



## HERITAGE PRESERVATION COMMISSION ANNUAL REPORT

**Randy Kelly,**  
Mayor

**City Council**

Ward 1  
Council Member Jerry Blakey

Ward 2  
Council Member Chris  
Coleman

Ward 3  
Council Member Pat Harris

Ward 4  
Council Member Jay Benanav

Ward 5  
Council Member Jim Reiter

Ward 6  
Council Member Daniel  
Bostrom, President

Ward 7  
Council Member Kathy  
Lantry

**Heritage Preservation  
Commission (HPC)**

James Bellus, Chair

Michael Byrd, AIA

Gar Hargens, AIA, Vice Chair

Richard Faricy, FAIA

Susan Bartlett Foote,  
Secretary

Pat Igo

Paul Larson

Lee Meyer, AIA

Raymond Meyer

Richard Murphy

Daniel Scott

Shari Taylor Wilsey

Dudley Younkin

### A MESSAGE FROM THE CHAIR,

As I reflect back on my last three years as chair of the Heritage Preservation Commission I am awed by the groundswell of public support for preservation that has developed in Saint Paul. Neighborhoods see preservation as an important development tool; as a philosophy for their community that will attract new people, improve the quality of the housing stock, and lead to new investments. The Mayor and City Council have come to recognize preservation of the city's historic and architectural resources not as an impediment to progress but as progress itself. Buildings threatened with demolition have been given new life through the efforts of citizens who passionately believe, as does the Heritage Preservation Commission, that what makes Saint Paul unique and a desirable place to live and work is its character, its history, its sense of place.

Preservation is a more relevant and considered part of decision making in Saint Paul today than at the beginning of the millennium. The City Council more often than not supports the position of the Commission when appeals are heard. Buildings threatened by demolition have more often than not been saved and reused. The City of Saint Paul is considering a Plan for Downtown that clearly states the importance of preservation to downtown's future. Mayor Kelly has recognized the importance of preservation to the City and during a difficult budget process took a leadership position in recommending an additional Heritage Preservation staff position for 2003. The National Trust for Heritage Preservation chose Saint Paul as one of 6 cities nationally in which to provide technical and financial assistance for local preservation/economic development activities.

This past year, 2002, has been a good year for preservation and preservationists in Saint Paul, and 2003 can be an even better year, but diligence is necessary.

- Historic and architecturally significant buildings continue to be in peril from less than sensitive development activity.
- The Mayor's Housing Initiative creates an important opportunity to ensure the design of new housing development fits into the character of neighborhoods and adheres to the design principles of preservation.
- The community will consider the designation of two new and very important preservation districts around Rice Park and along University Avenue near Raymond. Quick action to protect these areas is necessary.
- The City Council must find a way to significantly penalize those Saint Paulites and their contractors that ignore city building permit processes and ignore preservation review. Too many times in recent years has the Commission witnessed major changes being made to the exterior of important buildings without the proper building permit and without review by the Heritage Preservation Commission. Once a key architectural or historic element is changed, it is lost forever. Such illegal acts should not be rewarded with indifference but rather penalized in a way that deters similar acts.

Yes, much has been accomplished, but much remains to be done! Success will only be achieved when historic preservation takes its place alongside economic development, job creation and new housing as an official priority policy of the City of Saint Paul.

Sincerely, James J. Bellus, Chair

## PRESERVATION AWARDS

*The Heritage Preservation Commission, in collaboration with the Saint Paul Chapter of the Minnesota Society of the American Institute of Architects (AIA), recognizes contributions to heritage preservation through its Preservation Awards program. The Awards are given to individuals or organizations for their efforts to preserve historic buildings or to enhance the historic character of Saint Paul.*

The HPC and the St. Paul Chapter of the AIA held the 12th annual Heritage Preservation Awards Ceremony on May 14, 2002 at the Clarence W. Wington Pavilion on Harriet Island. The keynote speaker, John Anfinson, Historian for The Mississippi National River & Recreation Area, gave an enticing presentation about St. Paul's river history and preserving a sense of place for our community. Steve Buetow, AIA, served as

Master of Ceremonies and Mayor Randy Kelly delivered closing remarks.

