assembly, Kenneth Udoibok, pastor. On May 17, 2019, an Order to Abate was issued and on July 12th, notice of the Legislative public hearing was mailed and published. The Legislative Hearing Officer has continued the Legislative Hearing from August 13th to September 24th 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.

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 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.*
- *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 by HPC staff.

1. The Victorian era commercial block at 1179-1181 Seventh Street East was inventoried during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-5392) and the 2001 Historic Context Study, Neighborhood Commercial Centers: 1874-1960.
2. 1197-1181 Seventh Street East was constructed in 1890 as a store and flats.
3. **Property Description:** According to Ramsey County Property Records, the lot is ~76 ft. wide by ~130 ft. deep – the parcel size is 0.227 acres. The building is ~11,970 sq. ft. and two-stories. The property is zoned T2.

4. **Sale Information:** According to Ramsey County Property Records, the property was sold for \$200,000 in 2016 and the use changed to become tax exempt – church, public worship.

5. Property Value:

Assessment Date	2016	2017	2018	2019
Total Est. Mkt. Value	\$237,100	\$200,000	\$200,000	\$200,000
Est. Land Value	\$98,800	\$98,800	\$98,800	\$98,800
Est. Building Value	\$138,300	\$101,200	\$101,200	\$101,200

6. The property has not been resurveyed since the 1983 Historic Sites Survey of Saint Paul and Ramsey County.
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 inclusion in the 1983 Survey and the listing in the 2001 Historic Context Study, Neighborhood Commercial Centers: 1874-1960, 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.* There may be further architectural 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 rehabilitate the building. The rehabilitation of 1179-1181 Seventh Street East could serve as a catalyst for additional rehabilitation of historic resources in the surrounding neighborhood.
10. The Sanborn Insurance map for this site indicates the footprint of the building has changed very little since 1925. While some windows have been blocked in and the corner post at the entry has been removed, those changes are reversible and the property retains architectural integrity.
11. 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 association as a tied bar to the Schmidt Brewery should be explored.
12. 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.
13. The integrity, or authenticity as evidenced by a site’s location, design, setting, workmanship or association is good because the architectural alterations that have occurred can be reversible. The design features 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.
14. 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. The reopening of historic window openings and storefront and the removal of non-original materials would help to

restore/reinforce the properties architectural integrity.

15. HPC staff finds that the demolition of the 1179-1181 Seventh Street East would have an adverse impact on the 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 1179-1181 Seventh Street East to fully explore and consider all options for rehabilitation. It is the opinion of staff that 1179 Seventh Street East 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. 1903-1925 Sanborn Fire Insurance Map
3. 1941 Photos of the Red Mill Bar and Café (MNHS)
4. 1983 Historic Site Inventory Form
5. 2008 Photos by HPC staff
6. Legislative Hearing Materials
 - a. Photos 4-25-16
 - b. Photos 12-15-17
 - c. Photos 3-15-18
 - d. Photos 8-30-18
 - e. Photos 5-1-19
 - f. Order to Abate 5-17-19
 - g. PED Historic Review Form
 - h. SHPO letter 6-26-19
 - i. Notice of Public Hearing 7-12-19
 - j. Legislative Hearing Letter 8-14-19

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

OFFICIAL COPY PULPITA 1731

W. P. A. PROJECT 465-71-3-267 WP6008

STREET: *Seventh St. E. No. 179-1181* LOT: *7* BLOCK: *1* ADDITION: *of Board of*

TYPE OF STRUCTURE: *Dwelling* WARD: *1*

OWNER: *L. J. Impletin* CENSUS TRACT: *7* CENSUS BLOCK: *2*

ORIGINAL-CONSTRUCTION PERMITS

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	NO. OF STORIES			EXTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH	HEIGHT	FLOORSPACE
								WIDTH, FEET	LENGTH, FEET	HEIGHT					
BUILDING	9-23 90	23964	11-30 90	<i>A. C. Langston</i>	6400	BLS 3	TC 2200	2	24	75	29				
PLASTERING	9-30 90	23964	11-28 90			BLS 3	TC 2200								

	TYPE OF WORK DONE												POWER	NO. OF CARS	NO. OF LDGS.			
	CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.				CODE	NO.	LO.
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.	CODE
Build	28701	10/2	11-19	L. H. Cooper		1000	BL25	TC	ADD	EB2	30			
Build	28824	10/2	11-19	W. H. Miller		100	BL25	TC	BLD	EB2	30			
Build	43327	10-23	11-25	A. Schmidt & Co.	B. Baumgardner	600	BL25	TC	ADD	EB2	30			
Build	54183	5-28	6-23	A. Schmidt & Co.	Baumgardner	7500	BL25	TC	BLD	EB2	30			
Build	6973	10/9/31		G. Schmidt & Co.	A. Sparr	75	BL25	TC	Rep.	EB2	30			
Elec.	7056	10/8/31		Wood Realty Co.	A. Peterson	60	BL25	TC	INSI.	EB2	30			
Elec.	17884	9/26/32		Robt. Harold	N. Rosecrane		BL25	TC	INSI.	EB2	30			
Elec.	24016	6/10/33		Schmidt Brewery	R. L. Gombel	40	BL25	TC	INSI.	EB2	30			
Elec.	27019	8/29/33		Red Mill Cafe	J. E. Roach	25	BL25	TC	INSI.	EB2	30			
Elec.	35808	7/2/34		A. R. S. Sigmund	Aug. E. Hamer	10	BL25	TC	INSI.	EB2	30			
Elec.	43414	3/9/35		A. S. Johns	D. Rosecrane		BL25	TC	INSI.	EB2	30			
Elec.	55907	2/3/36		R. Harold	A. Ingledale	25	BL25	TC	INSI.	EB2	30			
Elec.	56002	2/6/36		Red Mill Tavern	R. L. Gombel	25	BL25	TC	INSI.	EB2	30			
Elec.	5737	12/8/36		H. Moore	L. L. Linton	25	BL25	TC	INSI.	EB2	30			
Elec.	5849	12/18/36		Red Mill Tavern	R. L. Gombel		BL25	TC	INSI.	EB2	30			
Blk	6080	12/28/36		Hurd Realty Co.	Anthony Spear	300	BL25	TC	Rep	EB2	30			
Elec.	8914	2/29/37		Red Mill Rest	R. L. Gombel	150	BL25	TC	ALT	EB2	30			
Blk	9952	4/14/37		Schmidt & Co.	A. G. Dummer	2500	BL25	TC	Rep	EB2	30			
Blk	10357	4/23/37		Red Mill Cafe	A. S. Shetka	300	BL25	TC	Rep	EB2	30			
Elec.	10388	4/23/37		Schmidt & Co.	R. L. Gombel	200	BL25	TC	INSI.	EB2	30			
Elec.	14522	7/13/37		Red Mill Tavern	C. H. Rosecrane	80	BL25	TC	INSI.	EB2	30			
Elec.	19833	3/20/38		Red Mill Rest	G. G. Green	40	BL25	TC	INSI.	EB2	30			
Blk	33899	6/16/41		Red Mill	G. Lawrence	170	BL25	TC	INSI.	EB2	30			

