

# Heritage Preservation Commission

## 2006 Annual Report



Preservation Alliance of Minnesota 2006  
"10 Most Endangered Historic Places"



Photo by Nancy Miller

**Prince of Peace Lutheran Church of the Deaf** at 205 Otis Avenue was demolished in April of 2006 to make way for a condo development. This modernist structure was designed by notable architect Ralph Rapson and constructed in 1959. This church, like many modern buildings in Saint Paul, was not surveyed for its architectural and historical significance. Unfortunately, there was no mechanism in place to delay the demolition in order to research and survey the building to establish its importance to the architectural heritage of Saint Paul. With the adoption of a new preservation ordinance, potential historic resources will have the opportunity to be evaluated to determine their significance.

**October 1, 2005-  
September 30,  
2006**

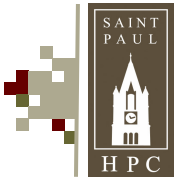
Heritage  
Preservation  
Commission (HPC)

- Members:
- Susan Bartlett Foote, *Chair*
  - Daniel Scott, *Vice Chair*
  - Paul Larson, *Secretary*
  - Carol Carey
  - Richard Faricy, FAIA
  - April Haas
  - Pat Igo
  - John Manning
  - Lee Meyer, AIA
  - Richard Nicholson
  - Diane Trout-Oertel, AIA
  - Shari Taylor Wilsey

Staff:  
Amy Spong  
Christine Barr

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- *Preservation Education*
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**Waldorf Flats**



**Central Presbyterian Church**



**F.J. Errett House**



**San Mateo Flats**

## 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 Saint Paul Chapter of the AIA held the 16th annual Heritage Preservation Awards Ceremony on May 16, 2006, at the Weyerhaeuser Auditorium in the Landmark Center. The welcoming addresses were given by Mayor Chris Coleman and Council President Kathy Lantry. Paul Larson served as Master of Ceremonies and Susan Bartlett Foote, HPC Chair and Tim Griffin, 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 2006 Preservation Awards were:*

### **Waldorf Flats**

#### **672-676 Summit Avenue**

*For a thorough and finely executed restoration.*

St. Albans Summit, LLC

Mohr Construction

Jim and Mary Councilman

### **Garage for W. F. Keefe House**

#### **1205 Summit Avenue**

*For designing and building a garage that reflects the architectural quality of the Prairie Style House.*

John Christensen and Francisco Young-Deo-Campo, Owners

David Heide Design Studio

### **Central Presbyterian Church**

#### **500 Cedar Street**

*For bringing the south façade back to its original splendor.*

Central Presbyterian Church

Minnesota Public Radio

HGA Architects and Engineers

MacDonald and Mack Architects, Ltd.

Classic Glass Limited

Macpherson-Towne Company

Trust for Public Land

### **F. J. Errett House**

#### **1364 Summit Avenue**

*For the sensitive design of a new porch consonant with the historic character of the house.*

John McVea and Laura Dunham, Owners

Rich Laffin Architects, Inc.

Trueline Builders

### **San Mateo Flats**

#### **475-481 Laurel Avenue**

*For the preservation and restoration of the three-story porches.*

F. Scott Fitzgerald Condo Association

Hengelfelt Restorations, Inc.

**Exhibit Car Restorations**

***Minnesota Transportation Museum***

*For the restoration and adaptive reuse of two derelict railroad cars.*

Minnesota Transportation Museum  
MacDonald and Mack Architects, Ltd.  
TKDA  
Braden Construction, Inc.

**Henry F. Herrmeyer House**

***653 North Street***

*For revealing an antique beauty beneath the modern skin of the Henry F. Herrmeyer House.*

Tom and Kris Nelson  
Design for Preservation  
Historic Saint Paul Corporation

**Armstrong-Quinlan House**

***235 Eagle Parkway***

*For the successful move, stabilization, and rehabilitation of the Armstrong-Quinlan House.*

Benshoof Construction, Inc.  
Collaborative Design Group  
International Chimney  
Stubbs Movers  
Cost, Planning & Management International, Inc.  
Graystone, Durand & Associates  
City of St. Paul, Department of Planning and Economic Development

