

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

FILE NAME: 700 Fourth Street East – Edward McNammee 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: Contributing

CLASSIFICATION: Demolition Permit

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE: October 6, 2015

A. SITE DESCRIPTION: The Edward McNammee House, at 700 East Fourth Street, is a two-story, Classicized Queen style frame house with Greek Revival massing constructed in 1879. The home sits on a rectangular, plastered limestone foundation, with a hip roofed front porch supported by Doric columns that have been stuccoed. This porch appears to date from a later renovation, as it covers the glass transom over the front door (visible from the interior). Fenestration consists of individual and paired one-over-one, three-over-one, and two-over-two double-hung windows throughout. A one-story projecting bay window ornaments the west elevation. The permit index card lists permits for repairs, alterations and plaster (the exterior was stuccoed) in 1931. The soffits and porch architrave are wrapped in aluminum. The front-facing, gabled roof contains no dormers. A leaded transom above the front picture window was one of the few visibly original features of the home from the exterior, but was removed without review and approval. The house is categorized as contributing to the Dayton's Bluff Heritage Preservation District. The garage is categorized as non-contributing, as it was constructed after 1930.

B. PROPERTY HISTORY AND CONTEXT: According to a WPA mortgage file, Edward McNammee, the first owner of the home, purchased the lot the home was to be built on through a mortgage with Maria Dayton in 1877, then took out a \$1,300 mortgage with the People's Building Society in late 1878, completing the home in 1879. A search of the *Saint Paul Daily Globe*, a prominent newspaper of the time, did not list the property or its occupants between 1877 and 1922. The only other records of mention for the property were a series of three permits issued between May 23 and May 25, 1931 totaling \$610. This amount may reflect the conversion of the home into a duplex, which was its most current use before becoming vacant.

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 designated by the City Council for Heritage Preservation and established under Ordinance No. 17942 (Council File #92-900)
- April 12, 2007 – HPC staff reviewed and approved the construction of new wood and concrete steps at the property. The work was completed.
- August 24, 2007 - the property became a Category 2 vacant building
- January 15, 2009 - Code Compliance Report completed

- April 30, 2009 - the HRA purchased the property for \$22,900 with ISP funds
- August 2009 - the HRA offered the property for \$10,000 as part of the Fourth Street Preservation Project and did not receive any proposals
- October 15, 2013 - in response to the Inspiring Communities RFP, a proposal for \$470,222 total development cost (including land cost), with a projected sale of \$165,000 for a subsidy request of \$305,222 was submitted and not accepted.
- November 3, 2014 - in response to the Inspiring Communities RFP, a proposal for \$450,854 total development cost (including land cost), with a projected sale of \$160,000 for a subsidy request of \$290,854 was submitted and not accepted.
- 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. **The category of the building.** The Edward McNammee House at 700 Fourth Street East is categorized as contributing to the Dayton's Bluff Heritage Preservation District.
3. **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.
4. **The importance of the building to the district.** The building's integrity has been compromised; however, it is categorized as contributing to the district's architectural and historical character. The building is important to the district and in a rehabilitated state would enhance the character of the district.

The Edward McNammee House was constructed in 1879, pre-dating building permits in the city, with alterations and additions in 1925 and 1931, both during and just after the Period of Significance for the Dayton's Bluff Heritage Preservation District (1857-1930).

The Dayton's Bluff Historic District Handbook states the following:

The construction of houses began on Dayton's Bluff in the 1850s, but no pre-Civil War buildings are known to survive. About thirty houses remain from the period 1869-1880. Most are examples of the Italianate Style, which first enjoyed popularity in the eastern United States in the 1840s. Other pre-1880s houses on Dayton's Bluff were of a gable-roofed, one and one-half or two-story type. Many of these vernacular houses were quite simple in plan and overall design, but their builders concentrated decorative efforts at the porch and window trim. Few pre-1880s buildings still stand in St. Paul, and this collection on Dayton's Bluff is of special significance to the history of the city as well as the District.

Staff have not evaluated how many of the pre-1880s houses are still extant in the district since the Handbook was published in 1992.

The residential context of this structure is good, as it is on the block of Fourth Street which retains all but one (689) of its historic properties, all built during the Period of Significance, on both the north and south block faces. 700 Fourth Street East is immediately adjacent to the Fourth Street Preservation Project properties that were rehabilitated by the City between 2009 and 2015: 326 Maria, 685-687, 688, 693, 694-696, 695, and 698 Fourth Street East. There are a variety of forms, massing, styles and setbacks given the range of dates of construction and historic uses. 700 Fourth Street was originally intended to be included in the Fourth Street

Preservation Project, but was not included in the final RFP for the properties on the south side of the block.

