



Saint Paul Heritage Preservation Commission  
Department of Planning and Economic Development  
25 Fourth Street West, Suite 1400  
Saint Paul, MN 55102  
Phone: (651) 266-9078  
ApplyHPC@stpaul.gov

## HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

*This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.*

### 1. CATEGORY

Please check the category that best describes the proposed work

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning          | <input type="checkbox"/> New Construction/Addition/<br>Alteration |
| <input type="checkbox"/> Moving                | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only              |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____          |   |

### 2. PROJECT ADDRESS

Street and number: 716 Wilson Avenue Zip Code: 55106

### 3. APPLICANT INFORMATION

Name of contact person: Joe Musolf

Company: Housing and Redevelopment Authority of the City of Saint Paul

Street and number: 25 West Fourth Street, Ste. 1100

City: Saint Paul State: MN Zip Code: 55102

Phone number: (651) 266-6594 e-mail: joe.musolf@ci.stpaul.mn.us

### 4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: \_\_\_\_\_

Street and number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone number: \_\_\_\_\_ e-mail: \_\_\_\_\_

### 5. PROJECT ARCHITECT (If applicable)

Contact person: \_\_\_\_\_

Company: \_\_\_\_\_

Street and number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone number: \_\_\_\_\_ e-mail: \_\_\_\_\_

**FOR HPC OFFICE USE ONLY**

Date received: 9.15.15

FILE NO. 16-001

Date complete: \_\_\_\_\_

District: DB /Individual Site: \_\_\_\_\_

Pivotal/Contributing/Non-contributing/New Construction/Parcel

**Requires staff review**

Supporting data: YES NO  
Complete application: YES NO  
The following condition(s) must be met in order for application to conform to preservation program:

**It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).**

\_\_\_\_\_  
HPC staff approval

Date \_\_\_\_\_

**Requires Commission review**

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: 10.8.15

City Permit # \_\_\_\_\_ - \_\_\_\_\_

**HPC Staff Notes**

[Empty box for HPC Staff Notes]



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6655  
Facsimile: 651-228-3261*

Saint Paul Heritage Preservation Commission  
Department of Planning and Economic Development  
25 Fourth Street West, Suite 1400  
Saint Paul, MN 55102

RE: 716 Wilson Avenue Request for Demolition

September 17, 2015

Dear Heritage Preservation Commissioners,

The Housing and Redevelopment Authority of the City of Saint Paul (HRA) requests approval for the demolition of 716 Wilson Avenue, which is located within the Dayton's Bluff Heritage Preservation District.

The HRA has evaluated the structural integrity and economic feasibility of rehabilitating the aforementioned structure and has concluded that doing so is cost-prohibitive. An evaluation of the structural condition, which includes photographs of structural conditions and supports demolition, is attached to this application.

Economic considerations accounted for the cost of rehabilitation, market conditions and the lack of return on investment, all of which make public subsidy of this project impractical. Previously received developer proposals indicated that the total development cost could range from \$600,000 to \$670,000, resulting in a subsidy requirement of between \$480,000 and \$550,000.

Use as a single family residential structure was the only use explored; no adaptive re-use options were evaluated.

Respectfully,

Joe Mursolf  
Principal Project Manager

**Attachments:**

- Attachment A: Structural Report and Photographs
- Attachment B: Exterior Photographs
- Attachment C: Arson Inspection Report
- Attachment D: Arson Photographs



**Mattson  
Macdonald  
Young**  
structural  
engineers

Bassett Creek Business Center  
901 North 3rd Street, #100  
Minneapolis, MN 55401

612-827-7825 voice  
612-827-0805 fax

14 September 2015

Sarah Zorn  
Planning and Economic Development  
25 West Fourth Street, Ste. 1100  
St. Paul, MN 55102

Project No.: 15535.00  
Re: Structural Condition Review of the building at 716 Wilson Ave.

