



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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**DATE:** October 2, 2014  
**TO:** Heritage Preservation Commissioners  
**FROM:** Amy Spong, Historic Preservation Specialist  
**RE:** Public Comment and CLG Review for National Register of Historic Places  
Nomination, 3M Administration Building, 777 Forest Street

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## **BACKGROUND**

The Port Authority began acquiring the 3M Company site in 2009 after 3M vacated the site completely. The 3M Administration Building being proposed for listing on the National Register of Historic Places is all that is left of the collection of 3M buildings that filled approximately forty-six acres of land within the area roughly bounded by East Seventh, Forest, York and Earl Streets. Given the use of the Brownfields Revolving Loan Fund through the Environmental Protection Agency, Section 106 of the National Historic Preservation Act of 1966 required that 1) historic properties be identified, 2) the impacts to any historic resources be determined, and 3) the parties must seek ways to avoid, minimize, or mitigate any adverse effects on historic properties.

A Saint Paul Heritage Preservation Commission resolution dated January 14, 2010 memorialized their decision regarding the former 3M site pursuant to Section 106 of 36 CFR §§800.1 and 2. The HPC voted 10 to 0 to accept the invitation to sign the Memorandum of Agreement (MOA) with three additional considerations for implementing the MOA. One of the three items was that the Port Authority pursues the establishment of a smaller (core) National Register Historic District rather than a few individual National Register sites. A copy of the adopted resolution is included as an attachment.

## **HPC REVIEW AUTHORITY**

In 1985, Saint Paul's Heritage Preservation Commission (HPC) became a Certified Local Government as established under the provisions of the "Guidelines of Implementation of Certified Local Government Programs in Minnesota" and of 36 CFR 61.5 and 36 CFR 61.7 as referenced in the Certified Local Government Agreement, MHS Contract #85-C-1395.

In 1980, Congress amended the national historic preservation program to include a new legal basis for a new federal-state-local preservation partnership. This new role of the "certified local governments" (CLG's) in the partnership is outlined in "Procedures for Applying For and Maintaining Certified Local Government Status." One of the new roles identified is the CLG's responsibility for review and approval of nominations of properties to the National Register of Historic Places (NRHP). The State Historic Preservation Office

(SHPO) must notify the property owner, the HPC and the chief local elected official (Mayor) when properties are being nominated to the NRHP. Along with timelines for notification and review, the HPC must also allow for the public to comment. In order for the HPC to comment on whether the nomination meets the criteria in which it's being considered, the HPC must have members that meet the federal qualifications in the areas in which the property is being nominated for. Generally, classified as historic, archaeological, and/or architectural in nature. If the local HPC does not have the expertise in the area the HPC can choose not to comment or may obtain the opinion of a qualified professional.

The Mayor may also provide their recommendation along with the HPC's recommendation and those are forwarded to the SHPO prior to the State's recommendation that is sent to the Secretary of the Interior. If both the HPC and the Mayor recommend that a property not be nominated to the NRHP the SHPO will take no further action unless an appeal is filed.

### **CONSISTENCY WITH THE HISTORIC PRESERVATION CHAPTER**

Recommending the 3M Administration Building be nominated to the NRHP with the appropriate criteria meets several goals outlined in the Historic Preservation Chapter of the City's Comprehensive Plan that was adopted by the Mayor and City Council in 2010. **Strategy HP5.9** states the City should promote the use of Federal historic preservation tax credits to rehabilitate income producing properties and states the City should list historically significant resources on the National Register to take advantage of the tax credits. While the property owner is submitting the nomination, the building is currently being marketed for office use.

The 3M Administration Building is only being considered for listing on the National Register of Historic Places and is not currently being considered for local designation by the City Council. **Strategies HP3.11 and 3.12** state the HPC should make local designation of significant historic resources a priority for the City Council.

### **STAFF RECOMMENDATION**

The nomination is classified as both historical and architectural in nature. Commissioner Steve Trimble meets the federal professional qualifications for history and reviewed the nomination form. Commissioners Renee Hutter Barnes and Robert Ferguson meet the federal professional qualifications for architectural history and have reviewed the nomination form as well. Comments from the reviewers will be provided during the meeting and public comments will be received.

### **ATTACHMENTS:**

1. Letter to HPC from SHPO and handouts re: NRHP Program/Criteria
2. NRHP Nomination Form
3. January 14, 2010 HPC Resolution regarding the Memorandum of Agreement