

WHITE - CITY CLERK
PINK - FINANCE
CANARY - DEPARTMENT
BLUE - MAYOR

CITY OF SAINT PAUL

Council File NO. 85-1071

Ordinance

Ordinance NO. 17283

Presented By [Signature]

Referred To _____ Committee: Date _____

Out of Committee By _____ Date _____

An Ordinance designating the William and Catherine Davern Farmhouse as a Heritage Preservation Site.

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

Section 1.

Pursuant to the authority contained in Chapter 73 of the Legislative Code, upon the request of the Heritage Preservation Commission of the City of Saint Paul and after having duly considered the matter at a public hearing held in accordance with the said ordinances, the Council of the City of Saint Paul does hereby designate the following described property to be a Heritage Preservation Site.

William and Catherine Davern Farmhouse, 1173 Davern Street, Saint Paul, Minnesota, on property legally described as Unplatted lands subject to Davern Street and easements, and except west 65 feet of the south 417 48/100 ths feet south to 417 29/100 ths feet of east 1/4 of the SW 1/4 of the SE 1/2 of Section 16, twp. 28, Range 23.

Section 2.

The Preservation Program for this heritage site is stated as follows:

WILLIAM AND CATHERINE DAVERN FARMHOUSE

Preservation Program

The exterior appearance of the house should be

COUNCILMEN

Yeas	Nays	
Fletcher		_____ In Favor
Drew		
Masanz		_____ Against
Nicosia		
Scheibel		
Tedesco		
Wilson		

Adopted by Council: Date _____

Certified Passed by Council Secretary
By _____

Approved by Mayor: Date _____
By _____

Requested by Department of:

By _____

Form Approved by City Attorney
By _____

Approved by Mayor for Submission to Council
By _____

WHITE - CITY CLERK
PINK - FINANCE
CANARY - DEPARTMENT
BLUE - MAYOR

CITY OF SAINT PAUL

Council File NO. 85 1071

Ordinance

Ordinance NO. 17283

Presented By _____

Referred To _____ Committee: Date _____

Out of Committee By _____ Date _____

preserved in a manner consistent with the original design intent. Any additions or alterations that would obscure or detract from the architectural integrity or historic character of the building or its site should be avoided.

Section 3.

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.

COUNCILMEN

Yeas	Nays	
Fletcher		<u>5</u> In Favor
Drew	5	
Masanz		<u>0</u> Against
Nicosia		
Scheibel		
Tedesco		
Wilson		

Adopted by Council: Date AUG 29 1985

Certified Passed by Council Secretary

By [Signature]

Approved by Mayor: Date SEP - 4 1985

By _____

Requested by Department of:

By _____

Form Approved by City Attorney

By _____

Approved by Mayor for Submission to Council

By _____

SAINT PAUL HERITAGE PRESERVATION COMMISSION SITE NOMINATION FORM

1. NAME

Historic: William & Catherine Davern Farm House
Common:

2. LOCATION

Address: 1173 S. Davern Street

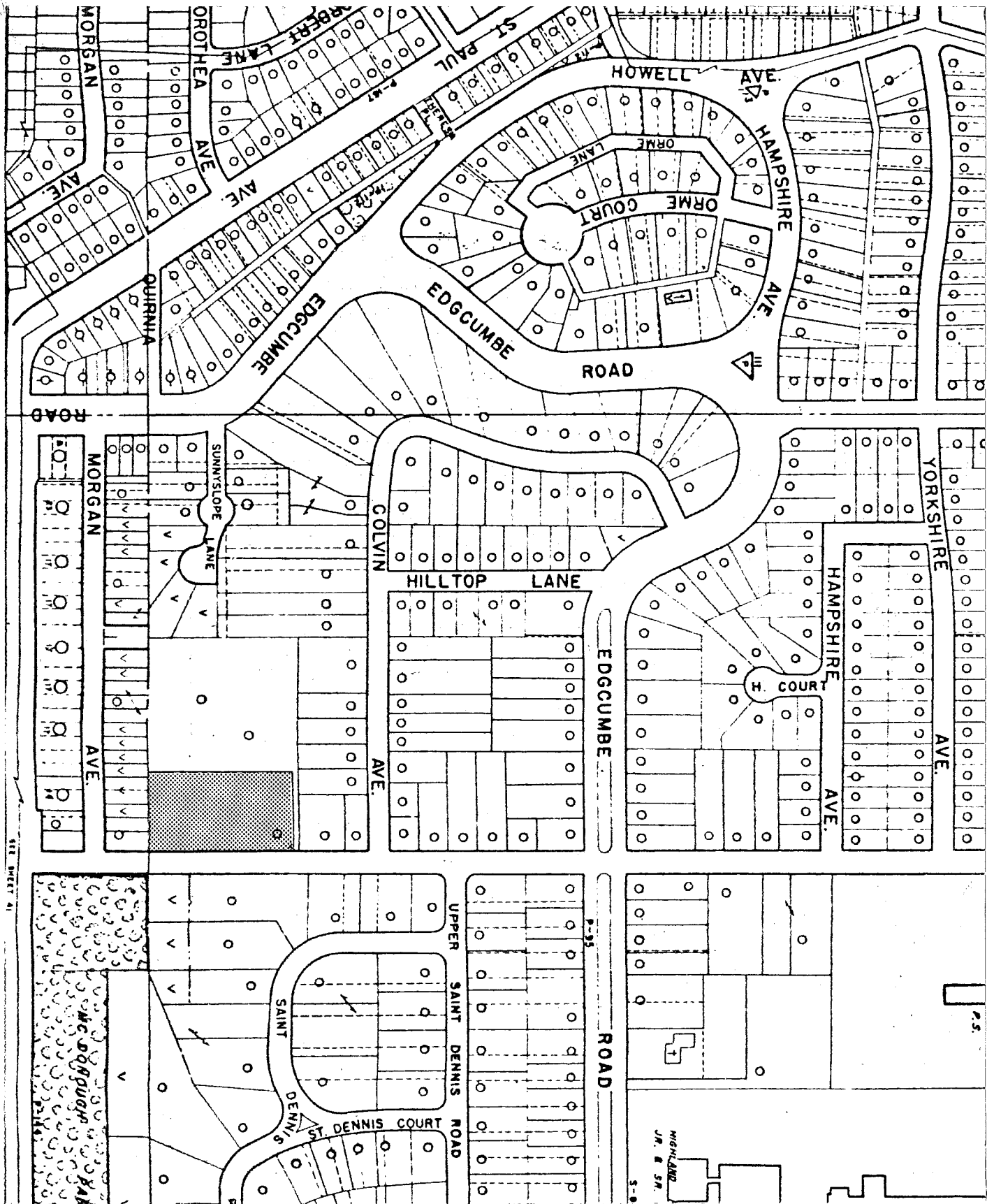
Legal

Description: Unplatted lands subject to Davern Street and easements, and except west 65 feet of the south 417 48/100ths feet south to 417 29/100ths feet of east $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Twp. 28, Range 23.

3. PRESENT OWNER

Name: Mr. & Mrs. Michael A. O'Brien
Address: 1173 S. Davern Street, St. Paul, Minnesota

4. LOCATION MAP



SITE SHEET 41

5. DESCRIPTION

The Davern farm house is an Italianate style, woodframe house built ca. 1862. It is located on a large lot along the bluffs in the Highland Park neighborhood of St. Paul and is surrounded by many large middle class houses which date from ca. 1950. The main facade is now five bays wide, the northern two of which were added in 1929. The house features a basic box-like form. It has an ornate cornice with dentils and large brackets and has a fairly tall, narrow rectangular windows with 2/2 and 4/4 sash and louvered shutters. A historical photograph of the house taken before the northern two bays were added reveals that the house originally had double leaf doors, rather than the present wide, panelled door which has thin sidelights and a transom. Other alterations made since that time have included removing and replacing the original chimneys, installing a rear addition and numerous interior alterations. The interior of the house does retain many of its original hardwood doors which have heavy raised panelling. The original floor plan can still be detected and the original staircase with its wide, polygonal newel post has survived though now it is roughly at the center of the first floor due to the addition of the northernmost two bays (originally the staircase was along the northern side wall). The dining room has a delicately carved marble mantelpiece which was installed in 1929 when the house was owned by Clinton C. Dailey, the secretary of the Drake Marble Company. Despite the aforementioned alterations, the house retains much of its original integrity and it is in excellent condition. None of the original farm outbuildings have survived.