The recipients were recognized and celebrated for their preservation efforts and contributions to St. Paul and its' neighborhoods. Recipients of the 2002 Preservation Awards were:



*Mayor Randy Kelly delivering closing remarks*

- ◆ East side Neighborhood development Corp., City of St. Paul, Planning & Economic Development, Flannery Construction, Hay-Dobbs P.A., Architects, for rehabilitation of the G.A. Johnson Building into housing and retail space at 987-989 Payne Avenue.
- ◆ Upper Swede Hollow Neighborhoods Association, Cliff Carey, John Erler, for restoration and rehabilitation of a Queen Anne twin home at 735-737 East Fifth Street.
- ◆ The Brooks Group, Daniel J. Gleeson & Associates, Inc., for preservation of the exterior sandstone building and rehabilitation of the interior into office space at 366 Jackson Street.
- ◆ Charlene McEvoy & Doug Olson, Neil Hiedeman, Dave Weeks, Rick Kramer, Norwest Construction, Brubaker Landscape Design, for restoration of a Queen Anne residence from a triplex back to a single family home at 382 Winslow Avenue.
- ◆ Landscape Research, Garneth Peterson, City of St. Paul-Office of the Mayor, City of St. Paul-City Council, City of St. Paul- Office of License, inspections & Environmental Protection, for a cultural heritage project making a significant contribution to St. Paul's cultural heritage by developing the St. Paul Survey & Designation Project (completed 2001).
- ◆ Fort Road Federation, Glendening Architectural Services, Niles Builders, for finding a suitable home for the Dahl House and restoring it to its original splendor at 508 Jefferson Avenue.

## PRESERVATION AWARDS (CON'T.)

- ◆ VK Arrigoni Incorporated, Carl Thomas Gray, CW Remodeling, Booker Construction, for restoration & reconstruction of the 19th Century façade at 255 Summit Avenue.
- ◆ Jean Velleu, President of the Cass Gilbert Society, for being a volunteer who has made an excellent contribution to heritage preservation in Saint Paul.
- ◆ Raymond & Sheila Meyer, Glen Heise Carpentry, J.H. Schnitzer Painting, Neil Hiedeman, for restoration of a Queen Anne Residence at 524-526 Portland Avenue.
- ◆ The Lander Group, Inc., Sherman Associates, Paul Madson & Associates, LHB Engineers & Architects, KKE Architects, Inc., Kraus-Anderson, for sensitive new construction of residential buildings within an historic downtown neighborhood at 445 Wacouta Street/211 E. Seventh Street.
- ◆ Kathleen & Brett Turner, Terry Records & Jason Nordhaugan, A Cut Above Restoration, for rehabilitation of three twin homes into residences at 230-240 Dale Street.
- ◆ St. Paul Public Schools, YMCA of Greater St. Paul, Ankeny Kelly Architects, Jorgenson Construction, Inc., for rehabilitation of the John A. Johnson School which houses an elementary school and YMCA at 740 York Avenue.



*Jean Velleu accepting award from Vice Chair Gar Hargens*



*735-737 E. 5th Street, before photo at left, after photo above showing reconstructed front porch, restored siding and an appropriate paint scheme.*

## DESIGN REVIEW

**SAVED:**

- ◆ 873 Portland Avenue, a 1908 Classical Revival style church. The demolition permit was denied by the HPC and the decision was upheld by the City Council.
- ◆ One of few remaining brick alleys in the Hill District was kept from being patched with asphalt. The HPC denied the proposal and the City Council upheld the HPC decision.

**LOST:**

- ◆ 271 Kellogg Boulevard, a three story office building designed by J. Walter Stevens in the Lowertown Historic District. The site and neighboring vacant lots will make way for a 5 story parking ramp to serve the rehabilitated J.J. Hill Building condos.

**THREATENED:**

- ◆ St. Paul breweries
- ◆ Head House/Sack House

*The HPC protects buildings and districts designated for heritage preservation by reviewing all building permits for these areas. The HPC works with property owners to ensure that exterior changes are compatible with the original architectural design and materials of the buildings. The Commission has published design review guidelines for each district which facilitate review of projects. The HPC also advises the City Council and Mayor on city-sponsored projects*

*which will affect historic districts.*

The HPC reviewed 459 permit applications during 2002, an increase of 17% (400) from 2001. Sixty-seven were reviewed by the commission, and 392 were reviewed and approved by staff. The HPC also conducted 9 concept reviews for large rehabilitation projects and new construction.

Of the total permit applications reviewed, only 14 (3%) applications were

denied by the HPC. An HPC decision can be appealed by an applicant or other party and for fiscal year 2002, 5 decisions were appealed to City Council. Resulting in two decisions being upheld, two decisions being overturned and one motion failed—upholding the HPC decision.

This low denial rate demonstrates the commission's desire and ability to work with applicants to reach compatible solutions while upholding historic design standards.