Dear Sarah:

We visited the existing house at 716 Wilson Ave. on Tuesday, August 25<sup>th</sup>, 2015. The purpose of our visit was to form an opinion of the building condition and to identify any areas of damage, deterioration, or deficiency and to assist the owner in planning the future of the house. The following is a summary of our observations and opinions:

### **Scope**

This report concerns only the structural frame and elements that are an integral part of the load resisting system for the building. We did not observe and report on the building electrical systems, mechanical systems, fire protection, egress, and life safety compliance with the building code.

Our review concerned the basement level and the foundation walls that could be observed directly within that space, any visible roof systems, any visible wall structures, and any visible beams or joists. Observations that were performed are considered a cursory "walk-through" of the building. The performance of the structural system and framing elements was judged by visual observation only. This work should not be considered a detailed investigation of the building or of specific elements of the building framing system. During our walk through no finishes were removed to expose structural systems.

Calculations were not performed on the total building system nor were the apparent load capacities of the floor or roof determined as a part of this report.

### **Qualifications of the Personnel**

Joe Cain P.E. is the author of this report, the lead investigator, and the Structural Engineer of Record (SER). Joe has 30 years of experience in the field of structural engineering and has performed condition reviews as the SER on numerous buildings that are similar to the subject building. Travis Stanley E.I.T. has aided in the observation work, analysis, and research and has contributed to the preparation of the report.

### **Methods of Investigation**

The method of investigation was by casual observation and was limited to those structural elements that were exposed to view. However, much of the structural system was covered by finish material, in which case the performance of the finish material was assumed to reflect the performance of the structural elements to which the finish material was attached. No attempt was made to perform an exhaustive investigation of all structural elements. No finish material was removed or damaged to expose the underlying structural elements. No existing as built documents were available for our use. Nor were we made aware of any previous reports related to the structural condition of the building or investigation of building elements.

### **Building Description**

The building is a two story house with a full basement. It was constructed on or about 1912. The roof is constructed with hand framed lumber joists which are supported on wood stud bearing walls at the building perimeter.

The foundation walls that could be observed were constructed with rubble limestone masonry below grade and concrete block masonry above grade. The first floor is supported at the interior of the basement level with heavy timber beams, supported on timber columns that extend to the basement floor. The basement floor areas that were not covered were observed to be concrete slab on grade. It is assumed that the building walls and interior columns rest on spread footings.

### **Observed Conditions**

In general, the structural elements of the building framing and foundation were judged to be in poor condition. There were conditions of deterioration or damage noted in the observations and will be described below in more detail.

There is fire damage throughout the northeast end of the building, primarily the porch. Picture 1 and Picture 2 show the fire damage from within the home. The fire damage affected all of the beams that were visible in the front porch. It is also likely that the fire damaged more structural elements that were covered both in the porch and the main house. Fire damage can be seen on the finish throughout the building. Picture 3 shows the exterior elevation of the house at the north corner.

The fire damage to the structure in is mostly to the porch posts and lintels where the black char and ash is seen in Picture 1. Those members likely require replacement.

Other members such as floor joists that are just darkened or slightly charred could be kept but would require soda blasting or some other procedure to remove the smoke smell.



**Picture 1 – Front Porch Fire Damage**

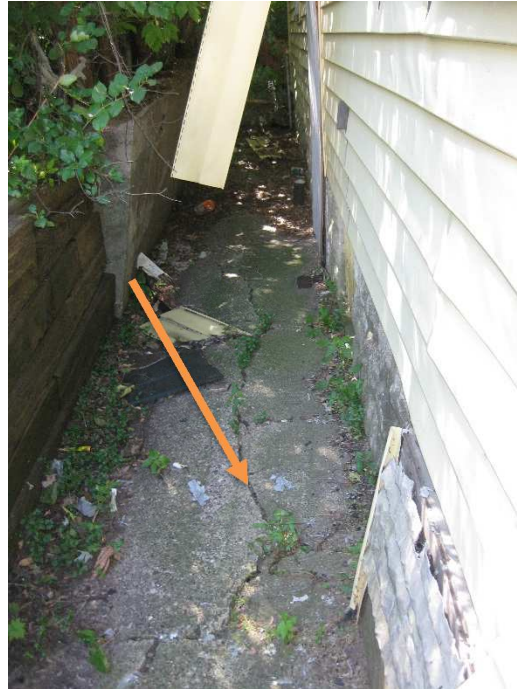


**Picture 2 – Front Porch Fire Damage**



**Picture 3 – Fire Damage, Northeast Elevation**

The exterior sidewalk of the northeast side of the house has a crack that runs through the center of it. The portion of the sidewalk closest to the house slopes down toward the foundation. The foundation of the porch is unknown. It is likely that the porch is settling, which is causing the soil to move and the crack to appear. Water drainage is also an issue. Due to the slope, water will drain towards the house. The water will infiltrate the basement through the foundation walls and likely cause damage to the walls over time. Picture 4 shows the crack at the northeast corner of the house.



**Picture 4 – Crack in Sidewalk at Northeast Corner**

The interior sides of the foundation walls are in poor condition. There is cracking and spalling of the walls that can be seen throughout the basement. Picture 5 and Picture 6 show the faces of two of the foundation walls that are typical throughout the basement. The exterior of the foundation walls are also in need of repair. There are joints between the masonry units that are missing mortar. Picture 7 and Picture 8 show gaps between masonry units where mortar should be. The limestone walls are likely 16 to 20 inches thick so are not necessarily unsafe or insufficient, however they would require repairs.



**Picture 5 – Interior Foundation Wall**



**Picture 6 – Interior Foundation Wall**





**Picture 7 – Exterior Foundation Walls**



**Picture 8 – Exterior Foundation Walls**

We observed issues with both of the retaining walls at the exterior of the house, they have essentially failed structurally. The timber retaining wall on the southwest side of the building is out of plumb. Along with that, some of the members of the timber wall are out of plane relative to each other. Picture 9 shows the wall with some of the members out of line. Picture 10 shows an up-close look at the end of the retaining wall and illustrates the displacement that has occurred between some of the members. Picture 11 is similar to Picture 9, but as seen from the opposite angle, the displacement of the wall as a whole can more easily be seen.

The concrete wall on the northeast of the house is also out of plumb. The wall itself appears to be sturdy, as evidenced by the lack of cracking or breaking, but its foundation has rotated. Picture 12 shows the wall out of plumb and the same wall can also be seen in Picture 4.



**Picture 9 – Timber Retaining Wall**



**Picture 10 – End of Timber Retaining Wall**



**Picture 11 – Timber Retaining Wall**



**Picture 12 – Rotated Foundation Wall**

The roof and exterior walls, as observed from the outside, appeared to be in good condition. The roof was flat and there were no obvious problems. The exterior walls appeared to be plumb. Picture 13 shows one such roof and wall.



**Picture 13 – House Roof and Exterior Wall**

The existing wood deck off the southwest side of the house is deteriorated, it would need to be removed and replaced (not pictured).

### Summary

The residence at 716 Wilson Ave. is in generally poor condition. As stated above, we made no attempt to remove finish material. Our opinions are based on what was in plain sight. The problems that were seen are likely more extensive than what we observed but were covered with finish materials. In addition to what was previously listed, there could be more issues that we could not observe. Repairs are possible, but it would likely be relatively costly. A more thorough structural review would be required in order to give details for the repair of any specific structural system.

### Limiting Conditions:

The opinions and recommendations contained in this report are based on a cursory observation of the building. No attempt was made to perform an exhaustive investigation of all conditions and building elements. It is possible that conditions exist that cannot be discovered or judged as a result of this limited nature of investigation. The work provided in the preparation of the report concerns the structural system only and is not intended to address mechanical, electrical or plumbing systems, fire protection or handicap accessibility. The owner is encouraged to discuss these items with a building official and other design professionals for guidance and recommendations.

If you have any questions concerning the above, please do not hesitate to contact us.

Sincerely  
Mattson Macdonald Young, Inc.



Travis Stanley, E.I.T.



Joe Cain, P.E.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Joe Cain, P.E.

09/14/2015

MN Reg. No. 40119

Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – 716 Wilson Exterior and Surrounding Photos





Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – Photos of Fire Damage at 716 Wilson



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Attachment B – Photos of Fire Damage at 716 Wilson

































716 Wilson – 2-26-14 photos



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716 Wilson – 2-26-14 photos

