



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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January 12, 2006

Mayor Christopher Coleman
Council President Lantry and
Members of the City Council
City Hall
15 West Kellogg Boulevard
St. Paul, MN 55102

Dear Mayor Christopher Coleman, Council President Lantry, and Council Members:

I am pleased to transmit the Heritage Preservation Commission's Annual Report for 2005. Looking for annual highlights after nine years on the Heritage Preservation Commission, it is clear that "times have changed". This year major developers chose to return repeatedly for conceptual reviews, each time thanking the Commissioners for their input. A decade ago, they were one of the groups ignoring, challenging, and/or appealing HPC advice.

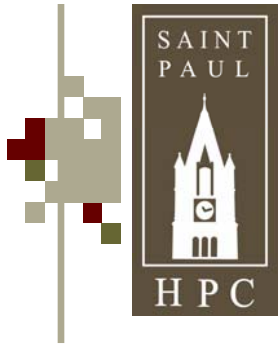
As noted at this year's State Historic Preservation Office (SHPO) annual conference keynote, in less than a decade, preservation has gone from the crusade of an embattled few to a precious quality valued by citizens of all stripes. Realtors, builders, businesses, and community groups all recognize the benefits of preservation. While gratifying, this turnaround has put an even greater demand on City preservation resources. In a year of continued building activity, there were more applicants needing assistance.

The Commission appreciated former Mayor Randy Kelly's support in tight financial times. We are pleased that the new administration has pledged to be a friend to preservation. That is good because there is much besides permit review that needs doing, especially revamping the City's preservation ordinance and updating and adding to the City's cultural resource inventory.

As I leave the Commission, I want to thank my fellow Commissioners and the HPC staff, especially Amy Spong. I have enjoyed their friendship and learned much--fulfilling a mission that continues to gain in importance.

Sincerely,

Gar Hargens AIA
Chair



Heritage Preservation Commission

2005 Annual Report



Hamm's Brewery

On September 7, 2005, the oldest section of the Hamm's Brewery Complex at 690 East Minnehaha Avenue was damaged by fire. The Carpenter's Shop, as the building is historically known, dates back to 1864, the year that Theodore Hamm bought the facility. In May the HPC provided comment and recommended the Hamm's Brewery be listed on the National Register of Historic Places.

**October 1, 2004 -
September 30,
2005**

Heritage
Preservation
Commission (HPC)

Members:

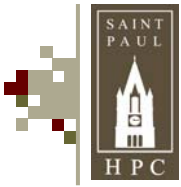
Gar Hargens, AIA,
Chair
Susan Bartlett Foote,
Vice Chair
Shari Taylor Wilsey,
Secretary
RD Brown
Carol Carey
Richard Faricy, FAIA
April Haas
Pat Igo
Paul Larson
John Manning
Lee Meyer, AIA
Richard Nicholson
Daniel Scott

Staff:

Amy Spong
Christine Barr

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- *2005 Heritage Preservation Awards*
- *Survey and Designation*
- *Preservation Education*
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The 2005 Awards Ceremony



Diedrich Omeyer House



Bruce Vento Nature Sanctuary

Preservation Awards

The Heritage Preservation Commission (HPC), 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 15th annual Heritage Preservation Awards Ceremony on May 17, 2005 at the Mount Zion Temple at 1366 Summit Avenue. The welcoming addresses were given by Mayor Randy Kelly and Council President Kathy Lantry. Larry Millett served as Master of Ceremonies and Gar Hargens, HPC Chair and Richard Laffin, 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 2005 Preservation Awards were:

Saint Paul Public Schools Window Project

In recognition of their sensitivity to the historic character of their facilities, particularly the renovation of the window systems.

Saint Paul Public Schools

Diedrich Omeyer House

808 Goodrich Avenue

In recognition of their commitment to the preservation of architects Omeyer and Thori's vision and their care and diligence in using the architects' perspective and other work to guide their craftsmanship.

Mark Nedoroski, Owner

Hengelfelt Restorations, Inc.

Bruce Vento Nature Sanctuary

In recognition of their vision, leadership and partnering in reclaiming neighborhood lands and cultural resources for the Bruce Vento Nature Sanctuary.

Lower Phalen Creek Project

Lowertown Redevelopment Corporation

Friends of Swede Hollow

Historic Saint Paul Corporation

City of Saint Paul, Department of Parks and Recreation

National Parks Service/MNRRRA

Minnesota Department of Natural Resources, Metro Greenways Program

Trust for Public Land

Charlie Nelson

In recognition of his knowledge and passion for historic architecture, particularly his help in maintaining Saint Paul's historic resources.

David W. McCourt House

161 Cambridge Street

In recognition of their vision, commitment and careful restoration of the original Cass Gilbert design at the David W. McCourt House at 161 Cambridge Street.

