

mn DEPARTMENT OF
ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

March 12, 2020

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

RE: Demolition of 678 Snelling Avenue North
St. Paul, Ramsey County
SHPO Number: 2020-1131

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. Because federal funding is involved, the project is being reviewed according to responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

The property at 678 Snelling Avenue North was previously identified in a 2018 local historical survey as a property of potential historic interest. It was assigned inventory number RA-SPC-9752 and is historically known as the Long Brothers Auto Garage. While included in the reconnaissance survey, the property has never been fully evaluated using the eligibility criteria for the National Register of Historic Places.

Under 36 CFR 800.4(b-c) it is the federal agency's responsibility to identify and evaluate any historic properties that may be affected by the proposed project. In absence of this evaluation, we are unable to complete project review. In order to proceed, we recommend that an architectural/historic evaluation be completed meeting the requirements of the Secretary of the Interior's Standards for Identification and Evaluation. For a list of consultants who have expressed an interest in undertaking such surveys, please visit the website www.mnhs.org/preservation/directory, and select "Historians, Contract" in the "Search by Specialties" box...or you may know others with appropriate training and experience.

If you have any questions regarding our review, please contact Leslie Coburn, Environmental Review Coordinator, at (651) 201-3286 or leslie.coburn@state.mn.us.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers
Environmental Review Program Manager



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

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

Project Address: 678 SNELLING AVENUE Original Construction Year: _____
Building Name: _____ Planning District Number: 11
Brief Project Description: Demolition

Funding: CDBG x NSPFI _____ Other Funding (list) _____
Form Completed by: Matt Dornfeld Date: February 6, 2020
Title/Organization: DSI 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, 1400 City Hall Annex, 25 W. Fourth Street, Saint Paul, MN 55102

To be completed by authorized PED staff.)

Name: Samantha Langer

Date: 2/12/20

Located within a Saint Paul Historic District? Yes ☐ No ☒

Located within a National Register District? Yes ☐ No ☒

Has the property been inventoried? Yes ☒ No ☐

If yes, # RA-SPC- 9752

Long. Bros. Auto Garage

Additional Comments: HAWKLINE - MIDWAY
RECONNAISSANCE SURVEY
"AUTO-RELATED PROPERTIES ON
UNIVERSITY AVENUE AND SNELLING
AVENUE" - CONTEXT
RECOMMENDED FOR ADDITIONAL
SURVEY & EVALUATION



Saint Paul Individual Property Inventory Form

Historic Name: Long Bros. Auto Garage

Source: 2018 Hamline Midway Survey Associated with:

Inventory ID: RA-SPC-9752

Associated ID:

GENERAL INFORMATION

Common Name: Store and Flats (Great Fans)

Other Names:

New or Updated Form: New

Extant: Yes

Survey Type: Reconnaissance (Phase 1)

Review and Compliance Number:

Agency Project Number: P17AF00098.025

MNHS Grant Number: P17AF00098.025

LOCATION INFORMATION

Street Address: 678 Snelling Avenue North

Historic Address:

Alternate Address:

Neighborhood: Hamline-Midway

District: 11

Ward: 4

City: Saint Paul

County: Ramsey

State: MN

Zip: 55104

USGS 7.5 Quad Name(s): Saint Paul West

Zone: 15N

Township: 29

Range: 23

Section: 34

Easting: 486850

QtrQtrQtr:

QtrQtr: NW

Qtr: NW

Northing: 4978689

Datum: 1983

Addition: LINDEMANN PLACE

Block(s): 2

Lot(s): 9

Property Identification Number (PIN): 342923220179

Plat ID: 2047

Plat Name: LINDEMANN PLACE

Total Acres: 0.19

PREVIOUS DETERMINATIONS

Previous Individual Determination

- ☐ National Register Listed
- ☐ NPS DOE
- ☐ State Register Listed
- ☐ CEF
- ☐ SEF
- ☐ Local Designated
- ☐ Not Eligible

Previous District Determination

District Name:

- ☐ Within a National Register-Listed District

Contributing Status:

- ☐ Within a State Register-Listed District

Contributing Status:

- ☐ Within a CEF District

Contributing Status:

- ☐ Within a SEF District

Contributing Status:

- ☐ Within a Local Designated District

Contributing Status:



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CLASSIFICATION

Associated Properties:

Property Category: Building

Number of Resources on the Property:

Buildings: 1 Structures: 0 Sites: 0 Objects: 0

FUNCTION OR USE

~~Historic Function or Use:~~

Function/Use Category: Transportation

Function/Use Category (if other):

Function/Use Subcategory: auto garage and service

Function/Use Subcategory (if other):

~~Current Function or Use:~~

Function/Use Category: Commerce

Function/Use Category (if other):

Function/Use Subcategory: store and flats

Function/Use Subcategory (if other):

Original Cost:

Original Owner:

Original Owner Biography: Owners and proprietors of the
Long Bros Motor Company

Other Owners and Biographies:

Significant Person:

Cultural Affiliation:

Sanborn Atlas Info: 1926-1950, 1951 v3 301

City Directory Info: Polk 1928: 803; 1936: 1701, 1955:
1085

Other Functions and Uses

Ownership: privately owned

Current Owner: Jane H Goldman Trustee & Allan H Goldma

Owner Address: 1185 Sixth Ave 10th Floor

Owner City, State, Zip: New York NY 10036-2604

Zoning:

☒ Building Occupied

☒ Publicly Accessible

Historic Background: According to Ramsey County Assessor records, this building was constructed in 1926. Henry L. and Fritz W. Long were the owners and proprietors of the Long Bros Motor Company (#21225 5/12/1926). The 1926 Sanborn map indicates the garage, addressed from 670-80 Snelling, held a capacity of 35 cars, and the structure had concrete and iron supports. In 1936 the auto business was operated by L.W. Jordan, and by 1955 the building was occupied by the Disinfecting Company. Today the main floor is occupied by Great Fans & Blinds.

Oral Histories:

Historic Photos:

Other Sources:



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DESCRIPTION

Style Broadfront Commercial

☒ Primary

☐ Secondary

☐ Element

☒ Original Site

Plan Shape:

Roof Shape:

Stories

Bays

Construction Type:

Structure Dimensions

Foundation:

Roofing:

Wall Primary:

Wall Secondary:

Dormer Style:

Number: 0

Materials:

Locations:

Chimney Style:

Number: 0

Materials:

Locations:

Window Type:

Window Condition:

Door Type:

Outbuildings:

Material Condition:

Design Integrity:

Alterations:

Integrity of Setting: good

Importance of Setting:

Site Features:

Surrounding Land Use: commercial

Exterior Notes:

Interior Notes:

General Notes:



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SIGNIFICANCE

National Criteria:

Criterion A: Property is associated with significant events.

Criterion B: Property is associated with the lives of significance persons.

Criterion C: Property has significant architectural characteristics.

Criterion D: Property may yield important information in history/prehistory.

Criteria Consideration A:

Criteria Consideration E:

Criteria Consideration B:

Criteria Consideration F:

Criteria Consideration C:

Criteria Consideration G:

Criteria Consideration D:

Area of Significance:

Additional or Other Area(s) of Significance:

Period of Significance:

State Context: Urban Centers 1870-1940

Local Criteria:

Criterion 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.

Criterion 2: Its location as a site of a significant historic event.

Criterion 3: Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

Criterion 4: Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

Criterion 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.

Criterion 6: Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.

Criterion 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.

Local Period of Significance: 1874-1960

Date: 1926 ☐pre ☐ca ☐post ☐Addition ☐Alteration ☒Construction ☐Demolition ☐Move

Source: Ramsey Co Assessor and St. Paul permits

Narrative Description: This two-story store and flats building stands on the east side of Snelling Avenue, north of Blair Ave. The building is rectangular in plan and consumes nearly the entire property parcel. It has a concrete foundation, frame structure, and rises to a shallow-pitched gambrel roof. The raised parapet along Snelling Ave obscures the roof shape. The walls are clad in reddish-brown brick, with gray brick accents. The facade is nearly symmetrical and comprised of five bays divided by brick piers with gray brick tracery. Along the street, the northernmost bay contains a recessed garage entrance and a single pedestrian doorway. The doorway has a modern steel-frame glass door; it is surmounted by a wood cornice with corbelled gray bricks supports. The recessed transom window is obscured by the overhead awning. Within the deep garage entry bay, a secondary storefront entrance on the side wall has been enclosed. The pair of



