

# Heritage Preservation Commission

2004 Annual Report



The proposed University-Raymond Commercial Historic District

October 1,  
2003-September  
30, 2004

Heritage  
Preservation  
Commission (HPC)

Members:

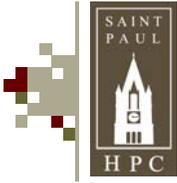
Gar Hargens, AIA,  
Chair  
Susan Bartlett Foote,  
Vice Chair  
Shari Taylor Wilsey,  
Secretary  
James Bellus  
Michael Byrd, AIA  
Carol Carey  
Richard Faricy, FAIA  
Pat Igo  
Paul Larson  
Lee Meyer, AIA  
Richard Nicholson  
Daniel Scott  
Dudley Younkin

Staff:

Amy Spong  
Radhika Mohan

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- *Preservation Education*
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The Louis & Maud Hill House  
260 Summit Avenue



Hawthorne East Condos  
593 Laurel Avenue



Christopher Owens  
1947-2003

## 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 14th annual Heritage Preservation Awards Ceremony on May 3, 2004 at the Louis & Maud Hill House, now owned by Dick and Nancy Nicholson, at 260 Summit Avenue. The welcome address was given by Mayor Randy Kelly. Richard Faricy, AIA, served as Master of Ceremonies and Gar Hargens, HPC Chair, and Richard Fischer, St. Paul AIA President, gave commencing remarks.*

*The recipients were recognized and celebrated for their preservation efforts and contributions to Saint Paul and its neighborhoods. Recipients of the 2004 Preservation Awards were:*

◆ **Hawthorne East Condos, 593 Laurel Avenue**

*For enduring patience and commitment in turning a derelict stack of porches into a vital component of the Hill Historic District.*

Owner, Hawthorne East Condominium Association  
Architrave Design & Remodeling

◆ **Myers-Rich Live/Work Residence, 436 Smith Avenue**

*For transforming the once neglected property, the Smith Avenue Garage, into an artists' residence and studio, making a welcome improvement in the West Seventh Street community.*

Owners, David Rich and Paulette Meyers-Rich  
SALA Architects, Inc.  
Buck Brothers Construction

◆ **Mount Zion Temple, 1300 Summit Avenue**

*For the foresight and commitment to find creative ways of bringing a modernist landmark into the twenty-first century.*

Mount Zion Temple  
Frederick Bentz/ Milo Thompson/Robert Rietow, Inc.  
McGough Construction  
The Seneca Group  
Schuler & Schook, Inc.

◆ **Christopher Owens**

*For his visionary and energizing leadership in raising restoration consciousness and activity in the Hill Historic District and Minnesota at large.*

◆ **Como Park Zoological Building, Como Park**

*For an imaginative transformation of the WPA building into office spaces, while retaining the exterior animal cages that enliven the façade.*

City of St. Paul Division of Parks and Recreation  
Hammel, Green and Abrahamson, Inc.  
Graus Contracting, Inc.

◆ **The Center for Victims of Torture, 649 Dayton Avenue**

*For adapting an ordinary Eastlake style house to an extraordinary place of healing for victims of torture.*

The Center for Victims of Torture  
KKE Architects, Inc.  
LS Black Constructors, Inc.

◆ **Louis & Maud Hill House, 260 Summit Avenue**

*For a sensitive restoration of the Louis and Maud Hill House , along the way bringing new life to the property's river façade.*

Owners, Dick and Nancy Nicholson  
Close Associates Inc. Architects  
KM Building Company, Inc.

◆ **The Straus Apartments, 350 Sibley Street**

*For bringing back to life the original materials and architectural values of the Wann-Straus Building, a landmark among Saint Paul's first generation of warehouses.*

Sherman Associates, Inc.  
KKE Architects, Inc.  
Hess, Roise and Company  
KM Building Company, Inc.  
AER Construction  
National Window Associates, Inc.

◆ **The Great Northern Lofts, 300 Wall Street**

*For the patience, vision, and commitment to restore the Great Northern Building to its former majesty through a sensitive adaptation of its interior to residential spaces.*

The Cornerstone Group  
Sherman Rutzick & Associates  
Cermak Rhoades Architects  
Frerichs Construction

◆ **Frederick Jackson House, 467 Ashland Avenue**

*For uncovering the beauty of long-forgotten youth in one of Minnesota's earliest Shingle style residences.*

Owners, Kathy and Michael Gustin  
The Color Man, Neil Hiedeman



The Center for Victims of Torture  
649 Dayton Avenue



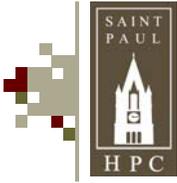
The Straus Apartments Before  
350 Sibley Street



The Straus Apartments After  
350 Sibley Street



The reception after the awards  
ceremony



University and Hampden Avenues, looking into the district



The Northwestern Furniture and Stove Expedition Building, 1906



Mack International Motor Truck Co., 1926



Brown-Jaspers Store Fixtures Co., 1930

## 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 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.*

The *University-Raymond Commercial Historic District* was first identified in the context study *St. Paul Transportation Corridors: 1857 to 1950* which examined the impact of various modes of transportation in helping to form and define the city, and the impact of transportation lines on the built environment of Saint Paul.

