

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NUMBER: 936 Earl Street, Historic Resource Review
DATE: June 9, 2011

WHEREAS, the City of Saint Paul has declared as a matter of public policy, in Chapter 73 of the Saint Paul Legislative Code, "that the preservation, protection, perpetuation and use of areas, places, building, structures and other objects having special historical, community or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people;" and

WHEREAS, Chapter 73 also establishes the purposes of heritage preservation to be to: "safeguard the heritage of the City of Saint Paul by preserving sites and structures which reflect elements of the city's cultural, social, economic, political or architectural history; protect and enhance the City of Saint Paul's attraction to residents, tourists and visitors, and serve as a support and stimulus to business and industry enhance the visual and aesthetic character, diversity and interest of the City of Saint Paul; foster civic pride in the beauty and notable accomplishments of the past; and promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City of Saint Paul;" and

WHEREAS, Chapter 73 also establishes the Saint Paul Heritage Preservation Commission and states that it "shall serve as an advisory body to the mayor and city council on municipal heritage preservation matters;" and

WHEREAS, the house, located at 936 Earl Street in the City's Payne Phalen neighborhood is now threatened with demolition as the City has issued an Order to Abate; and

WHEREAS, the house at 936 Earl Street is located at the corner of Sims Avenue and Earl Street. The two-story, Queen Anne residence maintains much of its original detailing, including decorative cornice brackets, dentil molding, stained glass and multi-light fixed windows, and a three-story tower located on the southwest corner. Simple decorative corner boards flank the tower windows and the windows in the bay. Two large brackets are joined in the middle by a simple finial and are attached to the overhanging eaves above the side windows of the second-story bay. The original clapboard siding remains intact, as are the shingles located on the tower, southern bay, and gables. The original front porch has been enclosed, and the original rear porch, which wrapped around to the southern side, has been significantly altered. At one point the house was divided into a duplex, with entrances on the western and eastern facades. The original/early shed is located at the southeast corner of the property with access to the alley. The building is similar in style and detail to one located northwest across the street. A vacant lot is to the west, and infill construction to the north; and

WHEREAS, on May 10, 2011 at the Legislative Hearing, staff recommended the HPC consider this property for review as a historic resource. A historic resource is defined as "A property that is believed to have historical, cultural, architectural, archaeological or

engineering significance and to meet at least one of the criteria for designation as a heritage preservation site or district as provided in Chapter 73.05,” and

WHEREAS, the Saint Paul Heritage Preservation Commission, based upon information gathered by staff and presented at their June 9, 2011 meeting, made the following findings of fact:

1. The property was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-1120) and was not identified in the final report for District 5. The inventory form showed that the original siding had been covered in asbestos shingles, which have since been removed, exposing much of the original detailing. A search of the MN Visual Resource database did not result in any photos of 936 Earl Street.
2. This property is located just outside the boundaries of the current historic survey work for the Payne-Phalen neighborhood. However, as a part of the Survey Project, a new context study will be completed for “Neighborhoods at the Edge of the Walking City.” This study will establish the relative significance of individual sites within a broader neighborhood context and may recommend further study of pattern book house, of which this property and the one directly across the street may be candidates.
3. A more intensive level survey would be required to determine if the building would be eligible for local designation or be eligible for the National Register; however, the strength of the property is its architectural detail and its integrity. The loss of the property would have a negative impact on the integrity of the neighborhood.
4. *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.*
5. *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.*
6. *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.*

The rehabilitation of 936 Earl Street could serve as a catalyst for addition rehabilitation or development in the surrounding neighborhood.

7. It is always better to retain historic fabric type buildings that are associated with a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood.
8. The integrity, or authenticity as evidenced by a site’s location, design, setting, workmanship or association is good because the alterations that have occurred, such as the enclosing of the front porch, are reversible. Several design features appear to be intact for a high degree of architectural integrity, however, the neighboring properties (with the exception of the house across the street) have

varying degrees of integrity and detail that give this area a poor to fair degree of context. The site's location and setting would be considered to have good integrity. The property was built during a period of significance for the neighborhood.

FINALLY, BE IT RESOLVED, Based on the findings, staff recommends the City Council delay demolition for this site in order for alternatives to be explored, such as rehabilitating or mothballing the property. Staff recommends that a qualified historian be hired to evaluate both National Register and local eligibility, not only of the house, but its contribution to the Payne-Phalen neighborhood.

MOVED BY Dana
SECONDED BY Thomas

IN FAVOR 10
AGAINST 0
ABSTAIN 0

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

FILE NAME: 936 Earl Street
OWNER: Federal National Mortgage Association
MEETING DATE: June 14, 2011
CLASSIFICATION: Historic Resource Review
STAFF INVESTIGATION AND REPORT: Becky Willging
DATE: June 1, 2011

A. SITE DESCRIPTION: The building at 936 Earl Street is located at the corner of Sims Avenue and Earl Street. The two-story, Queen Anne residence maintains much of its original detailing, including decorative cornice brackets, dentil molding, stained glass and multi-light fixed windows, and a three-story tower located on the southwest corner. Simple decorative corner boards flank the tower windows and the windows in the bay. Two large brackets are joined in the middle by a simple finial and are attached to the overhanging eaves above the side windows of the second-story bay. The original clapboard siding remains intact, as are the shingles located on the tower, southern bay, and gables. The original front porch has been enclosed, and the original rear porch, which wrapped around to the southern side, has been significantly altered. At one point the house was divided into a duplex, with entrances on the western and eastern facades. The original/early shed is located at the southeast corner of the property with access to the alley. The building is similar in style and detail to one located northwest across the street. A vacant lot is to the west, and infill construction to the north.

B. PROPOSED CHANGES: During the Legislative Hearing on May 10, staff recommended the HPC consider this property for review as a historic resource. A historic resource is defined as "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a heritage preservation site or district as provided in this chapter." The Legislative Hearing Officer has continued this item to the June 14 Legislative Hearing to allow for the HPC to consider this property.

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.

D. FINDINGS

1. The property was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-1120) and was not identified in the final report for District 5. The inventory form showed that the original siding had been covered in asbestos shingles, which have since been removed, exposing much of the original detailing. A search of the MN Visual Resource database did not result in any photos of 936 Earl Street.
2. This property is located just outside the boundaries of the current historic survey work for the Payne-Phalen neighborhood. However, as a part of the Survey Project, a new context study will be completed for "Neighborhoods at the Edge of the Walking City." This study will establish the relative significance of individual sites within a broader neighborhood context and may recommend further study of pattern book house, of which this property and the one directly across the street may be candidates.
3. A more intensive level survey would be required to determine if the building would be eligible for local designation or be eligible for the National Register; however, the strength of the property is its architectural detail and its integrity. The loss of the property would have a negative impact on the integrity of the neighborhood.
4. *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.*
5. *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.*
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The rehabilitation of 936 Earl Street could serve as a catalyst for addition rehabilitation or development in the surrounding neighborhood.

7. It is always better to retain historic fabric type buildings that are associated with a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood.
8. The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is good because the alterations that have occurred, such as the enclosing of the front porch, are reversible. Several design features appear to be intact for a high degree of architectural integrity, however, the neighboring properties (with the exception of the house across the street) have varying degrees of integrity and detail that give this area a poor to fair degree of context. The site's location and setting would be considered to have good integrity. The property was built during a period of significance for the neighborhood.

E. STAFF RECOMMENDATION: Based on the findings, staff recommends the City Council delay demolition for this site in order for alternatives to be explored, such as rehabilitating or mothballing the property. Staff recommends that a qualified historian be hired to evaluate both National Register and local eligibility, not only of the house, but its contribution to the Payne-Phalen neighborhood.

RD - SR
MST - 2ND

10-0

Historic Sites Survey

Ramsey County Historical Society

Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 936 N. Earl Street
2. District/village: 5
3. Common name: _____
4. Historic name: _____
5. Original use: House
6. Present Use: Duplex
7. Access: Yes No Limited
8. Period of construction: 1889
9. Style: Queen Anne
10. # of bays: NA
11. # of stories: 2 1/2
12. Roof style: Intersecting hip and gable
13. Roof covering: Asphalt shingles
14. Dormer style & #: None
15. Chimney style, material, location & #: One brick central, one brick interior
16. Type of fenestration: 12/1, 1/1, 2/2 rectangular
17. Type of foundation: Cement, (probably over limestone)
18. Structural system/main exterior wall covering: Wood frame: clapboard shingle
 aluminum asbestos Brick: stretcher bond American bond header bond
Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: _____
 Concrete block Cast concrete Stucco Terra cotta Curtain wall
 Glass/metal Other: _____
19. Other significant details:
Double wooden front doors, incised carving on window surrounds. Small ornamental brackets under eaves. Dentils above some windows. Band of three small arched windows on front facade. Diamond tracery on upper sash of front picture window. Interesting three story bay window on front facade which forms a tower. Two story bay window projection on south side of house with dentils, brackets and scalloped ornamentation. Rear porch.
20. Integrity of Design: basically intact & unaltered altered slightly
 alterations & additions more apparent than original original design not apparent
21. Physical condition of building: Excellent Good Fair Poor Deteriorated
22. Additions and alterations:
Enclosed front porch. Some new aluminum windows. New siding.
23. If a corner lot, describe: NW NE SE SW corner of Sims Avenue East
cross street
24. Side of street: East
25. Setting: agricultural residential commercial industrial suburban
 Other: _____
26. Significant site and landscape features:
27. Threats to site: None
28. Additional comments:
29. Date(s) of site visit(s): 8-10-81
30. Negative file number(s): 166-5-44
31. Map location code(if applicable): _____
32. Name of fieldworker: L. Scott

Planning district/
village #: _____

Address/
Location: 5
936 N. Earl Street

Historic
Name: _____

Common
Name: _____

33. Architect/engineer: _____
34. Builder/contractor: _____
35. Present Owner: _____ 36. Date built: 1889
Address: _____ 37. Date source: Building
Permit

38. Legal Description: Lot 25, Block 71, Dawson's Earl Street Addition

39. Building Permit #: 19980

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:

The original owner of this house is listed on the building permit as C.G. Peterson. The city directory lists a Charles G. Peterson who was a carpenter. This house was built for \$1,500.

48. Level of significance: Local ___ State ___ National

49. Statement of significance:

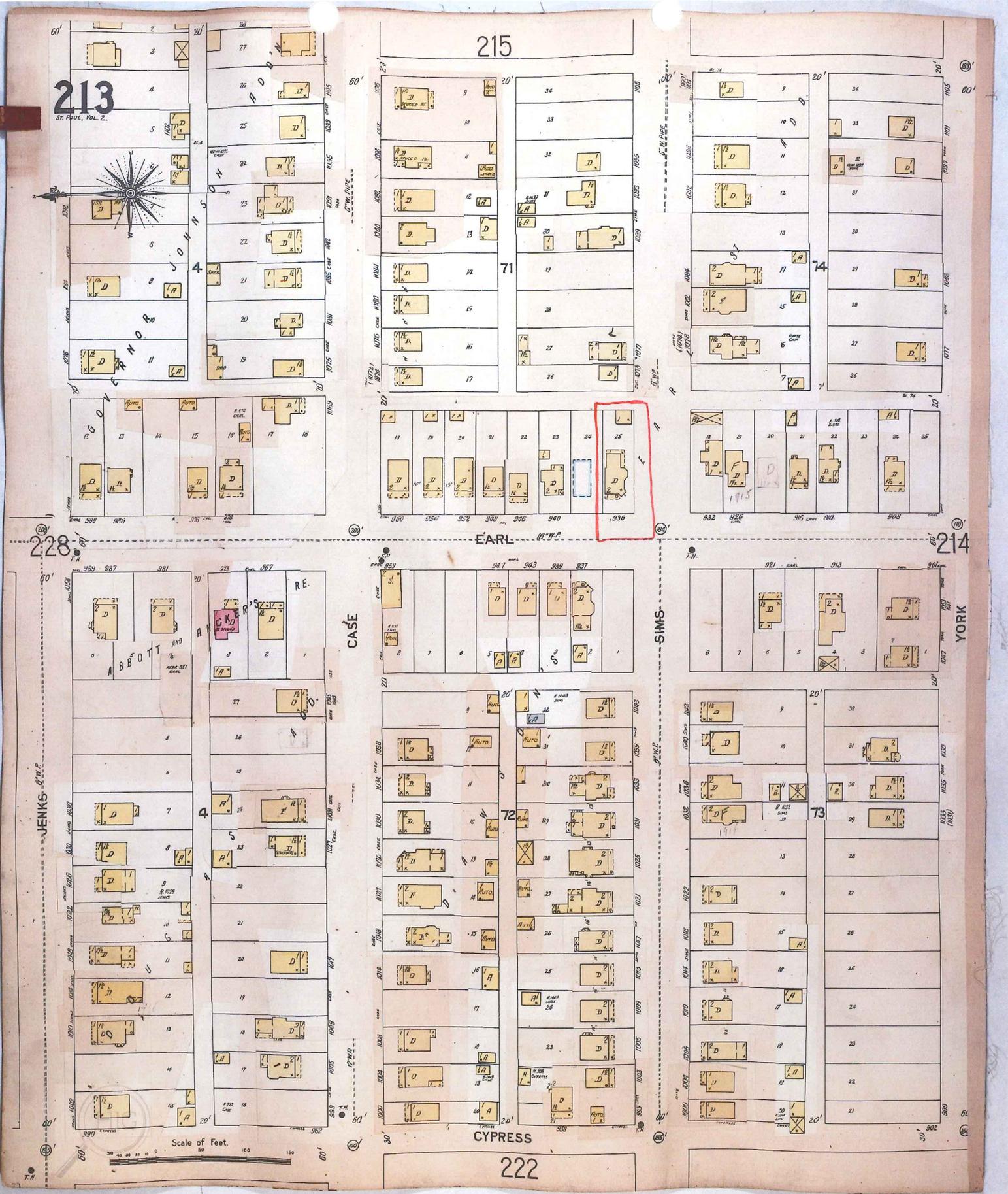
A large Queen Anne style house with many interesting details, still intact, but unfortunate new siding.

