

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 716 Wilson Avenue, Schornstein House
DATE OF APPLICATION: September 17, 2015
APPLICANT: Saint Paul Housing and Redevelopment Authority (HRA)
OWNER: HRA
DATE OF PUBLIC HEARING: October 22, 2015
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Non-Contributing
CLASSIFICATION: Demolition Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: October 2, 2015

A. SITE DESCRIPTION: The Schornstein House, at 716 Wilson Avenue, is a one-and-one half-story frame house with a front gabled, asphalt shingle roof with wide, flared eaves and cornice returns. A single brick chimney rises from the roof ridge. A gabled dormer on the left (east) side of the house and a gabled wall dormer on the right side of the house further embellish the roof. A hipped, bay window projects beneath the wall dormer. The rectangular windows are currently one-over-one double hung, except for a leaded glass transom on the bay. The foundation is contour block. The hipped, full width front porch has been in-filled with double-hung windows, obscuring the front entry and fenestration. Other alterations include the addition of vinyl siding, the addition of decorative shutters to the upstairs front windows, and the addition of Permastone to the porch foundation and front knee wall.

B. PROPERTY HISTORY AND CONTEXT: The Schornstein Grocery and Saloon at 707 Wilson (223 Bates) was constructed in 1884. It is architecturally and historically significant as one of the most unusual and ornate small Victorian era commercial buildings still standing in Saint Paul. The building was designed by Saint Paul architect, Augustus F. Gauger and has served as a focal point for the Wilson/Bates neighborhood since the late nineteenth century.

William Schornstein and his wife, Wilhelmina, were born in Germany and immigrated directly to St. Paul in 1873. William worked as a bartender for several years before moving to the predominantly German Wilson/Bates neighborhood in 1880. In that year he opened his first grocery store and saloon in rented quarters at the corner of Bates and Plum. In 1882, Schornstein purchased a lot a few blocks away at the NW corner of Wilson and Bates (site of the present building) and built a \$6000, two-story brick store. This building was destroyed by fire two years later. In the summer of 1884, he commissioned St. Paul architect Augustus F. Gauger to design the present building, which was completed in the fall of 1884 at an estimated cost of \$5000. Gauger was a prolific German-born architect with a carpentry background who came to Saint Paul in 1875 and first worked in the office of architect Edward P. Bassford. Gauger designed a large number of houses, schools, commercial buildings, and at least one church in Saint Paul. He eventually gained a national reputation.

The Schornstein Grocery and Saloon was listed in the National Register of Historic Places (NRHP) in 1984 and was locally designated as part of the Dayton's Bluff Heritage Preservation District in 1992.

The Schornstein Garage at 216-218 Bates was constructed in two phases: the two-story portion (216) in 1886 and the one-story portion (218) in 1912. When the one-story portion was

constructed for Schornstein in 1912, he purchased the two-story portion.

The William Schornstein residence at 716 Wilson (Hudson Ave.) was constructed in 1912 (the same year as 218 Bates). The original building permit number is #59131.

On the 1903-1925 Sanborn Map, the house and garage are shown occupying the same lot. Historically, Bates Avenue between Wilson and Hudson had been a commercial block.

C. PROPOSED CHANGES: The applicant proposes to raze the residence; there are no current plans for new construction. The lot would be graded and seeded.

D. TIMELINE:

- July 23, 1992 - the Dayton's Bluff Heritage Preservation District was designate by the City Council for Heritage Preservation and established under Ordinance No. 17942 (Council File #92-900)
- October 27, 2005 - the property became a Category 2 vacant building
- May 19, 2006 - Code Compliance Report generated
- August 2006 - building permits for Vacant Category 2 Repairs were reviewed and approved administratively
- January 10, 2007 - Certificate of Code Compliance is issued.
- December 7, 2007 - the HRA purchased the property for \$150,000 with CDBG funds
- June 7, 2011 – HPC/HRA/HSP/Ward7/DBNHS staff conducted a site visit
- April 2012 - Karen Gjerstad, architect, is hired by Dayton's Bluff Neighborhood Housing Services (DBNHS) to evaluate the property in partnership with Load Bearing, Inc (construction management)
- August 2, 2012 - Karen Gjerstad and DBNHS applied for HPC review to rehabilitate the property into one, four-bedroom, rental unit. Staff determined that this would be an administrative review.
- November 15, 2012 - the project went out to bid as a package with 216-218 and 208-210 Bates Avenue
- December 2012 - bids received
- February 2013 - proposal from DBNHS to PED for subsidy: Hardcosts = \$263,360 with 1807 finished sq.ft.
- April - September 2013 - PED Housing staff discussed options to reduce the cost of the project with DBNHS
- October 2013 - PED Housing staff begin discussing rehabilitation vs. demolition scenarios with HPC staff
- February 6, 2014 - The HRA applied to the HPC for demolition of 716 Wilson along with 208-210 Bates and 216-218 Bates
- February 27, 2014 - The HPC denied the application to demolish the property. The HPC decision was not appealed.
- September 25, 2014 - The fire department was called to a report of a dwelling fire. On arrival, crews found and extinguished a front porch fire. There was some extension to the interior. The fire appears to have started on the left side of the front porch. Cigarette lighters were found at the scene. The first materials ignited were ordinary combustibles. The ignition source was an open flamed device. The classification of the fire cause is incendiary.

