

Mai Vang - Fwd: Legistar--686 Bradley

From: Marcia Moermond
To: Vang, Mai
Date: 3/28/2011 12:30 PM
Subject: Fwd: Legistar--686 Bradley
Attachments:

>>> Amy Spong 3/23/2011 11:26 AM >>>

Marcia,

I just talked with Shari Moore and I don't have the rights to add the 686 Bradley packet to the Legislative File 11-77. Shari said its because its been to City Council already. You, however, do have the rights so I'm attaching the scanned packet here for you to add it. The packet is everything except the minutes which we are way behind on with Christine.

Thanks, Amy

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CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER: 686 Bradley Street, Historic Resource Review

DATE: February 10, 2011

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 house, located at 686 Bradley Street in the City's Railroad Island neighborhood is now threatened with demolition as the City has issued an Order to Abate; and

WHEREAS, The Nels Okeson House at 686 Bradley Street was constructed in 1889 for the sum of \$2,450. Nels Okeson resided at 683 Bedford Street while the house was being built and was employed as a carpenter. This two-and-one-half story, brick, Queen Anne style residence has three bays and an intersecting hip-and-gable roof. There is one rounded-dormer and two interior brick chimneys that have been parged. According to the survey form, this wonderfully ornate house has an unusual asymmetrical profile with its two-story corner bay window topped by a wood polygonal turret which is missing its spire. Elaborate brickwork and rock-faced stone sills, ornate dentils, carved woodwork and beautifully stained and colored glass windows adorn this residence. There is a cut-out circle motif in the porch and a wheel motif in the bracket on the dormer. The gable on the south side has a recessed balcony within a rounded arch. The north gabled dormer is clad with shingles and bricks project from the elevations to form a belt-course. The original paneled double-doors and transom remain. The windows have been replaced and the porch balustrade was replaced with horizontal siding. The inventory form states this is "by far the most ornate Victorian house in the vicinity" and identifies the property as having both National Register and local designation potential. The 1983 Historic Sites Survey identified this property as a "Site of Major Significance"; and

WHEREAS, on January 25, 2011 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 February 10, 2011 meeting, made the following findings of fact:

1. The property was surveyed during the 1983 Historic Sites Survey of Ramsey County (RA-SPC-0366) and was identified as a Site of Major Significance in District 5. A search of the MN Visual Resource database did not result in any photos of 686 Bradley Street.
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 strength of the property is its architectural detail and possibly its context with the other patternbook houses in the neighborhood like the ones along Mt. Ida Street. The loss of a property that would contribute to a thematic 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 Payne-Phalen Neighborhood will be surveyed this year through the Saint Paul Historic Survey Project, made possible through a Legacy Partnership Grant. The property at 686 Bradley Street will be re-surveyed as a part of this project and a determination will be made as to whether the property may still be eligible for local or National Register listing. Findings from the survey will be available in June of this year.

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.*

As a part of the Survey Project, a new context study will be completed for “Neighborhoods at the Edge of the Walking City.” This study will establish the relative significance of individual sites within a broader neighborhood context. Completion of the study will also be in June of 2011.

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 686 Bradley Street 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.

7. The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is good because the alterations that have occurred, such as the alteration of the balustrade on the front porch, the paint applied to brick and the loss of the original windows 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.

FINALLY, BE IT RESOLVED, that based on the above information the Heritage Preservation Commission recommends that demolition be delayed for this site 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 house, but its contribution to the context of the Historic Railroad Island neighborhood.

MOVED BY	Ferguson
SECONDED BY	Mazanec

IN FAVOR	11
AGAINST	0
ABSTAIN	0

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

FILE NAME: 686 Bradley Street
OWNER: Deutsche Bank National Trust
MEETING DATE: February 10, 2011
CLASSIFICATION: Historic Resource Review
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: February 3, 2011