50. Sources of information:

1889-90 Polk's St. Paul City Directory.

Photographs





ATLAS DIRECTORY
 BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION
 OFFICIAL 934 EARL L 25 B 71
 W. P. A. PROJECT 465-71-1-267 WP6008
 STREET Earl NO. 936 TYPE OF STRUCTURE Dwelling WARD 25 BLOCK 71 ADDITION Earl St
 OWNER C. G. Peterson CENSUS TRACT 934 CENSUS TRACT BLOCK 71

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	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE
BUILDING	7/26/89	19980	9/23/89	-	1500	BLS XB	TC 1100	2	22.76	28	23	
PLASTERING	7/26/89	19980	9/23/89	-		BLS XB	TC 1100					
								INTERIOR LATH EXTERIOR PLASTER EXTERIOR LATH				
								PLLT				
								TYPE OF WORK DONE CODE NO. CODE NO. CODE NO. CODE NO. CODE NO.				
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 OF STRUCTURE	TYPE OF CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK					
										CODE	NO.	CODE	NO.	CODE	NO.
BLD	30134	8-26-89	-	J.M. Goldsmith		100	BLS	TC	BLD-1	BLS	1				
Build	30876	4-17-89	-	Mrs J. Wolf	J. Johnson	55	B-S	-	ALT	BLS	1				
Elec	54010	11-21-85	-	Bloomquist	W.G. Salberg	25	BLSX	TC	Incl	HA	2				

Date: March 29, 2010
File #: 10 - 128245
Folder Name: 936 EARL ST
PIN: 282922420029

HP District:
Property Name: house
Survey Info: RA-SPC-1120



Date: March 29, 2010
File #: 10 - 128245
Folder Name: 936 EARL ST
PIN: 282922420029

HP District:
Property Name: house
Survey Info: RA-SPC-1120



Date: February 04, 2011
File #: 10 - 128245
Folder Name: 936 EARL ST
PIN: 282922420029

HP District:
Property Name: house
Survey Info: RA-SPC-1120



Date: February 04, 2011
File #: 10 - 128245
Folder Name: 936 EARL ST
PIN: 282922420029

HP District:
Property Name: house
Survey Info: RA-SPC-1120



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Property Name: house
Survey Info: RA-SPC-1120

