

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

FILE NAME: 702 Third Street East
OWNER: Charles D. DeLisi
AGENCY: DEPARTMENT OF SAFETY AND INSPECTIONS – CODE ENFORCEMENT
DATE OF HEARING: June 14, 2012
HPC SITE/DISTRICT: Dayton's Bluff Historic District
CATEGORY: Contributing
CLASSIFICATION: Demolition
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: June 7, 2012

A. SITE DESCRIPTION:

The Frederick Reinecker House #1 at 702 Third Street East is a two-and-one-half story, Eclectic pattern book house constructed in 1882. The details display both Italianate and Eastlake influences. The roof is hip-and-deck with a front gable and asphalt shingles. The residence has drop-lap siding, and the foundation is limestone. There is a two-story, rectangular bay window at the front elevations that is topped by a gable end with bracketed eaves and incised carving. The front entry was originally a double-leaf door with transom. The window frames have incised corner blocks. There is a bay window on the west elevation. There is a steep grade change from the house to the side walk and a beveled block retaining wall was installed at the sidewalk and along the driveway without review and approval. This is one of two large, ornate houses exhibiting Italianate influence along East Third Street. The property is classified as contributing to the character of the Dayton's Bluff Historic District.

B. PROPOSED CHANGES/BACKGROUND:

According to Code Enforcement files, the property has been a vacant building since April 24, 2002. Records indicate that the owner is Charles D. DeLisi and on March 2, 2012 an Order to Abate Nuisance Building was issued. HPC will review a potential demolition permit application by the Department of Safety and Inspections (DSI) or the property owner or owner's representative. The Department of Safety and Inspections (DSI) has issued a Remove or Repair order given the structure's nuisance conditions. Given the building is located within the Dayton's Bluff Historic District, the HPC is required to review and approve or disapprove the issuance of city permits for demolition pursuant to Leg. Code § 73.06(a)(4) generally and Leg. Code § 74.90(j) specifically.

C. GUIDELINE CITATIONS:

Dayton's Bluff Historic District Guidelines

Leg. Code § 74.87. General principles.

- (1) All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.*
- (2) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- (3) Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.*
- (4) New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.*

- (5) *The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.*
- (6) *New construction should be compatible with the historic and architectural character of the district.*

§ 74.90. – New construction and additions.

- (j) *Demolition. Demolition permits will be reviewed on a case-by-case basis and will be determined by the category of building (pivotal, contributing and noncontributing) and its importance to the district, the structural condition of the building and the economic viability of the structure.*

§ 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 business' 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.

D. FINDINGS: The following findings are based upon HPC records and research including a site inspection of the property on June 4, 2012 by HPC staff and a Code Enforcement Officer and Senior Building Inspector from DSI.

1. Leg. Code § 74.90. (j) - The Preservation Program for the Dayton's Bluff Historic District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and noncontributing), its importance to the district, the structural condition of the building and the economic viability of the structure.
2. *The category of the building.* The building is classified as contributing to the Dayton's Bluff Historic District. Much of the exterior architectural detail is intact and in good condition. Staff

considers the building's historic and architectural integrity as good.

3. *The importance of the building to the district.* The house was constructed during the period of significance and during a strong building boom from 1880 to 1900. The Dayton's Bluff Handbook states the following about late nineteenth-century vernacular properties;

At least 430 houses were built in the decade of the 1880s, and about 60 were added during the 1890s. Several hundred vernacular houses built for railroad and factory workers and their families made up much of the total. Pattern books and millwork catalogues were the source of many of these simple designs. Among the most interesting of the many types of housing created on Dayton's Bluff was the small one- or two-story "worker's cottage." Their construction was often financed by mortgages offered by organizations such as the Workingmen's Building Society.

The number of houses still extant in the Dayton's Bluff Historic District during this time period is unknown.