Joan LeGare-Hansen and Jack Hansen, Owners

Cliff Carey Carpentry, LLC

John Erler, LLC

Neil Heideman

Saint Paul Farmers' Market

In recognition of their commitment to revitalizing the Saint Paul Farmers' Market, maintaining its historic use, sympathetic design, materials and colors.

Saint Paul Growers Association

Friends of the Saint Paul Farmers' Market

City of Saint Paul, Department of Planning and Economic Development

Cost, Planning & Management, Inc.

Krech, O'Brien, Mueller, and Wass, Inc.

Seitu Jones

524 Selby Avenue Office Building

In recognition of their sensitive insertion of new office architecture into a row of traditional commercial structures at 524 Selby Avenue.

Carlsen & Frank Architects

Crossroad Construction, Inc.

Foot, Schulze & Co. Building

500 North Robert Street

In recognition of their design and vision for adaptive reuse that respects the historic and architectural character of the Foot, Schulze & Co. Building.

PAK Properties

Collaborative Design Group

Crowe Construction Management, Inc.

Historic Hamm's Brewery Preservation Project

In recognition of their multi-year effort to promote and encourage the preservation of the Hamm's Brewery as an important Saint Paul Landmark.

Friends of Swede Hollow

Mark Thompson

Curt Reeves

Moirra Harris



Charlie Nelson



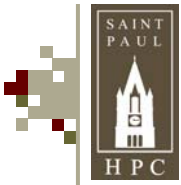
Foot, Schulze & Co. Building
historic photo



Foot, Schulze & Co. Building
after renovation



Hamm's Brewery (historic sign)



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.

The HPC held a public hearing on July 8, 2004 and found that the proposed *University-Raymond Commercial Historic District* was 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 requested that the City Council consider adopting the *University-Raymond Commercial Historic District* as a heritage preservation site. The City Council formally approved the *University-Raymond Commercial Historic District* as a Heritage Preservation Site in April 2005.

***University-Raymond Commercial Historic District* is certified** by the Secretary of the Interior as substantially meeting all the requirements for listing in the National Register of Historic Places. Individual property owners of depreciable buildings within the district can qualify for Federal tax incentives for historic preservation. Rehabilitation projects must meet the Secretary of the Interior's Standards for Rehabilitation to qualify as a "certified rehabilitation."

The National Park Service must approve all rehabilitation projects seeking the 20% rehabilitation tax credits. This applies to contributing historic buildings of all periods, styles, types, material, sizes, related landscape features, building site, environment and any related new construction. The 20% tax credit is available for properties rehabilitated for commercial, industrial, agricultural or rental residential purposes, but is not available for properties used exclusively as the owners' private residence.

National Register of Historic Places

The HPC provided comment on the proposal for the new **Phalen Senior Lofts** and offered ideas for ways to minimize the impact of new construction on the National Register eligible historic district along Payne Avenue.

The HPC provided comment and recommended the **Hamm's Brewery** be listed on the National Register of Historic Places. However, the nomination did not go forward due to owner dissent. On September 7, 2005, the oldest section of the brewery, the Carpenter's Shop, was damaged by fire.

Historic Resources

The HPC appealed a decision of the planning administrator to the Planning Commission regarding a change in the West Side Flats Master Plan to demolish the **Coca Cola Building** at 84 South Wabasha Street. The Master Plan was changed to allow for the demolition; however, the developer appeared before the HPC and hired consultant Carole Zellie of Landscape Research to document the building before demolition.

The HPC adopted a resolution supporting and encouraging the preservation and reuse of the **Public Safety Building** at 101 East Tenth Street. Currently, the developer plans to preserve and rehabilitate the two street facing facades and will demolish the remaining building to make way for a parking garage, residential tower and amenities to support the housing.

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 Office of License, Inspections and Environmental Protection (LIEP), where the staffing function of the HPC is located, created a **website**, www.stpaul.gov/depts/liep/hp/, where district maps, design review guidelines and applications, along with other valuable information, can be obtained and printed out. Look for ongoing improvements and additional information, such as agendas and summary minutes, on the website in 2006.

Commissioner Larson co-authored a **book** with Jeffery A. Hess titled, *St. Paul: An Architectural History*, that is to be published by the University of Minnesota Press in 2006. The Commission authored a draft preface to the book in July 2005.

Apart from their collaborative work for the HPC, commissioners are individually engaged in a wide range of neighborhood historic preservation work, including restoration design and consultation, architectural tours, public speaking, economic incentive programs, survey and designation work, both local and National Register, and self-publication of briefs on local historic buildings.



