

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NUMBER: 877 Wilson Avenue, Historic Resource Review
DATE: October 4, 2012

WHEREAS, the City of Saint Paul has declared as a matter of public policy, in Chapter 73 of the Saint Paul Legislative Code, "that the preservation, protection, perpetuation and use of areas, places, building, structures and other objects having special historical, community or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people;" and

WHEREAS, Chapter 73 also establishes the purposes of heritage preservation to be to: "safeguard the heritage of the City of Saint Paul by preserving sites and structures which reflect elements of the city's cultural, social, economic, political or architectural history; protect and enhance the City of Saint Paul's attraction to residents, tourists and visitors, and serve as a support and stimulus to business and industry; enhance the visual and aesthetic character, diversity and interest of the City of Saint Paul; foster civic pride in the beauty and notable accomplishments of the past; and promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City of Saint Paul;" and

WHEREAS, Chapter 73 also establishes the Saint Paul Heritage Preservation Commission and states that it "shall serve as an advisory body to the mayor and city council on municipal heritage preservation matters;" and

WHEREAS, the commercial/residential building, located at 877 Wilson Avenue (RA-SPC-2335) in the City's Dayton's Bluff neighborhood is now threatened with demolition as the City has issued an Order to Abate; and

WHEREAS, The Redmond Corner saloon and apartments at 877 Wilson (Hudson) Avenue was constructed in 1885 by a builder named Newhauser for the cost of \$1,000. The building has a flat roof and frame construction with stucco over clapboard and limestone foundation. The façade is divided into three bays. The historic character of this building has been retained in the small, scrolled modillions and turned columns. The pressed metal cornice has small cut-out brackets, similar to the storefront cornice. The first floor storefront area has been recessed beneath the second story. There is a two-story, rear porch addition. The Redmond's developed this and the adjoining property. Mr. Redmond lived in the building and operated the saloon. According to the 1989 inventory form, the property at 867 had already been developed by 1881 and the rear lot of 877 originally had a cooper shop (c. 1884-1887). The inventory form identified this property as being contributing to the character of the Dayton's Bluff Historic District, but was later cut out of the district when the boundary line moved to the other side of the lot. The 1983 Historic Sites Survey statement of significance identified the building as "a much altered commercial building which may be historically significant to the neighborhood as an early business with possible links to Hudson Road (originally called Hastings Avenue)"; and

WHEREAS, on September 11, 2012 at the Legislative Hearing, staff recommended the HPC consider this property for review as a historic resource. A historic resource is defined as "a property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a heritage preservation site or district as provided in Chapter 73.05;" and

WHEREAS, the Saint Paul Heritage Preservation Commission, based upon information gathered by staff and presented at their October 4, 2012 meeting, made the following findings of fact:

1. The property was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-2335) and the 1989 survey of Dayton's Bluff identified the building as contributing to the character of the historic district. A search of the MN Visual Resource database did not result in any photos of 877 Wilson Avenue.
2. A more intensive level survey would be required to determine if the building would be eligible for local designation or be eligible for the National Register; however, the strengths of the property are the location, remaining architectural detail and possibly its context with the other commercial buildings in the neighborhood like the ones along Bates and Wilson. The loss of a property that would contribute to the Dayton's Bluff historic district would have a negative impact on the integrity of the neighborhood.
3. *Strategy 3.1 in the City's Historic Preservation Chapter of the Comprehensive Plan recommends: Implementing an ongoing survey program to identify and evaluate all types of historic resources in Saint Paul, including buildings, structures, objects, archaeological sites, districts, and landscapes.*

The City of Saint Paul was surveyed in 1983. The Dayton's Bluff neighborhood was surveyed in 1989. The property at 877 Wilson Avenue was identified in those surveys. There has not been any subsequent resurveying of this neighborhood or property to determine if it is eligible for local or National Register listing.

4. *Strategy 3.6 in the City's Historic Preservation Chapter of the Comprehensive Plan recommends: Continuing to develop new and expand on existing historic contexts to allow for the continual identification of a full spectrum of historic resources.*
5. *Strategy 4.5 and 5.3 in the City's Historic Preservation Chapter of the Comprehensive Plan recommend: Acquiring key threatened historic properties until a suitable owner can be found and realizing the full economic potential of key historic resources.*

The rehabilitation of 877 Wilson could serve as a catalyst for addition rehabilitation or development in the surrounding neighborhood.

6. It is always better to retain historic fabric type buildings that are associated with a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood. As part of the NSP program, Dayton's Bluff Neighborhood Housing Services are undertaking the rehabilitation of two commercial buildings and one residential building one block away at the corner of Bates and Wilson.
7. The integrity, or authenticity as evidenced by a site's location, design, setting,

workmanship or association is fair because the alterations that have occurred, such as the recessing of the storefront and the application of stucco over the clapboard can be reversible. The design features appear to be intact and the neighboring properties have varying degrees of integrity and detail that give this area a fair degree of architectural integrity and context. The site's location and setting would be considered to have good integrity. The property was built during a period of significance for the neighborhood and the Dayton's Bluff Historic District.