**Saint Paul Building Permit Archiving Project**

***Ramsey County Historical Society***

*For preserving, archiving, and digitizing a priceless research tool for Saint Paul's historic buildings.*

Ramsey County Historical Society

**Leithauser Building**

***800 East Third Street***

*For rescuing and adaptively reusing the building after years of neglect and insensitive alterations.*

Michlitsch Builders  
Design for Preservation  
Karen Gjerstad, AIA  
Historic Saint Paul Corporation

**Open House Exhibit**

***Minnesota Historical Society***

*For creating an exhibit that demonstrates and personalizes the role of an old house in the lives of families who inhabited it.*

Minnesota Historical Society



**Henry F. Herrmeyer House**



**Armstrong-Quinlan House**



**Leithauser Building**



**Open House Exhibit**



Schmidt Brewery



Carleton Lofts



First National Bank Building

## 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.*

### Survey and Designation

In April of 2006, the City adopted an ordinance placing a **moratorium** on the **Schmidt Brewery Study Area**. The moratorium prevents inappropriate alterations and loss of historic features and buildings for one year to allow for a designation study to be completed and for the Commission to consider and recommend designation of the district to the City Council. The designation study is close to completion.

### Tax Credit projects

Individual property owners of depreciable buildings within a designated historic district can qualify for Federal tax incentives for historic preservation. The HPC participated in the review of two tax credit projects during the year. The **Crane Ordway Building**, located on Fifth Street in the Lowertown Historic District, was rehabilitated into affordable rental studios and lofts. The Central Community Housing Trust enlisted Cermak Rhoades Architects and general contractor Frehrichs Construction.

The **Carleton Lofts**, located on University Avenue West in the University-Raymond Commercial Historic District, are industrial buildings that are being rehabilitated into rental apartments. The developer Dominion Inc. and owners University Carleton Development enlisted the help of architects BKV Group, general contractor Weis Builders, Inc., and preservation consultants Hess, Roise and Company.

### National Register of Historic Places

The HPC provided comment on proposed new bank signage to be placed below the neon "1st" sign on the **First National Bank Building** at 332 Minnesota Street. As part of the required review of National Register eligible properties under 36 CFR § 800.5 the State Historic Preservation Office suggested the Federal Deposit Insurance Corporation consult the HPC on the impact of the proposed signage. The HPC determined the new signage would have a negative effect on the architectural and historical significance of the building and the established icon of the "1st" neon sign.

## Preservation Education and Policy

*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 also seeks to improve upon public policies to respond to the ever evolving field of historic preservation.*

### Policy

A new **Pre-application Review** policy and process, which replaced a review process formally known as Concept Reviews, was adopted by the Commission. This type of review is reserved for large or complicated new construction or rehabilitation projects within historic districts. The new policy better defines the process and expectations of the review.

After discussion with the planning administrator and HPC staff on the possible impacts that new **lot splits** can have on historic districts, it was determined that the Commission would start to review and comment on proposed lot splits and make a determination whether the lot split would have a negative impact or no adverse impact to the character and integrity of a historic district.

The Commission opposed the **eminent domain bill**, House File 2846/Senate File 2750, proposed at the State Capitol. Specifically, §7 of the House version of the bill defined historic preservation designations which cause "adverse impact" as a "regulatory taking", thereby entitling owners of historically designated properties to civil damages. Ultimately, through many lobbying efforts by cities and preservation organizations this language was omitted from the bill.

Having been initially created in 2003 to completely revise the City's Legislative Chapters 73 and 74 that relate to historic preservation, the **Ordinance Steering Committee** was re-established to finalize and make a recommendation to the full Commission to approve and recommend a new ordinance for adoption by the City Council. Adoption of the new ordinance should take place by mid 2007.

### Education

The Office of License, Inspections and Environmental Protection (LIEP) continues to maintain and update the HPC **website** where district maps, design review guidelines and applications, along with other valuable information, can be obtained and printed out. Agendas and summary minutes are also available from the website.

Staff and Commissioner Larson gave presentations on the Schmidt Brewery and historic designation at a Fort Road Federation annual meeting in April.