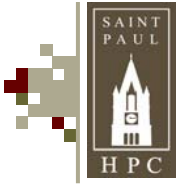
Phalen and Payne Avenues



Public Safety Building



Coca-Cola Building



Historic District property files



Crane Building in Lowertown -
Federal Rehabilitation Tax Credit
Project



House in Dayton's Bluff District
during rehabilitation

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 366 applications during 2005, less than the 421 applications reviewed in 2004. Fifty-two were reviewed by the Commission and 314 were reviewed and approved by staff. The HPC also conducted fourteen concept reviews for new construction projects.

Of the total applications reviewed, only five were denied by the HPC. An HPC decision can be appealed by an applicant or other party, and for the fiscal year 2005 only one decision was appealed to the City Council which upheld the HPC decision to approve a rear addition to a home. 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	235	42	277
Demolition Permits	3	3	6
Fence Permits	28	0	28
Mechanical Permits	32	0	32
Sign Permits	7	7	14
Stucco Permits	9	0	9
TOTALS	314	52	366

Applications Reviewed by Districts

	STAFF	HPC	TOTALS
Dayton's Bluff	66	10	76
Historic Hill	150	21	171
Irvine Park	12	1	13
Lowertown	10	8	18
Summit Avenue West	62	5	67
University-Raymond	1	0	1
Individual Sites	13	7	20

HPC Members and Staff

Members: Continuing members during the 2005 fiscal year were: Carol Carey, Susan Bartlett Foote, Richard Faricy, Gar Hargens, Pat Igo, Paul Larson, Lee Meyer, Richard Nicholson, Daniel Scott and Shari Taylor Wilsey. Officers during the 2005 calendar year were Commissioner Hargens serving as Chair, Commissioner Bartlett Foote serving as Vice-Chair and Commissioner Taylor Wilsey serving as Secretary. Three new members joined in June, they are: RD Brown, April Haas and John Manning. Commissioner Nicholson is a representative of the Ramsey County Historical Society Board and the three registered architects are Commissioners Faricy, Hargens and Meyer. The Commission said goodbye to two members, James Bellus and Michael Byrd.

New commissioner **RD Brown** has always had a love for restoration and preservation of historic buildings. RD is currently Vice President of the Child & Family Support Services Division at the Children's Home Society & Family Services (CHSFS). He holds Master degrees in Business Administration and Health Services Administration. RD has served on several local boards and currently serves on the St. Paul Advisory Committee for Aging. He resides in the Highland Park area with his wife, son and daughter.

New commissioner **April Haas** is an intern architect who lives in Saint Paul's North End neighborhood. She believes Saint Paul as a city is unique and deserves smart preservation and revitalization efforts. Having only lived in Saint Paul for five years, she is certain she will be a lifelong resident. She holds a Master of Architecture degree from the University of Minnesota's College of Architecture and Landscape Architecture and is currently working on becoming a licensed architect. In the future she hopes to become well versed in environmental design for new buildings as well as adaptive reuses of existing buildings.

New commissioner **John Manning** has been active in Saint Paul community issues, including as a board member on the Macalester-Groveland Community Council and as a steering committee member of Neighborhoods First. He has a long-standing interest in historic preservation; he has written about preservation issues as a reporter and in the past volunteered with the Preservation Alliance of Minnesota. He is currently the communications director for the Minnesota Hospital Association. While he and his family do not live in a historic district, he appreciates living on the edge of one (West Summit Avenue) and working in a building bordering another (University-Raymond).

Staff: Amy Spong is the staff person for the HPC and preservation specialist for Saint Paul. Radhika Mohan was the intern until May and left to pursue graduate studies in urban design. Christine Barr was hired in June as temporary staff and continues assisting the HPC and staff.

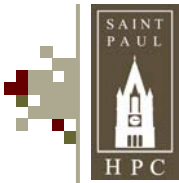
HPC staff and Chair, Gar Hargens, participated in the annual State Historic Preservation Office statewide workshop in Duluth, Minnesota in September 2005. This years theme was "Grassroots Preservation: Strengthening Community Begins Locally."



Commissioners at a recent meeting in Central Library



Staff, in field, consulting with historic property owners



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 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 5,600 properties have been surveyed throughout Saint Paul and approximately 2,000 properties are locally designated or located within one of the six local historic districts. The six districts are Irvine Park, Lowertown, Hill, Summit Avenue West, Dayton's Bluff, and University-Raymond.



CITY OF SAINT PAUL
Randy C. Kelly, Mayor

The Heritage Preservation Commission is staffed by the Office of License, Inspections & Environmental Protection (LIEP)

For more information about the Heritage Preservation Commission, contact:

Office of LIEP
8 East Fourth Street, Suite 200
Saint Paul, MN 55101-1024

Telephone: 651-266-9090
Web: www.stpaul.gov/depts/liep/hp

**This annual report for the
Saint Paul Heritage Preservation Commission (HPC)
for the fiscal year 1 October 2004—30 September 2005,
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.**