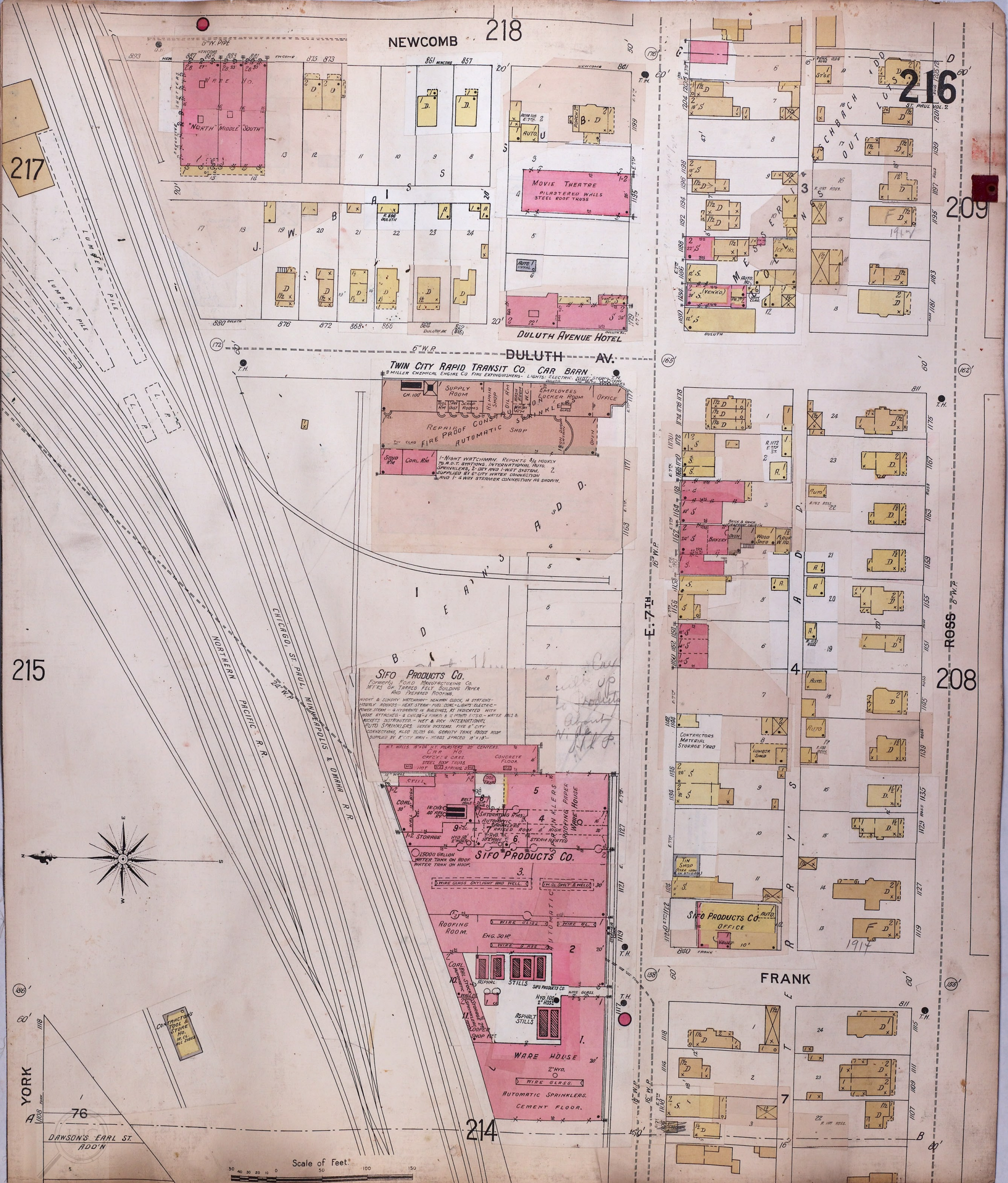
BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION
 W. P. A. PROJECT 465-71-3-267 WP6008

STREET *DuSuth Ave.* NO. *848* TYPE OF STRUCTURE _____ WARD _____ LOT _____ BLOCK _____ ADDITION _____
 CENSUS TRACT _____ 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	NO. OF STORIES			WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE		
								INTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH						
BUILDING																
PLASTER-ING																
TYPE OF WORK DONE																
ELECTRICAL	CODE		NO.		CODE		NO.		CODE		NO.		CODE		NO.	
HEATING STEAMFITTING	CODE		NO.		CODE		NO.		CODE		NO.		CODE		NO.	
WARMAIR	CODE		NO.		CODE		NO.		CODE		NO.		CODE		NO.	
PLUMBING	CODE		NO.		CODE		NO.		CODE		NO.		CODE		NO.	
ELEVATOR	CODE		NO.		CODE		NO.		CODE		NO.		CODE		NO.	
TYPE																
POWER																
NO. OF CARS NO. OF LDGS.																