FINALLY, BE IT RESOLVED, that based on the above information the Heritage Preservation Commission recommends that demolition be delayed for 877 Wilson Avenue in order for alternatives to be explored, such as rehabilitating or mothballing the property. Staff recommends that a qualified historian be hired to evaluate both National Register and local eligibility, not only of the building, but its contribution to the Dayton's Bluff Historic District and neighborhood.

MOVED BY Commissioner Dana
SECONDED BY Commissioner Mazanec

IN FAVOR 8
AGAINST 0
ABSTAIN 0

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

FILE NAME: 877 Wilson Avenue

OWNER: Mie Vang

MEETING DATE: October 4, 2012

CLASSIFICATION: Historic Resource Review

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE: September 27, 2012 (updated: October 4, 2012)

A. SITE DESCRIPTION: The Redmond Corner saloon and apartments at 877 Wilson (Hudson) Avenue was constructed in 1885 by a builder named Newhauser for the cost of \$1,000. The building has a flat roof and frame construction with stucco over clapboard and limestone foundation. The façade is divided into three bays. The historic character of this building has been retained in the small, scrolled modillions and turned columns. The pressed metal cornice has small cut-out brackets, similar to the storefront cornice. The first floor storefront area has been recessed beneath the second story. There is a two-story, rear porch addition. The Redmond's developed this and the adjoining property. Mr. Redmond lived in the building and operated the saloon. According to the 1989 inventory form, the property at 867 had already been developed by 1881 and the rear lot of 877 originally had a cooper shop (c. 1884-1887). The inventory form identified this property as being contributing to the character of the Dayton's Bluff Historic District, but was later cut out of the district when the boundary line moved to the other side of the lot. The 1983 Historic Sites Survey statement of significance identified the building as "a much altered commercial building which may be historically significant to the neighborhood as an early business with possible links ~~to a streetcar line or~~ to Hudson Road (originally called Hastings Avenue)."

B. PROPOSED CHANGES: During the Legislative Hearing on September 11, 2012, staff recommended the HPC consider this property for review as a historic resource. A historic resource is defined as "a property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a heritage preservation site or district as provided in Chapter 73.05;" The Legislative Hearing Officer has continued this item to the October 9 Legislative Hearing.

C. GUIDELINE CITATIONS:

Sec. 73.05. Designation of heritage preservation sites.

(a) *Criteria.* In considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site; the commission shall apply the following criteria with respect to such designation:

- (1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.
- (2) Its location as a site of a significant historic event.
- (3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.
- (4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.
- (5) Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.
- (6) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.
- (7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

D. FINDINGS

1. The property was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-2335) and the 1989 survey of Dayton's Bluff identified the building as contributing to the character of the historic district. A search of the MN Visual Resource database did not result in any photos of 877 Wilson Avenue.
2. A more intensive level survey would be required to determine if the building would be eligible for local designation or be eligible for the National Register; however, the strengths of the property are the location, remaining architectural detail and possibly its context with the other commercial buildings in the neighborhood like the ones along Bates and Wilson. The loss of a property that would contribute to the Dayton's Bluff historic district would have a negative impact on the integrity of the neighborhood.
3. *Strategy 3.1 in the City's Historic Preservation Chapter of the Comprehensive Plan recommends: Implementing an ongoing survey program to identify and evaluate all types of historic resources in Saint Paul, including buildings, structures, objects, archaeological sites, districts, and landscapes.*

The City of Saint Paul was surveyed in 1983. The Dayton's Bluff neighborhood was surveyed in 1989. The property at 877 Wilson Avenue was identified in those surveys. There has not been any subsequent resurveying of this neighborhood or property to determine if it is eligible for local or National Register listing.

4. *Strategy 3.6 in the City's Historic Preservation Chapter of the Comprehensive Plan recommends: Continuing to develop new and expand on existing historic contexts to allow for the continual identification of a full spectrum of historic resources.*
5. *Strategy 4.5 and 5.3 in the City's Historic Preservation Chapter of the Comprehensive Plan recommend: Acquiring key threatened historic properties until a suitable owner can be found and realizing the full economic potential of key historic resources.*

The rehabilitation of 877 Wilson could serve as a catalyst for additional rehabilitation or development in the surrounding neighborhood.

