



**DEPARTMENT OF
ADMINISTRATION**
STATE HISTORIC PRESERVATION OFFICE

June 26, 2019

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

RE: Demolition of 1179 7th Street East
St. Paul, Ramsey County
SHPO Number: 2019-1714

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. Information received in our office on May 28, 2019 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.

Based on our review of the submitted information, it appears that the City of St. Paul is proposing to utilize federal funds from the U.S. Department of Housing and Urban Development to demolish the building located at 1179 7th Street East.

Under 36 CFR 800.4(b)-(c) it is the Federal agency's responsibility to identify and evaluate historic properties that may be affected by the proposed project. In absence of the Federal agency's finding and based on our review of the submitted information, it is our opinion that the building located at 1179 7th Street East might have National Register significance (see the 1983 City of St. Paul survey form for the property). However, additional information is needed on the history and construction of the building in order for us to provide meaningful comment on its eligibility for listing in the National Register of Historic Places (NRHP) and before further consultation regarding potential effects can proceed.

Therefore, in accordance with 36 CFR 800.4(B), this property should be inventoried and fully evaluated in order to determine its eligibility for listing in the NRHP. An intensive-level survey and evaluation includes 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 <https://mn.gov/admin/shpo/identification-evaluation/manual/>. For a list of consultants who have expressed an interest in undertaking such evaluations, please visit the website preservationdirectory.mnhs.org, select *Historians, Contract* in the *Search by Specialties* box.

We look forward to continuing consultation on this project. Please submit the completed survey and evaluation to our office for review and provide your agency's determination of effect for the proposed project. Feel free to contact me if you have any questions regarding our comments. I can be reached at (651) 201-3290 or by e-mail at sarah.beimers@state.mn.us.

Sincerely,

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: 1179 7TH ST E Original Construction Year: 1890

Building Name: store & apartment Planning District Number: 4

Brief Project Description: Removal of Nuisance Building

Funding: CDBG NSPII Other Funding (list) _____

Form Completed by: Rich Singerhouse/Tom Friel Date: April 23, 2019

Title/Organization: DSI Supervisor/Inspector Phone no: 651-266-1945/1906

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: 5-17-19

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- 5392

Additional Comments: Noted in 1983 survey as a site of major significance. Recommend against demolition. Likely eligible for local designation, but needs further evaluation.
-BL

Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/
Location: 1179-1181 E. 7th Street

2. District/village: 4 3. Common name: Thaddeus Cooper's Food & Spirits

4. Historic name: _____ 5. Original use: Store & Apartment

6. Present Use: Bar 7. Access: Yes No Limited

8. Period of construction: 1890 9. Style: Victorian Romanesque

10. # of bays: 3 11. # of stories: 2 12. Roof style: Flat

13. Roof covering: Not visible 14. Dormer style & #: None

15. Chimney style, material, location & #; 3 interior endwall brick

16. Type of fenestration: Rounded and segmental arched, boarded up

17. Type of foundation: Concrete covered limestone

18. Structural system/main exterior wall covering: Wood frame: clapboard shingle
 aluminum asbestos Brick: stretcher bond ⁷ American bond header bond
 Stone: random rubble coursed rubble random ashlar coursed ashlar
Type of stone/brick or other bonding pattern: soft brown brick
 Concrete block Cast concrete Stucco Terra cotta Curtain wall
 Glass/metal Other: _____

19. Other significant details:
Ornate corner brick commercial block designed to house a store on the first story and an apartment on the second floor. Brick parapet wall has a centrally located projecting brick pediment topped by a cornice, with a rounded arched panel of decorative brickwork in the tympanum. Corner piers and interior endwall chimneys project above parapet wall. Second story windows are rounded arched and arranged in groups of three on the main facade and one or two on the sidewalls. Decorative brickwork in spandrels of the

20. Integrity of Design: basically intact & unaltered altered slightly (#28)
 alterations & additions more apparent than original original design not apparent

21. Physical condition of building: Excellent Good Fair Poor Deteriorated

22. Additions and alterations:
Windows filled in. Storefront altered with awning, new signs, and windows filled in. Small addition to east side. Alterations to rear of west facade.

23. If a corner lot, describe: NW NE SE SW corner of Superior Street
cross street

24. Side of street: South

25. Setting: agricultural residential commercial industrial suburban
Other: _____

26. Significant site and landscape features:
On busy E. Seventh.

27. Threats to site: _____

28. Additional comments:
#19 cont.: arches on main facade and south bay of sidewalls. Rockfaced stone sills. First floor side window and door openings are segmental arched. Storefront retains original cornice and free standing column at recessed corner entrance. Storefront is enframed with brick piers with rockfaced stone blocks supporting the cornice. Storefront cornice extends east across a small one story woodframe addition to the building.

29. Date(s) of site visit(s): 5/11/82

30. Negative file number(s): 324/4/19

31. Map location code(if applicable): _____

32. Name of fieldworker: G. Phelps

Planning district/
 Village #: 4
 Address/
 Location: 1179 -1181 E. Seventh Street
 Historic
 Name: _____
 Common
 Name: Thaddeus Cooper's Food
 and Spirits

33. Architect/engineer: Matley and Garlough
34. Builder/contractor: A.C. Angston (58 E. 4th Street)
35. Present Owner: _____ 36. Date built: 1890
Address: _____ 37. Date source: Building Permit

38. Legal Description: Lot 7, Block 1, J.W. Ross' Subdivision of Collin's Outlots

39. Building Permit #: 23964

40. Location of architect's drawings: _____

41. On National Register? Yes No 42. National Register potential? Yes No

43. HPC/local historic site? Yes No 44. Local designation potential? Yes No

45. In historic district? Yes No 46. Historic district potential? Yes No

Which? _____ If yes, explain rationale: _____

47. Historical background:
This building was constructed at an estimated cost of \$6,400. It was originally owned by Lewis Finkelstein, of 1189 E. 7th St., who was a jeweler and diamond broker. The building has also been owned by the Schmidt Brewery and the Red Mill Tavern in its history.

48. Level of significance: Local State National

49. Statement of significance:
This ornate commercial building is the most intact commercial building in a wide area and is a fine example of a small Victorian commercial block.

50. Sources of information:
1891 Polk's St. Paul City Directory.
See Historic Sites Survey Architect and Contractor File.

Photographs