6. SIGNIFICANCE

The William and Catherine Davern Farm House is historically and architecturally significant as a rare, surviving farm house in an area of post-World War II homes, as the home of one of the first farm families to settle in the area of St. Paul which was originally known as Reserve Township, and as one of the oldest and most intact, Italianate style farm houses still standing in Ramsey County.

William Davern received a government grant of 160 acres in the old Reserve Twonship and built his farm house on this site ca. 1862. Davern was an Irish immigrant who came to the United States in 1848. After settling in St. Paul he became active in organizing some of the first schools in Reserve Township and was one of the original members of the Minnesota Territorial Legislature in 1849. Davern married his second wife, Catherine Ryan, in about 1860, and he was the father of thirteen children. One of Davern's main crops was barley which he sold to the local breweries. The Davern family lived in this house until 1919 when they sold it to H.B. Fuller, Jr. who was then the president of the H.B. Fuller Company. By 1929 the house was owned by Clinton C. Dailey, the secretary of the Drake Marble Company. In that year he spent \$7,000 to add two bays to the north side of the house, bringing the house to its present appearance.

7. PRESERVATION PROGRAM

The William and Catherine Davern Farm House, built circa 1862, is significant as a rare, surviving farm house in an area of post World War II homes, as the home of one of the first families to settle in an area of St. Paul originally known as Reserve Township, and as one of the oldest and most intact Italianate style farm houses still standing in Ramsey County. The exterior appearance of the house should be preserved in a manner consistent with the original design intent. Any additions or alterations that would obscure or detract from the architectural character of the building or its site should be avoided.

8. FORM PREPARED BY

Name/Title: Thomas Twohig and Ruth Prebil, staff interns

Supervisor: Thomas Zahn, Preservation Planner

Date: August 21 and December 12, 1984

National Register Form: prepared: December 1982

by: Patricia Murphy, Director
Historic Sites Survey of St. Paul and Ramsey County
75 W. 5th Street
St. Paul, Minnesota 55102

9. DOCUMENTATION ON FILE

slides/photographs of the structure
National Register Form
Historic Sites Survey Form

SITE NOMINATION STAFF REPORT

SITE

LOCATION

PRESENT OWNER

~~William and Catherine Davern Farmhouse~~
Davern Farmhouse

1173 S. Davern Street

Mr. & Mrs. Michael A. O'Brien

~~Butler House~~
Butler House

1345-1347 Summit Avenue

George & Gladys Tambornino
Malka & Ernest Goodman

~~Rau-Strong House~~
Rau-Strong House

2 East George Street

Gertrude Strong/O. Strong
F. Strong

~~Charles W. Schneider House~~
Charles W. Schneider House

1750 East Ames Place

John Schneider

STAFF REPORT:

DATE: 12-19-84

BY: Ruth Prebil, staff intern

A. PURPOSE:

To consider the nomination of the above listed houses to the list of designated Saint Paul Heritage Preservation sites.

B. SITE AND AREA CONDITIONS:

The Davern Farmhouse (ca. 1862) is located on a large lot along the bluffs in the Highland Park neighborhood and is surrounded by many large middle class houses which date from ca. 1950.

The Butler House is located on the northwest corner of Summit and Hamline Avenues. It sits on a large lot on a stately avenue occupied by many historic houses.

The Rau-Strong House is situated on property consisting of three lots upon which are two structures, the house itself and a limestone carriage house. The site is hilly and includes a spacious lawn.

The Charles W. Schneider House sits next to the Ames School in St. Paul's East Side neighborhood less than one block east of busy White Bear Avenue.