Staff did not find any historical associations, other than Edward McNammee, 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 1903-25 Sanborn Fire Insurance Map for this site indicates the footprint of the building, as well as the other residences on the block, have changed very little since 1925. Removal of this building would be the second principle structure change on the block since 1925 (689 Fourth Street suffered a fire in 2008 and the HPC approved its demolition on May 27, 2010 File #10-026). The map shows that the building was used as a single-family dwelling through 1925. There were no other buildings constructed on this block after the Period of Significance. There is no alley and the grade drops steeply to the west and north and is retained by plastered limestone walls along the driveway and sidewalk.

HPC staff considers the architectural integrity to be fair-to-poor; the stucco materials and aluminum wrap would need to be removed for staff to accurately assess the presence of historic fabric and detailing.

5. ***Structural condition of the building.*** The current structural condition of the building is considered poor but the recent report did not note any imminent structural danger. The building has been classified as vacant since August of 2007 and the lack of maintenance and mothballing/stabilization is evident.

A Code Compliance Report was issued on January 15, 2009, just prior to the HRA purchasing the property. Some of the items noted in the report include: scraping, cleaning and repointing the interior and exterior of the foundation, installation of a guardrail on the west side of the front entry steps, repair/replacement of deteriorated window sash and broken glass, complete storms and screens at all door and window openings, prepare and paint interior and exterior as necessary, reconstruct framing members that are over-spanned, over-spaced, or not being carried properly.

HPC staff conducted a site visit on October 1, 2015. Many of the original/early architectural or decorative features of the interior have been removed or altered there is mold evident at the rear entry to the basement. The first floors of the two rear additions do not retain any historic integrity. Some original and early, double-hung windows are intact, along with the c. 1880s front door and transom (visible on the interior), interior staircase and balustrade to the second floor, interior casings and mouldings, historic door and window hardware. The exterior features of the house have been covered with stucco or wrapped in aluminum. Staff observed general deferred maintenance. Staff cannot assess the condition of the original exterior materials given that they are not visible.

On September 14, 2015, structural engineering firm, Mattson Macdonald Young, submitted a report to the HRA that summarized the observed conditions of the property. The report notes the structural elements of the building framing and foundation to be in poor condition; the retaining wall at the front has cracked and tipped; there is a crack in the sidewalk and a tree growing next to the house to the south of the bay; there is some water damage and the eastern section of the south foundation wall shows signs of the damage and rot; the enclosed porch at the rear of the east elevation has bulging stucco along the base and spalling of the parge-coating on the foundation; there may be damage to the roof allowing water to enter the building; framing in the basement has shifted and a beam no longer sets on a column. The report summarized that 700 Fourth Street East is in generally poor condition based on visually observed conditions. The report summarized that repairs are possible, but would likely be relatively costly.

6. ***The economic viability of the structure.*** The two cost estimates received in 2013 and 2014 were high given the estimated sale price. The financing gap was between \$290,000 and \$305,000. HPC staff did meet with PED staff to see if there were possible cost savings for one of the proposals, but did not fully evaluate the proposals to determine any cost savings. The stucco and side retaining walls create additional expenses at this site than a wood sided house on a flat lot.

The HRA estimates the demolition costs to be \$13,000. The cost ranges provide from the 2013 and 2014 proposals are \$470,222 and \$450,854. Staff did not review the proposals and cannot comment on if scopes-of-work would have complied with the guidelines in Chapter 74 of the Legislative Code. The HRA purchased the property on April 30, 2009 for \$22,900 with ISP funds. In 2014, Ramsey County estimated the 2015 land value at \$13,700 and the building value at \$37,900. In 2015, Ramsey County estimated the 2016 land value at \$10,800 and the building value at \$59,900. The 1580 square foot property is sited on the south side of Fourth Street between Maria and Bates and the parcel size is 40 ft. wide by 120 ft. deep (.11 acres).

The HRA investment on this block of Fourth Street has been great and the seven other properties have been provided subsidies above the \$150,000 cap.

The property is currently zoned RTI. The previous use was a duplex, but the property has been vacant for over one year and would need to be rehabilitated as a single family home.

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 contributing categorization, even with fair-to-poor architectural integrity, and good context, HPC staff finds that the building reinforces the District's architectural and historic character. 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 both sides of Fourth Street and the substantial investment of the Fourth Street Preservation Project.