(Source: Fire Incident Disposition)

- September 15, 2015 - The HRA applied to the HPC for demolition of the property.

E. 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 businesses' 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 non-significant 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.

F. FINDINGS:

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 demolition within designated heritage preservation sites **§73.04.(4)**.
2. **Leg. Code § 74.90.(j)** - The Preservation Program for the Dayton's Bluff Heritage Preservation District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and non-contributing), its importance to the district, the structural condition of the building and the economic viability of the structure.
3. **The category of the building.** The Schornstein House is classified as non-contributing to the Dayton's Bluff Heritage Preservation District. Aluminum siding wraps and conceals the original siding and trim, the porch has been enclosed and Permastone has been applied to the exterior of the front porch. Staff considered the building's historic context to be good, as it is associated with the adjacent Schornstein Garage (216-218 Bates Avenue – approved for demolition 2/27/2014 File#14-015) and Schornstein Grocery (223 Bates and 707 Wilson avenues – NRHP 1984). The architectural integrity of the Schornstein House was considered good, as the aluminum siding and Permastone are seen as a reversible condition and if they were to be removed, the property would be re-categorized as contributing. Unfortunately, a fire at the building on September 25, 2014 adversely impacted the architectural integrity of the Schornstein House was, especially at the front porch and northeast corner of the residence.
4. **The importance of the building to the district.** The Schornstein House was constructed in 1912 during the Period of Significance for the Dayton's Bluff Heritage Preservation District (1857-1930). The inventory form classified the building as non-contributing because the house was wrapped in aluminum siding and the front porch was enclosed with a synthetic stone material.

The Schornstein House was constructed in 1912, the same year as the 218 Bates Avenue portion of the Schornstein Garage and is closely tied to the German-American context in Dayton's Bluff. The Dayton's Bluff Handbook states the following:

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 residential context of this house is strong as there is a row of several houses on this block face that were all built during the period of significance. They relate in form, massing, style and setback. The 716 Wilson house is the last in a row before the character transitions to the commercial corner and commercial block (south on Bates Avenue). There are a few buildings across the street and down the block that were constructed outside the period of significance, these include: 224 Bates Avenue (1962), 740 Wilson Avenue (2005) and 215 Maple Street (1957) and the demolition of a house at 721 Wilson Avenue (2012).

Staff did not find any historical associations other than Schornstein that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1989 Dayton's Bluff inventory form did not identify other individuals.

The Sanborn Insurance map for this site indicates the footprint of the building has not changed since 1925. There is no alley on this block and the grade rises steeply to the east and the south.

5. ***Structural condition of the building.*** A Code Compliance Report was generated on May 19, 2006. In August of 2006, permits were reviewed and approved for work at the property. The permits were finalized and a Certificate of Code Compliance was issued on January 10, 2007. Essentially, the property was approved for occupancy and met the requirements listed in the Code Compliance Report in early 2007. There was no mention of foundation or structural issues during the time permits were issued and finalized to repair the structure. The Code Compliance Report called for repointing the interior/exterior foundation as necessary. The HRA acquired the property in late 2007 along with the adjacent 216-218 Bates.

