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STATE HISTORIC PRESERVATION OFFICE

October 16, 2015

Samantha Langer
City of St. Paul – PED
1400 City Hall Annex
25 W 4th Street
Saint Paul, MN 55102

Re: Demolition of 1659-1669 Grand Avenue
St. Paul, Ramsey County
SHPO No. 2015-3168

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. Information received on 17 September 2015 has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Pursuant to 36 CFR 800.4-5 it is the Federal agency'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, and to assess adverse effects to historic properties, if any. In absence of this information and based on initial research, it is our opinion that the building located at 1659-1669 Grand Avenue may have National Register significance. In accordance with 36 CFR 800.4(B), this property should be fully evaluated in order to determine its eligibility for listing in the National Register of Historic Places (NRHP). An intensive-level survey and evaluation includes an in-depth research on the history and construction of the building and an evaluation of its significance and historic integrity. The inventory and evaluation should meet the Secretary of the Interior's *Standards for Evaluation* and include consideration of all four National Register Criteria for Evaluation as outlined in 36 CFR 63. The survey should be conducted by a qualified architectural historian or historian who meets the Secretary of the Interior's professional qualifications standards (36 CFR 61). Guidelines for completing history/architecture surveys in Minnesota can be found online at <http://bit.ly/shpoguidelines>. A list of individuals and firms that specialize in evaluation work is available on our website preservationdirectory.mnhs.org, select *Historians*, *Contract* in the *Search by Specialties* box.

Once this evaluation is completed, it should be submitted to our office along with the federal agency's determination of effects for this project pursuant to 36 CFR 800.5, *Assessment of adverse effects*.

We look forward to further consultation regarding this project. If you have any questions regarding our review, I can be reached at (651) 259-3456 or by e-mail at sarah.beimers@mnhs.org.

Sincerely,

A handwritten signature in cursive script that reads 'Sarah J. Beimers'.

Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Amy Spong, St. Paul Heritage Preservation Commission



**Saint Paul Department of Planning and Economic Development
Historic Review Form**

Please type or print legibly. (Illegible forms will be returned.)

Project Address: 1659-1669 GRAND AVE Original Construction Year: 1891

Building Name: _____ Planning District Number: 14

Brief Project Description: Removal of Nuisance Building

Other HP Inventory Info: _____

Funding: CDBG NSP _____ Other Funding (list) _____

Form Completed by: Matt Dornfeld Date: September 9, 2015

Title/Organization: Vacant Buildings Inspector Phone no: 651-266-1902

Reviews will not be processed without the following information:
• *Photo of building attached below*
• *Map clearly showing location of site (attach)*

Completed review will be returned to this address:

Form submitted by: City of Saint Paul, Planning and Economic Development (PED)

Contact Person: Bill Dermody, City Planner (651-266-6617)

Street Address: 1400 City Hall Annex, 25 W. Fourth St., Saint Paul, MN 55102

Please complete Historic Review form for each address and send to **Samantha Langer**, Office Assistant at **1400 City Hall Annex, 25 W. Fourth Street, Saint Paul, MN 55102**

(To be completed by authorized PED staff.)

Name: Sam Langer Date: 9/11/15

Located within a Saint Paul Historic District? Yes No

Located within a National Register District? Yes No

Listed in the 1983 survey? Yes No

Eligible for designation

Additional site of major significance

Survey form attached

Recommendation: Eligible for National Register? Yes No

Further information required? Yes No

Additional Comments: Restoration of windows and other altered building elements could make this site eligible for designation. -BD



Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/Location: 1661-1669 W. Grand Avenue
2. District/village: 14
3. Common name: _____
4. Historic name: _____
5. Original use: commercial and apartments
6. Present Use: commercial and apartments
7. Access: Yes No Limited
8. Period of construction: 1891
9. Style: Victorian Commercial
10. # of bays: 3
11. # of stories: 2
12. Roof style: flat
13. Roof covering: not visible
14. Dormer style & #: none
15. Chimney style, material, location & #: not visible
16. Type of fenestration: rectangular, 1/1 fixed
17. Type of foundation: not visible
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:
Brick piers between each of the three storefront bays, with brick corner piers. Corbelled brick cornice. Brick belt course below cornice. Smooth stone beltcourse at sill level.
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:
Brickwork painted, storefronts altered totally, new windows.
23. If a corner lot, describe: NW NE SE SW corner of _____
cross street
24. Side of street: north
25. Setting: agricultural residential commercial industrial suburban
Other: _____
26. Significant site and landscape features: _____
27. Threats to site: none
28. Additional comments: _____
29. Date(s) of site visit(s): 12-02
30. Negative file number(s): 183/14/16
31. Map location (county, township, range): _____
32. Name of fieldworker: G. Whitney

Planning district/village # _____
Address/Location: 1661-1669 W. Grand Avenue

Historic Name: _____
Common Name: _____

33. Architect/engineer: Charles A. Wallingford
Ira White
 34. Builder/contractor: _____
 35. Present Owner: _____
 Address: _____
 36. Date built: 1891
Building
 37. Date source: permit

38. Legal Description: Lot 1, Block 1, Elmer A. Morrison's Rearrangement of Macalester Park

39. Building Permit #: 26863

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:

This block of three stores and dwellings was constructed in 1891 at a cost of \$10,000 for S. B. Walsh, who may be Silas B. Walsh of the Cochrane and Walsh real estate firm who resided at 521 Ashland Avenue (listed in the 1892 city directory).

48. Level of significance: Local State National

49. Statement of significance:

This Victorian commercial building may well be the oldest commercial building in the shopping area on Grand Avenue directly west of Macalester College. The building features a nice corbelled brick cornice. It is one of the few known commercial buildings designed by Charles A. Wallingford who designed a number of houses, row-houses, apartment buildings and churches in St. Paul in the 1880s and 1890s.

50. Sources of information:

Historic Sites Survey Architect Card File.

Photographs

