

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

FILE NAME: 466 Iglehart Avenue
OWNER: Burton A. Murdock and Diane A. Murdock
AGENCY: Department of Safety and Inspections- Code Enforcement
DATE OF HEARING: June 14, 2012
HPC SITE/DISTRICT: Hill Historic District
CATEGORY: Contributing
CLASSIFICATION: Demolition
STAFF INVESTIGATION AND REPORT: Christine Boulware, Hilary Holmes
DATE: June 7, 2012

A. SITE DESCRIPTION:

The house at 466 Iglehart Avenue is a two and one-half story, wood-frame residence in a Queen Anne rectilinear style constructed in 1905 for use as a duplex. The house was moved across the street from 455 Iglehart Avenue to 466 Iglehart Avenue in the late 1970's. The roof is intersecting gables with brackets, asphalt shingles and one central chimney. The exterior walls are narrow clapboard and the foundation is textured concrete block. Fenestration is one-over-one double-hung windows, with a pair of Palladian windows in the front gable. There are two, two-story bays on the north and west elevations. There is a one-story full width front porch with Tuscan order columns and a dentiled cornice. The property is classified as contributing to the character of the Hill Historic District.

B. PROPOSED CHANGES:

This property has been a vacant building since October 17, 2005. Records indicate that the owner is Burton A. Murdock and Diane A. Murdock and on March 2, 2012 an Order to Abate Nuisance Building was issued. HPC will review a potential demolition permit application by the Department of Safety and Inspections (DSI) or the property owner or owner's representative. The Department of Safety and Inspections (DSI) has issued a Remove or Repair order given the structure's nuisance conditions. Given the building is located within the Hill Historic District, the HPC is required to review and approve or disapprove the issuance of city permits for demolition pursuant to Leg. Code § 73.06(a)(4) generally and Leg. Code § 74.67 specifically.

C. GUIDELINE CITATIONS:

Hill Historic District Guidelines

§ 74.64. Restoration and Rehabilitation.

A. General Principles:

- (1) *All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.*
- (2) *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- (3) *Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.*
- (4) *New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.*
- (5) *The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.*

- (6) *New construction should be compatible with the historic and architectural character of the district.*
- (7) *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*
- (8) *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
- (10) *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(Ord. No. 17815, § 3(II) 4-2-91)

§ 74.67. Demolition

When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to Section 73.06 (i)(2) of the Saint Paul Legislative Code which states the following:

In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.

(Ord. No. 17815, § 3(V) 4-2-91)

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

District/Neighborhood

Recommended:

- Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.*
- Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.*
- Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.*
- Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.*

-Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Alterations/Additions for the New Use

-Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several business' can utilize one parking area as opposed to introducing random, multiple lots.

-Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

-Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

-Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

-Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

-Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

-Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

-Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

-Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

-Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

-Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

E. FINDINGS The following findings are based upon HPC records and research:

1. Leg. Code § 74.67. - The Preservation Program for the Hill Historic District states that *In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists*

or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.

2. *The category of the building.* The building is classified as contributing to the architectural and historical integrity of the Hill Historic District. ...
3. *The architectural and historical merit of the building and the effect of the demolition on surrounding buildings.* Staff considers the building's historic and architectural integrity to be fair to good. The house was constructed during the period of significance during building boom of the late 1880's and early 1890's. The Saint Paul Historic Hill Heritage Preservation District Guidelines for Design Review Booklet states the following about late 19th century vernacular properties;

The original Ramsey Hill neighborhood expanded north and west from Summit Avenue. Houses north of Summit were of wood frame construction with some brick or stone, contrasting with the more substantial masonry houses along Summit. While these houses are generally not of the same design quality as those found along Summit Avenue, they represent upper-middle class, late nineteenth-century architectural taste.

The Sanborn Insurance map for this structure (which was originally located at 455 Iglehart Avenue) indicates the footprint of the house has changed slightly since 1925, with the removal of a full-width two-story rear porch.

The block face on the south side of Iglehart Avenue appears to be contiguous, meaning there are no vacant lots and are an eclectic collection of architectural examples from the period of significance for the Hill Historic District. All but one house (the George Luckert house, both an individual Heritage Preservation Site and listed on the National Register of Historic Places, built in 1858-1859) on the south side of Iglehart, are not original to the site. In anticipation of the construction of Interstate 94 to the north of the area and as part of urban renewal in the late 1960's and 1970's, the blocks north of Iglehart (Carroll Avenue and Rondo Avenue) were cleared, along with select lots along Iglehart. A number of houses were relocated from Carroll Avenue to Iglehart Avenue, the demolitions of the original structures are shown on building permit index cards for this block of Iglehart. Many of the structures on the north side of the block were demolished between 1966 and 1977, and double-townhomes were constructed on the site in 1981.