The Dayton's Bluff Heritage Preservation 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.

8. This property is in the anticipated Area of Potential Effect for the Gold Line BRT and will be evaluated for National Register Eligibility. Proceeding evaluation, determined effects will be evaluated for impacts with potential mitigation.
9. HPC staff finds that the proposed demolition of the Edward McNammee House at 700 Fourth Street East will adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)) for reasons outlined in the findings which include: contributing classification, poor condition, and the need to carefully review and understand cost estimates that would comply with the Dayton's Bluff Design Review Guidelines (Leg. Code § 74.87-74.90) and close the financial gap. A vacant lot would have a negative impact on the Dayton's Bluff Heritage Preservation District and the loss of historic fabric is irreversible.

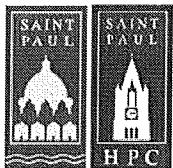
- G. **STAFF RECOMMENDATIONS:** Based on the findings, staff recommends denial of the demolition permit application.

H. ATTACHMENTS

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

B. *Exterior Photographs*

3. January 22, 2009 Code Compliance Report
4. 2015 Photographs
5. Aerial Photographs
6. 1903-25 Sanborn Fire Insurance Map



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

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

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

1. CATEGORY

Please check the category that best describes the proposed work

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

2. PROJECT ADDRESS

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

3. APPLICANT INFORMATION

Name of contact person: Joe Musolf

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

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

City: Saint Paul State: MN Zip Code: 55102

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

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

6. PROJECT DESCRIPTION

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

Demolition of 700 4th Street East

Attach additional sheets if necessary

7. ATTACHMENTS

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

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

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

Will any federal money be used in this project?

YES ☒ NO ☐

Are you applying for the Investment Tax Credits?

YES ☐ NO ☒

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

Signature of applicant: _____

Date: _____

Signature of owner: _____

Date: 9.9.15

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

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

FOR HPC OFFICE USE ONLY

Date received: _____

FILE NO. _____

Date complete: _____

District: _____/Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

☐ Requires staff review

Supporting data: **YES** **NO**

Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

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

HPC staff approval

Date _____

☐ Requires Commission review

Submitted:

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

Hearing Date set for: _____

City Permit # _____ - _____

HPC Staff Notes



**Mattson
Macdonald
Young**
structural
engineers

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

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

14 September 2015

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

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

Dear Sarah:

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

Scope

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

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

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

Qualifications of the Personnel

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

Methods of Investigation

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

Building Description

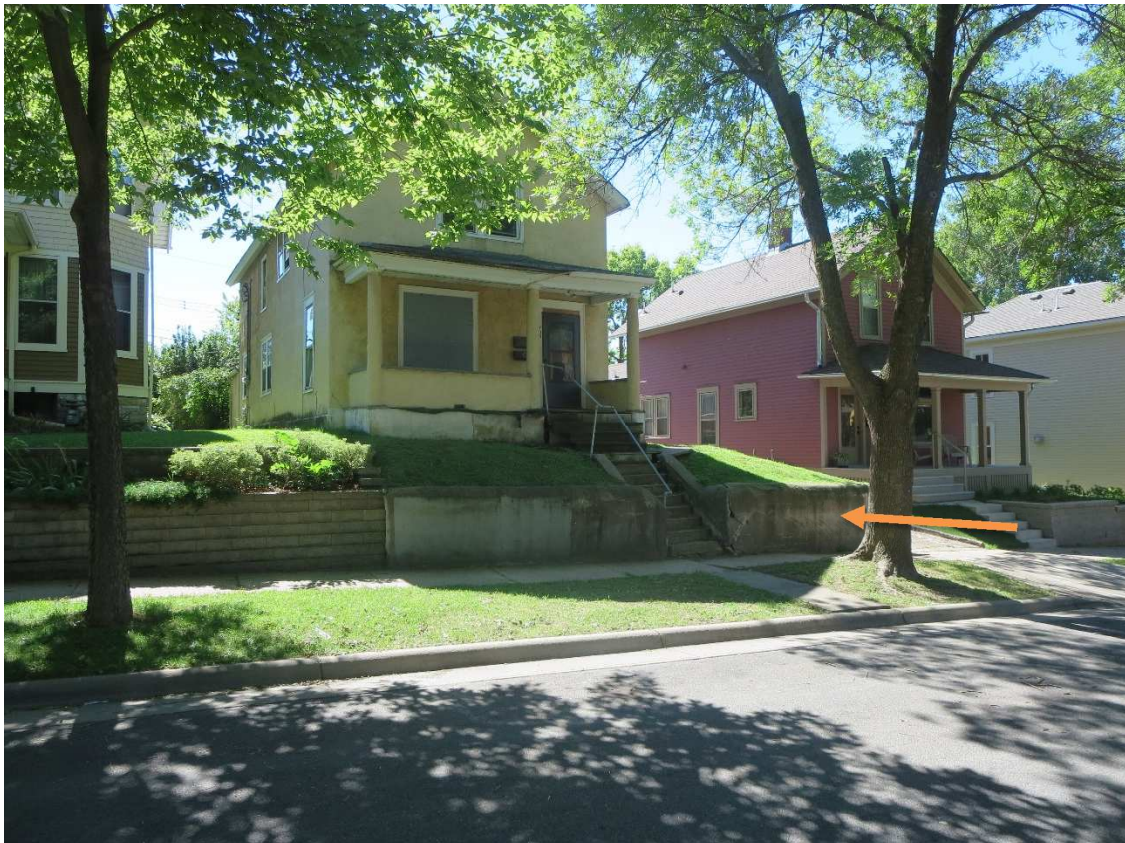
The building is a two story house with a full basement. The original structure was constructed on or about 1886. The roof is constructed with hand framed lumber joists which are supported on wood stud bearing walls at the building perimeter.

