

SAINT PAUL HERITAGE PRESERVATION COMMISSION 2012 ANNUAL REPORT

A LETTER FROM THE SAINT PAUL HERITAGE PRESERVATION COMMISSION

With the recent recession still influencing financial decisions on commercial, institutional, and residential work, the reduced quantity and scope of projects that came before the Saint Paul Heritage Preservation Commission in 2012 reflects an economy still struggling to get its legs fully under itself. Despite that, a number of very exciting endeavors continued to move forward.

The C&E Lofts (formerly the Chittenden and Eastman Building, a 1920's furniture warehouse and showroom) is now 90% leased. This notable structure, in the University-Raymond Historic District, joins the Carleton Lofts and other significant residential buildings along the Central Corridor Light Rail Transit line joining Saint Paul and Minneapolis as that District continues redevelopment.

Several miles to the southeast, construction continues apace on the Jacob Schmidt Brewing Company campus on West Seventh Street. Future home to 250 work-live artist units, the complex is also a historic district that, when reopened, will reveal its long relationship with beer brewing in the Upper Midwest.

Both of these projects benefitted from ongoing design review by Saint Paul HPC staff and its Commission. More importantly, both of these projects greatly benefitted from federal and state historic tax credits, as have many others.

Yet another exciting story this past year has been the grand reopening of the Saint Paul Union Depot, celebrated on Saturday, December 8, 2012 in the Lowertown Historic District. This event commemorated the end of construction of the \$243 million restoration of the 90-year-old station. In addition to becoming a transit hub and event center, the Depot will also become home to ten significant public art projects, several of which have already been installed.

By the time you read this, the City will have celebrated its 23rd annual Heritage Preservation Awards, which took place on Tuesday, May 7. The keynote speaker and host for the evening was Doug Gasek, the recently-named Executive Director of the Preservation Alliance of Minnesota. The HPC recognized seven projects and individuals, all helping to further the goals of preservation.

Sincerely,
Rich Laffin, AIA, HPC Chair

A LOOK BACK AT 2012



The Lofts at the Farmer's Market



333 Maiden Lane



672 Greenbrier

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PRESERVATION AWARDS

The Heritage Preservation Commission, in collaboration with the Saint Paul Chapter of the American Institute of Architects (AIA), held the 22nd Annual Heritage Preservation Awards Ceremony on May 15th, 2012, in the Saint Paul City Hall Ramsey County Courthouse. Six awards were presented to individuals or organizations for their efforts to preserve historic buildings or to enhance the historic character of Saint Paul. Award recipients are listed throughout this report.



Phalen Park Bridge

Historic Landscape Award

City of Saint Paul Department of Parks and Recreation
Friends of Lake Phalen, Inc.
MacDonald and Mack Architects
Mead and Hunt
Global Specialty Contractors
Olson & Nesvold Engineers, PSC
TKDA
Braun Intertec
American Masonry Restoration

The Livery

333 Maiden Lane

Adaptive Reuse Award

Erin Mathern
Thomas Blanck, Architect
Allison Mathern

1644 Summit Avenue

Stewardship Award

Macalester College
David Heide Studio
McGough Construction

DESIGN REVIEW

The HPC protects buildings and districts designated for heritage preservation by reviewing all building permits and other exterior work 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 the review of projects. The HPC also advises the City Council and Mayor on city-sponsored projects which will affect historic districts and sites.

The HPC reviewed 431 applications during 2012, 64 fewer than the 499 applications reviewed in 2011. A total of 43 were reviewed by the Commission and 388 were reviewed and approved by staff. The Commission also conducted three pre-application reviews for new construction or rehabilitation projects, zero historic resource reviews, and eight after-the-fact reviews. Staff reviewed 25 after-the-fact cases.

Of the total applications reviewed, only one was denied by the HPC. An HPC decision can be appealed to the City Council by an applicant or other party, and for the fiscal year 2012, one decision was appealed. The City Council did not uphold the HPC decision and granted the appeal.

Applications Reviewed by Type*	STAFF	HPC	TOTALS
New Construction/Alteration Permits	52	27	79
Repair/Rehabilitation Permits	247	7	254
Fence/Retaining Wall Permits	27	0	27
Mechanical Permits	39	0	39
Sign/Awning Permits	15	2	17
Stucco Permits	4	0	4
Demolition Permits	4	7	11
Infrastructure	0	0	0
TOTALS	388	43	431

Applications Reviewed by District	STAFF	HPC	TOTALS
Dayton's Bluff	62	17	79
Historic Hill	215	12	227
Irvine Park	12	0	12
Schmidt	4	5	9
Lowertown	15	1	16
Summit Avenue West	54	4	58
University-Raymond	4	2	6
Individual Sites	22	2	24

*The primary permit type counted. An application may have more than one permit type reviewed.

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SPOTLIGHT ON DESIGN REVIEW

Preservation through Tax Credits

In 2010, the State of Minnesota passed a 20 percent tax credit for qualified historic rehabilitation projects. The state credit is similar to the 20 percent federal tax credit in that projects must meet the Secretary of Interior's standards for rehabilitation. The enactment of the state credit has since stimulated rehabilitation projects all over the state, and Saint Paul has been no exception. In 2012, projects such as the Schmidt Brewery, Pioneer Endicott and the C & E Lofts all utilized state and/or federal tax credits for rehabilitation.

After the local designation of the **Jacob Schmidt Brewing Company** historic district in 2011, developer Dominion utilized tax credits for an adaptive reuse of the bottling house into 247 live/work artist lofts and brew house into commercial space. Additionally, the Schmidt Office building was rehabilitated into mixed use office/retail by the Fort Road Federation through tax credits.

The **Pioneer Endicott** building is an individually locally designated and National Register property in downtown St. Paul. It is comprised of two late 19th century buildings that were physically joined in 1941. Crowe Construction and Pioneer Endicott, LLC used federal and state tax credits in 2012 to complete exterior rehabilitation of the building including masonry work, bracket and cornice repair, link addition repair and walkway repair.

The **C&E building** was built in 1917 and designed by architect Walter Robert Wilson. The historic Chittenden and Eastman Company building is located within the University-Raymond Historic District. In 2011, BKV Group, Exeter Realty, and Frana Companies, Inc partnered to rehabilitate the commercial building into a lifestyle community embodying the Midway Arts District's vision.

The Ramsey County Regional Rail Authority took on a massive rehabilitation of **Union Depot** through several federal funding sources including SAFETEA-LU, 1301, TIGER 1, and Federal Railroad Administration funds. The plans transformed the building from an underused train station to a mixed-use transit center at the end of the Central Corridor LRT, incorporating restaurants and condominiums. The project intends for the Depot to become a hub, connecting people with activities in historic Lowertown, providing people with a great experience in the historic space, and scenic views along the Mississippi Riverfront.

PLANNING AND CONTINUING EDUCATION

During the 2012 fiscal year, HPC staff lectured at the University of Minnesota's College of Design, reached out to the Union Park District Council, trained new District Council board members on Historic Preservation, and had initial conversations with the Planning and Economic Development staff leaders about initiating a citywide Historic Preservation Team as part of the comprehensive plan. Additionally, Ann Hunt, from the Mayor's office spoke at the HPC's April 12th, 2012 business meeting about solar technology and related rebate and grant programs available. Commissioner Trimble continued to serve on the 3M Advisory Committee, while Commissioner Laffin served on the Public Art St. Paul Stewardship Committee. Commissioner's Ferguson, Trout-Oertel and Manning served on the Education Committee.



Jane Bowman Holzer
Cultural Heritage Award

Como Woodland Outdoor Classroom
Organization/Community Education Award
Como Woodland Advisory Committee
City of Saint Paul Department of Parks and
Recreation
A&M Construction, Inc

Otto & Marie Hamm Muller House
672 Greenbrier Avenue
Vote of Confidence Award
Michel Taylor

The Garden Club of Ramsey County
Organization/Community Education Award

Boy Scout Base Camp
Adaptive Reuse Award
Northern Star Council,
Boy Scouts of America
Landscape Research, LLC
LBH, Inc.
JE Dunn Construction

The Lofts at Farmers Market
260 E. Fifth Street
Construction in a Historic District Award
Housing and Redevelopment Authority of the
City of Saint Paul
Alatus Partners, LLC
Urban Works Architecture, LLC
Shaw-Lundquist Associates, Inc.
Mosaico Group, LLC

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CITY OF SAINT PAUL CHRISTOPHER B. COLEMAN, MAYOR

The Heritage Preservation Commission is staffed by the Department of Planning and Economic Development
Cecile Bedor, *Director*
Donna Drummond, *Planning Director*

2012 HERITAGE PRESERVATION COMMISSION

Commissioners:

Richard Laffin, AIA, Chair
Richard Dana, Vice Chair
Renee Hutter-Barnes, Secretary
Robert Ferguson
Matt Hill
Michael Justin
John Manning
David Riehle
Steve Trimble, RCHS
Diane Trout-Oertel, AIA
David Wagner, AIA
Vacancy

Outgoing:

Mark S. Thomas
Jennifer Haskamp

Staff:

Amy Spong
Christine Boulware

Interns:

Renee Cohn
Hilary Holmes
Becky Willging

FOR MORE INFORMATION:

Department of Planning and Economic Development
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25 West Fourth Street
Saint Paul, Minnesota 55102
Tel: 651.266.9078
<http://www.stpaul.gov/hpc>

HERITAGE PRESERVATION COMMISSION MEMBERS & STAFF

Officers during the 2012 calendar year were Commissioner Laffin, serving as Chair; Commissioner Dana, serving as Vice-Chair; and Commissioner Hutter-Barnes, serving as Secretary. Commissioner Trimble served as a representative of the Ramsey County Historical Society Board and the three registered architects were Commissioners Laffin, Trout-Oertel and David Wagner. The commission welcomed David Wagner and Michael Justin in 2012. Amy Spong and Christine Boulware continue to serve as staff to the HPC.

Amy Spong and Christine Boulware continued to serve as staff to the HPC. Commissioners Dana and Hutter attended the 32nd Annual Statewide Historic Preservation Conference in Fergus Falls on September 13 and 14. Amy Spong attended the National Alliance for Preservation Commissions Biennial Forum in Norfolk Virginia from July 18-22, 2012.

ORGANIZATIONAL SUMMARY

The Heritage Preservation Commission (HPC) serves as an advisory body to the Mayor and the 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 Saint Paul. The Commission consists of thirteen voting members who are residents of Saint Paul and are 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 that meets 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.



This annual report for the Saint Paul Heritage Preservation Commission (HPC) for the fiscal year 1 October 2011—30 September 2012, 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) for the National Park Service.