### Permits Reviewed by Type

|                    | STAFF | HPC | TOTAL      |
|--------------------|-------|-----|------------|
| Building permits   | 340   | 56  | 396        |
| Demolition permits | 3     | 5   | 8          |
| Fence permits      | 41    | —   | 41         |
| Sign permits       | 8     | 6   | 14         |
| Concept reviews    | —     | 9   | 9          |
| <b>TOTALS</b>      |       |     | <b>468</b> |

### Permits Reviewed by Districts

|                             | STAFF | HPC | TOTAL |
|-----------------------------|-------|-----|-------|
| Dayton's Bluff District     | 89    | 18  | 107   |
| Hill District               | 218   | 29  | 247   |
| Irvine Park District        | 6     | —   | 6     |
| Lowertown District          | 10    | 5   | 15    |
| Summit Avenue West District | 54    | 8   | 62    |
| Individual Sites            | 15    | 7   | 22    |

# PRESERVATION EDUCATION

*Teaching Saint Paul's residents and visitors about the City's heritage through historic buildings and the urban environment is an ongoing commitment of the Heritage Preservation Commission.*

The HPC received a Certified Local Government Grant from the U.S. Department of the Interior through the Minnesota Historical Society. The \$8,950 in grant funds and \$9,296 in matching funds are for designing, fabricating and installing historic district sign-

age for St. Paul's five historic districts.

The Leonard Parker Associates, Architects, Inc. A part of the Durrant Group, was chosen to design the five street sign designs and a logo for the HPC.

Matching funds and in-kind donations were provided by the Office of License, Inspections and Environmental Protection and approved by the Mayor and City Council.

A sampling of the street

signs is shown below and the new Heritage Preservation Commission logo is shown at the right. The brown color for the signage is a recognizable color for cultural resources and historical markers. Each historic district was given a symbol, such as the fountain for the Irvine Park Historic District or a storefront image for the Lowertown Historic District.

Much of the design work has been completed and the signs will be fabricated and installed in 2003!



## SURVEY, EVALUATION, AND DESIGNATION

*The Heritage Preservation Commission protects structures and buildings historically or architecturally significant to Saint Paul through local designation for heritage preservation. Before requesting such designation from the City Council, the HPC surveys the history and architecture of a particular building or district and then evaluates the significance of the building(s) to the heritage of Saint Paul. The HPC also comments on the nomination of buildings and districts to the National Register of Historic Places.*

With the completion of the Survey & Designation project in 2001 came a **database** of approximately 5,000 inventoried historic structures in St. Paul, six **historic contexts** and several designation studies. The six contexts are:

- Pioneer Houses
- Transportation Corridors
- Neighborhood Commercial Centers
- Churches, Synagogues and Religious Buildings
- Residential Real Estate Development
- Downtown St. Paul

The first phase of **designation studies** was completed for two small historic districts and 15 individual structures, all of which were identified in the historic contexts. Historic contexts provide frames of reference that establish the significance of cultural resources and provide a framework for making management decisions. The following properties had designation studies completed:

- Rice Park Historic District
- University Avenue West Historic District
- Minnesota Transfer Railway Roundhouse
- Highland Theater
- Grandview Theater
- Old Fireside Inn & Tamarack Lodge Hall
- St. Mathews Evangelical Lutheran Church

- Trinity Norwegian Evangelical Lutheran Church
- Crosby Block
- Zion German Evangelical Lutheran Church
- Church of St. Columba
- Knox Presbyterian Church
- George H. and Hannah Hazzard House
- Ardvison Block
- Hamline Apartments
- Schott Block
- William Thompson Commercial Building

During the fall of 2002, the HPC raised \$1,200 to create a **power point presentation** to educate property owners and neighborhood groups about designation in St. Paul and the recent designation studies that have been completed. Half of the funds were donated by a private donor and the second half was donated by The Historic Saint Paul Foundation, a non-profit organization.

The HPC invited individual property owners to learn more about the historical significance of their properties and what designation of historic properties means. In addition, the St. Anthony Park Community Council held a town meeting regarding the potential University Avenue West Historic District and HPC staff met with District 17 regarding the potential Rice Park Historic District. The HPC will continue **informational meetings** on the importance of preserving and designating historic sites and plans to pursue designation of some properties in the fall of 2003.

*"A Country With  
No Regard For Its  
Past Will Do Little  
Worth Remembering  
In The Future."  
  
Abraham Lincoln*

## HPC MEMBERS AND STAFF

### Members

Continuing members during the 2002 fiscal year were: Judith Benton, Gar Hargens, Paul Larson, Richard Murphy Sr., James Bellus, Joseph Errigo, Daniel Scott, Dudley Younkin, Shari Taylor Wilsey, Susan Bartlett Foote, Lee Meyer and Raymond Meyer. Members appointed during the 2002 fiscal year were: Michael Byrd, Richard Faricy and Pat Igo. Officers during the 2002 calendar year were Commissioner Bellus serving as Chair, Commissioner Hargens serving as Vice-Chair, and Commissioner Bartlett Foote serving as Secretary. Commissioner

Murphy is a representative of the Ramsey County Historical Society Board and two registered architects are Commissioners L. Meyer and Hargens (Commissioner Richard Wolfgramm was the third registered architect who resigned early in year 2002).

### Staff

Amy Spong, is the staff person for the HPC and preservation specialist for St. Paul. John Skradski, Plan Reviewer, assists the HPC part-time and Julie Hoff takes minutes for the HPC meetings. Sue Synstegaard and Debbie Crippen as-

sisted the HPC administratively. One intern during the summer was Anne Koch, who did field work, file organization and various projects and continues in that capacity.

Amy Spong and new Commissioner Dick Faricy participated in the annual SHPO statewide workshop in Glenwood Minnesota in September, 2002. This year's focus was preserving and adaptively reusing state facilities.

### New Members

Three new commissioners were appointed by Mayor Kelly with the advise and consent of the City Council in September of 2002:

#### **Richard Faricy, FAIA**

Dick Faricy has been a St. Paul resident all his life and an architect for more than 35 years. As co-founder of Winsor/Faricy Architects, Mr. Faricy has worked on the restoration and reuse of a number of notable St. Paul buildings, including the Landmark Center, Como Park Conservatory and the Northern Pacific Railroad buildings (Bandana Square). Mr. Faricy is an active community member for Social Services,

Healthcare, the Arts and Historic Preservation. Mr. Faricy currently serves on the St. Paul Board of Zoning Appeals, Historic St. Paul and now the Heritage Preservation Commission.

#### **Michael Byrd, AIA**

Michael Byrd has a broad background in the construction industry, including positions in architecture, masonry construction, planning, engineering, consulting, and land development. Mr. Byrd is currently a Project Manager for Artspace Projects, a national non-profit real estate developer for the arts, taking multifamily housing projects from the feasibility stage through design, financing, con-

struction and leasing. Mr. Byrd is also a registered architect.

#### **Pat Igo**

A St. Paul native, Pat Igo has seen dramatic growth and changes in the City. As a residential real estate specialist since 1974 with Coldwell Banker-Burnet, Mr. Igo has been actively involved with the St. Paul Board of Realtors. He has held multiple appointments in the Government Affairs Committees and in Association leadership, serving recently as the President of the Landmark Center Volunteer Association. Mr. Igo currently lives in the newly renovated Fort Road housing development with his wife and daughter Kate.

## ORGANIZATION SUMMARY

*The Heritage Preservation Commission (HPC) serves as an advisory body to the Mayor and City Council on municipal heritage preservation matters. It was created by city ordinance in 1976 to protect and promote the heritage of the City of St. Paul. The Commission consists of thirteen voting members who are residents of Saint Paul appointed by the Mayor with the advice and consent of the City Council. One of the members is a representative of the Ramsey County Historical Society and at present three of the members are professionally registered architects.*

*The City of Saint Paul is a Certified Local Government (CLG) in the national Historic Preservation Program. The city is certified as having a heritage preservation commission and program as meeting federal and state standards. Saint Paul's status as a CLG confirms its commitment to support a qualified heritage preservation commission, maintain a system for the survey and inventory of historic properties, enforce appropriate state and local legislation for the designation and protection of historic properties, and provide for public participation in its preservation program.*

*The HPC identifies, researches, and recommends to the City Council structures and areas to be designated as heritage preservation sites or districts. Once a heritage preservation site or district is designated by the City Council, all applications for proposed construction, demolition, and exterior alterations must be reviewed by the city's HPC staff and/or the Commission to ensure that it meets the city's established guidelines. The HPC also promotes heritage preservation through annual awards and education projects.*

*Currently, about 5,000 properties have been surveyed throughout St. Paul and approximately 2,000 properties are locally designated or located within one of five local historic districts. The five districts are Irvine Park, Lower-town, Hill, Summit Avenue West and Dayton's Bluff.*

**We're on the Web!**  
[www.ci.stpaul.mn.us/liep](http://www.ci.stpaul.mn.us/liep)

**Office of License,  
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This annual report for the Saint Paul Heritage Preservation Commission (HPC) for the fiscal year 1 October 2001—30 September 2002, has been prepared according to the guidelines outlined in "Procedures for Applying For and Maintaining Certified Local Government Status (CLG)." CLG Status is administered by the Minnesota State Historic Preservation Office (SHPO)

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