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

Observed Conditions

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

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



Picture 1 – Front Retaining Wall



Picture 2 – Front Retaining Wall

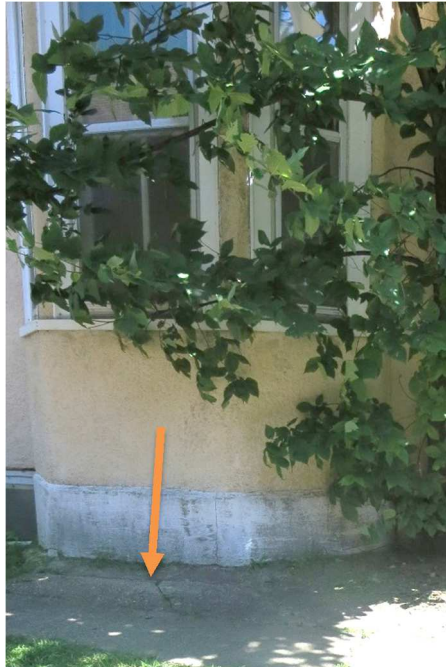


Picture 3 – South Retaining Wall



Picture 4 – Crack at South Retaining Wall

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



Picture 5 – Bay at South Wall



Picture 6 – Tree Growing Next to House

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



Picture 7 – Water Damage at Southern Foundation Wall



Picture 8 – Water Damage in 2nd Floor

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



Picture 9 – Beam Above Column in Basement

Summary

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

Limiting Conditions:

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

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

Sincerely
Mattson Macdonald Young, Inc.



Travis Stanley, E.I.T.



Joe Cain, P.E.

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



Joe Cain, P.E.

09/14/2015

MN Reg. No. 40119

Attachment B – 700 4th Street Exterior and Surrounding Photos



Taken 8/25/15

Attachment B – 700 4th Street Exterior and Surrounding Photos



Taken 8/25/15

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Taken 8/25/15

Attachment B – 700 4th Street Exterior and Surrounding Photos



Taken 8/25/15



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

i

January 22, 2009

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

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

Dear Property Owner:

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

BUILDING

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

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

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BUILDING

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

ELECTRICAL

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

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

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ELECTRICAL

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

PLUMBING

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

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

First Floor

9. The kitchen sink waste is incorrect.

Second Floor

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

13. Provide access to bathtub.

HEATING

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

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Notes:

1. Copper boiler piping has been removed.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

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

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

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

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

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

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments



700 4th St E northwest elevations (above) and
neighborhood context (below)





700 4th St E northeast elevations





East elevation window well dated October 14, 1889 (above), with west elevation stucco fill (below left) and front door (below right)





Front stairwell balusters and newel post (above), trim detail in front hall (below left), and east elevation projecting bay window in Dining Room (below right)





Living Room (above), Eastlake style hinge detailing (below left) and enclosed back porch (below right)





Kitchen (above) and basement (below)





Front door with transom in front hall (above left), scale of 2nd floor doorways (above right), 2nd floor front bedroom (below)





C. 1931 rear addition living area
(above) and rear addition elevations
(below)