The Sanborn Insurance map for this site indicates the footprint of the house has not changed much if any since 1925 with the exception of the removal of the auto garages at the rear of the lot. There is not an alley on this block and parking in the rear yard is accessed by a curb cut and gravel driveway.

This block of East Third Street has changed significantly over the past several decades. The eastern portion of the block has retained the most historic and architectural integrity. The western portion of the block has new construction and several vacant lots. This is partially due to an explosion a couple decades ago at Maria and East Third Street that caused severe damage to many of the neighboring businesses and residences.

Staff has not researched other historical associations, such as persons that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1983 Saint Paul and Ramsey County Historic Sites Inventory form and the 1989 Dayton's Bluff Inventory Form identify the builder as Frederick J. Reinecker who built the house at 700 Third Street East which also retains a high degree of architectural integrity.

4. *Structural condition of the building.* On February 16, 2012, an inspection was conducted by DSI and a Building Deficiency Inspection Report was compiled. The Vacant Building registration fees were paid on May 24, 2012 and a Code Compliance Inspection was conducted on June 1, 2012. On June 4, 2012, HPC staff, a Code Enforcement Officer and Senior Building Inspector conducted a site visit. Staff observed interior conditions where some work had commenced, as the plaster that had been damaged by water and covered in mold had been removed. Several original features were observed inside including the stairway with balustrade and newel, some decorative trim and flooring. The interior rooms are largely intact; the rooms have not been divided into units, but remained a single family home. On the exterior, the one story bay window on the west elevation appeared to need roof repairs and the siding and trim had peeling paint and a few trim pieces and porch elements were broken or missing. Staff considers the condition of the exterior of the property to be good with the exception of the leaking roof.
5. *The economic viability of the structure.* According to Code Enforcement, the rehabilitation costs exceed \$50,000 and demolition costs are estimated to exceed \$12,000. Ramsey County estimates the land value at \$12,600 and the house value at \$73,800. The property is

sited on a 40 ft. wide by 125 ft. deep foot lot (5,000 sq. ft.).

6. 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 architectural integrity of 702 Third Street East, HPC staff finds that the building reinforces and contributes to the architectural and historic character of the Dayton's Bluff Historic District and its removal would destroy the historic relationship of the built environment along East Third Street.
7. HPC staff finds that the proposed demolition of the building at 702 Third Street East will have a negative impact on the Dayton's Bluff Historic District. A vacant lot will have a negative impact on the historic district and the loss of historic fabric is irreversible.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of a potential demolition permit application.

HISTORIC PROPERTY INVENTORY
SAINT PAUL HERITAGE PRESERVATION COMMISSION

4/89

ADDRESS OR LOCATION: 702 E. Third St.

HISTORIC NAME: Frederick Reinecker House #1

CONSTRUCTION DATE(S): 1882 (g)

ORIGINAL USE: dwelling

ARCHITECT:

SIGNIFICANT OWNERS OR OCCUPANTS (O=ORIGINAL):
Frederick Reinecker (1882g) (1885bb)

BUILDER: Frederick J. Reinecker (g) (p)

CURRENT NAME:

STORIES AND STYLE:

CURRENT USE: duplex

2 1/2 story patternbook eclectic

DESIGNATION STATUS

HPC INDIVIDUAL DISTRICT CONTRIBUTING
 NONCONTRIBUTING
NRHP INDIVIDUAL DISTRICT CONTRIBUTING
 MULTIPLE PROP NONCONTRIBUTING

MAJOR B-PERMITS (1=START):

no initial permit

COST: \$3,000 (g)

ORIGINAL DIMENSIONS:

WALL STRUCTURE AND FACINGS:

frame, aluminum on clapboard

ROOF TYPE AND MATERIALS:

hip and deck with front gable,
asphalt

FOUNDATION MATERIALS:

limestone

1983 RAMSEY COUNTY HISTORIC SITE SURVEY REPORT

SURVEYED DECLARED ELIGIBLE
 NOT SURVEYED DECLARED SIGNIFICANT

ARCHITECTURAL SIGNIFICANCE/CHARACTER/DETAILS:

Similar to 700, but projecting wing is
reduced to 2-story bay and gable is
simplified. Original brackets were
ornate Eastlake.