A. SITE DESCRIPTION: The Nels Okeson House at 686 Bradley Street was constructed in 1889 for the sum of \$2,450. Nels Okeson resided at 683 Bedford Street while the house was being built and was employed as a carpenter. This two-and-one-half story, brick, Queen Anne style residence has three bays and an intersecting hip-and-gable roof. There is one rounded-dormer and two interior brick chimneys that have been parged. According to the survey form, this wonderfully ornate house has an unusual asymmetrical profile with its two-story corner bay window topped by a wood polygonal turret which is missing its spire. Elaborate brickwork and rock-faced stone sills, ornate dentils, carved woodwork and beautifully stained and colored glass windows adorn this residence. There is a cut-out circle motif in the porch and a wheel motif in the bracket on the dormer. The gable on the south side has a recessed balcony within a rounded arch. The north gabled dormer is clad with shingles and bricks project from the elevations to form a belt-course. The original paneled double-doors and transom remain. The windows have been replaced and the porch balustrade was replaced with horizontal siding. The inventory form states this is "by far the most ornate Victorian house in the vicinity" and identifies the property as having both National Register and local designation potential. The 1983 Historic Sites Survey identified this property as a "Site of Major Significance" and describes the area and house on page 48 of the final report:

The neighborhood immediately west of Swede Hollow, called Railroad Island because it is surrounded by railroad tracks, contains many of the oldest buildings found in District 5. Before the Civil War, this area contained the homes of some wealthy residents of the city, and during the 1860s it was settled by Swedes, and later Irish and Italian immigrants. Lower Payne Avenue, as the area is also called, still retains strong ethnic communities. Within Railroad Island is one of the oldest documented houses standing in the city, the Benjamin Brunson House, built circa 1856 at 485 Kenny Road. It is now a National Register and Saint Paul Heritage Preservation Site. A large concentration of modest nineteenth century houses including those on the western edge of Swede Hollow and along tiny alley-like streets such as Petit and Fred Streets, as well as larger wood frame and brick houses like the group of somewhat altered pattern book houses on Mt. Ida Street are located here. Two of the most substantial Victorian mansions are the Adolph Bloom house at 416 E. Mt. Ida Street and the Nels Okeson House at 686 N. Bradley Street.

B. PROPOSED CHANGES: During the Legislative Hearing on January 25, 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 this chapter." The Legislative Hearing Officer has continued this item to the March 8 Legislative Hearing with a City Council hearing date scheduled for March 16.

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-0366) and was identified as a Site of Major Significance in District 5. A search of the MN Visual Resource database did not result in any photos of 686 Bradley Street.
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 strength of the property is its architectural detail and possibly its context with the other patternbook houses in the neighborhood like the ones along Mt. Ida Street. The loss of a property that would contribute to a thematic 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 Payne-Phalen Neighborhood will be surveyed this year through the Saint Paul Historic Survey Project, made possible through a Legacy Partnership Grant. The property at 686 Bradley Street will be re-surveyed as a part of this project and a determination will be made as to whether the property may still be eligible for local or National Register listing. Findings from the survey will be available in June of this year.

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.*

As a part of the Survey Project, a new context study will be completed for "Neighborhoods at the Edge of the Walking City." This study will establish the relative significance of individual sites within a broader neighborhood context. Completion of the study will also be in June of 2011.

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 686 Bradley Street 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.

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E. STAFF RECOMMENDATION: Based on the findings, staff recommends the City Council delay demolition for this site 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 house, but its contribution to the context of the Historic Railroad Island neighborhood.

Historic Sites Survey

Ramsey County Historical Society

Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 686 N. Bradley Street
2. District/village: 5 3. Common name: _____
4. Historic name: Nels Okeson House 5. Original use: House
6. Present Use: Duplex 7. Access: Yes No Limited
8. Period of construction: 1889 9. Style: Queen Anne
10. # of bays: 3 11. # of stories: 2½ 12. Roof style: Intersecting hip & gable
13. Roof covering: asbestos shingles 14. Dormer style & #: 1 with rounded edge
15. Chimney style, material, location & #: 2 interior brick covered with cement & gabled
16. Type of fenestration: 1/1 rectangular, segmental arched
17. Type of foundation: limestone
18. Structural system/main exterior wall covering: Wood frame: clapboard shingle
aluminum asbestos Brick: Xstretcher bond American bond header bond
Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: dark red soft brick
Concrete block Cast concrete Stucco Terra cotta Curtain wall
Glass/metal Other: _____
19. Other significant details:

This wonderfully ornate house has an unusual asymmetrical profile with its two story corner bay window topped by wood polygonal turret which is missing its spire. Elaborate brickwork and rockfaced stone sills. Ornate dentils and carving in woodwork. Beautiful stained and colored glass windows. Cut-out circle motif in porch. Wheel motif in bracket on dormer. Gable on south side has recessed balcony within rounded arch. Shingles on north gabled dormer. Bricks project to form belt course. (To #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:

Porch balustrade replaced with horizontal siding. Windows replaced.
23. If a corner lot, describe: NW NE SE SW corner of _____ cross street
24. Side of street: east
25. Setting: agricultural residential commercial industrial suburban
Other: _____
26. Significant site and landscape features:
27. Threats to site: Owner plans to paint the brick
28. Additional comments:

#19 continued: Original panelled double doors with transom.
29. Date(s) of site visit(s): 7/9/81
30. Negative file number(s): 105/5/30
31. Map location code(if applicable): _____
32. Name of fieldworker: P. Murphy

Planning district/
 Village #: 5
 Address/
 Location: 686 N. Bradley Street
 Historic
 Name: Nels Okeson House
 Common
 Name: _____

33. Architect/engineer: _____
34. Builder/contractor: _____
35. Present Owner: Nick Carletta (owner and landlord) 36. Date built: 1889
Address: _____ 37. Date source: Building Permit

38. Legal Description: _____

39. Building Permit #: 21341

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? _____ If yes, explain rationale: _____

47. Historical background:

The original owner of this house, which was constructed for \$2,450, was carpenter Nels Okeson. Okeson lived at 683 Bedford in 1889-90, in this house on Bradley Street in 1890-91, and is not listed in the city directory in the 1891-92 directory.

48. Level of significance: Local State National

49. Statement of significance:

By far the most ornate Victorian house in the vicinity.

50. Sources of information:

1889-92 Polk's St. Paul City Directories.

