

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102
 Phone: (651) 266-9078
 ApplyHPC@stpaul.gov

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 700 4th Street East Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Joe Musolf

Company: Housing and Redevelopment Authority of the City of Saint Paul

Street and number: 25 West Fourth Street, Ste. 1100

City: Saint Paul State: MN Zip Code: 55102

Phone number: (651) 266-6594 e-mail: joe.musolf@ci.stpaul.mn.us

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Demolition of 700 4th Street East

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

Attachment A: Structural Report and Photographs
Attachment B: Exterior Photographs

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project?

YES NO

Are you applying for the Investment Tax Credits?

YES NO

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____

Date: _____

Signature of owner: _____

Date: 9.9.15

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

FOR HPC OFFICE USE ONLY

Date received: _____ FILE NO. _____
Date complete: _____
District: _____/Individual Site: _____
Pivotal/Contributing/Non-contributing/New Construction/Parcel

Requires staff review

Supporting data: YES NO
Complete application: YES NO
The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval
Date _____

Requires Commission review

Submitted:
 3 Sets of Plans
 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
 Photographs
 CD of Plans (pdf) & Photos (jpg)
 City Permit Application
 Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

HPC Staff Notes



**Mattson
Macdonald
Young**
structural
engineers

Bassett Creek Business Center
901 North 3rd Street, #100
Minneapolis, MN 55401

612-827-7825 voice
612-827-0805 fax

14 September 2015

Sarah Zorn
Planning and Economic Development
25 West Fourth Street, Ste. 1100
St. Paul, MN 55102

Project No.: 15538.00
Re: Structural Condition Review of the building at 700 4th St. E.

Dear Sarah:

We visited the existing house at 700 4th St. E. on Tuesday, August 25th, 2015. The purpose of our visit was to form an opinion of the building condition and to identify any areas of damage, deterioration, or deficiency and to assist the owner in planning the future of the house. The following is a summary of our observations and opinions:

Scope

This report concerns only the structural frame and elements that are an integral part of the load resisting system for the building. We did not observe and report on the building electrical systems, mechanical systems, fire protection, egress, and life safety compliance with the building code.

Our review concerned the basement level and the foundation walls that could be observed directly within that space, any visible roof systems, any visible wall structures, and any visible beams or joists. Observations that were performed are considered a cursory "walk-through" of the building. The performance of the structural system and framing elements was judged by visual observation only. This work should not be considered a detailed investigation of the building or of specific elements of the building framing system. During our walk through no finishes were removed to expose structural systems.

Calculations were not performed on the total building system nor were the apparent load capacities of the floor or roof determined as a part of this report.

Qualifications of the Personnel

Joe Cain P.E. is the author of this report, the lead investigator, and the Structural Engineer of Record (SER). Joe has 30 years of experience in the field of structural engineering and has performed condition reviews as the SER on numerous buildings that are similar to the subject building. Travis Stanley E.I.T. has aided in the observation work, analysis, and research and has contributed to the preparation of the report.

Methods of Investigation

The method of investigation was by casual observation and was limited to those structural elements that were exposed to view. However, much of the structural system was covered by finish material, in which case the performance of the finish material was assumed to reflect the performance of the structural elements to which the finish material was attached. No attempt was made to perform an exhaustive investigation of all structural elements. No finish material was removed or damaged to expose the underlying structural elements. No existing as built documents were available for our use. Nor were we made aware of any previous reports related to the structural condition of the building or investigation of building elements.

