DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

December 20, 2019

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

RE: Demolition of 118 Manitoba Avenue
St. Paul, Ramsey County
SHPO Number: 2020-0490

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 118 Manitoba Avenue was previously identified during a local historical survey as a property of potential historic interest. It was assigned inventory number RA-SPC-4381 and is associated with Hiller Hoffman, Sr. 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
Environmental Review Program Manager

Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/ Location: 118 W. Manitoba Avenue
2. District/village: 6
3. Common name: Hoffman House
4. Historic name: Hiller Hoffman House
5. Original use: House
6. Present Use: Duplex
7. Access: ___Yes _X_No ___Limited
8. Period of construction: 1907
9. Style: Colonial Revival
10. # of bays: N/A
11. # of stories: ___
12. Roof style: Intersecting gable and hip
13. Roof covering: metal simulating slate
14. Dormer style & #: none
15. Chimney style, material, location & #: 1 interior brick
16. Type of fenestration: rectangular 1/1
17. Type of foundation: limestone
18. Structural system/main exterior wall covering: _X_Wood frame: _X_clapboard ___shingle ___aluminum ___asbestos _X_Brick: _X_stretcher bond ___American bond ___header bond ___Stone: ___random rubble ___coursed rubble ___random ashlar ___coursed ashlar
    Type of stone/brick or other bonding pattern: two types of brown pressed brick veneer
    ___Concrete block ___Cast concrete ___Stucco ___Terra cotta ___Curtain wall ___Glass/metal ___Other:
19. Other significant details:
    Ornate house with open porch across main facade supported by round columns with 4 volute Ionic capitals. Pediment at porch entrance, dentils and exposed purlins at eaves. Porch balusters are turned. Rounded arched window with unusually flared window frame in gable end. Two story bay window with leaded glass transom on main facade. Doorway has leaded glass sidelights. Oval leaded glass in door. Gable ends covered with clapboard. Interior woodwork is largely intact. Rockfaced stone sills and lintels.
20. Integrity of Design: _X_basically intact & unaltered ___altered slightly ___alterations & additions more apparent than original ___original design not apparent
21. Physical condition of building: ___Excellent _X_Good ___Fair ___Poor ___Deteriorated
22. Additions and alterations:
    New windows, rear porch altered, front porch altered, house converted to a duplex ca. 1925.
23. If a corner lot, describe: ___NW ___NE ___SE ___SW corner of _____ cross street
24. Side of street: south
25. Setting: ___acricultural _X_residential ___commercial ___industrial ___suburban ___Other:
26. Significant site and landscape features:
    This house shares a yard with the house to the west. Garage similar to house at rear.
27. Threats to site: none
28. Additional comments:
    The roof of this house is covered with an unusual metal material simulating slate tiles.
29. Date(s) of site visit(s): 8/12/81
30. Negative file number(s): 173/6/42
31. Map location code (if applicable):
32. Name of fieldworker: S. Granger

Planning district/ village #: 6
Address/ Location: 118 W. Manitoba Avenue
Historic Name: Hiller Hoffman House
Common Name: Hoffman House

33. Architect/engineer: None listed

34. Builder/contractor: C. Christensen (75 W. Sycamore)

35. Present Owner:

Address:

36. Date built: 1907

37. Date source: Building Permit

38. Legal Description: Lot 7, Block 3, Lewis's Addition

39. Building Permit #: 47997

40. Location of architect's drawings:

41. On National Register? ___Yes _X_No

42. National Register potential? ___Yes _X_No

43. HPC/local historic site? ___Yes _X_No

44. Local designation potential? ___Yes _X_No

45. In historic district? ___Yes _X_No

46. Historic district potential? ___Yes ___No

Which?

If yes, explain rationale:

47. Historical background:

This house was constructed at an estimated cost of $5,000 for Hiller Hoffman, Sr. Hoffman was born in Superior, Wisconsin and came to St. Paul in ca. 1885 where he worked as a coppersmith, and opened a hardware store at the northeast corner of Rice St. and Manitoba, about one block from this house. He married a German-born woman who was employed as a domestic servant on Summit Avenue. Hoffman constructed the house next door at 112 Manitoba in 1905 and the Hoffman Block at 900 N. Rice St. in 1914 (see survey forms). His son, Hiller Hoffman, Jr., maintained his business after his death and his daughter-in-law still lives in this house.

48. Level of significance: _X_Local ___State ___National

49. Statement of significance:

A large brick veneered Colonial Revival house which is one of the most impressive houses in this largely working class area. It was constructed [illegible] by the owner of a nearby business block on Rice Street.

50. Sources of information:

Conversation with Mrs. Hiller Hoffman, Jr., August, 1981.

Photographs