6. It is always better to retain historic fabric type buildings that are associated with a period of significance for a neighborhood than it is to demolish and create a hole in the neighborhood. As part of the NSP program, Dayton's Bluff Neighborhood Housing Services are undertaking the rehabilitation of two commercial buildings and one residential building one block away at the corner of Bates and Wilson.
7. The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is fair because the alterations that have occurred, such as the recessing of the storefront and the application of stucco over the clapboard can be reversible. The design features appear to be intact and the neighboring properties have varying degrees of integrity and detail that give this area a fair degree of architectural integrity and context. The site's location and setting would be considered to have good integrity. The property was built during a period of significance for the neighborhood and the Dayton's Bluff Historic District.

STAFF HPC RECOMMENDATION: Based on the findings, staff recommends that demolition be delayed for 877 Wilson Avenue in order for alternatives to be explored, such as rehabilitating or mothballing the property. Staff recommends that a qualified historian be hired to evaluate both National Register and local eligibility, not only of the building, but its contribution to the Dayton's Bluff Historic District and neighborhood.

HISTORIC PROPERTY INVENTORY
SAINT PAUL HERITAGE PRESERVATION COMMISSION

4/89

ADDRESS OR LOCATION:
877 Wilson (f. Hudson) Ave.
CONSTRUCTION DATE(S): 7-16-1885 (p) (1)

HISTORIC NAME: Redmond Corner
ORIGINAL USE: saloon and apartments

ARCHITECT:
BUILDER: Newhauser (p)

SIGNIFICANT OWNERS OR OCCUPANTS (O=ORIGINAL):
John Redmond (p)

STORIES AND STYLE:
1 1/2 story -- 2 story
MAJOR B-PERMITS (1=START): 1 = 4465

CURRENT NAME:
CURRENT USE: dwelling

COST: \$1,000 (p)
ORIGINAL DIMENSIONS: 20 x 40 x 22 (p)
WALL STRUCTURE AND FACINGS:
frame, stucco on clapboard

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

ROOF TYPE AND MATERIALS:
shed, built up asphalt

1983 RAMSEY COUNTY HISTORIC SITE SURVEY REPORT
 SURVEYED DECLARED ELIGIBLE
 NOT SURVEYED DECLARED SIGNIFICANT

FOUNDATION MATERIALS:
limestone, stuccoed over

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

ARCHITECTURAL SIGNIFICANCE/CHARACTER/DETAILS:
Historic character retained in small
scrolled modillions and turned porch
piers.

ALTERATION/DEGRADATION
Aluminum cornice covers and shutters. Frame 2-story rear porch addition.

SIGNIFICANT HISTORICAL ASSOCIATIONS AND CONTEXTS
The Redmond's developed this and the adjoining property. The property at 867 had already
been developed by 1881, but is now vacant. The rear lot of 877 originally had a cooper
shop. (c. 1884-1887)

- 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,
 - l=Mechanics Lien C4555 (10-27-85)

PIN ID: 33-29-22-32-0043-3
CURRENT OWNER'S NAME AND ADDRESS:
Town & Country Bank
2104 Hastings Avenue
Newport, MN 55055



LEGAL DESCRIPTION (USE BACK IF NECESSARY):
Lot 13, Block 75, Rolford's Subdiv. of Lyman Dayton's Addition

INVENTORIED BY: Paul [Signature]

DATE: 10-10-89

#14-A

HISTORIC PROPERTY INVENTORY
SAINT PAUL HERITAGE PRESERVATION COMMISSION

4/89

ADDRESS OR LOCATION:
873 Wilson (f. Hudson) Ave.
CONSTRUCTION DATE(S): 7-14-1884 (p) (m)
ARCHITECT:
BUILDER:
STORIES AND STYLE:
1 1/2 story cottage
MAJOR B-PERMITS (1=START): 1 - 1414

HISTORIC NAME:
ORIGINAL USE: dwelling
SIGNIFICANT OWNERS OR OCCUPANTS (O=ORIGINAL):
John Redmond (p)
Rosina & John Redmond (m)
CURRENT NAME:
CURRENT USE: duplex

COST: \$400 (p)
ORIGINAL DIMENSIONS: 16 x 20 x 18 (p)
WALL STRUCTURE AND FACINGS:
frame, stucco on clapboard

DESIGNATION STATUS
HPC ___ INDIVIDUAL DISTRICT ___ CONTRIBUTING
___ NONCONTRIBUTING
NRHP ___ INDIVIDUAL DISTRICT ___ CONTRIBUTING
___ MULTIPLE PROP ___ NONCONTRIBUTING

ROOF TYPE AND MATERIALS:
gabled, asphalt

1983 RAMSEY COUNTY HISTORIC SITE SURVEY REPORT
___ SURVEYED ___ DECLARED ELIGIBLE
 NOT SURVEYED ___ DECLARED SIGNIFICANT

FOUNDATION MATERIALS:
contour block (replacement)

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

ARCHITECTURAL SIGNIFICANCE/CHARACTER/DETAILS:
High-pitched roof; like many early houses, right next to the street.