In May, staff spoke at the Dayton's Bluff Preservation Evening held at the Dayton's Bluff Library.



**Lot Split - 985 Summit Avenue**



212 E. Seventh Street, Before



212 E. Seventh Street, After



**691 E. Third Street** was demolished in November 2005 due to a wall collapse. It was the last Italianate wood storefront in the Dayton’s Bluff Historic District. The emergency demolition was allowed through an administrative order signed by the Mayor’s office.

## 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.

The HPC reviewed 462 applications during 2006, 96 more than the 366 applications reviewed in 2005. Fifty-one were reviewed by the Commission and 411 were reviewed and approved by staff. The HPC also conducted thirteen concept reviews for new construction or rehabilitation projects.

Of the total applications reviewed, only seven were 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 2006 only one decision was appealed and the City Council upheld the HPC decision to conditionally approve the construction of a garage. 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	308	43	351
Demolition Permits	6	0	6
Fence Permits	39	1	40
Mechanical Permits	46	0	46
Sign Permits	6	7	13
Stucco Permits	6	0	6
<b>TOTALS</b>	<b>411</b>	<b>51</b>	<b>462</b>

### Applications Reviewed by Districts

	STAFF	HPC	TOTALS
Dayton’s Bluff	55	8	63
Historic Hill	237	20	257
Irvine Park	7	2	9
Lowertown	22	7	29
Summit Avenue West	60	8	68
University-Raymond	9	3	12
Individual Sites	16	3	19
Schmidt Study Area	5	0	5

## HPC Members and Staff

**Members:** Continuing members during the 2006 fiscal year were: Carol Carey, Richard Faricy, Susan Bartlett Foote, April Haas, Pat Igo, Paul Larson, John Manning, Lee Meyer, Richard Nicholson, Daniel Scott and Shari Taylor Wilsey. Officers during the 2006 calendar year were Commissioner Foote, serving as Chair, Commissioner Scott, serving as Vice-Chair and Commissioner Larson, serving as Secretary. One new member, Diane Trout-Oertel, joined in March. Commissioner Nicholson is a representative of the Ramsey County Historical Society Board and the three registered architects are Commissioners Faricy, Meyer and Trout-Oertel. The Commission said goodbye to two members, former Chair, Gar Hargens and R.D. Brown.

New commissioner **Diane Trout-Oertel** is the Vice President of Oertel Architects and serves as Project Manager/Project Architect on a variety of projects. Her main focus is in historic preservation and restoration as well as writing several National Register Nominations. She previously staffed the City of Milwaukee's Landmark Commission as a researcher and currently resides in an individually designated property in the Macalester-Groveland neighborhood.

**Staff:** Amy Spong is the staff person for the HPC and preservation specialist. Christine Barr is also staff to the HPC and planner. Michael Douglas assisted the HPC during meetings. There were no interns during the year.

Amy Spong continues to serve on the Local Planning Committee for the upcoming National Preservation Conference to be held in St. Paul in October 2007.

HPC staff, Susan Bartlett Foote, Carol Carey, Richard Faricy and Pat Igo participated in the annual State Historic Preservation Office statewide workshop in Red Wing, Minnesota in September 2006. This year's theme was "Past Meets Future: Preservation for the 21st Century."

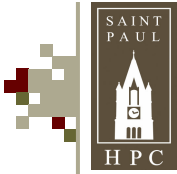
Staff also attended symposiums on Modernism and Architecture, and the Twin Cities Landscape and Historic Preservation.



**Commissioner Larson presents a photo to former chair, Gar Hargens**



**Diane Trout-Oertel**



## 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.*



#### **CITY OF SAINT PAUL**

Chris Coleman, Mayor

City Councilmembers  
Deborah Montgomery

*Ward 1*

Dave Thune

*Ward 2*

Patrick Harris

*Ward 3*

Jay Benanav

*Ward 4*

Lee Helgen

*Ward 5*

Daniel Bostrom

*Ward 6*

Kathy Lantry, President

*Ward 7*

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

*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](http://www.stpaul.gov/depts/liep/hp)

**This annual report for the Saint Paul Heritage Preservation Commission (HPC) for the fiscal year 1 October 2005—30 September 2006, 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.**