During a June 7, 2011 site inspection, HPC staff did not observe any conditions on the interior to raise concern. Much of the original or early architectural or decorative features the interior were intact and in good condition. The exterior features of the house have either been covered with aluminum siding and trim as well as PermaStone at the enclosed front porch. The changes are considered to be reversible. HPC staff considered the architectural and historical integrity of the Schornstein House to be good. (See attached photos from 2011)

The January 24, 2014 letter from Jeffrey Garetz, Load Bearing, Inc (project construction manager) states, "This single-family dwelling has a full basement which has deteriorated over time due to water infiltration. The structure was built into a hillside, and water movement within this topography has caused the masonry foundation to disintegrate.... repair is not an option, and that even if repairs to the foundation were possible, the water infiltration would continue to be an issue at this particular site, given its topography." The letter from the construction manager indicated that the structural integrity of the foundation is poor. A structural engineer was consulted for the proposed, four-bedroom design; there was no structural report submitted that addressed stabilizing or rehabilitating the property as a two-bedroom residence, nor were repair options submitted for the foundation that did not include the garage, shared driveway, shifting the house five feet, exposing much of the basement walls and adding two bedrooms in the basement.

On September 14, 2015, structural engineering firm, Mattson Macdonald Young, submitted a report to the HRA that summarized the observed conditions of structural frame and elements of the basement level and foundation walls, concrete walkway along the foundation, retaining walls, rear deck, and the front porch and walls. The report notes the structural elements of the building framing and foundation to be in poor condition; the fire damage to the structure is mostly to the porch posts and lintels; the exterior sidewalk on the northeast side of the house slopes toward the foundation; water drainage is an issue at the site; the interior sides of the foundation walls are in poor condition (cracking, spalling, and missing mortar); the concrete and timber retaining walls are out of plumb and failing; and the wood deck at the rear is deteriorated and would need to be removed. The report summarized that 716 Wilson Avenue is in generally poor condition based on visually observed conditions. It added repairs are possible, but would likely be relatively costly.

6. ***The economic viability of the structure.*** The HRA estimates the demolition costs to be \$10,000 to \$30,000. The cost range to rehabilitate the building into a four bedroom residence, based on the bids received in 2012 were \$255,440 to \$402,031 which included: kitchen and bath remodels, a complete new basement which would provide two additional bedrooms and bath in addition to the two bedrooms on the second floor, new plumbing, heating, air conditioning, and electrical system, hardwood floor finish, all interior painted surfaces and trim refinishing, a new detached garage, and concrete retaining wall along the east property boundary. The HRA purchased the property in 2007 for \$150,000 with CDBG funds. In 2014, Ramsey County estimated the 2015 land value at \$15,900 and the building value at \$54,400. In 2015, Ramsey County estimated the 2016 land value at \$12,500 and the building value at

\$12,000. The property is sited on the south side of Wilson Avenue, east of Bates Avenue and the parcel size is .12 acres. An estimate to rehabilitate the two-bedroom residence in its existing, two-bedroom configuration and location, without a new garage, was not submitted.

The 9/25/2014 Fire Incident Disposition listed the building value at \$94,800 and the damage estimate at \$61,169.

The property is currently zoned RTI with the use as Single Family - Residential.

7. The Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character of the district or the neighborhood. Given the architectural and historical integrity and context, HPC staff finds that the building reinforces the District's architectural and historic character, but the structural integrity has been compromised. The Standards also recommend against destroying historic relationships between buildings and open space. The demolition of the building would have a significant impact on the relationship of residential buildings along the south side of Wilson Avenue and the historic context/relationship to the Schornstein family/businesses/buildings at the Bates and Wilson intersection.

The Dayton's Bluff Historic District Design Guidelines, General Principle (1) states *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...* The proposal to demolish this property does not comply with the guidelines as loss of the property would result in the loss of historic character. However, given the fire at the residence and the further deterioration of the building, the loss of this historic resource may now be inevitable, as rehabilitation costs would be higher than previously reviewed.

8. This property is in the anticipated Area of Potential Effect for the Gold Line BRT and will be evaluated for National Register Eligibility. Preceding evaluation, determined effects will be evaluated for impacts with potential mitigation.
9. HPC staff finds that the proposed demolition of the Schornstein House at 716 Wilson Avenue will adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)), however, the report from the structural engineer outlined foundation, site, and porch (structural) issues at the property which has continued to deteriorate and remain a nuisance property. A vacant lot would have a negative impact on the historic district and the loss of historic fabric is irreversible.