AGE OF BUILDING AS OF JANUARY 1, 1939 _____ TOTAL ESTIMATED COST OF BUILDING _____



NEWCOMB 218

216

209

208

217

215

214

FRANK

DULUTH AV.

TWIN CITY RAPID TRANSIT CO. CAR BARN

SUPPLY ROOM
REPAIR ROOM
FIRE PROOF
AUTOMATIC SHOP
EMPLOYEES LOCKER ROOM
OFFICE

SIFO PRODUCTS CO.

Formerly FORD MANUFACTURING CO.
MFGS OF TRAPED FELT BUILDING PAPER
AND TREASURED ROOFING.

WIRE GLASS SKYLIGHT AND WELL

WARE HOUSE

ROOFING ROOM

ENGINE ROOM

STILLS

ASPHALT STILLS

WIRE GLASS

CEMENT FLOOR

AUTOMATIC SPRINKLERS

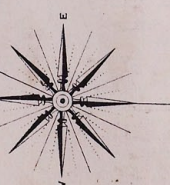
CONTRACTORS MATERIAL STORAGE YARD

SIFO PRODUCTS CO. OFFICE

WARE HOUSE

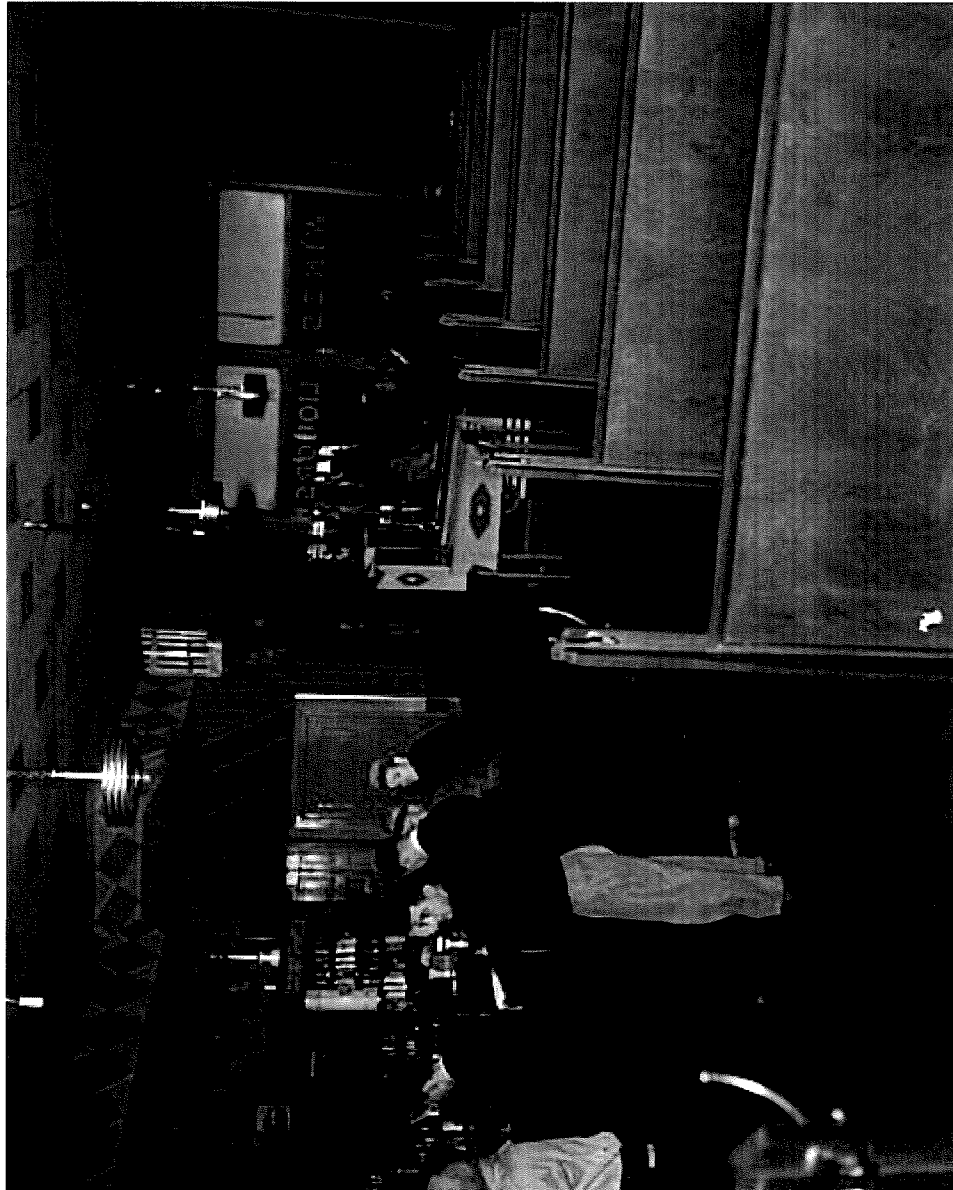
CONTRACTORS TOOL & STORE

CONTRACTORS TOOL & STORE



Scale of Feet
0 50 100 150





Historic Sites Survey

Ramsey County Historical Society

Saint Paul Heritage Preservation Commission

Planning district/
village #: 4
Address/
location: 1179 - 1181 E. Seventh Street
Historic
Name: Thaddeus Cooper's Food
and Spirits