ALTERATION/DEGRADATION
c. 1900 Neoclassical porch. Recent picture window set into early multiple window frame.

SIGNIFICANT HISTORICAL ASSOCIATIONS AND CONTEXTS
See 877 Wilson.

REFERENCES

- p=BUILDING PERMIT
- pc=PERMIT INDEX CARD
- fc=FIELD ASSESSMENT CARD, C. 1914-1920
- m=WPA MORTGAGE FILE 79/360 (6-24-84)
- wd=WPA DEED FILE
- b=DUAL CITY BLUEBOOK
- d=CITY DIRECTORY
- a=SHOWN IN HOPKINS' ATLAS, 1884
- g=ST. PAUL DAILY GLOBE DECEMBER 31,

PIN ID: 33-29-22-32-0042-0
CURRENT OWNER'S NAME AND ADDRESS:
Charles P. Staeben, et. al.
873 Wilson Avenue
St. Paul, MN 55106

[AFFIX PH



LEGAL DESCRIPTION (USE BACK IF NECESSARY):
Lot 12, Block 75, Rolford's Subdiv. of Lyman Dayton's Addition

INVENTORIED BY: *Paul Johnson*

DATE: 10-10-89

#14-3

195

196

190
ST. PAUL, MINN.



E. 3 RD

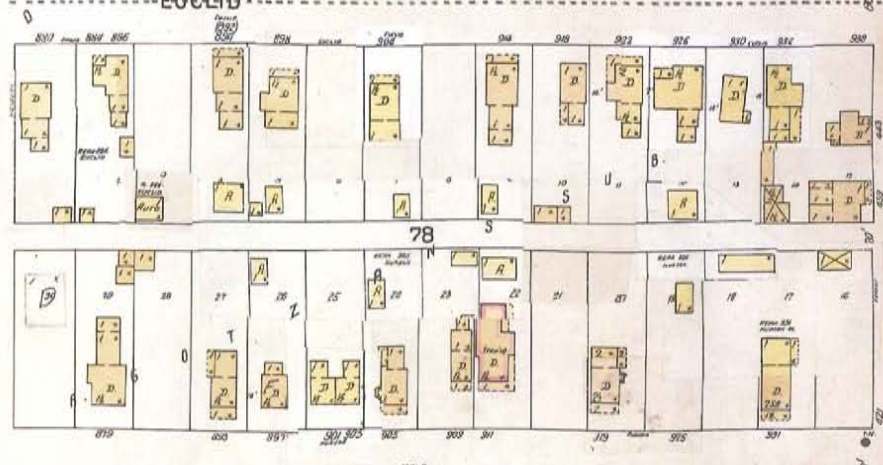
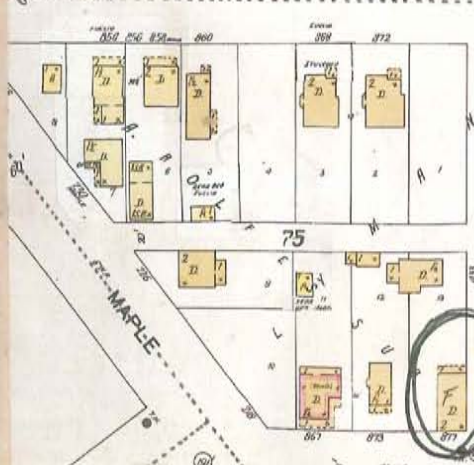
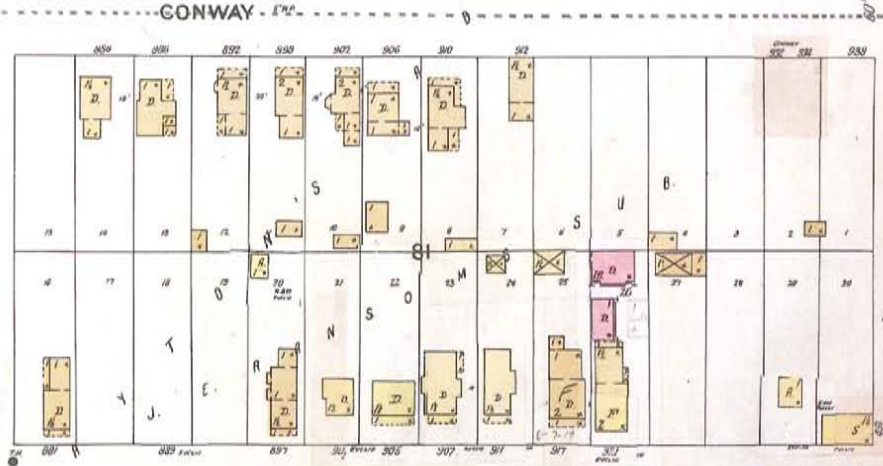
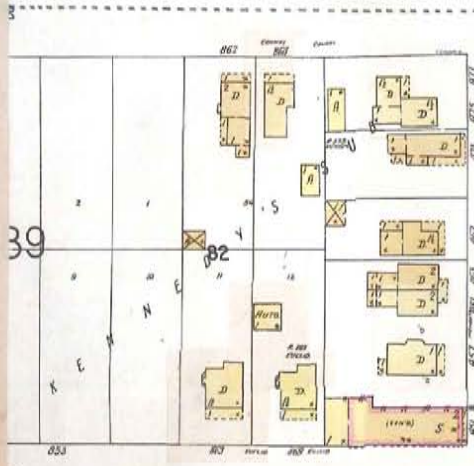
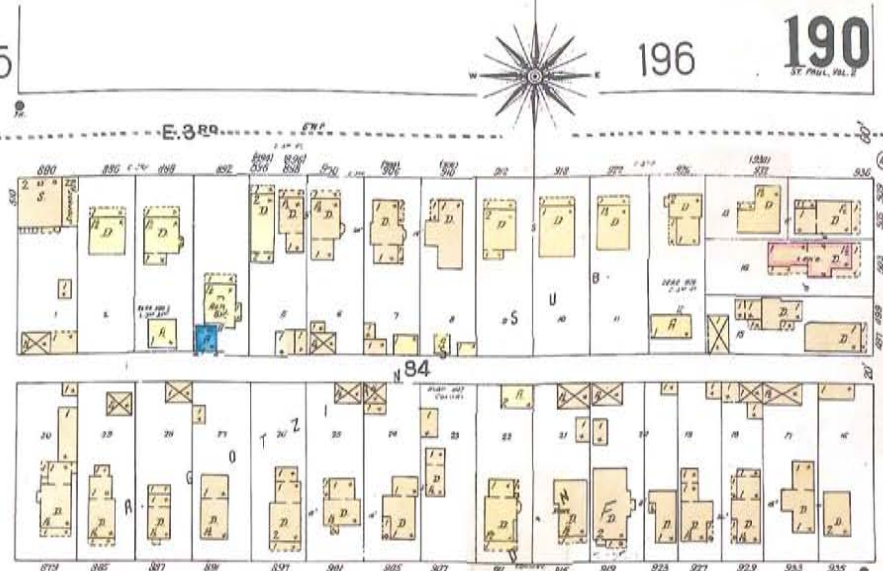
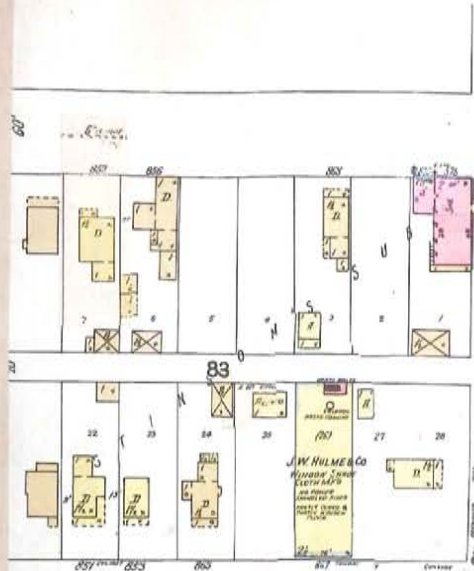
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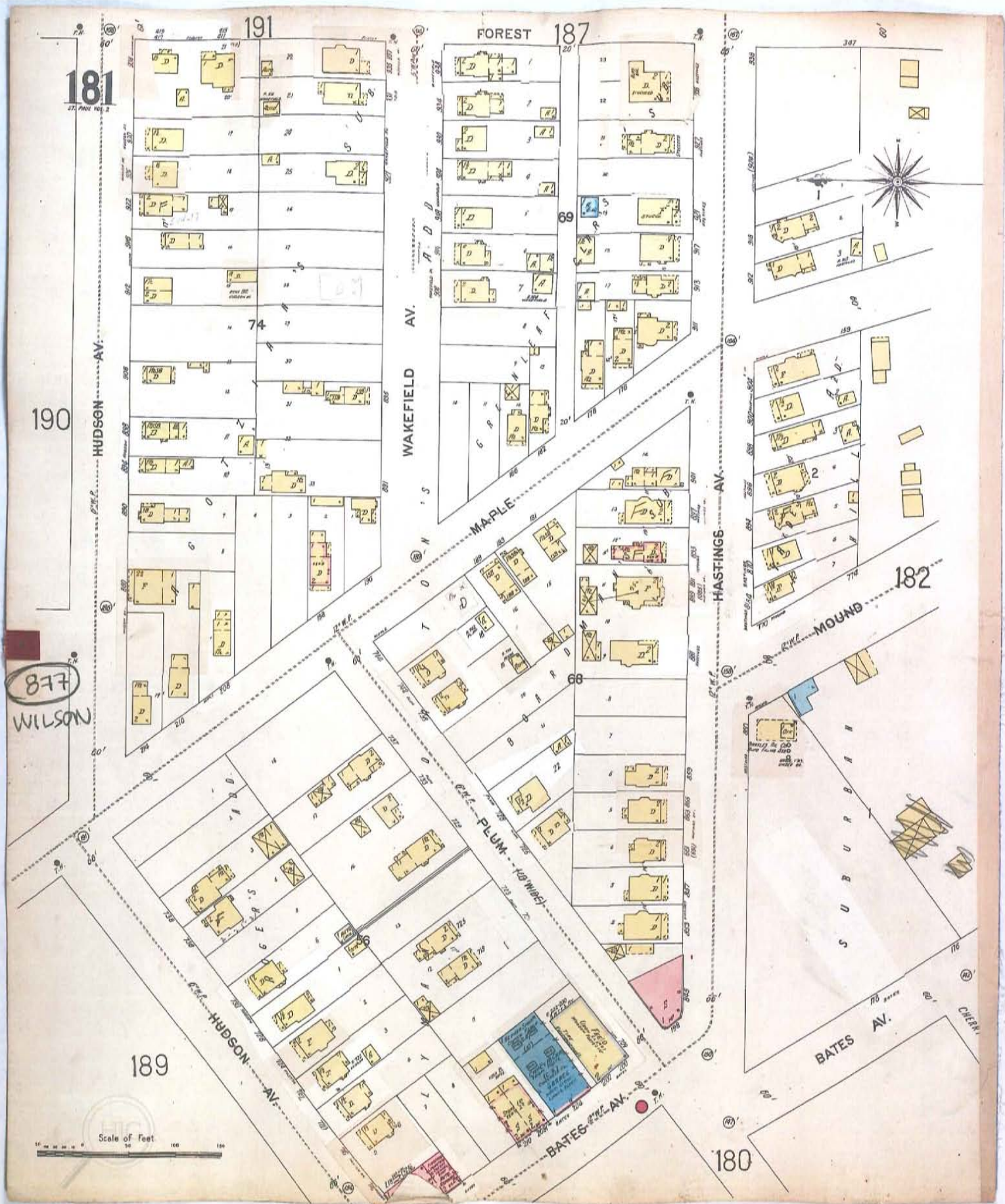
EUCLID