STAFF RECOMMENDATIONS: Based on the findings, staff recommends approval of the demolition permit application provided the following condition(s) are met:

1. Prior to demolition, the applicant shall remove non-original siding and wrap to reveal the historic exterior of the residence and the building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior to demolition, at the owner's expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC in both printed form and as TIFF files on an archival quality CD (one copy of the documentation to be delivered to the Ramsey County Historically Society.)

G. ATTACHMENTS

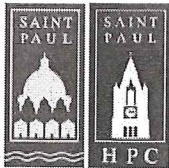
1. HPC Design Review Application
2. Applicant Submittals:
 - A. *Structural Report and Photographs*

B. *Exterior Photographs*

C. *Arson Inspection Report (not included for legal reasons)*

D. *Arson Photographs*

3. 2011, 2012, 2014 Photographs
4. Aerials Photographs
5. 1903-25 Sanborn Fire Insurance Map
6. SHPO Letter – August 9, 2012



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/ |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | Alteration |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 716 Wilson Avenue 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: _____

FOR HPC OFFICE USE ONLY

Date received: 9.15.15

FILE NO. 16-001

Date complete: _____

District: DB /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: 10.8.15

City Permit # _____ - _____

HPC Staff Notes



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6655
Facsimile: 651-228-3261*

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

RE: 716 Wilson Avenue Request for Demolition

September 17, 2015

Dear Heritage Preservation Commissioners,

The Housing and Redevelopment Authority of the City of Saint Paul (HRA) requests approval for the demolition of 716 Wilson Avenue, which is located within the Dayton's Bluff Heritage Preservation District.

The HRA has evaluated the structural integrity and economic feasibility of rehabilitating the aforementioned structure and has concluded that doing so is cost-prohibitive. An evaluation of the structural condition, which includes photographs of structural conditions and supports demolition, is attached to this application.

Economic considerations accounted for the cost of rehabilitation, market conditions and the lack of return on investment, all of which make public subsidy of this project impractical. Previously received developer proposals indicated that the total development cost could range from \$600,000 to \$670,000, resulting in a subsidy requirement of between \$480,000 and \$550,000.

Use as a single family residential structure was the only use explored; no adaptive re-use options were evaluated.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Mursolf".

Joe Mursolf
Principal Project Manager

Attachments:

- Attachment A: Structural Report and Photographs
- Attachment B: Exterior Photographs
- Attachment C: Arson Inspection Report
- Attachment D: Arson Photographs



**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.: 15535.00
Re: Structural Condition Review of the building at 716 Wilson Ave.

Dear Sarah:

We visited the existing house at 716 Wilson Ave. 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. It was constructed on or about 1912. 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 and concrete block masonry above 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.

There is fire damage throughout the northeast end of the building, primarily the porch. Picture 1 and Picture 2 show the fire damage from within the home. The fire damage affected all of the beams that were visible in the front porch. It is also likely that the fire damaged more structural elements that were covered both in the porch and the main house. Fire damage can be seen on the finish throughout the building. Picture 3 shows the exterior elevation of the house at the north corner.

The fire damage to the structure in is mostly to the porch posts and lintels where the black char and ash is seen in Picture 1. Those members likely require replacement.

Other members such as floor joists that are just darkened or slightly charred could be kept but would require soda blasting or some other procedure to remove the smoke smell.



Picture 1 – Front Porch Fire Damage



Picture 2 – Front Porch Fire Damage



Picture 3 – Fire Damage, Northeast Elevation

The exterior sidewalk of the northeast side of the house has a crack that runs through the center of it. The portion of the sidewalk closest to the house slopes down toward the foundation. The foundation of the porch is unknown. It is likely that the porch is settling, which is causing the soil to move and the crack to appear. Water drainage is also an issue. Due to the slope, water will drain towards the house. The water will infiltrate the basement through the foundation walls and likely cause damage to the walls over time. Picture 4 shows the crack at the northeast corner of the house.



Picture 4 – Crack in Sidewalk at Northeast Corner

The interior sides of the foundation walls are in poor condition. There is cracking and spalling of the walls that can be seen throughout the basement. Picture 5 and Picture 6 show the faces of two of the foundation walls that are typical throughout the basement. The exterior of the foundation walls are also in need of repair. There are joints between the masonry units that are missing mortar. Picture 7 and Picture 8 show gaps between masonry units where mortar should be. The limestone walls are likely 16 to 20 inches thick so are not necessarily unsafe or insufficient, however they would require repairs.



Picture 5 – Interior Foundation Wall



Picture 6 – Interior Foundation Wall



Picture 7 – Exterior Foundation Walls



Picture 8 – Exterior Foundation Walls

We observed issues with both of the retaining walls at the exterior of the house, they have essentially failed structurally. The timber retaining wall on the southwest side of the building is out of plumb. Along with that, some of the members of the timber wall are out of plane relative to each other. Picture 9 shows the wall with some of the members out of line. Picture 10 shows an up-close look at the end of the retaining wall and illustrates the displacement that has occurred between some of the members. Picture 11 is similar to Picture 9, but as seen from the opposite angle, the displacement of the wall as a whole can more easily be seen.

The concrete wall on the northeast of the house is also out of plumb. The wall itself appears to be sturdy, as evidenced by the lack of cracking or breaking, but its foundation has rotated. Picture 12 shows the wall out of plumb and the same wall can also be seen in Picture 4.



Picture 9 – Timber Retaining Wall



Picture 10 – End of Timber Retaining Wall



Picture 11 – Timber Retaining Wall



Picture 12 – Rotated Foundation Wall

The roof and exterior walls, as observed from the outside, appeared to be in good condition. The roof was flat and there were no obvious problems. The exterior walls appeared to be plumb. Picture 13 shows one such roof and wall.



Picture 13 – House Roof and Exterior Wall

The existing wood deck off the southwest side of the house is deteriorated, it would need to be removed and replaced (not pictured).

Summary

The residence at 716 Wilson Ave. 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.

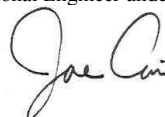


Travis Stanley, E.I.T.



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 – 716 Wilson Exterior and Surrounding Photos



Taken 8/25/15

Attachment B – 716 Wilson Exterior and Surrounding Photos



Taken 8/25/15

Attachment B – 716 Wilson Exterior and Surrounding Photos



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Attachment B – 716 Wilson Exterior and Surrounding Photos



Attachment B – 716 Wilson Exterior and Surrounding Photos



Taken 8/25/15

Attachment B – Photos of Fire Damage at 716 Wilson



Attachment B – Photos of Fire Damage at 716 Wilson



Attachment B – Photos of Fire Damage at 716 Wilson



A photograph of a two-story yellow house with dark brown trim and a red roof. The house has several windows, some of which are boarded up with plywood. A large, multi-paned bay window on the ground floor is completely covered with plywood. A smaller, single-paned window above it is also boarded up. To the left, another single-paned window is visible. The house is surrounded by green trees and a clear blue sky. A utility meter and pipes are visible on the side of the house.

