



**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](http://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](mailto: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 ☒ No ☐ Limited
8. Period of construction: 1907
9. Style: Colonial Revival
10. # of bays: N/A
11. # of stories: 12
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: ☒ Wood frame: ☒ clapboard ☐ shingle  
☐ aluminum ☐ asbestos ☒ Brick: ☒ 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: ☒ basically intact & unaltered ☐ altered slightly  
☐ alterations & additions more apparent than original ☐ original design not apparent
21. Physical condition of building: ☐ Excellent ☒ 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: ☐ agricultural ☒ 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: \_\_\_\_\_ 36. Date built: 1907  
Address: \_\_\_\_\_ 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 ☒ No 42. National Register potential? Yes ☒ No

43. HPG/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 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 copper-smith, 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: ☒ 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 by the owner of a nearby business block on Rice Street.

50. Sources of information:

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

Photographs