CURRENT SURVEYOR EVALUATION

RECOMMENDED FOR HPC DESIGNATION
 INDIVIDUAL DISTRICT PIVOTAL
 DISTRICT CONTRIBUTING
 DISTRICT NONCONTRIBUTING
 ELIGIBLE FOR NRHP
 INDIVIDUAL MULTIPLE PROPERTY DISTRICT
 NOT ELIGIBLE FOR NRHP
 FURTHER RESEARCH IS REQUIRED

ALTERATION/DEGRADATION

Significant losses at and above cornice line due to fire and heavy-handed aluminum
venereing. Roof line greatly altered.

SIGNIFICANT HISTORICAL ASSOCIATIONS AND CONTEXTS

One of two significant houses by local builder Frederick Reinecker. Built a year apart,
they display the transition from late Italianate (702) to Queen Anne classicism (700).

REFERENCES

p=BUILDING PERMIT
pc=PERMIT INDEX CARD
fc=FIELD ASSESSMENT CARD, C. 1914-1920
m=WPA MORTGAGE FILE
wd=WPA DEED FILE

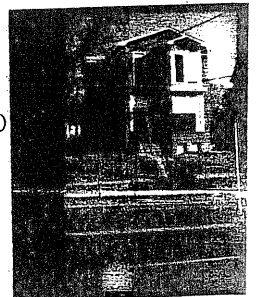
b=DUAL CITY BLUEBOOK
d=CITY DIRECTORY
a=SHOWN IN HOPKINS' ATLAS, 1884
g=ST. PAUL DAILY GLOBE DECEMBER 31, 1882

PIN ID: 32-29-22-41-0026-3

CURRENT OWNER'S NAME AND ADDRESS:

Richard J. & Jane Schwartz
Steven R. Schwartz
2210 Falcon Avenue
St. Paul, MN 55119

[AFFIX PHOTO



LEGAL DESCRIPTION (USE BACK IF NECESSARY):

Lot 21, Block 38, Lyman Dayton's Addition

INVENTORIED BY: *P. K. L.*

DATE: 10/12/88

Historic Sites Survey

Ramsey County Historical Society

Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 702 E. Third Street
2. District/village: 4
3. Common name: _____
4. Historic name: _____
5. Original use: house
6. Present Use: apartments
7. Access: Yes No Limited
8. Period of construction: ca. 1880
9. Style: Italianate
10. # of bays: 2
11. # of stories: 2
12. Roof style: truncated hip with flared eaves
13. Roof covering: asphalt shingle
14. Dormer style & #: none
15. Chimney style, material, location & #: 1 interior endwall brick
16. Type of fenestration: rectangular 1/1
17. Type of foundation: 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:

Box-like massing with vertical emphasis. Two story rectangular bay window topped by gable end on main facade with bracketed eaves and incised carving. Double leaf door with transom. Window frames have incised cornerblocks. Bay window on west facade.
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:

Siding, entrance porch removed, new windows.
23. If a corner lot, describe: NW NE SE SW corner of _____
cross street
24. Side of street: South
25. Setting: agricultural residential commercial industrial suburban
 Other: _____
26. Significant site and landscape features:

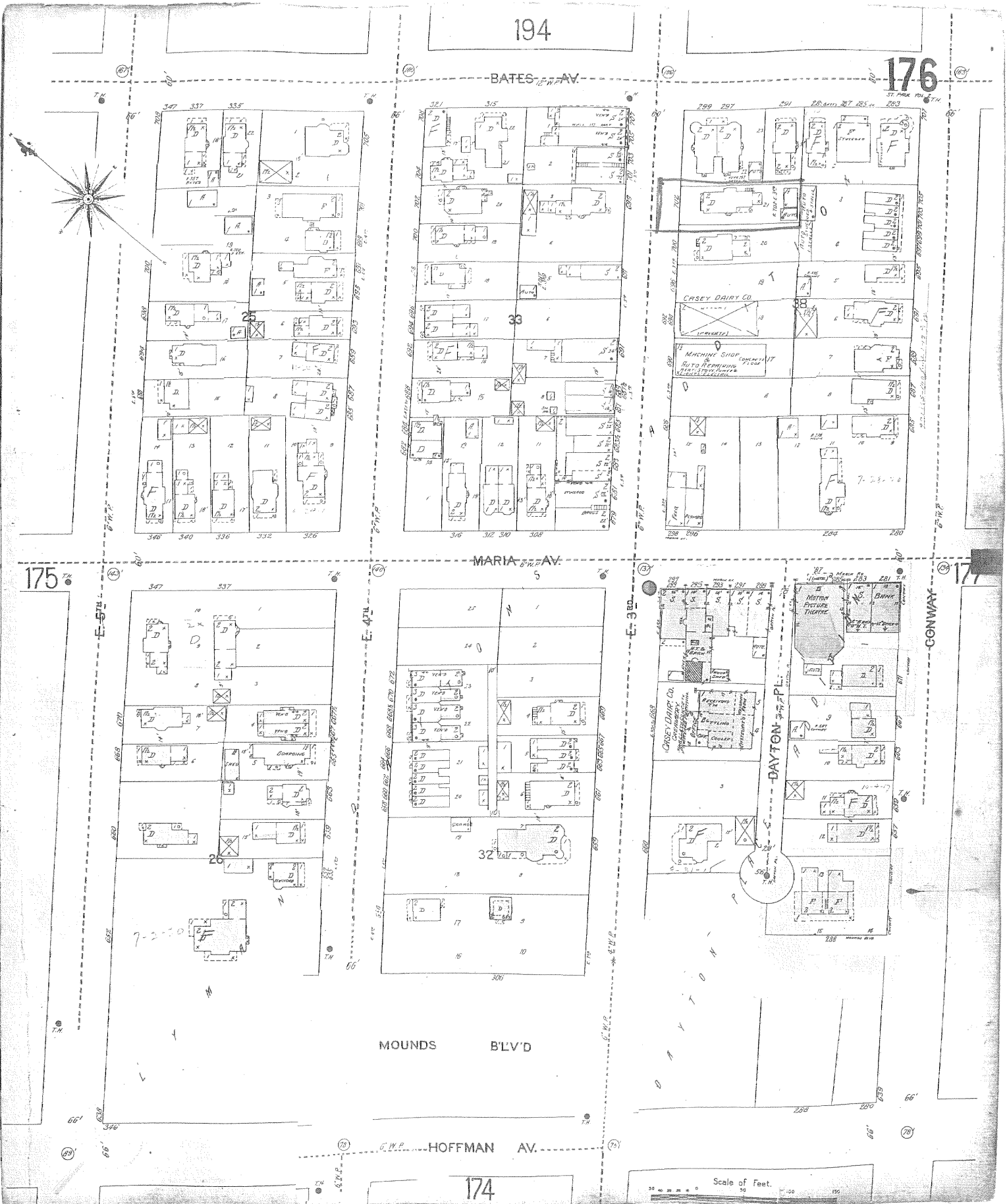
House sits four feet above street grade.
27. Threats to site: Commercial expansion.
28. Additional comments:
29. Date(s) of site visit(s): 4/29/82
30. Negative file number(s): 321/4/17
31. Map location code(if applicable): _____
32. Name of fieldworker: S. Granger

Planning district/
village #: _____

Address/
Location: 4 702 E. Third Street

Historic
Name: _____

Common
Name: _____



WYOMING
Highway of County Road
Line Road
AV Road Street
WYOMING



GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

Show Dashboard Show Reference Map