1. Street Address/
Location: 1179-1181 E. 7th Street
2. District/village: 4
3. Common name: Thaddeus Cooper's Food & Spirits
4. Historic name: _____
5. Original use: Store & Apartment
6. Present Use: Bar
7. Access: Yes No Limited
8. Period of construction: 1890
9. Style: Victorian Romanesque
10. # of bays: 3
11. # of stories: 2
12. Roof style: Flat
13. Roof covering: Not visible
14. Dormer style & #: None
15. Chimney style, material, location & #: 3 interior endwall brick
16. Type of fenestration: Rounded and segmental arched, boarded up
17. Type of foundation: Concrete covered limestone
18. Structural system/main exterior wall covering: Wood frame: clapboard shingle
 aluminum asbestos Brick: stretcher bond ⁷ course American bond header bond
 Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: soft brown brick
 Concrete block Cast concrete Stucco Terra cotta Curtain wall
 Glass/metal Other: _____
19. Other significant details:

Ornate corner brick commercial block designed to house a store on the first story and an apartment on the second floor. Brick parapet wall has a centrally located projecting brick pediment topped by a cornice, with a rounded arched panel of decorative brickwork in the tympanum. Corner piers and interior endwall chimneys project above parapet wall. Second story windows are rounded arched and arranged in groups of three on the main facade and one or two on the sidewalls. Decorative brickwork in spandrels of the
20. Integrity of Design: basically intact & unaltered altered slightly (#28)
 alterations & additions more apparent than original original design not apparent
21. Physical condition of building: Excellent Good Fair Poor Deteriorated
22. Additions and alterations:

Windows filled in. Storefront altered with awning, new signs, and windows filled in. Small addition to east side. Alterations to rear of west facade.
23. If a corner lot, describe: NW NE SE SW corner of Superior Street
cross street
24. Side of street: South
25. Setting: agricultural residential commercial industrial suburban
 Other: _____
26. Significant site and landscape features:

On busy E. Seventh.
27. Threats to site: _____
28. Additional comments:

#19 cont.: arches on main facade and south bay of sidewalls. Rockfaced stone sills. First floor side window and door openings are segmental arched. Storefront retains original cornice and free standing column at recessed corner entrance. Storefront is enframed with brick piers with rockfaced stone blocks supporting the cornice. Storefront cornice extends east across a small one story woodframe addition to the building.
29. Date(s) of site visit(s): 5/11/82
30. Negative file number(s): 324/4/19
31. Map location code(if applicable): _____
32. Name of fieldworker: G. Phelps

33. Architect/engineer: Matley and Garlough
34. Builder/contractor: A.C. Angston (58 E. 4th Street)
35. Present Owner: _____ 36. Date built: 1890
Address: _____ 37. Date source: Building Permit

38. Legal Description: Lot 7, Block 1, J.W. Ross' Subdivision of Collin's Outlots

39. Building Permit #: 23964

40. Location of architect's drawings: _____

41. On National Register? ___ Yes No 42. National Register potential? ___ Yes No

43. HPC/local historic site? ___ Yes No 44. Local designation potential? ___ Yes No

45. In historic district? ___ Yes No 46. Historic district potential? ___ Yes No

Which? _____ If yes, explain rationale: _____

47. Historical background:

This building was constructed at an estimated cost of \$6,400. It was originally owned by Lewis Finkelstein, of 1189 E. 7th St., who was a jeweler and diamond broker. The building has also been owned by the Schmidt Brewery and the Red Mill Tavern in its history.

48. Level of significance: Local ___ State ___ National

49. Statement of significance:

This ornate commercial building is the most intact commercial building in a wide area and is a fine example of a small Victorian commercial block.

50. Sources of information:

1891 Polk's St. Paul City Directory.

See Historic Sites Survey Architect and Contractor File.

Photographs





MOONSHINE
SALOON

DAILY
&
NIGHTLY
SPECIALS

DEAD
END
STREET

Vikinga

MOONSHINE
SALOON

GOOD
CHEAP DRINKS

Corona

MOONSHINE
SALOON

MOONSHINE
SALOON



MOONSHINE SALOON

DAILY & NIGHTLY SPECIALS

DONATE YOUR CAR
Free Towing
Any Company
1-800-066370

FLOORING AMERICA

CHEVROLET
PDL-646

JESUS is the Answer



MOONSHINE
SALOON



DA
NIG
SPE

DEAD
END
STREET



With the
Vikings

MOONSHINE
SALOON
Budweiser

GOOD
CHEAP DRINKS
Corona



Deluxe
Flooring
America





MOONSHINE
SALOON

A GREAT PLACE TO HANG OUT
NOW OPEN

MOONSHINE
♦♦♦ SALOON ♦♦♦
GOOD CHEAP DRINKS

MOONSHINE
♦♦♦ SALOON ♦♦♦

Date: April 25, 2016
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



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File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