C. BUILDING DESCRIPTIONS:

(See Site Nomination Forms)

D. CONSIDERATIONS:

The William and Catherine Davern Farmhouse is historically and architecturally significant as a rare surviving farmhouse in an area of post-World War II homes, as the home of one of the first farm families to settle in Reserve Township, and as one of the oldest and most intact Italianate style farmhouses in Ramsey County.

The Butler House is significant for its association with Pierce Butler, Ramsey County Attorney and U.S. Supreme Court Justice, and Walter Butler, one of the Midwest's best known building contractors. It is one of the more visually distinctive residences on St. Paul's Summit Avenue.

The Rau-Strong House is significant as an example of middle class taste during the last half of the nineteenth century in St. Paul.

E. OWNER RESPONSE:

The owners of all the listed houses have been notified of the public hearing for designation of the structure at least 20 days before the hearing date.

The owners of the Davern Farmhouse, Mr. and Mrs. Michael A. O'Brien, have expressed support for the proposed designation.

The owners of the Butler House have not responded to notification of designation.

The owners of the Rau-Strong have responded to notification and do not oppose designation.

The owner of the Charles W. Schneider House, John Schneider has responded to notification and did not express opposition to the proposed designation.

F. STAFF ANALYSIS:

The houses listed are all significant examples of St. Paul architecture and provide a link to the history of the city. As such, designation as a Heritage Preservation site would be appropriate.

Designation as a Heritage Preservation site would:

1. deter any possible demolition of the building in order to save the rich heritage the building demonstrates; and
2. be an appropriate reinforcement to National Register designation.



FOUNDED IN 1849

MINNESOTA HISTORICAL SOCIETY

690 Cedar Street, St. Paul, Minnesota 55101 • (612) 296-6126

10 December 1984

Mr. Keith McCormick, Chair
Heritage Preservation Commission
City of St. Paul
25 West Fourth Street
St. Paul, Minnesota 55102

Dear Mr. McCormick:

RE: Local Designation of
William and Catherine Davern Farmhouse
1173 South Davern Street
St. Paul, Minnesota

MHS File Number: U-783

Thank you for the opportunity to comment on the above referenced designation. It has been reviewed pursuant to Minnesota Statutes §471.193 subd. 5., and Chapter 73.05(4) of the St. Paul Legislative Code.

The William and Catherine Davern House was listed on the National Register of Historic Places on 6 October 1983. It is significant for its Italianate architectural design and for its significance as an early St. Paul farmhouse located in what was once Reserve Township. As such, it is an appropriate candidate for local designation.

If you have any questions regarding our assessment of this property, please contact Susan Roth, Research Historian, Minnesota Historical Society, Fort Snelling History Center, St. Paul, Minnesota 55111.

Sincerely,

Russell W. Fridley
State Historic Preservation Officer

RWF/fr



GEORGE LATIMER
MAYOR

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION

25 West Fourth Street, Saint Paul, Minnesota, 55102
612-292-1577

November 16, 1984

Mr. & Mrs. Michael A. O'Brien
1173 S. Davern Street
St. Paul, MN 55116

Dear Mr. & Mrs. O'Brien:

The Saint Paul Heritage Preservation Commission was created by ordinance to designate and protect sites which the community believes to have historic and architectural importance. The Davern Farmhouse may be a candidate for designation.

The following materials are enclosed for your information: a notice of public hearing, a Saint Paul Heritage Preservation Commission Brochure, and a summary of the designation process. Also enclosed is a summary of the results of the research done on your property. Your comments, corrections or additions regarding this research are invited. As a part of any proposed HPC designation, a preservation program is drawn up for each site considered. A copy of the potential preservation program for your site is included with the letter.

If you have any questions or concerns that you would like to discuss before the public hearing, the Executive Committee of the HPC will be available to talk to you on Tuesday evening, November 27 and Thursday evening, November 29. They will be at the auditorium of the Lexington Branch Library, 1080 University Avenue, from 6-8 p.m. both evenings. Please call me at 292-1577, extension 297 to schedule a time for you to see them, or for any other questions you might have.

Sincerely,

Tom Zahn
Planner, Heritage Preservation Commission

TZ:lm
Enclosures