Building Description

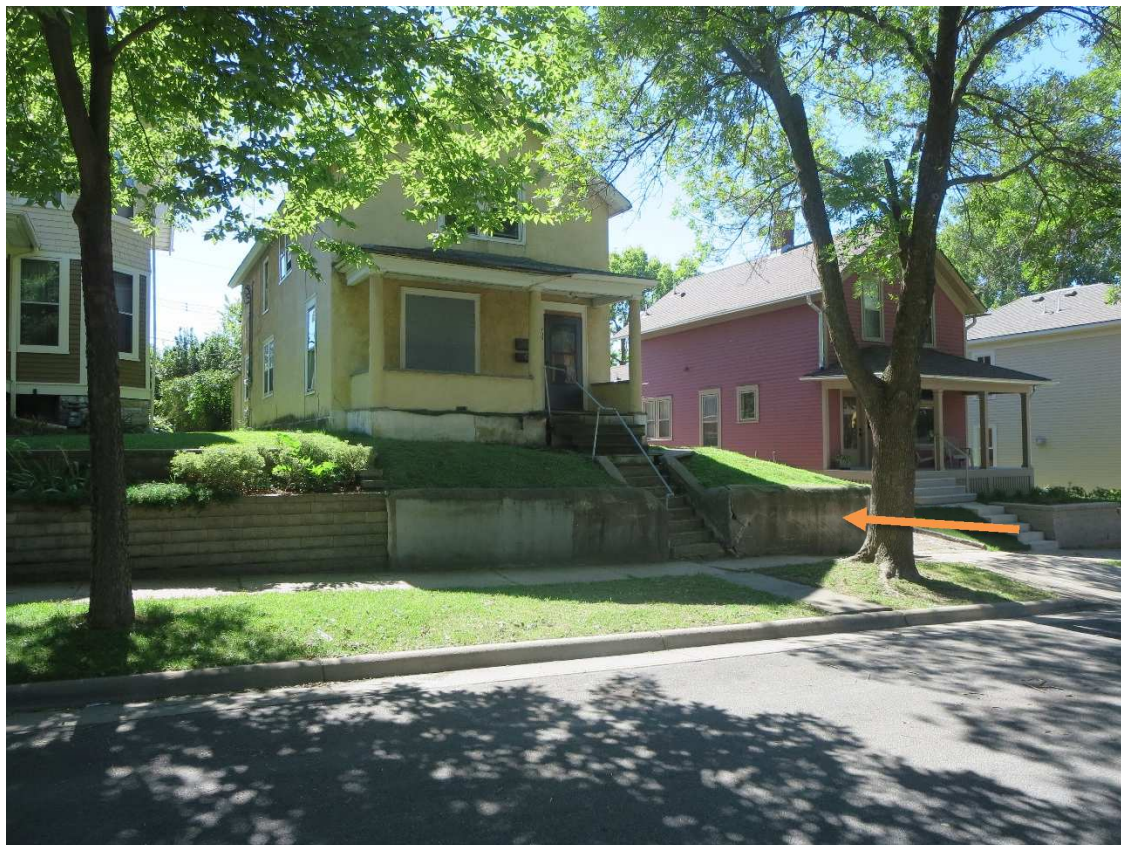
The building is a two story house with a full basement. The original structure was constructed on or about 1886. The roof is constructed with hand framed lumber joists which are supported on wood stud bearing walls at the building perimeter.

The foundation walls that could be observed were constructed with rubble limestone masonry below grade. The first floor is supported at the interior of the basement level with heavy timber beams, supported on timber columns that extend to the basement floor. The basement floor areas that were not covered were observed to be concrete slab on grade. It is assumed that the building walls and interior columns rest on spread footings.

Observed Conditions

In general, the structural elements of the building framing and foundation were judged to be in poor condition. There were conditions of deterioration or damage noted in the observations and will be described below in more detail.

The retaining wall at the front of the house is cracking and needs to be replaced. Picture 1 shows an overall view of the front retaining wall. Picture 2 shows the portion of the retaining wall that is showing the most cracking. A portion of the retaining wall has tipped. As the retaining wall continues along the southern side of the building its deflection increases. Picture 3 shows the wall, as seen from 4th street. There are also cracks that appear to go through the wall. Picture 4 shows one such crack.



Picture 1 – Front Retaining Wall



Picture 2 – Front Retaining Wall

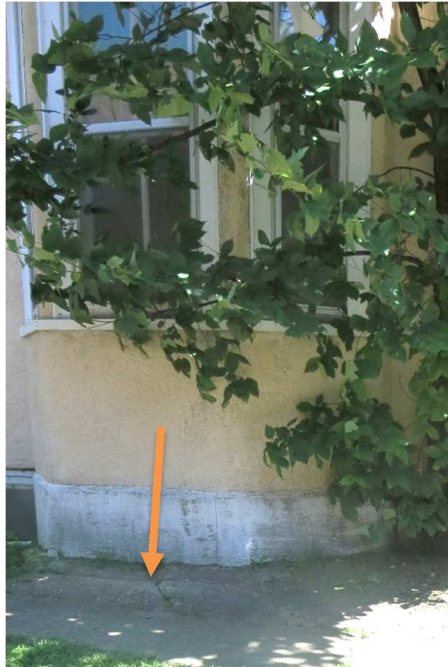


Picture 3 – South Retaining Wall



Picture 4 – Crack at South Retaining Wall

The bay along the south wall of the house appears to have settled. Picture 5 shows the bay and a crack that has occurred next to it. There is a tree that is growing just east of the bay. Its trunk is adjacent to the foundation wall. The tree is likely one cause of the settlement of the bay and could be the cause of other problems in the house. Picture 6 shows the base of the tree and the foundation wall. The background of Picture 4 shows the bay along with the tree as well.



Picture 5 – Bay at South Wall



Picture 6 – Tree Growing Next to House

There is some water damage to the house. The eastern section of the south foundation wall showed signs of damage and rot. Picture 7 shows some of the rot that has occurred as well as spalling of the finish material along the foundation and bulging of the stucco on the wall. Water damage effects were found in the floor of the second story of the house. Picture 8 shows some of the damage. It is likely that there is damage that allows water to leak. The roof was observed from the outside to be sagging slightly (not pictured). It is likely that there is some damage to the roof, which is causing water to enter the house.



