

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

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FILE NAME: 689 Conway Street  
OWNERS: MERS; Commonsense Mortgage Inc.; Deutsch Bank National Trust Co.; Wells Fargo Home Mortgage; and John Dockry, Shapiro & Zielke LLP  
AGENCY: Department of Safety and Inspections – Code Enforcement  
DATE OF HEARING: November 19, 2015  
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District  
CATEGORY: Contributing  
CLASSIFICATION: Demolition – VB3, Remove or Repair  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: November 13, 2015

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**A. SITE DESCRIPTION:**

The John Kaese House at 689 Conway Street is a two-story, frame, Queen Anne style, residence constructed in 1888 by builder, L. Metz. Cement-asbestos shingles obscure the clapboard exterior. Once a distinctive design; the gable balcony at the attic and Eastlake style brackets are extant. The two-story, front bay is typical of many Queen Anne style house in the district. The original, open, one-bay front porch was replaced by a stoop. The property is categorized as contributing to the character of the Dayton's Bluff Heritage Preservation District.

**B. PROPOSED CHANGES/BACKGROUND:**

This property became a Vacant Category 2 building on March 2, 2015, then was reclassified as a Vacant Category 3 on September 8, 2015. Records indicate that the owner is Wells Fargo Home Mortgage and on September 11, 2015, an Order to Abate was issued. On October 8, 2015, a Code Compliance Inspection Fee was paid and on November 4, 2015, the Compliance Report was completed. The property is scheduled for a Public Hearing before the Legislative Hearing Officer on November 24, 2015. The Legislative Hearing Officer will hear evidence and make a recommendation for action to the full City Council on December 16, 2015. Given the building is located within the Dayton's Bluff Heritage Preservation 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 § 74.90(j) specifically, with the exception for structures that are subject of a resolution adopted by the City Council requiring the demolition in accordance with Chapter 45 of the Legislative Code or MN Statutes Chapter 463.

In 2009, Ramsey County Public Health Department submitted an application for window replacement and received a Certificate of Approval (#09-204963) from HPC staff to replace 23 double-hung windows with wood, A-Craft sash packs.

In 2010, Historic Saint Paul submitted an application to install 28, Allied, flush-mount, aluminum storm windows and received a Certificate of Approval (#10-017937).

**C. GUIDELINE CITATIONS:**

**Dayton's Bluff Historic District Guidelines**

**Leg. Code § 74.87. 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.*

**§ 74.90. – New construction and additions.**

- (j) Demolition. Demolition permits will be reviewed on a case-by-case basis and will be determined by the category of building (pivotal, contributing and noncontributing) and its importance to the district, the structural condition of the building and the economic viability of the structure.*

**§ 73.06(i)(2): Demolition**

*When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to § 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.*

**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 including a site inspection of the exterior of the property on March 6, 2015 by HPC staff.

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The property is categorized as contributing to the character of the Dayton's Bluff Heritage Preservation District. It was constructed in 1888 during the period of significance for the historic district (1857-1930). At the time the building was designated as contributing, had been wrapped in cement-asbestos shingles and the original front porch had been replaced by a small entry stoop.
3. Leg. Code § 74.90.(j) - The Preservation Program for the Dayton's Bluff Historic District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and noncontributing), its importance to the district, the structural condition of the building and the economic viability of the structure.
4. *The category of the building.* The building is classified as contributing to the architectural and historical integrity of the Dayton's Bluff Historic District. The cement-asbestos shingles and wrap, and the removal of the open front porch appear to have been undertaken after the period of significance for the Dayton's Bluff Historic District. This *change has not acquired significance in its own right* [See § 74.87(2)] given how it obscures and has altered the original features of the property. The building reads as a residence constructed in the 1880s. Staff considers the building exterior's historic and architectural integrity as fair.
5. *The importance of the building to the district.* The house was constructed during the period of significance of 1857-1930. The Dayton's Bluff Handbook states the following about early twentieth-century vernacular properties;

*In the 1880s, and particularly during the peak years 1882-1884, Dayton's Bluff became a densely-built urban neighborhood. The construction of a series of bridges and the extension of streetcar service brought a new and diverse population to the bluff. Factory and railroad workers purchased small lots and erected a great variety of single and multiple-family houses. The newly-arrived settlers included recent immigrants from Sweden, Ireland, and Germany, but German-Americans were the predominant group. They joined a large contingent of well-established German-American business owners...*

The number of houses still extant in the Dayton's Bluff Historic District during this time period is unknown.

The Sanborn Insurance map for this site indicates the footprint of the house has changed very little since 1925, with only the replacement of open front porch evident. Parking in the rear yard is accessed by the alley.

The southern and northern block faces on Conway Street are contiguous, mostly with contributing structures. There is consistency in scale, rhythm, massing, and setbacks on both faces of the block. An early row-house at the eastern end of the block is the only building that doesn't conform to the massing.

Staff has not researched other historical associations with the subject building such as

persons that have contributed in some way to Saint Paul's history and development or an architect or an association with an important event.

6. *Structural condition of the building.* On November 4, 2015, a Code Compliance Report was issued by the Department of Safety and Inspections. HPC staff has not conducted a site inspection. The original exterior features were obscured by cement-asbestos siding and wrap but decorative details of the front bay and brackets are evident. HPC staff considers the overall exterior condition of 689 Conway Street as fair.
7. *The economic viability of the structure.* DSI has not provided a rehabilitation cost estimate, but did state that demolition costs are estimated to start at \$12,000. For 2015, Ramsey County estimates the land value at \$10,500 and the house value at \$78,600. The property is sited on a 40 ft. wide by 125 ft. deep foot lot (0.11 acres).
8. 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 alterations to the building and its current condition, HPC staff finds that the building reinforces the District's architectural and historic character and with the removal of non-original materials and restoration of siding, trim, the front porch, the property would continue to be contributing to the historic district.
9. HPC staff finds that the proposed demolition of the building at 689 Conway Street will have a negative impact on the Dayton's Bluff Heritage Preservation District. A vacant lot can have a negative impact on the historic district and the loss of historic fabric is irreversible. If demolished, any future work at the site shall comply with the new construction guidelines for the Dayton's Bluff Historic District, specifically Leg. Code § 74.90.

**F. STAFF RECOMMENDATION:**

Based on the findings, the HPC encourages the City Council to delay an order to demolish the property and to fully consider options for rehabilitation prior to ordering removal with no option for repair.



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

375 Jackson Street., Suite  
220  
Saint Paul, MN 55101-  
1806

Telephone: 651-266-  
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Facsimile: 651-266-  
1919  
Web:  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

September 11, 2015

Jose G Gonzalez  
PO Box 431165  
Brooklyn Park MN 55443-  
7262

Kathy Gonzalez/Jose  
Gonzalez  
782 6<sup>th</sup> Street East  
Saint Paul MN 55106

MERS  
PO Box 2026  
Flint MI 48501

Commonsense Mortgage  
Inc  
3450 Lexington Ave N  
#110  
Shoreview MN 55126

Deutsch Bank National  
Trust Co  
1761 E St. Andrews Place  
Santa Ana CA 92705

Wells Fargo Home  
Mortgage  
Mail Stop (X9400-034)  
One Home Campus  
Des Moines IA 50328

Shapiro & Zielke LLP  
12550 W Frontage Road  
Suite 200  
Burnsville MN 55337

## Order to Abate Nuisance Building(s)

Dear Sir or Madam:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

**689 CONWAY ST**

With the following Historic Preservation information: District: HPL-DB  
Building Name: John Kaese House Inventory #: RA-SPC-2435

and legally described as follows, to wit:

Lyman Dayton Addition Lot 7 Blk 38

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On September 3, 2015 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a two-story, wood frame, single-family dwelling.

#### Exterior

- The chimney is defective, deteriorated or in a state of disrepair. Replace all missing or defective bricks, tuckpoint as needed to restore the chimney to a professional state of maintenance and repair. Permit may be required.
- The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.
- The exterior walls and/or trim of the house and/or garage have defective, peeled, flaked, scaled or chalking paint or have unpainted wood surfaces. Scrape and repaint to affect a sound condition in a professional manner.
- The exterior walls of the house and/or garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance.
- STORM DOOR(S): The storm door(s) are in disrepair; repair or replace the door(s).
- The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.
- The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.

#### Interior

- The bathroom floor covering is deteriorated or inadequate. Provide floor covering which is impervious to water and easily cleanable throughout the bathroom and seal around the edges and fixtures.
- Lack of Electricity. Immediately restore electrical service. Failure to provide proper electrical service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. Use of candles, fuel operated lighting or extension cord wiring is not permitted while the power is off.

- **FURNACE:** Have a licensed heating contractor service and clean the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Then, send the attached form back to the Inspector. Repair of gas fired appliances requires a permit.
- **Lack of Natural Gas Service.** Immediately restore natural gas service. Failure to provide natural gas service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.
- The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner.
- The interior walls are defective. Repair all wall defects and finish in a professional manner.
- There is evidence of a rodent infestation. Immediately exterminate and eliminate all rodents from the entire building. Remove rodent harborages in the yard areas. Tuckpoint the foundation, if necessary, to rodent-proof the building to prevent re-infestation. Immediately remove any dead rodents from the premises.
- **SANITATION:** Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance.
- **Smoke Detector:** Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
- **Lack of Water Service.** Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 11, 2015** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance



condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

September 11, 2015  
689 CONWAY ST  
Page 5

If you have any questions or request additional information please contact **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

ota60135



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*375 Jackson Street., Suite  
220  
Saint Paul, MN 55101-  
1806*

*Telephone: 651-266-  
8989  
Facsimile: 651-266-  
1919  
Web:  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)*

October 23, 2015

Finance & Commerce, Inc  
SDS12-2619  
PO Box 86  
Minneapolis MN 55486

**RE: 689 CONWAY ST**

Dear Sir or Madam:

Please publish the enclosed notice of a Legislative Public Hearing and a Saint Paul City Council Public Hearing.

You may bill the City of Saint Paul, Division of Code Enforcement, Vacant Building Program, 375 Jackson Street, Suite 220, Saint Paul, MN 55101-1806.

Also, please submit an affidavit of publication to this office.

Sincerely,

***Steve Wagner***

Steve Wagner  
Manager of Code Enforcement

Enclosure

pubhrng60183 07/11



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806  
Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 23, 2015

## NOTICE OF PUBLIC HEARINGS

To All Known Responsible and/or Interested Parties:

The Saint Paul City Council and the Legislative Hearing Officer of the City Council have scheduled public hearings to consider a Council Resolution ordering the repair or removal of the building(s) located at **689 CONWAY ST.**

With the following Historic Preservation information: NONE

District: HPL-DB Building Name: John Kaese House\_ Inventory #: RA-SPC-2435

In accordance with the provisions of the Saint Paul Legislative Code Chapter 45, all owners of record and other interested parties with a known interest in this building(s) are hereby notified of these hearings. At these hearings testimony will be heard from the Code Enforcement Officer and any other parties who wish to be heard. The Council will adopt a resolution describing what action, if any, the Council deems appropriate.

Please be advised the Public Hearing before the Legislative Hearing Officer is scheduled for:

**Tuesday, November 24, 2015, at 9:00 a.m. in Room 330,  
City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102**

The Legislative Hearing Officer will hear the evidence and make a recommendation for action to the full City Council:

**Wednesday, December 16, 2015, at 5:30 p.m. in the City  
Council Chambers, 3rd Floor, City Hall, 15 West Kellogg  
Boulevard, Saint Paul, MN 55102**

All costs incurred by the City, including inspection costs, administrative costs, title searches, filing fees and, if necessary, demolition and removal expenses, will be assessed against the real estate as a special assessment to be collected in the same manner as real estate taxes. If you have any questions concerning this matter please call the Vacant/Nuisance Buildings Code Enforcement Officer **Steve Magner** at (651)266-1928, or you may leave a voice mail message.

Sincerely,

***Steve Magner***

Steve Magner

An Affirmative Action Equal Opportunity Employer

## Manager of Code Enforcement

pubhrng60183 07/11



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806  
Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 23, 2015

## NOTICE OF PUBLIC HEARINGS

MERS  
PO Box 2026  
Flint MI 48501

Commonsense Mortgage  
Inc  
3450 Lexington Ave N  
#110  
Shoreview MN 55126

Deutsch Bank National  
Trust Co  
1761 E St. Andrews Place  
Santa Ana CA 92705

Wells Fargo Home  
Mortgage  
Mail Stop (X9400-034)  
One Home Campus  
Des Moines IA 50328

John Dockry  
Shapiro & Zielke LLP  
12550 W Frontage Road  
#200  
Burnsville MN 55337

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689 CONWAY ST  
October 23, 2015  
Page 2

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Sincerely,

***Steve Wagner***

Steve Wagner  
Manager of Code Enforcement

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Using the Power of History to Transform Lives  
PRESERVING • SHARING • CONNECTING

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 689 Conway Street  
St. Paul, Ramsey County  
SHPO No. 2015-3169

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 property located at 689 Conway Street 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](http://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](mailto: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: 689 CONWAY ST Original Construction Year: 1888  
Building Name: John Kaese House Planning District Number: 4  
Brief Project Description: Removal of Nuisance Building  
Other HP Inventory Info: HPL-DB RA-SPC-2435 Metz, L.  
Funding: CDBG X NSP     Other Funding (list)                       
Form Completed by: Tom Friel/Rich Singerhouse Date: September 3, 2015  
Title/Organization: Vacant Buildings Inspector/Supervisor Phone no: 651-266-1906/1945

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: 9/10/15

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: "Contributing" building in local district. Further research required to determine NRHP eligibility. Local HAC review required prior to demolition permit issuance.

HISTORIC PROPERTY INVENTORY  
SAINT PAUL HERITAGE PRESERVATION COMMISSION

4/89

ADDRESS OR LOCATION: 689 Conway Street

HISTORIC NAME: John Kaese House

CONSTRUCTION DATE(S): 6-15-1888 (p)

ORIGINAL USE: dwelling

ARCHITECT:

SIGNIFICANT OWNERS OR OCCUPANTS (O=ORIGINAL):

BUILDER: L. Metz (p)

Mrs. Frederick Kaese (p)

o=John Kaese (90d)

CURRENT NAME:

STORIES AND STYLE:

CURRENT USE: duplex

2 story Queen Anne

MAJOR B-PERMITS (1=START): 1 = 15589

COST: \$5,000 (p)

ORIGINAL DIMENSIONS: 24-28 x 30 x 26 (p)

WALL STRUCTURE AND FACINGS:

frame, cement-asbestos on clapboard

ROOF TYPE AND MATERIALS:

hipped with peak, asphalt

FOUNDATION MATERIALS:

limestone

ARCHITECTURAL SIGNIFICANCE/CHARACTER/DETAILS:

Once a distinctive design; still retains  
attic gable balcony and Eastlake  
brackets. Two-story front bay typical  
of many Queen Anne houses in district.

DESIGNATION STATUS

HPC ☐ INDIVIDUAL DISTRICT ☐ CONTRIBUTING

☐ NONCONTRIBUTING

NRHP ☐ INDIVIDUAL DISTRICT ☐ CONTRIBUTING

☐ MULTIPLE PROP ☐ NONCONTRIBUTING

1983 RAMSEY COUNTY HISTORIC SITE SURVEY REPORT

☐ SURVEYED

☐ DECLARED ELIGIBLE

☒ NOT SURVEYED

☐ DECLARED SIGNIFICANT

CURRENT SURVEYOR EVALUATION

☒ RECOMMENDED FOR HPC DESIGNATION

☐ INDIVIDUAL

DISTRICT ☐ PIVOTAL

DISTRICT ☒ CONTRIBUTING

DISTRICT ☐ NONCONTRIBUTING

☐ ELIGIBLE FOR NRHP

☐ INDIVIDUAL ☐ MULTIPLE PROPERTY ☐ DISTRICT

☐ NOT ELIGIBLE FOR NRHP

☒ FURTHER RESEARCH IS REQUIRED

ALTERATION/DEGRADATION

Loss of front porch, cement-asbestos veneer.

SIGNIFICANT HISTORICAL ASSOCIATIONS AND CONTEXTS

Kaese is listed as a bookkeeper for the First National Bank.

REFERENCES

p=BUILDING PERMIT

pc=PERMIT INDEX CARD

fc=FIELD ASSESSMENT CARD, C. 1914-1920

m=WPA MORTGAGE FILE

wd=WPA DEED FILE

b=DUAL CITY BLUEBOOK

d=CITY DIRECTORY

a=SHOWN IN HOPKINS' ATLAS, 1884

g=ST. PAUL DAILY GLOBE DECEMBER 31,

PIN ID: 32-29-22-41-0033-1

CURRENT OWNER'S NAME AND ADDRESS:

DEK Investments Inc.

318 Washington Ave.

St. Paul, MN 55110

LEGAL DESCRIPTION (USE BACK IF NECESSARY):

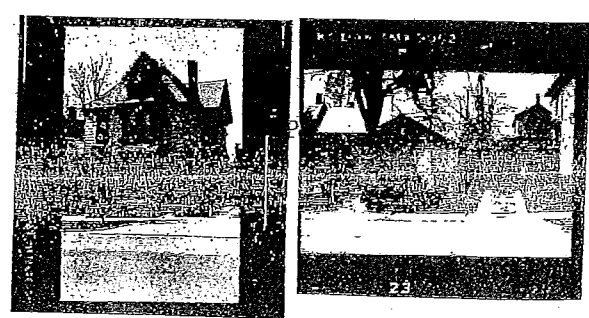
Lot 1, Block 38, Lyman Dayton's Addition

INVENTORIED BY:

*Paul Kaese*

DATE: 10-10-89

#17-10



**Date:** August 19, 2015  
**File #:** 15 - 014157  
**Folder Name:** 689 CONWAY ST  
**PIN:** 322922410033

**HP District:** HPL-DB  
**Property Name:** John Kaese House  
**Survey Info:** RA-SPC-2435



**Date:** September 08, 2015  
**File #:** 15 - 014157  
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**HP District:** HPL-DB  
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**Date:** September 23, 2015  
**File #:** 15 - 014157  
**Folder Name:** 689 CONWAY ST  
**PIN:** 322922410033

**HP District:** HPL-DB  
**Property Name:** John Kaese House  
**Survey Info:** RA-SPC-2435





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**Folder Name:** 689 CONWAY ST  
**PIN:** 322922410033

**HP District:** HPL-DB  
**Property Name:** John Kaese House  
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**Property Name:** John Kaese House  
**Survey Info:** RA-SPC-2435





CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

November 04, 2015

**\* \* This Report must be Posted  
on the Job Site \* \***

WELLS FARGO C/O JOHN DOCKRY, SHAPIRO & ZIELKE, LLC  
12550 FRONTAGE ROAD W SUITE 200  
BURNSVILLE MN 55337

Re: 689 Conway St  
File#: 15 014168 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 08, 2015.

Please be advised that this report is accurate and correct as of the date November 04, 2015. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from November 04, 2015. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

### ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
5. Repair or replace damaged doors and frames as necessary, including storm

- doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  9. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
  10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
  13. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  14. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
  15. Provide major clean-up of premises. SPLC 34.34 (4)
  16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  21. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  24. Install support post , footings and beams in basement to code (floor joist overspanned)
  25. Repair attic stairs and install handrail and guardrail.
  26. Repair 3rd. floor front porch to code. could not get access to 3rd. floor, stairs damaged.
  27. Install floor in basement with vapor barrier under it (inspection required)
  28. Many area's of siding and trim decayed or missing.
  29. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
  30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
  32. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
  33. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or

wall per attachment. MNRC Ch 1309 Sect. 311 & 312

34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Peggy Schlichte

Phone: 651-266-9039

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1. Properly wire microwave/hood fan above range to current NEC.
2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Ensure/rewire all electrical associated with NM cables dated after 2006 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
5. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
6. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
7. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
8. Basement -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Both Electrical Panels -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Both Panels -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Both Panels -Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
13. Both Panels -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
14. Electrical Panels -NEC 408.41 Provide for the neutral conductor to be terminated under its own terminal in electrical panel
15. Electrical Panels -NEC 250 Provide/ensure bonding bushings in electrical panels.
16. Exterior -Properly wire AC Unit to current NEC.
17. Furnace -Properly wire furnace to current NEC. Remove receptacle adapter from receptacle. This is a dedicated circuit.
18. Second Floor -South bedroom closet -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

19. Third Level (No Access) -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
20. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
21. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
22. Throughout -Replace conduit/fittings/fixtures due to excessive corrosion. Article 110.12 (B), NEC
23. Throughout -NEC 406.5(D) Ensure all receptacles and switches are flush to the finished plates
24. Throughout -NEC 314.21 Repair walls where gaps are around finished receptacle and switch plates
25. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
26. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
7. Basement -Soil and Waste Piping -(MPC 1430 Subp. 4) Install proper pipe supports.
8. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage. Mixed piping materials, ABS & PVC.
9. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
10. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
12. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
13. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.

14. Basement -Water Meter -(MPC 2280) Support the water meter to code.
15. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
16. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
18. Basement -Water Piping -(MPC 1430, Subp.4) Add the appropriate water pipe hangers.
19. Exterior -Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
20. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
23. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor -Sink -(MPC 2300) Install the waste piping to code.
25. First Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
26. First Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
27. First Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
28. First Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
29. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
30. Second Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
31. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
32. Second Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code. Piping in the outside wall.
33. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
34. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
35. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Maureen Hanson

Phone: 651-266-9043

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee

2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
3. Replace/repair exterior PVC intake and exhaust termination and support lines flue venting to code
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. Install furnace air filter access cover
8. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. A mechanical ventilation permit will be required for the bath fan.
12. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
13. Repair all supply and return air ducts in basement to code
14. Remove remaining condensing unit and/or AC coil in plenum and seal all openings (refrigeration permit is required if a new system is to be installed).
15. Mechanical permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
5. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
6. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.



This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this 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 within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

Jim L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments



