



**DEPARTMENT OF
ADMINISTRATION**

STATE HISTORIC PRESERVATION OFFICE

December 20, 2019

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

RE: Demolition of 118 Manitoba Avenue
St. Paul, Ramsey County
SHPO Number: 2020-0490

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. Because federal funding is involved, the project is being reviewed according to responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

The property at 118 Manitoba Avenue was previously identified during a local historical survey as a property of potential historic interest. It was assigned inventory number RA-SPC-4381 and is associated with Hiller Hoffman, Sr. The property has never been fully evaluated using the eligibility criteria for the National Register of Historic Places.

Under 36 CFR 800.4(b-c) it is the federal agency's responsibility to identify and evaluate any historic properties that may be affected by the proposed project. In absence of this evaluation, we are unable to complete project review. In order to proceed, we recommend that an architectural/historic evaluation be completed meeting the requirements of the Secretary of the Interior's Standards for Identification and Evaluation. For a list of consultants who have expressed an interest in undertaking such surveys, please visit the website www.mnhs.org/preservation/directory, and select "Historians, Contract" in the "Search by Specialties" box...or you may know others with appropriate training and experience.

If you have any questions regarding our review, please contact Leslie Coburn, Environmental Review Coordinator, at (651) 201-3286 or leslie.coburn@state.mn.us.

Sincerely,

Sarah J. Beimers
Environmental Review Program Manager

33. Architect/engineer: None listed

34. Builder/contractor: C. Christensen (75 W. Sycamore)

35. Present Owner: _____ 36. Date built: 1907

Address: _____ 37. Date source: Building Permit

38. Legal Description: Lot 7, Block 3, Lewis's Addition

39. Building Permit #: 47997

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 house was constructed at an estimated cost of \$5,000 for Hiller Hoffman, Sr. Hoffman was born in Superior, Wisconsin and came to St. Paul ca. 1885 where he worked as a copper-smith, and opened a hardware store at the northeast corner of Rice St. and Manitoba, about one block from this house. He married a German-born woman who was employed as a domestic servant on Summit Avenue. Hoffman constructed the house next door at 112 Manitoba in 1905 and the Hoffman Block at 900 N. Rice St. in 1914 (see survey forms). His son, Hiller Hoffman, Jr., maintained his business after his death and his daughter-in-law still lives in this house.

48. Level of significance: Local State National

49. Statement of significance:

A large brick veneered Colonial Revival house which is one of the most impressive houses in this largely working class area. It was constructed by the owner of a nearby business block on Rice Street.

50. Sources of information:

Conversation with Mrs. Hiller Hoffman, Jr., August, 1981.

Photographs

