



City of Saint Paul

October 1, 2002 to
September 30, 2003

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 Har-
ris

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)

Gar Hargens, AIA, Chair

Susan Bartlett Foote,
Vice Chair

Shari Taylor Wilsey,
Secretary

James Bellus

Michael Byrd, AIA

Richard Faricy, FAIA

Pat Igo

Paul Larson

Lee Meyer, AIA

Raymond Meyer

Richard Murphy

Daniel Scott

Dudley Younkin

A MESSAGE FROM THE CHAIR,

Heritage preservation has never been as important in Saint Paul as the City strives for continued economic vitality including a major increase in housing stock. The realization that economic development and preservation can and should be partners has come into common focus this year. More and more citizens and public officials are recognizing our historic assets as cornerstones for tourism and civic pride in Saint Paul. Rather than be a barrier to development, the HPC has continued to work hard this year with the City, developer clients, and the general public to facilitate projects while protecting intrinsic historical value.

Here is a recap of this year's activities:

FIRST...THE NUMBERS! This year the HPC and its' staff reviewed 424 permit applications. The commission continues to maintain a low denial rate of three percent and works closely with the applicants for a successful review. Although numbers don't begin to tell the whole story, the HPC is proud of the staff and volunteer Commission for handling this volume of requests with such a high rate of approval.

NEW PRESERVATION ORDINANCE A Task Force chaired by Commissioner Ray Meyer worked through the Summer and Fall to draft preliminary changes to our governing ordinance. Many thanks to all who have worked on this very important and long over due overhaul. In addition to providing better protection of historic assets (prohibition of "demolition by neglect", etc.), the changes are intended to clarify the review process. The ordinance will go through the review and adoption process in 2004.

DESIGNATIONS Following a City funded survey of historic resources in 2001, Commissioners Paul Larson and Lee Meyer have made great progress in preparing documentation to designate the University-Raymond Avenue Historic District as well as thirteen individual buildings elsewhere, throughout the city.

IDENTIFYING HISTORIC DISTRICTS Using a Federal grant administered by the Minnesota Historical Society, a Commission committee of Dan Scott, Shari Wilsey, and Gar Hargens hired Tim Heitman from The Leonard Parker Associates to design a HPC Logo and signage to identify each historic district in Saint Paul. This fall Public Works produced and installed the new signs at major intersections throughout the historic districts. The Commission hopes that neighborhood and business associations will use the designs to fund more signs in their areas.

Again, we thank the Mayor for his support. Having additional staff during 2003 enabled these important projects to progress. We also have a full compliment of Commissioners with diverse talents. We hope creative ways can continue to be found to staff the important work of the Commission and that Saint Paul will prosper in the future while honoring its past.

Sincerely,
Gar Hargens, 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 13th annual Heritage Preservation Awards Ceremony on May 5, 2003 at the Clarence W. Wigginton Pavilion on Harriet Island. The keynote speaker, architect Dale Mulfinger, FAIA, discussed the work of twentieth century Minnesota architect Edwin Lundie. Michael Huber, AIA, served as Master of Ceremony.

monies and Gar Hargens, HPC Chair, and Elizabeth Thompson, St. Paul AIA President, gave welcoming remarks.

The recipients were recognized and celebrated for their preservation efforts and contributions to Saint Paul and its neighborhoods.

Recipients of the 2003 Preservation Awards were:

725-733 East Seventh Street

In recognition of their resources, perseverance, sensitive design, skill and energy in the restoration of the Stutzman Building.
Upper Swede Hollow Neighborhoods Association
Cermak Rhodes Architects
Flannery Construction

901 Portland Avenue

In recognition of their significant stewardship, expert repairs to the slate roof, skillful maintaining of the integrity of the St. Clements Episcopal Church while improving its function.
Saint Clements Episcopal Church
Richard Laffin Architects, Inc.
Architrave Design and Remodeling
Garlock-French Roofing

60 Plato Boulevard

In recognition of realizing the potential of the Drake Marble Building and creating an attractive reuse space in the industrial framework.
Wellington Management
Meyer, Scherer & Rockcastle
BKBM Engineers, Inc.
Stahl Construction

90 West Fourth Street

In recognition of restoring the original fabric of the Saint Paul Central Library while infusing it with today's technology and highlighting the Library's original beauty.
Saint Paul Public Library
Meyer, Scherer & Rockcastle
MacDonald and Mack Architects
TKDA, Inc.
Oslund and Associates
CPMI, Inc.

1029 Hudson Road

In recognition of their vision and leading the volunteer effort to undertake the Mounds Theater renovation
Portage for Youth
Greg Cosimini
Robert Raddatz & Sons Construction

374 Maria Avenue

In recognition of its successful efforts to "bring back" the Schoch Building.
VF Associates



RiverCentre Connection

In recognition of leading this effort to link important downtown sites with integrating the RiverCentre Connection into the historic fabric of Rice Park without an adverse impact on historic structures.

City of Saint Paul
Saint Paul Port Authority
Saint Paul Convention and Visitors Bureau
Ramsey County
CNA Consulting Engineers
Architectural Alliance
Cy-Con, Inc.



239 Selby Avenue

In recognition of their significant commitment of time, resources and very high quality of workmanship in restoring one of Saint Paul's most visible landmarks—the Cathedral of Saint Paul.

Cathedral of Saint Paul
Miller Dunwiddle Architects
McGough Construction

The Neighborhood Development Alliance

In recognition of their focus on preserving both human and architectural cultural heritage on Saint Paul's West Side and providing expert building services, financial and technical support.

Neighborhood Development Alliance
BCB Construction
The Saint Paul Foundation
Local Initiative Support Corporation



170 Virginia Street

In recognition of continuing to maintain this wonderful example of Cass Gilbert's work with construction expertise in the repair and maintenance of the Virginia Swedenborgian Church
Virginia Street Swedenborgian Church
Vintage Restoration



DESIGN REVIEW

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 dis-

tricts.

The HPC reviewed 424 applications during 2003, a decrease from 459 in 2002. Sixty-one were reviewed by the commission, and 363 were reviewed and approved by staff. The HPC also conducted 18 concept reviews for large rehabilitation projects and new construction.

Of the total 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 2003, three decisions were appealed to the City Council resulting in one item being sent back to the HPC, one decision being overturned and the third item being withdrawn by the appellant.

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

Applications Reviewed by Type

	STAFF	HPC	TOTAL
Building permits	324	50	374
Demolition permits	1	3	4
Fence permits	27	2	29
Sign permits	11	6	17
TOTALS	363	61	424

Applications Reviewed by Districts

	STAFF	HPC	TOTAL
Dayton's Bluff District	89	14	103
Hill District	195	30	225
Irvine Park District	6	0	6
Lowertown District	12	7	19
Summit Avenue West District	46	4	50
Individual Sites	15	6	21

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.

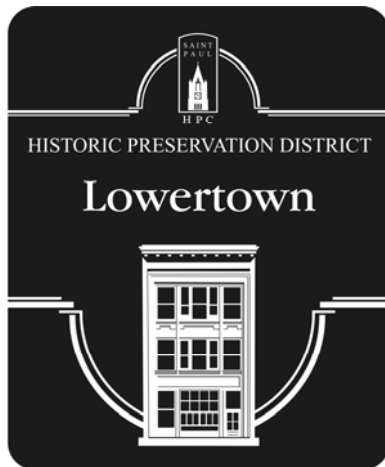
The HPC received a Certified Local Government Grant from the U.S. Department of the Interior through the Minnesota Historical Society. The \$8,950 in grant funds and \$9,296 in matching funds are for designing, fabricating and in-

stalling historic district signage 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.

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. 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. The grant allowed for installing signage at half of the intersections in each district.



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 **data-base** of approximately 5,000 inventoried historic structures in Saint Paul, six **historic context studies** and **several designation studies**.

The commission has **finalized designation forms** for the proposed University-Raymond Historic District and 14 individual properties.

The designation process has begun with the forms and maps having been forwarded to both the Saint Paul Planning Commission and the State Historic Preservation Office for review and comment. The HPC will consider any recommended changes or additions to the designation forms and conduct **public hearings** on the proposed designations in 2004.

Aside from local designation work, the HPC reviewed the proposed National Register nomination for the **Meeker Island Lock and Dam No. 1** site.

HPC ORDINANCE REVISIONS

During the summer of 2003, a **task force** was established to research and make recommendations for revising the city's heritage preservation ordinance which was adopted in 1976. The task force was chaired by commissioner Ray Meyer and commissioners Richard Faricy and Gar Hargens served on the task force. Chuck Goenner, a volunteer citizen member also served on the task force.

A **detailed process and timeline** was established and the task force conducted interviews, researched other city ordinances and gathered information. The next tasks that were completed were identifying **critical issues and prioritizing** them. A draft ordinance has been prepared and the next steps are for the HPC to work with the mayor and city council through the ordinance adoption process.

Most of the recommended changes being proposed by the HPC fall into at least one of the categories below:

1. The change was an effort to make the language **easier to understand** and to read.
2. The change responded to the physical move of the HPC **staffing function** from PED to LIEP.
3. The change was a **new concept** that was not previously addressed in the current ordinance (the task force identified these additions through interviews, research and other city ordinances).
4. The revision was something that is already **being practiced** by the HPC or staff, but was not clearly stated in the ordinance.

"If the dual cities are indeed the pillars of the "Gateway of the Northwest," the Midway district may well be regarded as the keystone of the arch which connects them."

Henry Castle

St. Paul and Vicinity
(1912)

HPC MEMBERS AND STAFF

Members

Continuing members during the 2003 fiscal year were: Michael Byrd, Richard Faricy, Gar Hargens, Pat Igo, Paul Larson, Richard Murphy, Sr., James Bellus, Daniel Scott, Dudley Younkin, Shari Taylor Wilsey, Susan Bartlett Foote, Lee Meyer and Raymond Meyer. Officers during the 2003 calendar year were Commissioner Hargens serving as Chair, Commissioner Bartlett Foote serving as Vice-Chair and Commissioner

Taylor Wilsey serving as Secretary. Commissioner Murphy is a representative of the Ramsey County Historical Society Board and three registered architects are Commissioners L. Meyer, Faricy and Hargens.

Staff

Amy Spong, is the staff person for the HPC and preservation specialist for Saint Paul. Philip Waugh was hired as interim Historic Preservation Special-

ist and staffed the HPC during much of the 2003 fiscal year. One intern during the year was Anne Koch, who did field work, designation research and various projects.

Amy Spong participated in the annual SHPO statewide workshop in New Ulm, Minnesota in September, 2003. This years' focus was continuing preservation in economically difficult times.

ORGANIZATION 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 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.

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 Saint Paul and approximately 2,000 properties are locally designated or located within one of five local historic districts. The five districts are Irvine Park, Lowertown, Hill, Summit Avenue West and Dayton's Bluff.

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This annual report for the Saint Paul Heritage Preservation Commission (HPC)
for the fiscal year 1 October 2002—30 September 2003,
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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