Date: December 15, 2017
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



Date: March 15, 2018
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



Date: March 15, 2018
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



Date: March 15, 2018
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392

Date: August 30, 2018
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



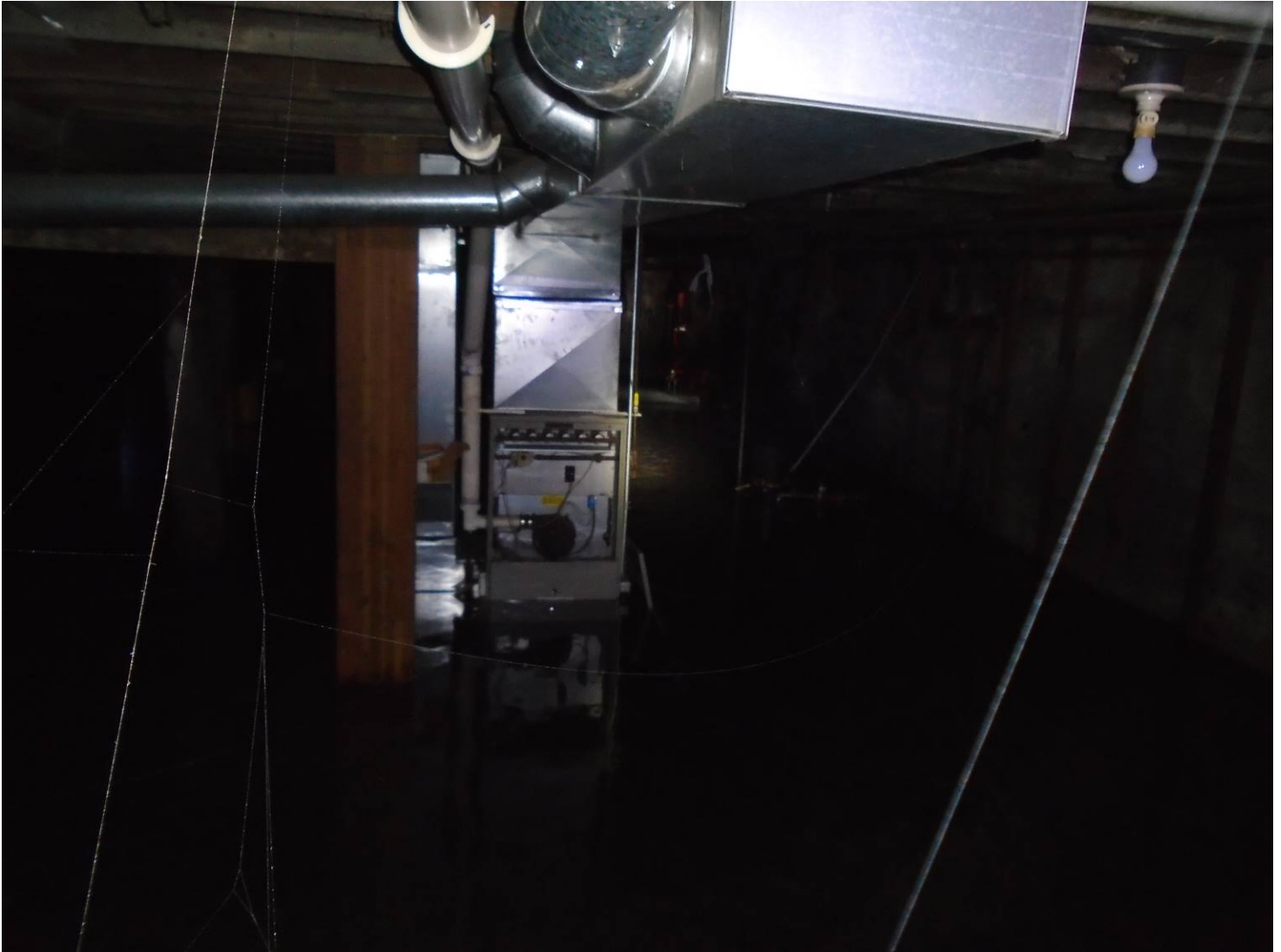
Date: May 01, 2019
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



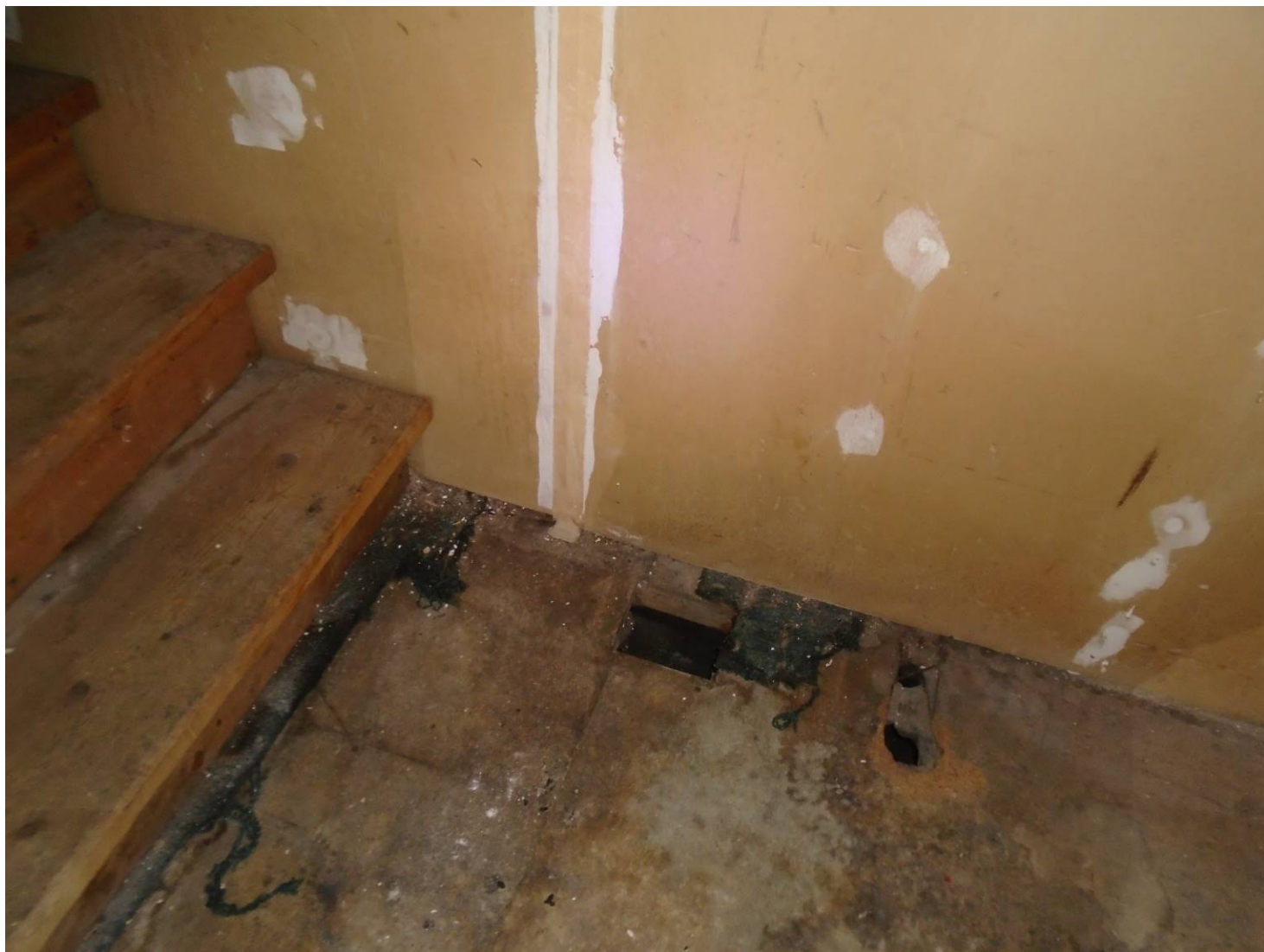
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Date: August 30, 2018
File #: 16 - 029746
Folder Name: 1179 7TH ST E
PIN: 282922410068

HP District:
Property Name: store & apartment
Survey Info: RA-SPC-5392



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CITY OF SAINT PAUL

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

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

May 17, 2019

Apostolic Church Minnesota Assembly
Kenneth Udoibok Pastor
1898 Highland Parkway
St Paul MN 55116-1327

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:

1179 7TH ST E

With the following Historic Preservation information: Inventory #: RA-SPC-5392

and legally described as follows, to wit:

J W BASS SUB L14-15 & PT L13 LOTS 6 AND LOT 7 BLK 1

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 April 23, 2019 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 two-story, wood frame and brick, commercial building.

May 17, 2019
1179 7TH ST E
Page 2

The following is excerpted from the April 1, 2019 Fire Inspection Code Compliance Notice:

DEFICIENCIES

1. 1st Floor Fire Alarm Room - Provide FIRE ALARM PANEL sign on door.
2. 1st Floor Kitchen - Provide approved fire extinguishers in accordance with the following types, sizes and locations. Provide one K - Class fire extinguisher within the cooking area of commercial kitchens. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations. K - Class fire extinguisher is required if the deep fryer remains in kitchen.
3. 1st Floor Kitchen - Contact a qualified contractor to provide an approved hood and duct ventilation fire suppression system. All work must be done under a permit. Restore hood to functioning condition or remove if hood is not going to be used. Provide appliance layout for under hood; may need to relocate suppression nozzles from previous layout.
4. 1st Floor Kitchen Hood - Contact a qualified hood and duct cleaning service company to clean and service grease duct vent for commercial cooking equipment. Provide documentation as proof of compliance. Maintain venting system in a clean and sanitary condition.
5. 1st Floor Kitchen Hood - Provide required six-month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.
6. 1st Floor Occupant Load - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room. Walls have been opened open and layout changed, new occupant load will need to be calculated on plans based on the proposed layout.
7. 1st Floor Walls - East side stairwell on north wall has water damage in wall and needs replacement. First floor bathroom walls have some decayed studs and drywall and need replacement.
8. 2nd Floor Center Stairway - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. Provide handrails at the center 2-step and 3-step stairways where the floor level change is.
9. 2nd Floor Occupant Load - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room. Walls have been opened open and layout changed, new occupant load will need to be calculated on plans based on the proposed layout.
10. Basement Crawlspace - Install vapor barrier on grade in crawl space in area between basement sections.
11. Basement Exit Signs - Provide and maintain approved directional exit signs. Provide exit signs to direct to both the exits from basement.
12. Basement Extermination - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. Basement shows signs of rodent infestation.
13. Basement Fire Extinguisher - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. Service or remove the small

- 1A5BC fire extinguisher at bottom of stairway in basement, doesn't meet required rating size.
14. Basement Fire Sprinkler - Immediately repair and return the fire sprinkler system to service. All work must be done by a licensed contractor under permit.
 15. Basement Fire Sprinkler Controls - Provide approved physical security of all fire sprinkler control valves.
 16. Basement Fire Sprinkler Controls - Contact a fire sprinkler contractor to provide a sprinkler head box including spare sprinkler heads and/or a wrench. The box must be located and maintained at the main riser.
 17. Basement PVC Drain Piping - Remove obstruction to the fire sprinkler head or contact a licensed fire sprinkler contractor to provide code compliant coverage. Any sprinkler work must be done by a licensed contractor under a permit. The drain piping in front area of basement obstructs the sprinkler heads. Either piping or sprinklers need to be relocated.
 18. Basement Sanitation - Provide and maintain interior in a clean and sanitary condition. Clean the debris and rodent droppings from basement; sanitize the floor. Remove trash, rot and soil from basement.
 19. Basement Structural - Replace all decayed wood and rusted steel post and replace all decayed framing. Replace, sister or properly support floor joist with decayed ends.
 20. Exterior Basement - Repair all old window openings and framing around old basement windows and foundation.
 21. Exterior Doors - Repair and maintain the door in good condition.
 22. Exterior Fire Keybox - Call Fire Department Communication Center at (651) 266-7702 to make arrangements to have the key box opened when you have the correct keys on site.
 23. Exterior Front - Provide address numbers on building. Provide address numbers visible from alley-side of the building. Provide reflective numbers or illuminate at night for front address numbers.
 24. Exterior Grading - Provide and maintain the proper grade to slope away from the building to minimize the accumulation of water near the building. Repair grading around building to keep water from seeping into structure.
 25. Exterior Roof - Provide and maintain the roof weather tight and free from defects. Repair roofing and replace as needed.
 26. Exterior Walls - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. Repair all damaged areas of mortar and brick work. Tuck-point as necessary. Replace decayed or damaged and improperly installed siding on east side of building.

27. Exterior Windows - Repair and maintain the windows and window glass as necessary.
28. Fire Alarm - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation as proof of compliance.
29. Fire Extinguishers - Provide approved fire extinguishers in accordance with the following types, sizes and locations. Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
30. Fire Extinguishers - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
31. Fire Sprinkler - Provide required annual inspection and testing of the fire sprinkler system by a licensed fire sprinkler contractor and provide written documentation as proof of compliance. Tags must be maintained on the riser showing the latest date of inspection and testing.
32. Throughout: Emergency Lighting - Provide and maintain an approved emergency lighting system. Repair non-working emergency light fixtures. Provide additional fixtures as necessary for coverage of stairways and exit paths at all floors.
33. Throughout: Exit Doors - Provide and maintain approved panic release hardware on all exit doors. Remove all other locks on exit doors other than the panic hardware. Restore doors to functioning where screwed shut.
34. Throughout: Exit Signs - Provide and maintain approved external or internal lighting of the exit sign. Replace burnt out light bulbs and/ or batteries in exit signs.
35. Throughout: Fire Sprinkler Coverage - Contact a fire sprinkler contractor to relocate the improperly located sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. Sprinkler heads throughout the building are now improperly located due to walls and ceilings being opened up. Relocate heads as necessary to provide proper coverage depending on final location of new walls and ceilings.
36. Throughout: Lighting - Provide and maintain illumination in all portions of the exit system.
37. Throughout: Stairways - Repair or replace the unsafe stairway in an approved manner. Replace damaged and loose stair treads noted on multiple stairways.
38. Throughout: Structural - Maintain code approved fire rating for occupancy class on steel beams, floors and doors.
39. Throughout - Repair and maintain the ceiling in an approved manner.
40. Throughout - Repair and maintain the floor in an approved manner.

41. Throughout - Repair and maintain the walls in an approved manner.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **June 16, 2019** 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 **Tom Friel** at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel

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: 1179 7TH ST E Original Construction Year: 1890
Building Name: store & apartment Planning District
Number: 4

Brief Project Description: Removal of Nuisance Building

Funding: CDBG NSPII Other Funding (list) _____

Form Completed by: Rich Singerhouse/Tom Friel

Title/Organization: DSI Supervisor/Inspector Phone no: 651-266-1945/1906

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: _____

Date: _____

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-_____

Additional Comments: _____

1179 7TH ST E.





**DEPARTMENT OF
ADMINISTRATION**
STATE HISTORIC PRESERVATION OFFICE

June 26, 2019

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

RE: Demolition of 1179 7th Street East
St. Paul, Ramsey County
SHPO Number: 2019-1714

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. Information received in our office on May 28, 2019 has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Based on our review of the submitted information, it appears that the City of St. Paul is proposing to utilize federal funds from the U.S. Department of Housing and Urban Development to demolish the building located at 1179 7th Street East.

Under 36 CFR 800.4(b)-(c) it is the Federal agency's responsibility to identify and evaluate historic properties that may be affected by the proposed project. In absence of the Federal agency's finding and based on our review of the submitted information, it is our opinion that the building located at 1179 7th Street East might have National Register significance (see the 1983 City of St. Paul survey form for the property). However, additional information is needed on the history and construction of the building in order for us to provide meaningful comment on its eligibility for listing in the National Register of Historic Places (NRHP) and before further consultation regarding potential effects can proceed.

Therefore, in accordance with 36 CFR 800.4(B), this property should be inventoried and fully evaluated in order to determine its eligibility for listing in the NRHP. An intensive-level survey and evaluation includes in-depth research on the history and construction of the building and an evaluation of its significance and historic integrity. The inventory and evaluation should meet the Secretary of the Interior's *Standards for Evaluation* and include consideration of all four National Register Criteria for Evaluation as outlined in 36 CFR 63. The survey should be conducted by a qualified architectural historian or historian who meets the Secretary of the Interior's professional qualifications standards (36 CFR 61). Guidelines for completing history/architecture surveys in Minnesota can be found online at <https://mn.gov/admin/shpo/identification-evaluation/manual/>. For a list of consultants who have expressed an interest in undertaking such evaluations, please visit the website preservationdirectory.mnhs.org, select *Historians, Contract* in the *Search by Specialties* box.

We look forward to continuing consultation on this project. Please submit the completed survey and evaluation to our office for review and provide your agency's determination of effect for the proposed project. Feel free to contact me if you have any questions regarding our comments. I can be reached at (651) 201-3290 or by e-mail at sarah.beimers@state.mn.us.

Sincerely,

Sarah J. Beimers
Environmental Review Program Manager



**Saint Paul Department of Planning and Economic Development
Historic Review Form**

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

Project Address: 1179 7TH ST E Original Construction Year: 1890

Building Name: store & apartment Planning District Number: 4

Brief Project Description: Removal of Nuisance Building

Funding: CDBG NSPFI Other Funding (list) _____

Form Completed by: Rich Singerhouse/Tom Friel Date: April 23, 2019

Title/Organization: DSI Supervisor/Inspector Phone no: 651-266-1945/1906

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: 5-17-19

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- 5392

Additional Comments: Noted in 1983
Survey as a site of major
significance. Recommend
against demolition. Likely
eligible for local designation,
but needs further evaluation.
-BL

Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 1179-1181 E. 7th Street
2. District/village: 4
3. Common name: Thaddeus Cooper's Food & Spirits
4. Historic name: _____
5. Original use: Store & Apartment
6. Present Use: Bar
7. Access: Yes No Limited
8. Period of construction: 1890
9. Style: Victorian Romanesque
10. # of bays: 3
11. # of stories: 2
12. Roof style: Flat
13. Roof covering: Not visible
14. Dormer style & #: None
15. Chimney style, material, location & #; 3 interior endwall brick
16. Type of fenestration: Rounded and segmental arched, boarded up
17. Type of foundation: Concrete covered limestone
18. Structural system/main exterior wall covering: Wood frame: clapboard shingle
 aluminum asbestos Brick: stretcher bond ⁷ American bond header bond
 Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: soft brown brick
 Concrete block Cast concrete Stucco Terra cotta Curtain wall
 Glass/metal Other: _____
19. Other significant details:
Ornate corner brick commercial block designed to house a store on the first story and an apartment on the second floor. Brick parapet wall has a centrally located projecting brick pediment topped by a cornice, with a rounded arched panel of decorative brickwork in the tympanum. Corner piers and interior endwall chimneys project above parapet wall. Second story windows are rounded arched and arranged in groups of three on the main facade and one or two on the sidewalls. Decorative brickwork in spandrels of the
20. Integrity of Design: basically intact & unaltered altered slightly (#28)
 alterations & additions more apparent than original original design not apparent
21. Physical condition of building: Excellent Good Fair Poor Deteriorated
22. Additions and alterations:
Windows filled in. Storefront altered with awning, new signs, and windows filled in. Small addition to east side. Alterations to rear of west facade.
23. If a corner lot, describe: NW NE SE SW corner of Superior Street
cross street
24. Side of street: South
25. Setting: agricultural residential commercial industrial suburban
 Other: _____
26. Significant site and landscape features:
On busy E. Seventh.
27. Threats to site: _____
28. Additional comments:
#19 cont.: arches on main facade and south bay of sidewalls. Rockfaced stone sills. First floor side window and door openings are segmental arched. Storefront retains original cornice and free standing column at recessed corner entrance. Storefront is enframed with brick piers with rockfaced stone blocks supporting the cornice. Storefront cornice extends east across a small one story woodframe addition to the building.
29. Date(s) of site visit(s): 5/11/82
30. Negative file number(s): 324/4/19
31. Map location code(if applicable): _____
32. Name of fieldworker: G. Phelps