HUDSON AV

181

Scale of Feet











WILSON AVE 880 E



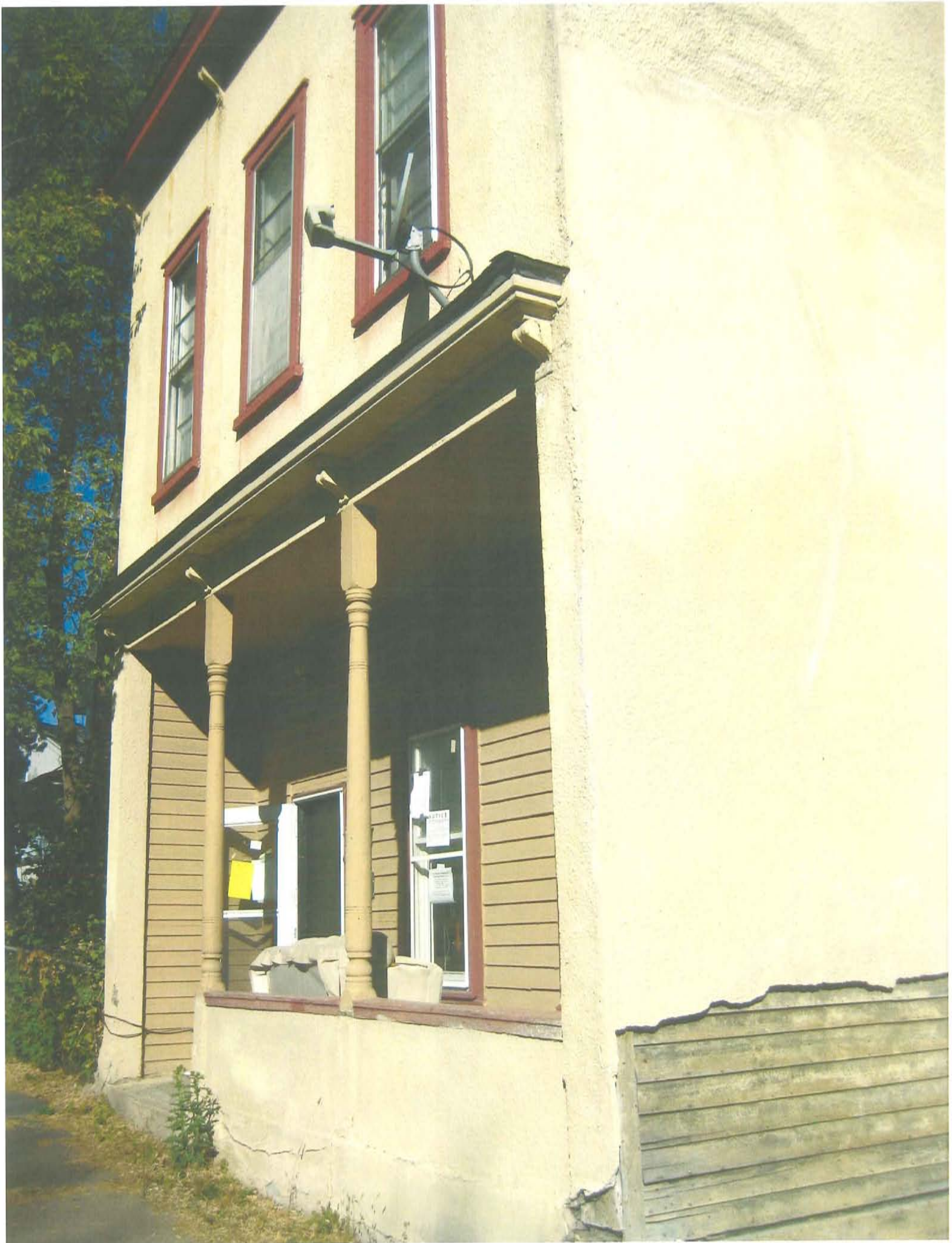


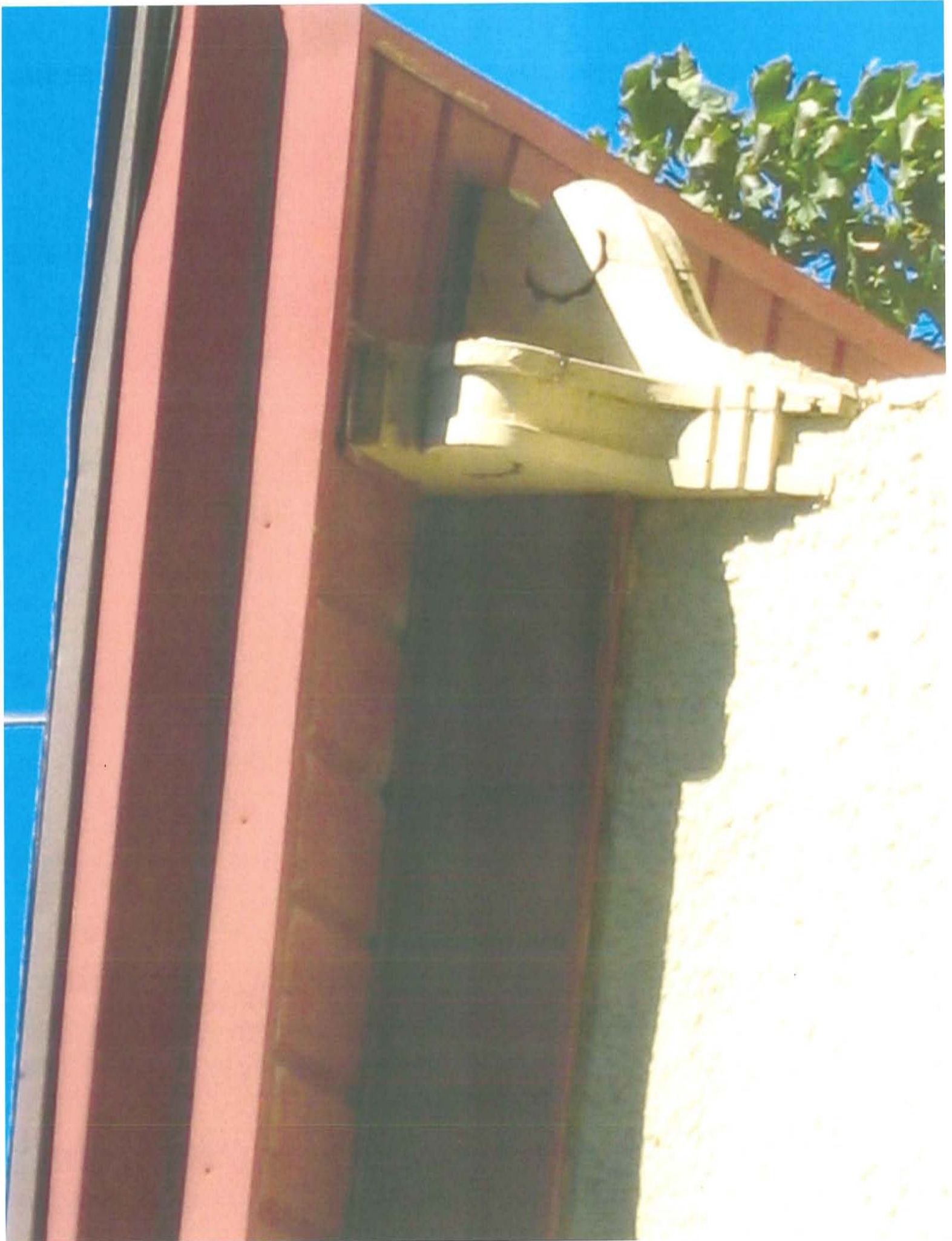




