



**DEPARTMENT OF
ADMINISTRATION**

STATE HISTORIC PRESERVATION OFFICE

January 9, 2019

Bill Dermody
City Planner
City of St. Paul, Planning & Economic Development
1400 City Hall Annex
25 W 4th Street
Saint Paul, MN 55102

Re: Demolition of 412 Holly Avenue
St. Paul, Ramsey County
SHPO No. 2019-0573

Dear Mr. Dermody,

Thank you for the opportunity to comment on the above project. Information received in our office on December 10, 2018 has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966, as amended, and implementing federal regulations at 36 CFR Part 800.

Your December 3, 2018 submittal to our office indicates that the City of St. Paul (City) proposes to utilize federal Community Development Block Grant funding to demolish the property located at 413 Holly Avenue. This constitutes a federal undertaking subject to review under Section 106. As the delegated federal agency for U.S. Department of Housing and Urban Development programs, pursuant to 36 CFR 800.3-6, it is the City's responsibility to determine the area of potential effect (APE) for the federal undertaking, to identify and evaluate historic properties that may be affected by the proposed federal undertaking, assess adverse effects to historic properties, if any, and resolve any adverse effects.

The City's December 3rd submittal only provides baseline information regarding the proposal to demolish an existing residential property and, aside from the identification of historic properties minimally indicated in the submittal, the City has not provided a formal determination of effect for the undertaking.

Your December 3rd submittal indicates, and our office agrees, with the City's identification of the property at 413 Holly Avenue as being located within the **Historic Hill District**, a historic property which is listed in the National Register of Historic Places (NRHP). To clarify, the property is a contributing element within this historic district.

It is our understanding that the subject property is also a local landmark within the Historic Hill District, as designated by the City's historic preservation ordinance.

Pursuant to 36 CFR 800.5(a)(2)(i), a proposal to utilize federal funding to demolish the historic property would be considered an adverse effect.

We urge the City to seek project alternatives that would avoid demolition and the anticipated adverse effect. Seeking alternatives to demolition, and providing our office and other consulting parties with the

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

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opportunity to participate in meaningful consultation in an effort to avoid adverse effects, is required by the regulations that implement the National Historic Preservation Act.

If a formal determination of adverse effect is made by the City, then the City will also need to notify the Advisory Council on Historic Preservation of this adverse effect, and allow them the opportunity to participate in consultation per 36 CFR 800.

Along with consultation with our office the City is also required to identify and invite any additional parties with an interest in historic preservation or the potential effects caused by this federal undertaking into the Section 106 review consultation process. The City is also required to notify the public of the potential adverse effect to the historic property and provide the public with an opportunity to provide comment.

We look forward to continuing consultation with the City as you seek ways to avoid this adverse effect. If you have any questions regarding our review, please contact me at 651-201-3290 or sarah.beimers@state.mn.us.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

Cc via email:

George Gause, St. Paul Heritage Preservation Commission

ST. PAUL MINNESOTA HERITAGE PRESERVATION COMMISSION

INVENTORY OF INDIVIDUAL CITY STRUCTURES
AND HISTORIC SITES

HISTORIC NAME:	Dr. Louis Gilbert House	COMMON NAME:	
ADDRESS:	412 Holly	LEGAL:	WP; 20; 16 + 17
HPC DISTRICT:	Hill	HPC CATEGORY:	
ORIGINAL OWNER:	Dr. L. Gilbert	PRESENT OWNER:	Daniel E. & Karlene S. Wagers
ORIGINAL USE:	Residence	PRESENT USE:	Residence
		PRESENT ZONING:	RT-2

DESCRIPTION

CONSTRUCTION DATE:	1886	DATE SOURCE:	Permit
ARCHITECT:	Mould (Gilbert?)	BUILDER:	
ALTERATIONS:			
Date:		Work Completed:	Architect/Builder:

STYLE:	Shingle	PLAN:	Rectangular
		NUMBER OF STORIES:	2½

TYPE/MATERIAL:

Foundation: Coursed ashlar stone.

Exterior Wall: Clapboard on the first floor, shingles on the upper floor. Gable end on left, front facade.

Roof: Gable with wooden shingles.

Roof Trim/Cornice: Decorated eaves with dentils.

Chimneys: Three interior chimneys. One on the left, one on the right portion of plan.

Doorways: Entrance is slightly off-center to the right. Single leaf with glass pane. Entrance portico with a gable roof. Simple square columns with braces.

Porches: Open 3-bayed porch on the left side of the house. Back doorway. Plain back porch.

Fenestration: Two oriel windows on first level, one triple and two double sets evenly placed on the second level.

Dormers: One double hung, double unit with a gabled dormer on the right portion of roof.

OUTBUILDINGS: None

Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/Location: 412 W. Holly Avenue
2. District/village: 8 3. Common name: _____
4. Historic name: _____ 5. Original use: House
6. Present Use: House 7. Access: Yes No Limited
8. Period of construction: ca. 1890 9. Style: Craftsman/Tudor Revival
10. # of bays: 3 11. # of stories: 2 1/2 12. Roof style: Gabled
13. Roof covering: asphalt shingle 14. Dormer style & #: 2 gabled (1 wall dormer)
15. Chimney style, material, location & #: 2 brick interior endwall
16. Type of fenestration: 1/1 rectangular, leaded glass
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:
Large gabled roof house with projecting gable end which intersects main roof mass at main facade. Gable returns. Upper 1 1/2 stories covered in stained wood shingles. Projecting gable end has polygonal first story with leaded glass windows and rectangular second story with rectangular windows in frame with diagonal design. Small rectangular projection west of door has shed roof and rectangular windows with leaded diamond-shaped panes. Small gable roofed entrance porch has simulated #28
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:
Some aluminum combination 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:
27. Threats to site: _____
28. Additional comments:
#19. half-timbering, tie beams, square posts with simple brackets. One story hipped roof porch on east facade has square columns and simple square balusters. This porch wraps around to the rear of the house.

Planning district/
village #: 8

Address/
Location: 412 W. Holly Avenue

Historic
Name: _____

Other
Name: _____

33. Architect/engineer: _____

34. Builder/contractor: _____

35. Present Owner: Dan Wagers 36. Date built: _____

Address: 412 W. Holly Avenue 37. Date source: _____

38. Legal Description: East 1/2 of Lot 16-17, Block 20, Woodland Park Addition

39. Building Permit #: not on index card

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? National Register, State, If yes, explain rationale: _____

H.P.C. Historic Hill Districts

47. Historical background:
Unfortunately, the building permit index card for this house contains no original permit information. This building has been attributed both to Cass Gilbert and to the firm of Reed and Stem, though this has not been verified.

48. Level of significance: Local State National

49. Statement of significance:
This house is an amazing and sophisticated Tudor Revival/Craftsman building. Unfortunately, more research needs to be done on the house before the names of the architect, builder, and original owner are known.

50. Sources of information:
See Historic Sites Survey Architect and Contractor File.

Photographs