Planning district/
village #: _____
Address/
location: 1179 -1181 E. Seventh Street
Historic
Name: _____
Common
Name: Thaddeus Cooper's Food
and Spirits

33. Architect/engineer: Matley and Garlough
34. Builder/contractor: A.C. Angston (58 E. 4th Street)
35. Present Owner: _____ 36. Date built: 1890
Address: _____ 37. Date source: Building Permit

38. Legal Description: Lot 7, Block 1, J.W. Ross' Subdivision of Collin's Outlots

39. Building Permit #: 23964

40. Location of architect's drawings: _____

41. On National Register? Yes No 42. National Register potential? Yes No

43. HPC/local historic site? Yes No 44. Local designation potential? Yes No

45. In historic district? Yes No 46. Historic district potential? Yes No

Which? _____ If yes, explain rationale: _____

47. Historical background:

This building was constructed at an estimated cost of \$6,400. It was originally owned by Lewis Finkelstein, of 1189 E. 7th St., who was a jeweler and diamond broker. The building has also been owned by the Schmidt Brewery and the Red Mill Tavern in its history.

48. Level of significance: Local State National

49. Statement of significance:

This ornate commercial building is the most intact commercial building in a wide area and is a fine example of a small Victorian commercial block.

50. Sources of information:

1891 Polk's St. Paul City Directory.

See Historic Sites Survey Architect and Contractor File.

Photographs





CITY OF SAINT PAUL

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

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

July 12, 2019

Finance & Commerce, Inc
SDS12-2619
PO Box 86
Minneapolis MN 55486

RE: **1179 7TH ST E**

Dear Sir or Madam:

Please publish the enclosed notice of a Legislative Public Hearing and a Saint Paul City Council Public Hearing.

You may bill the City of Saint Paul, Division of Code Enforcement, Vacant Building Program, 375 Jackson Street, Suite 220, Saint Paul, MN 55101-1806.

Also, please submit an affidavit of publication to this office.

Sincerely,

Steve Wagner

Steve Wagner
Manager of Code Enforcement

Enclosure

pubhrng60183 07/11



CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806
Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

July 12, 2019

NOTICE OF PUBLIC HEARINGS

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 **1179 7TH STREET EAST**.

With the following Historic Preservation information: NONE

District: Building: Store & Apartment Inventory #: RA-SPC-5392

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, August 13, 2019, 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, September 11, 2019, at 3:30 p.m. in the City Council Chambers, 3rd Floor, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102

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

An Affirmative Action Equal Opportunity Employer

Steve Magner
Manager of Code Enforcement

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CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806
Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

July 12, 2019

NOTICE OF PUBLIC HEARINGS

Apostolic Church Minnesota
Assembly Kenneth Udoibok
Pastor
1898 Highland Parkway
Saint Paul MN 55116-1327

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1179 7TH ST E
July 12, 2019
Page 2

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Sincerely,

Steve Wagner

Steve Wagner
Manager of Code Enforcement

pubhrng60183 07/11



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 20, 2019

Kenneth Udoibok
1898 Highland Parkway
St. Paul, MN 55116

VIA EMAIL: k@kenulaw.com

Dennis Kroll
Kroll & Associates
720 First Street, 1N
Hudson, WI 54016

VIA EMAIL:
kroll.architects@gmail.com

Olufemi Badejo
1504 Pinewood Drive
Shoreview, MN 55126

VIA EMAIL: feranmibadejo@gmail.com

RE: Remove or Repair of the Structure at 1179 SEVENTH STREET EAST

Dear Mr. Udoibok, Mr. Kroll & Mr. Badejo:

At the Legislative Hearing on August 13, 2019 regarding the above-referenced matter, the Legislative Hearing Officer, Marcia Moermond, recommended that on September 11, 2019 at the City Council Public Hearing, the City Council layover the matter to September 24, 2019 Legislative Hearing at 9:00 a.m. in Room 330 City Hall for the following conditions:

1. provide documentation of sufficient financing to do the rehabilitation (line of credit, construction loan or personal bank account, fundraising details);
2. must provide an affidavit indicating the dedication of funds to be used for this project if funds are not project-specific
3. a \$5,000 performance deposit must be submitted with the Department of Safety & Inspections,
4. property must be maintained, and;

5. a work plan which includes schedules for completing the work and must be done in accordance with the Code Compliance Inspection Report (the City's estimate is between \$100,000 and \$150,000).

This matter goes before the Heritage Preservation Commission on Monday, September 9, 2019 at 3:30 PM in in Room 300 Council Chambers. Ms. Christine Boulware, HPC staff, can be reached at 651-266-6715 or christine.boulware@ci.stpaul.mn.us.

If you have questions, please contact me at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Executive Assistant

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley
Christine Boulware