Staff has not researched other historical associations, such as persons that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1983 Saint Paul and Ramsey County Historic Sites Inventory form identifies the builder as C. Linbeck.

4. *Structural condition of the building.* On February 22, 2012 a Building Deficiency Inspection Report was compiled. The list of deficiencies is not necessarily all the deficiencies present at the time and would not substitute for a team inspection and Code Compliance Report. A more comprehensive report would be necessary for staff to review for compliance with the rehabilitation guidelines. Staff is not aware of any other structural evaluations that have been completed.
5. *The economic viability of the structure.* According to DSI Code Enforcement, the rehabilitation costs of the structure exceed \$100,000 and demolition costs are estimated to exceed \$15,000. For 2012, Ramsey County estimates the land value at \$53,800 and the

building value at \$131,600. The property is sited on a 59 ft. wide by 132 ft. deep lot (7,788 sq. ft.).

6. In general, the Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character and destroying historic relationships between buildings and open space. Given the architectural and historical integrity of the south side of Iglehart Avenue, HPC staff finds that the building reinforces and contributes to the architectural and historic character of the Hill Historic District and its removal would destroy the historic relationship of the built environment along Iglehart Avenue.
7. HPC staff finds that the proposed demolition of the building at 466 Iglehart Avenue will have a negative impact on the Hill Historic District. A vacant lot will have a negative impact on the historic district and the loss of historic fabric is irreversible.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of a potential demolition permit application.

ST. PAUL, MINNESOTA HERITAGE PRESERVATION COMMISSION

INVENTORY OF INDIVIDUAL CITY STRUCTURES
AND HISTORIC SITES

HISTORIC NAME:		COMMON NAME:	
ADDRESS:	466 Iglehart	LEGAL:	M & M; 21; 7
HPC DISTRICT:	Hill	HPC CATEGORY:	Supportive
ORIGINAL OWNER:		PRESENT OWNER:	Bob Prodger, Bert Merdot
ORIGINAL USE:		PRESENT USE:	
		PRESENT ZONING:	RT-2

DESCRIPTION

CONSTRUCTION DATE:	c1895	DATE SOURCE:	Estimation
ARCHITECT:		BUILDER:	
ALTERATIONS:			
Date:		Work Completed:	
			Architect/Builder:

STYLE:	Queen Anne Rectilinear	PLAN:	Rectangular
		NUMBER OF STORIES:	2½

TYPE/MATERIAL:

Foundation:	Concrete block
Exterior Wall:	narrow clapboard
Roof:	intersecting gables, asphalt shingles (deteriorated)
Roof Trim/Cornice:	brackets
Chimneys:	one central chimney
Doorways:	2 entrances to the left. Single leaf doors
Porches:	single level, 2-bay front porch, Tuscan order with dentiled cornice
Fenestration:	Oriel and rectangular single units. Even sizes and placement
Dormers:	none
OUTBUILDINGS:	none

SIGNIFICANT ARCHITECTURAL DETAILS

round arched windows in gable

CONDITION: Excellent [] Good [] Fair [] Poor [x]

ENVIRONMENT

Urban [x] Residential [x] Industrial [] Commercial []
Other []

Landscaping: Two adjacent lots

COMMENTS

Moved house, gutted and board - in process of restoration

REFERENCES

Recorded By: Susan Vogel & Seth Levin
Organization: St. Paul Heritage Preservation Commission
Date: July 23, 1980
Slide Number:

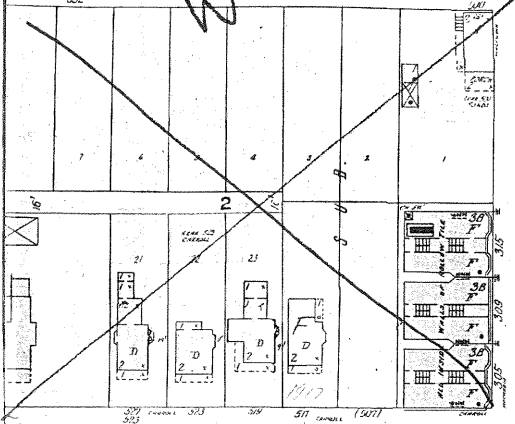
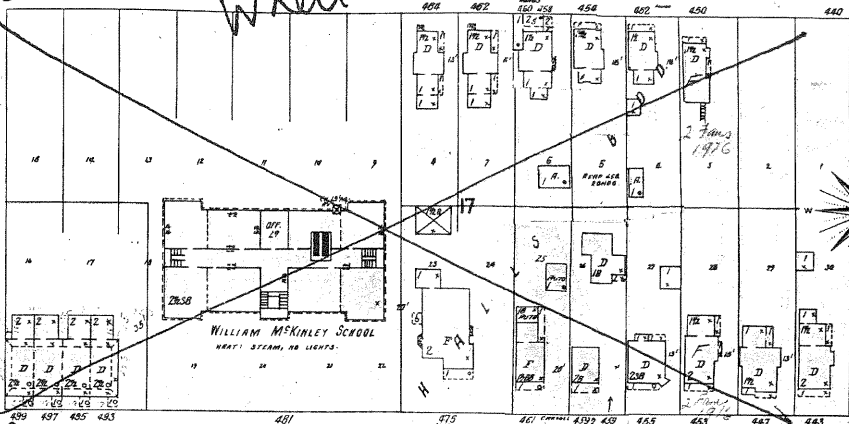
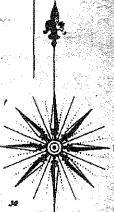
318

306
ST. PAUL, MINN.

RONDGE - C.T.P.

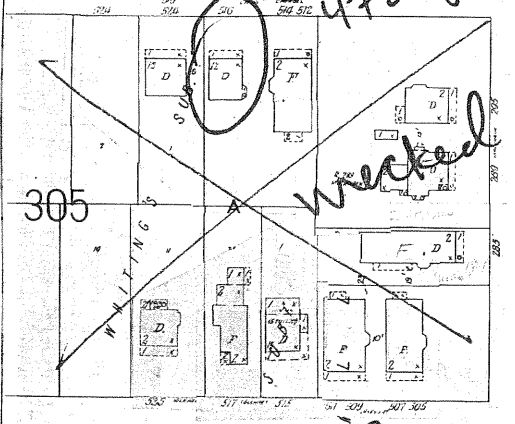
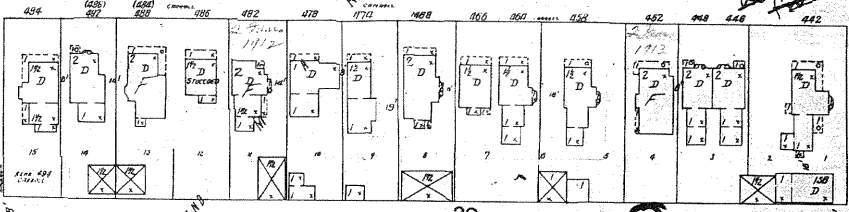
wrecked

wrecked



CARROLL - C.T.P.

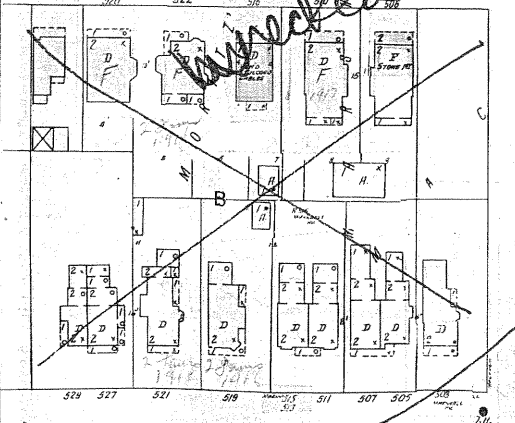
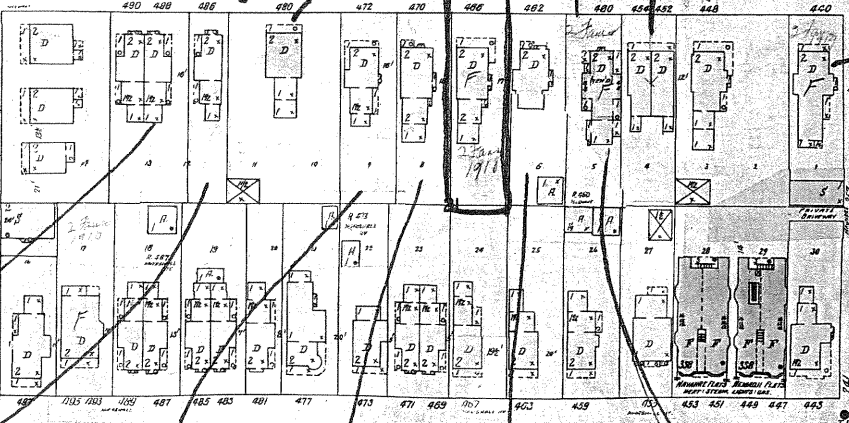
moved to 472 Iglehart



IGLEHART - C.T.P.

Geo. Lockert

Mona 605 Carroll Wreck 11/1967



MARSHALL AV. - C.T.P.

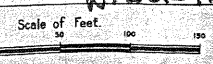
wreck 12/1970

wreck 12/1971

to be moved from 516 Carroll 5/1977 11/1977

wreck 12/1971

wreck 11/1966



wreck 3/1971
(Avg. Lockert)
1886

STREET Iglehart Ave NO. 455 TYPE OF STRUCTURE Dwelling WARD 27 BLOCK 20 ADDITION Mechanic and Marshall
 ORIGINAL-CONSTRUCTION PERMITS OWNER Wm Anderson CENSUS TRACT 6-12-05 CENSUS TRACT BLOCK

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	6-12-05								
								NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE				
BUILDING	5-19 05	44356		C. Linbeck	4000	BLS X	TC 1100	2	25	50	32					
PLASTERING	5-19 05	44356		C. Linbeck		BLS X	TC 1100	INTERIOR LATH		EXTERIOR PLASTER		EXTERIOR LATH				
								TYPE OF WORK DONE								
								CORE	NO.	CODE	NO.	CODE	NO.	CODE	NO.	
ELECTRICAL																
HEATING STEAMFITTING	5-19 05	44356		C. Linbeck		BLS X	TC 1100	4SA	2							
WARMAIR																
								CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.
PLUMBING																
ELEVATOR								TYPE	POWER	NO. OF CARS	NO. OF LDGS.					
AGE OF BUILDING AS OF JANUARY 1, 1939				TOTAL ESTIMATED COST OF BUILDING												

This house was moved to 466 Iglehart Avenue.
 3/30/79.

BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION
 W. P. A. PROJECT 465-71-3-267 WP6008

STREET Sglehart Ave. NO. 453 TYPE OF STRUCTURE _____ WARD _____ LOT 28 BLOCK 20 ADDITION Marshall
 W.P.T. Mackubin

ORIGINAL-CONSTRUCTION PERMITS OWNER _____ CENSUS TRACT _____ CENSUS TRACT BLOCK _____

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	TYPE OF WORK DONE							
								NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE			
BUILDING								No record							
PLASTERING								INTERIOR LATH		EXTERIOR PLASTER		EXTERIOR LATH			
ELECTRICAL								CODE NO.	CODE NO.	CODE NO.	CODE NO.	CODE NO.	CODE NO.		
HEATING STEAMFITTING															
WARMAIR															
PLUMBING								CODE NO. L.O.	CODE NO. L.O.	CODE NO. L.O.	CODE NO. L.O.	CODE NO. L.O.	CODE NO. L.O.		
ELEVATOR								TYPE		POWER		NO. OF CARS		NO. OF LDGS.	
AGE OF BUILDING AS OF JANUARY 1, 1939				TOTAL ESTIMATED COST OF BUILDING											

RECORD OF SUB-PERMITS

TYPE OF PERMIT	PERMIT NUMBER	DATE ISSUED	DATE LAST INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE STRUCTURE	TYPE CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK					
										CODE NO.	CODE NO.	CODE NO.	CODE NO.	CODE NO.	CODE NO.
Elec	61735	1-21-31	—	W. Anderson	W. Shackleton	—	BL52	TC1100	Fns1	EB4	2				
Elec	25491	7-21-33	—	W. Anderson	H. T. Thornquist	14	BL52	TC1100	Fns1	EWK	EB2	2	EO3	2	
										EB4	1	EOT	3		



LEGEND
Shaded Area
Water
Road
Clear Area
Other



GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

Show Dashboard Show Reference Map