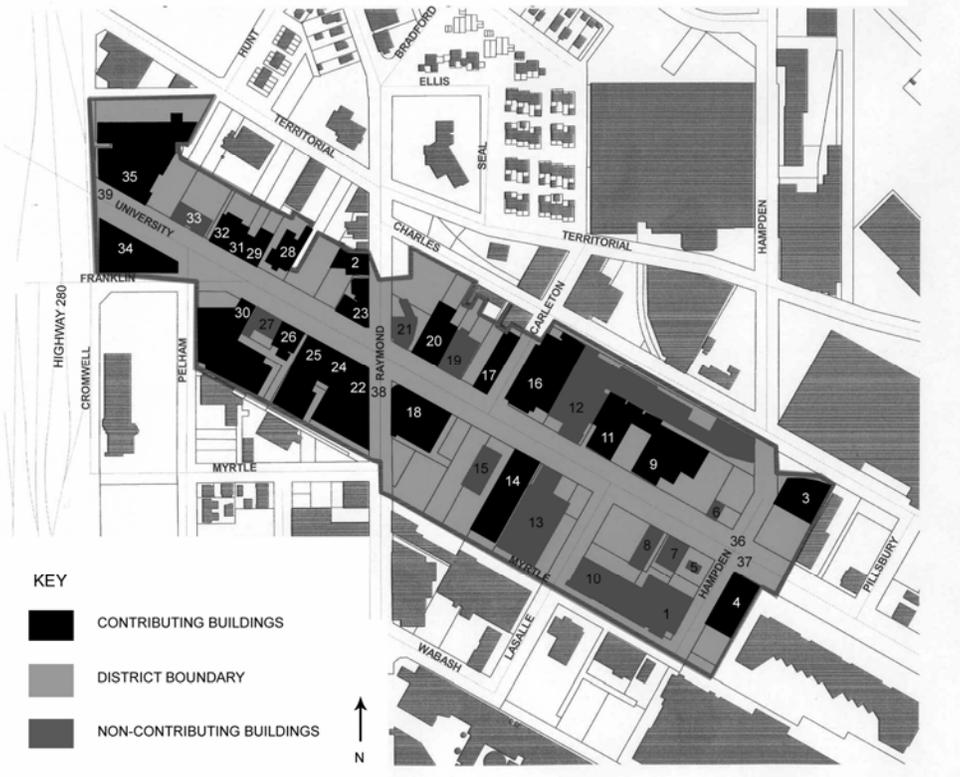
*The University-Raymond Commercial Historic District* is significant as the commercial core of the Saint Paul Midway, which developed in the early twentieth century as the city's largest industrial area and a national transportation center. Nearly all of the properties in the district are related to some aspect of the activities of the railroad lines between the Twin Cities or the early years of the trucking industry.

The twenty-two buildings classified as "contributing" (35 total) within the *University-Raymond Commercial Historic District*, most of them with high exterior integrity, reflect the evolution of the area from the railroad era to the development of the interstate highway system.

Among the thirty-five buildings in the *University-Raymond Commercial Historic District* are excellent examples of early twentieth-century factory, warehouse, office, and store buildings designed by leading Twin Cities architects. At least ten architectural firms are represented. They include Minneapolis architects Bertrand and Chamberlin, Charles Ferron, and Lang, Raugland, and Lewis; and Saint Paul architects Buechner and Orth, Ellerbe and Round, Kenneth Fullerton, Clarence H. Johnston, J. Walter Stevens, and Toltz, King and Day. Their work in the district embodies the development of warehouse, factory and mercantile building design over the fifty-year period between 1891 and 1941.

The HPC held a public hearing on July 8, 2004 and found that the proposed *University-Raymond Commercial Historic District* is eligible for local designation as a Heritage Preservation Site under criteria (1), (4) and (5) of Section 73.05 (a) of the Saint Paul Legislative Code. The HPC has requested that the City Council consider adopting the *University-Raymond Commercial Historic District* as a heritage preservation site. The City Council adoption process is anticipated to be complete by April 2005.

## University-Raymond Commercial Historic District



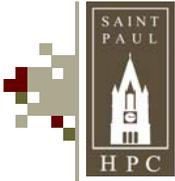
Above is the map outlining the boundaries of the proposed University-Raymond Commercial Historic District.

## 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.*

With the assistance of realtor and HPC member Pat Igo, and architect and HPC member, Gar Hargens, the **first annual realtor education session** was held. Almost 200 realtors received continuing education credits and learned about Saint Paul's heritage preservation process and its architecture. Speakers were Amy Spong, Historic Preservation Specialist; Larry Millett, author and former Pioneer Press architecture critic; Paul Larson, author, consultant and HPC member; and Sarah Kinney, realtor who specializes in Saint Paul's historic properties.

The Office of License, Inspections and Environmental Protection (LIEP), where the staffing function of the HPC is located, created a **website** where district maps, design review guidelines and applications, along with other valuable information can be obtained and printed out. Look for ongoing improvements and sharing of information, such as agendas and summary minutes, to the website for 2005.



Historic District property files

## 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 the review of projects. The HPC also advises the City Council and Mayor on city-sponsored projects which will affect historic districts.*

The HPC reviewed 421 applications during 2004, similar to the 424 applications reviewed in 2003. Forty-nine were reviewed by the Commission and 372 were reviewed and approved by staff. The HPC also conducted fifteen concept reviews for new construction projects.

Of the total applications reviewed, only five (1%) were denied by the HPC. An HPC decision can be appealed by an applicant or other party and for the fiscal year 2004 no decisions were appealed to the City Council. 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	TOTALS
Building Permits	291	45	336
Demolition Permits	7	2	9
Fence Permits	30	0	30
Mechanical Permits	33	0	33
Sign Permits	7	2	9
Stucco Permits	4	0	4
TOTALS	372	49	421

### Applications Reviewed by Districts

	STAFF	HPC	TOTALS
Dayton's Bluff	63	7	70
Historic Hill	211	28	239
Irvine Park	6	2	8
Lowertown	8	5	13
Summit Avenue West	53	7	60
Individual Sites	28	3	31

## HPC Members and Staff

**Members:** Continuing members during the 2004 fiscal year were: Susan Bartlett Foote, James Bellus, Michael Byrd, Richard Faricy, Gar Hargens, Pat Igo, Paul Larson, Lee Meyer, Richard Murphy, Sr., Daniel Scott, Shari Taylor-Wilsey and Dudley Younkin. Officers during the 2004 calendar year were Commissioner Hargens serving as Chair, Commissioner Bartlett Foote serving as Vice-Chair and Commissioner Taylor-Wilsey serving as Secretary. Two new members joined at the end of the year, they are: Carol Carey and Richard Nicholson. Commissioner Nicholson is a representative of the Ramsey County Historical Society Board and the four registered architects are Commissioners Byrd, Faricy, Hargens and Meyer. The Commission said goodbye to two members, Richard Murphy, Sr. and Dudley Younkin.

New commissioner **Richard Nicholson** has worked previously as an investment analyst, investment broker, and portfolio manager. He currently works for his family's foundation. He has served on many boards including the Minnesota Orchestra and the United Theological Seminary. He is currently serving on the boards of the Schubert Club and Hill Reference Library, among others. Commissioner Nicholson lives with his family and wife Nancy in the Hill Historic District of St. Paul.

Returning commissioner **Carol Carey** has been involved in preservation-based community revitalization work in Saint Paul for the past 16 years. In 1992 she received a Leadership in Neighborhoods (LIN) grant from the Saint Paul Companies to explore and promote the use of historic preservation as a community development tool in economically challenged neighborhoods. She currently serves as Executive Director of Historic Saint Paul Corporation, a city-wide preservation organization that promotes preservation-based community and economic development activity with an emphasis in providing technical assistance and financial incentives that leverage sensitive investments into Saint Paul's core neighborhoods.

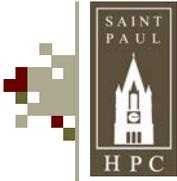
**New Space:** The HPC meetings have moved from the City Hall to the rehabilitated Central Library. The move was facilitated by a need for improved access for HPC members and the public. The HPC generally meets the second and fourth Thursday's of every month at 5:00 pm.

**Staff:** Amy Spong is the staff person for the HPC and preservation specialist for Saint Paul. Spong participated in the annual SHPO statewide workshop in St. Cloud, Minnesota in September 2004. This year's theme was "Improving Community Life with Historic Preservation."

Radhika Mohan was the intern for the year and did field work, design review, designation documentation, helped with the annual awards, and various other projects.



Commissioners at a recent meeting in Central Library



## Heritage Preservation Commission

### 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 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 four 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 the five local historic districts. The five districts are Irvine Park, Lowertown, Hill, Summit Avenue West and Dayton's Bluff.*



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WE'RE ON THE WEB AT:  
[HTTP://WWW.CI.STPAUL.MN.US/  
DEPTS/LIEP/HPC/](http://www.ci.stpaul.mn.us/depts/liep/hpc/)

This annual report for the  
Saint Paul Heritage Preservation Commission (HPC)  
for the fiscal year 1 October 2003—30 September 2004,  
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.