873 Wilson
Redmond Home





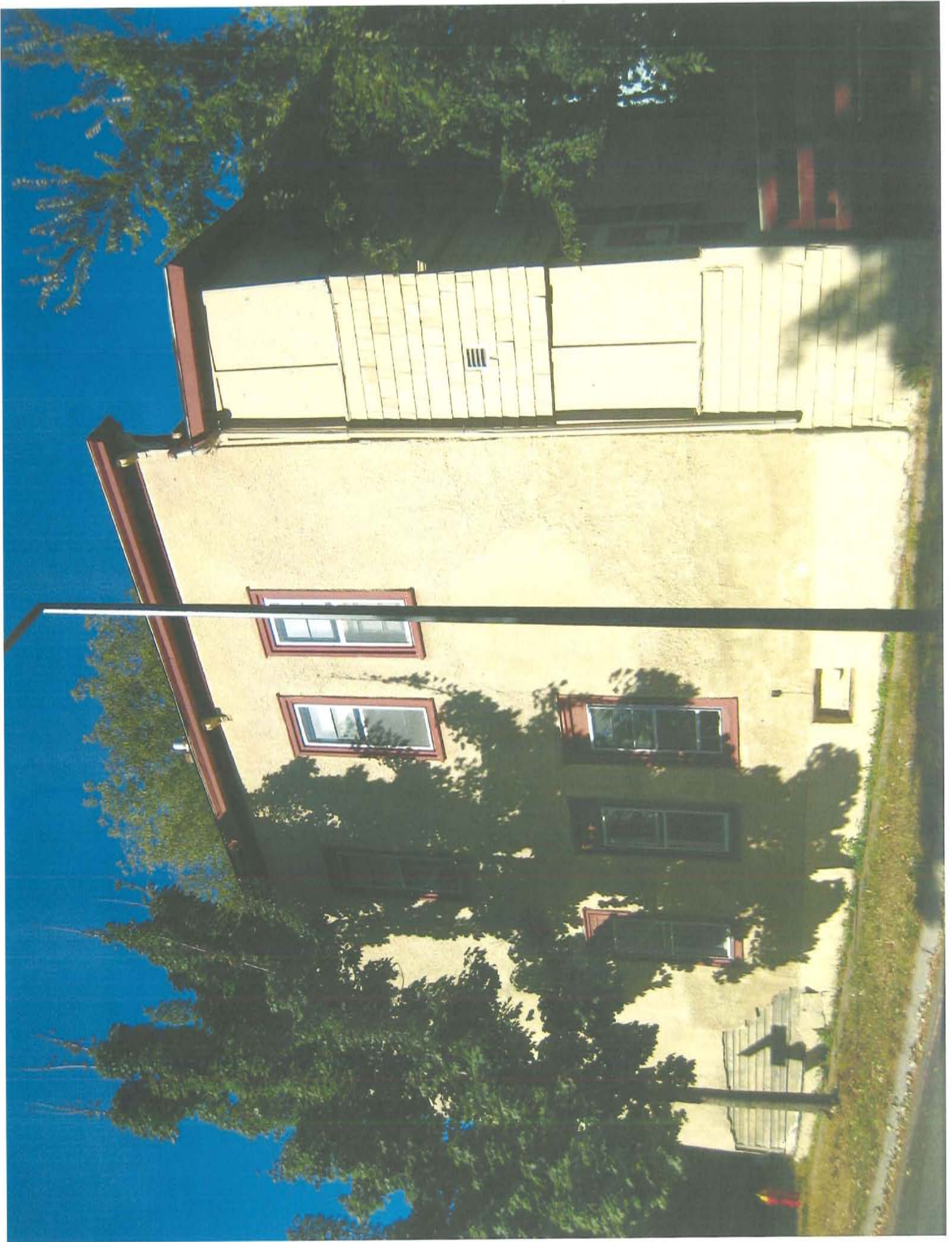
















1234

NOTICE

123