Attachment B – Photos of Fire Damage at 716 Wilson







716 Wilson Photos – June 7, 2011























716 Wilson – 2-26-14 photos



716 Wilson – 2-26-14 photos



716 Wilson – 2-26-14 photos

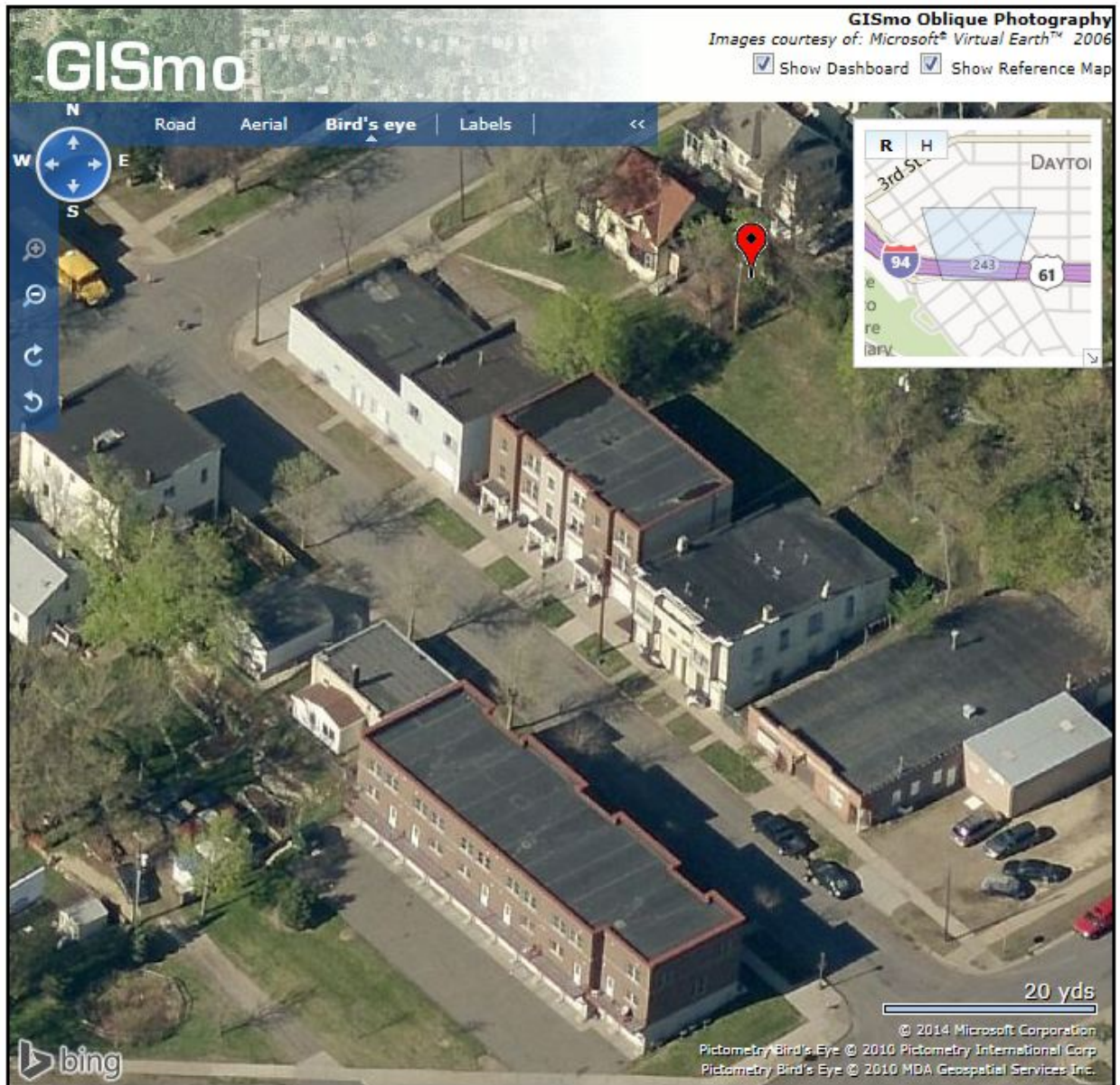


716 Wilson – 2-26-14 photos



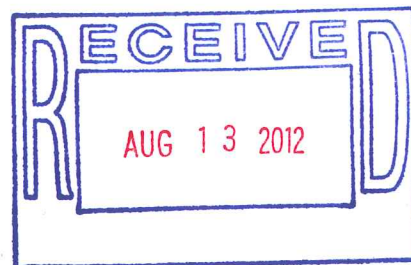












• STATE HISTORIC PRESERVATION OFFICE

August 9, 2012

Patricia James, City Planner
St. Paul Planning and Economic Development
1400 City Hall Annex
25 West Forth Street
St. Paul MN 55102

Re : Rehabilitation of 716 Wilson Avenue (William Schornstein House)
St. Paul, Ramsey County
SHPO Number: 2012-2425

Dear Ms James:

Thank you for the opportunity to comment on the above project. It is being 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, and to the responsibilities given the Minnesota Historical Society by the Minnesota Historic Sites Act.

The property at 716 Wilson Avenue is not listed in the National Register of Historic Places. Moreover, we do not find that it has been demonstrated to meet the criteria for listing. Therefore, based on information that is available at this time, we conclude that **no properties** eligible for or listed in the National Register of Historic Places will be affected by this project.

However, we do note that the building is located in the locally designated Dayton's Bluff Historic District. Therefore, we urge that the advice of the St. Paul Heritage Preservation Commission be sought in developing the plans for exterior rehabilitation.

For future reference, I note that "total rehabilitation" is not an adequate project description. At minimum, we would appreciate it if future forms submitted by your office list the major elements to be included in the proposed work: i.e. roof, siding, windows, doors, cornice; and indicate if rehabilitation or replacement of each element is planned. For National Register listed or eligible properties, we would likely ask for a detailed Scope of Work or construction plans. In this case, I am sure the Heritage Preservation Commission will be asking for such documents.

Thanks for contacting us. Call me at (651) 259-3456 if you have any questions regarding our review.

Sincerely,



Mary Ann Heidemann, Manager
Government Programs and Compliance

cc: St. Paul Heritage Preservation Commission