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Associated ID:

paneled wood and glass bi-fold garage doors appear to be original and the entrance is surmounted by the remnants of a lettered sign reading "THUNDERBIRD PRODUCTS." The fourth bay contains a single doorway next to a pair of picture windows. The second, third, and fifth bays contain a band of three full-height commercial picture windows. They stand above a gray brick sill and soldier course of bricks and are surmounted by a beltcourse of gray bricks. Each window bay is surmounted by a shed-roof vinyl awnings, while the windows have shed roof vinyl awnings. On the second floor, the central bay contains two pairs of replacement sash windows, the second and fourth bays contain a pair of two-over-four wood frame casement windows with replacement storms. The second floor windows have brick sills and gray brick surrounds. The outer bays are non-fenestrated but feature an inlaid brick circle with basketweave infill. The parapet has concrete coping and steps up at the outer corners; has a segmented arch over each outer bay and first bay of the south elevation, and gradually rises to a wide, short central arch. Most of the northern elevation is obscured by the adjacent building. The south elevation has a tall brick end-wall chimney and retains most of its four-over-four metal frame picture windows. A backlit sign reading "GREAT FANS & BLINDS - CEILING FANS - WINDOW TREATMENT - VINTAGE LIGHTING - QUALITY SURPLUS LIGHTING" projects from the main facade over the sidewalk. A 1934 photograph of the building reveals very little of its facade has been altered. It is not clear if they are original, but the first floor window bays retain their sets of three picture windows. A single doorway was installed in the fourth of fifth bays. The original primary entrance, in the first and northernmost bay, has had its door replaced and its transom window is obscured by a modern awning. On the second floor, the central four windows were originally six-over-six sash; the outer bays' windows have been retained. A neon sign that read "DODGE - PLYMOUTH" projected over the sidewalk from steel supports mounted to the roof and facade (the current sign is not mounted in the same place). In 1934, the storefronts' transom windows were obscured by signs that displayed the "DODGE" and "PLYMOUTH" logos; today they are obscured by the vinyl awnings.

Statement of Significance: This building stands along the primary commercial street in Hamline-Midway, Snelling Avenue. This building was historically home to car sales and service company, Long Bros Motors. It was one of the many auto sales and services businesses along Snelling and University Avenues in the Midway. It has lost some integrity, retains several elements that convey its original function, such as the large showroom windows and recessed garage bay on the north end. This property should be included in future studies of auto-related properties in Hamline-Midway and St. Paul. It also retains a high degree of integrity, and should be considered for further individual study.

Identified Threats:



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PHOTO

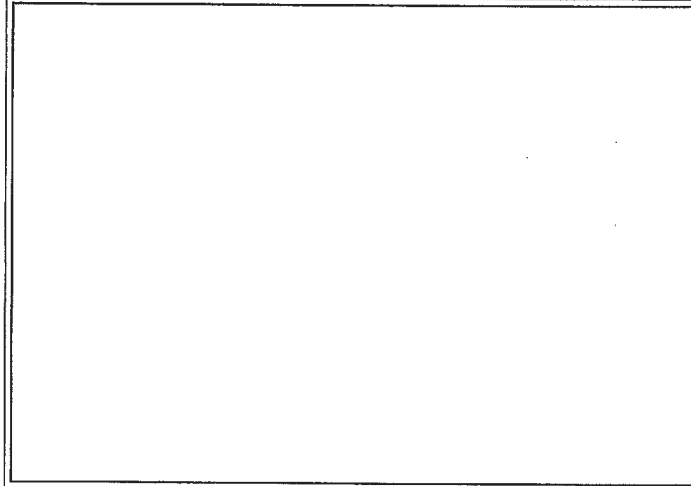


Photo Date: 04/01/2018

Facing: E

Photographer: Sara Nelson, Architectural Historian

Name/Frame #: RA-SPC-9752-001

Format: jpg

Notes:



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PREPARER'S INFORMATION AND RECOMMENDATION

Preparer Name and Title: Sara Nelson, Architectural Historian

Organization/Firm (if applicable): Summit Envirosolutions, Inc.

Date Inventory Form Prepared:

4/1/2018

Recommended Individual Evaluation:

National Register Eligible:

Local Designation Eligible:

Recommended District Evaluation:

☐ Within a National Register Eligible District

Contributing Status:

District Name:

District Inventory Number:

☐ Within a Locally Eligible District

Contributing Status:

District Name:

District Inventory Number