Photographs



479
St. Paul, Minn.

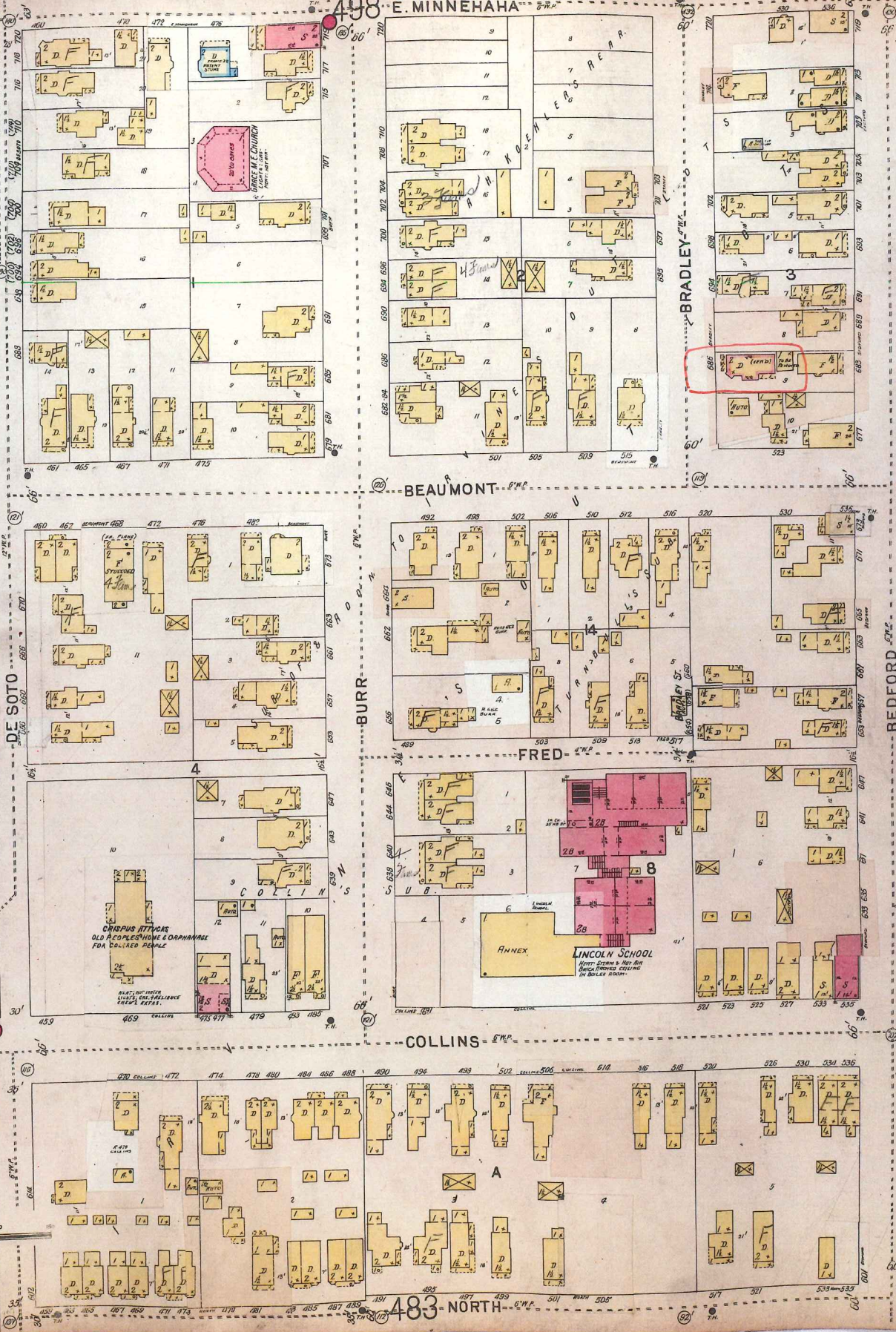
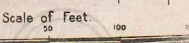
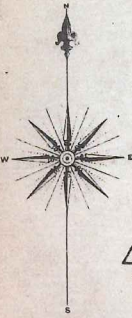
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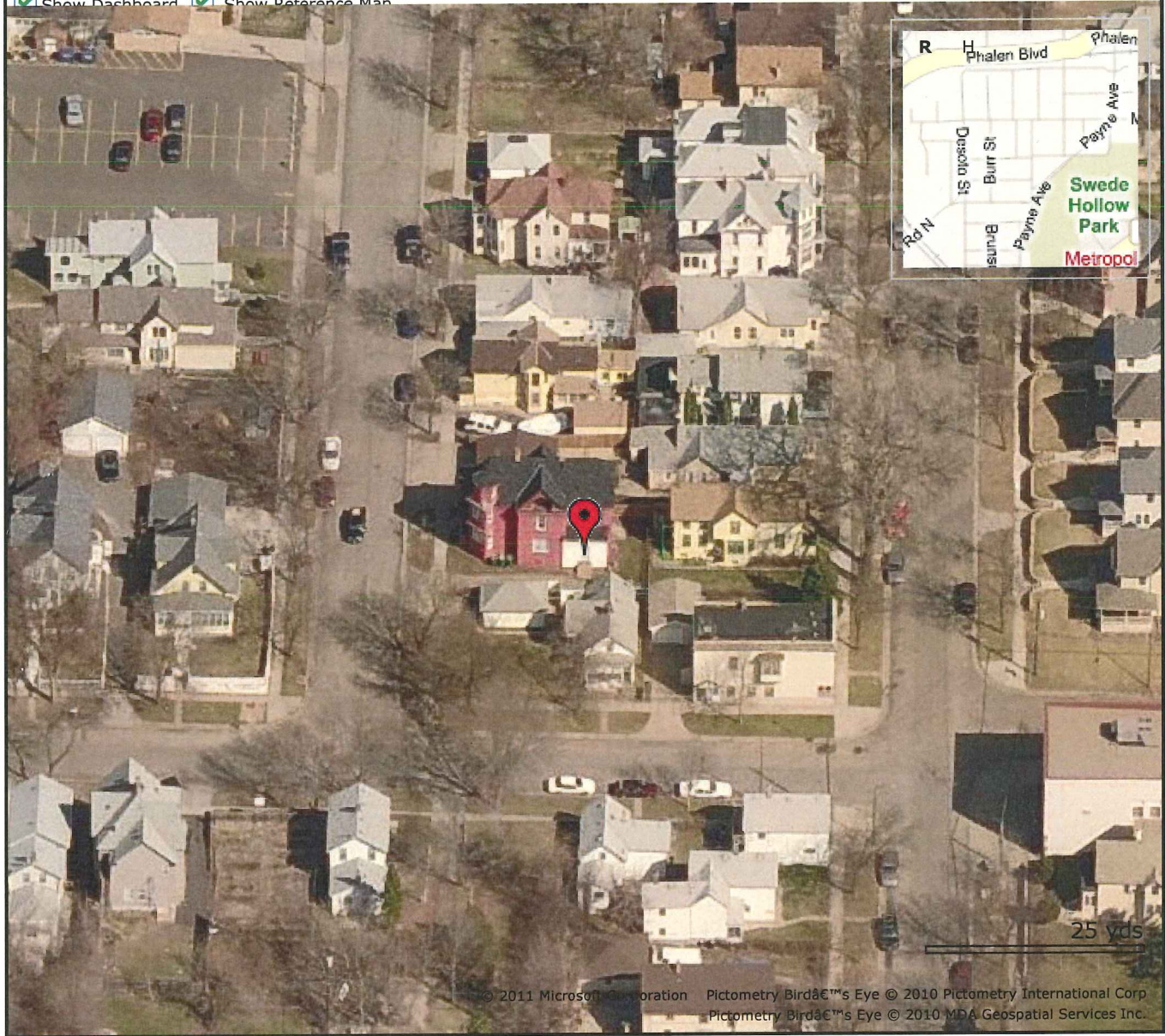
483 NORTH



GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

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Saint Paul Heritage Preservation Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West
(Enter the building from Fourth Street)

Business Meeting Agenda

Thursday, February 10, 2011
5:00 p.m.

Christopher B. Coleman,
Mayor

Saint Paul Heritage
Preservation Commission

Chair
John Manning
Vice Chair
Richard Laffin, *Architect*
Secretary
Matt Mazanec

Richard Dana
Robert Ferguson
Jennifer Haskamp
Matt Hill
Renee Hutter
Lee Meyer, *Architect*
David Riehle
Mark Thomas
Steve Trimble, *Ramsey
County Historical Society*
Diane Trout-Oertel,
Architect

HPC Staff:
Amy Spong
Christine Boulware

HPC Interns:
Joey Larson
Becky Willging

I. Approval of the Agenda

II. Conflicts of Interest

III. Approval of the meeting minutes

- A. January 13, 2011 Business Meeting
- B. January 27, 2011 Public Hearing/Permit Review

IV. Chair's Announcements

V. Staff Announcements

- A. January Design Review Statistics (see attached)
- B. February Legislative Hearing Notification

VI. Historic Resource Review

- A. **686 Bradley Street**, Historic Resource Review to advise City Council. The property has orders to remove or repair. The Legislative Hearing Officer continued the item to the March 8 Legislative Hearing with a City Council hearing date on March 16. RA-SPC-0366 (Boulware, 266-6715)

VII. New Business/Discussion:

- A. **Downtown Façade Improvement Program** - Make recommendation to City Council regarding applications for façade improvements. (Spong, 266-6714)
- B. **Smith Avenue Revitalization Plan** – Presentation of the draft plan for the Smith Avenue Transit Corridor that, when complete, will be presented to City Council for adoption as an addendum to the city's comprehensive plan. (Reilly, 266-6618)
- C. **Memorandum of Agreement update for the 3M site**, by Monte Hilleman, Saint Paul Port Authority, and Andrew Schmidt, Summit EnviroSolutions, Inc. - Presentation of the landscape and streetscape plans and the interpretive program for the site.
- D. **Nominate an Awards Committee** to plan the 2011 Heritage Preservation Awards along with the St. Paul Chapter of the AIA.

VIII. Committee Reports

- A. Education Committee (Ferguson, Thomas, Trout-Oertel)
- B. Greater Lowertown Master Plan Taskforce (Ferguson)
- C. Saint Paul Historic Survey Partnership Project (Trimble, Manning)
- D. Public Safety Building Mitigation – The Penfield (Manning, Igo)
- E. 3M Advisory Committee/Workgroups update (Trimble, Mazanec)

IX. Adjourn

Commission members: Please call 651.266.9078 if unable to attend.