Picture 7 – Water Damage at Southern Foundation Wall



Picture 8 – Water Damage in 2nd Floor

There are framing issues in the basement. There is a beam that does not rest on the column as it was originally designed. Picture 9 shows the beam as well as the column. The gap between the beam and the column is approximately 1 inch. The gap between the beam and column can be seen in the picture.



Picture 9 – Beam Above Column in Basement

Summary

The residence at 700 4th St. E. is in generally poor condition. As stated above, we made no attempt to remove finish material. Our opinions are based on what was in plain sight. The problems that were seen are likely more extensive than what we observed but were covered with finish materials. In addition to what was previously listed, there could be more issues that we could not observe. Repairs are possible, but it would likely be relatively costly. A more thorough structural review would be required in order to give details for the repair of any specific structural system.

Limiting Conditions:

The opinions and recommendations contained in this report are based on a cursory observation of the building. No attempt was made to perform an exhaustive investigation of all conditions and building elements. It is possible that conditions exist that cannot be discovered or judged as a result of this limited nature of investigation. The work provided in the preparation of the report concerns the structural system only and is not intended to address mechanical, electrical or plumbing systems, fire protection or handicap accessibility. The owner is encouraged to discuss these items with a building official and other design professionals for guidance and recommendations.

If you have any questions concerning the above, please do not hesitate to contact us.

Sincerely
Mattson Macdonald Young, Inc.



Travis Stanley, E.I.T.



Joe Cain, P.E.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Joe Cain, P.E.

09/14/2015

MN Reg. No. 40119

Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos



Attachment B – 700 4th Street Exterior and Surrounding Photos





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-9090
Facsimile: 651-266-9099
Web: www.stpaul.gov/ds

i

January 22, 2009

COUNTRYWIDE C/O TERRY RECORDS
659 BIELENBERG DRIVE
WOODBURY MN 55125

Re: 700 4th St E
File#: 07 136906 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Scrap, clean, tuck point and seal basement walls.
2. Remove and replace carpeting in lower unit.
3. Provide attic access, insulate attic to code.
4. Provide guardrail on west side of front entry steps.
5. Abate for rodents.
6. Insure basement cellar floor is even, is cleanable, and all holes are filled.
7. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
8. Install plinth blocks under posts in basement.
9. Tuck Point interior/exterior of foundation.
10. Install floor covering in the bathroom and kitchen that is impervious to water.
11. Maintain one-hour fire-separation between dwelling units and between units and common areas.
12. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide complete storms and screens, in good repair, for all door and window openings.
15. Repair walls, ceilings and floors throughout, as necessary.
16. Provide fire block construction as necessary.
17. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.

18. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
19. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.

Re: 700 4th St E

Page 2

BUILDING

20. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate; and all bedroom windows shall meet emergency egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
21. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
22. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
23. Provide general rehabilitation of garage.
24. Repair or replace damaged doors and frames as necessary, including storm doors.
25. Weather-seal exterior doors.
26. Air-seal and insulate attic access door in an approved manner.
27. Dry out basement and eliminate source of moisture.
28. Remove mold, mildew and moldy or water-damaged materials.
29. Permanently secure top and bottom of support posts in an approved manner.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
5. Verify that circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all outlets for proper polarity and verify ground on 3-prong outlets.

9. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
10. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
11. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
12. Install exterior lights at back entry doors.
13. Remove and/or rewire all illegal, improper or hazardous wiring in garage.
14. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
15. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
16. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*

Re: 700 4th St E

Page 3

ELECTRICAL

17. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
18. Install main bonding jumper in basement service. The second floor service provide 30" wide 36' out clear space in front of service get cover to come off verify correct wiring inside.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. The water heater temperature and pressure relief discharge piping is incorrect.
2. The water heater gas piping is incorrect.
3. The water heater water piping is incorrect and broken.
4. The water meter is removed and not in service.
5. The water piping is missing.
6. Provide water piping to all fixtures and appliances.
7. Run 1" water line from meter to first major take off and add appropriate hangers.
8. The soil and waste piping has improper connections, transitions, fittings or pipe usage. Add appropriate hangers.

First Floor

9. The kitchen sink waste is incorrect.

Second Floor

10. The toilet fixture is broken or parts missing.
11. The vanity waste is incorrect.
12. The kitchen sink waste is incorrect.

13. Provide access to bathtub.

HEATING

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
2. Connect boiler and water heater venting into chimney liner.
3. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Provide heat in every habitable room and bathrooms.
8. Support supply and return piping for heating system according to code.
9. Conduct witnessed pressure test on hot water heating system and check for leaks.
10. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
11. Repair or replace radiator valves as needed.
12. Gas and hydronic mechanical permits are required for the above work.

Re: 700 4th St E

Page 4

Notes:

1. Copper boiler piping has been removed.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Interior of garage not available for inspection. Repair per applicable codes.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected in

accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments