

# Heritage Preservation Commission

## 2007 Annual Report

### Preservation in Progress



Photo courtesy of Kim and Rene Lerma.

### 613 North Street in Dayton's Bluff Historic District

Several homes in Saint Paul's historic districts underwent remarkable transformations in 2007. The Cavender-Heck House, built in 1879 and designed by Bergmann and Fischer, had its siding and window trim removed to reveal original details and shadow lines that had been covered up for decades. See page six for more photos of their progress.

**October 1, 2006-  
September 30,  
2007**

Heritage  
Preservation  
Commission (HPC)

Members:

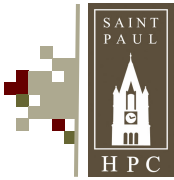
Paul Larson,  
*Chair*  
Susan Bartlett Foote,  
*Vice Chair*  
John Manning,  
*Secretary*  
Carol Carey  
Richard Faricy, FAIA  
April Haas  
Pat Igo  
Carole Kralicek  
John Manning  
Lee Meyer, AIA  
Richard Nicholson  
Shari Taylor Wilsey  
Mark S. Thomas, MD  
Diane Trout-Oertel, AIA

Staff:

Amy Spong  
Christine Barr

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## Preservation Awards



**415-417 Holly Avenue**

*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 17th annual Heritage Preservation Awards Ceremony on May 15, 2007, in the Saint Paul City Hall/Ramsey County Court House. The welcoming addresses were given by Mayor Chris Coleman and Councilmember Dave Thune. Diane Trout-Oertel served as Master of Ceremonies and with Paul Larson, HPC Chair gave commencing remarks.*

*The recipients were recognized and celebrated for their preservation efforts and contributions to Saint Paul and its neighborhoods. Recipients of the 2007 Preservation Awards were:*

### **415-417 Holly Avenue**

*Restoration/Rehabilitation Award*

Henry Schnitzer

Brian Bailey, Steve Vadnais and William Stephenson  
Hengelfelt Restorations, Inc.



**Blair Flats**

### **Blair Flats**

**165 Western Avenue**

*Stewardship Award*

Blair House Residential Condo Association  
Collaborative Design Group  
Advanced Masonry Restoration



**250 East Seventh Street**

**250 East Seventh Street**

*Restoration/Rehabilitation Award*

Twin Cities Magic & Costume  
C.M. Architecture, P.A.

### **"Tour Saint Paul" Guides**

*Organization/Community Education Award*

Historic Saint Paul Corporation



**Crane Building**

### **Crane Building**

**281 East Fifth Street**

*Adaptive Reuse Award*

Central Community Housing Trust  
Cermak Rhoades Architects  
John Lauber  
Frerichs Construction Company



**Weiming Lu**

*Individual Award who has made an excellent contribution to heritage preservation in Saint Paul*

**730 Goodrich Avenue**

*Porch Restoration/Rehabilitation Award*  
Chris and Sally Brown, owners  
Hengelfelt Restorations, Inc.

**Phalen Park Stone Arch Bridge**

*Vote of Confidence Award*  
Friends of Lake Phalen  
HNTB Corporation  
Mead & Hunt, Inc.  
City of Saint Paul, Department of Parks and Recreation

**The Street Where You Live**

*Cultural Heritage Award*  
Donald Empson and Kathleen Vadnais  
University of Minnesota Press

**736 Dayton Avenue**

*New Construction within an Historic District*  
Rondo Community Land Trust  
Cermak Rhoades Architects  
BCB Construction  
Neighborhood Energy Connection

**William and Mary Dean House**

**353 Summit Avenue**  
*Restoration/Rehabilitation Award*  
EMK Development Company, LLC  
EERO M + A Workshop

**Carleton Artists Lofts**

**2285-2341 University Avenue West**  
*Adaptive Reuse Award*  
University Carleton Development LP  
Dominium Development & Acquisition, LLC  
The BKV Group  
Hess, Roise and Company  
Weis Builders



**730 Goodrich Avenue**



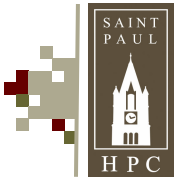
**Phalen Park  
Stone Arch Bridge**



**William and Mary Dean  
House**



**Carleton Artists Lofts**



## Survey, Evaluation, and Designation



**Commerce Building**

*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

The HPC did not add any properties to the survey or propose sites to the City Council for local designation. The **Preservation Plan** chapter of the City's Comprehensive Plan, to be completed at the end of 2008, will include a phased plan to guide the survey and designation work of the HPC over the next ten years. Areas which are in greater need of survey or re-survey work will be identified and focused on first.

### Nominations to the National Register of Historic Places

The HPC commented on and supported the nomination of the following three properties to the National Register of Historic Places.

**Payne Avenue State Bank**, 965 Payne Avenue

**Commerce Building**, 10 Fourth Street East

**Saint Paul Downtown Airport—Riverside Hangar**, 690 Bayfield Street

### Special Projects

The HPC commented on **332 St. Clair Avenue**, a nuisance property, to determine if it could be considered an historic resource that might merit further study. Although the commission did not feel the property merited individual designation, it does contribute to the context of the neighborhood which was surveyed for National Register eligibility in 1992.



**332 St. Clair Avenue**

Planning staff from the Department of Planning and Economic Development, presented information about the **Ford Plant Task Force**, processes and timeline at the April 12, 2007 HPC business meeting.

Staff and the HPC continue to be involved in the planning for the **Central Corridor** that will eventually run through two of the City's historic districts and along several designated structures and structures believed to be eligible for designation. Commission members and staff conducted a windshield survey of properties along the route and near proposed station areas to assess their potential for local significance. The HPC is also responsible for commenting on cultural resource reports through the National Preservation Act of 1966 and Section 106.

## 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 and Preservation Planning

Having been created in 2003 to completely revise Chapters 73 and 74 of the City's Legislative Code that relate to historic preservation, the **Ordinance Committee** has worked to finalize a draft that will be submitted for review by stakeholders, the City Council and the Mayor's office in 2008.

The Heritage Preservation Commission, as a Certified Local Government, applied for and received a grant from the National Park Service through the Minnesota Historical Society, who administers the U.S. Department of the Interior's Historic Preservation Fund (HPF) program. The grant and the City's matching funds will allow for the completion of a **Historic Preservation Plan** chapter to be adopted as part of the City's Comprehensive Plan. The City has selected the services of the 106 Group to write and oversee the planning process. A **Historic Preservation Plan Task Force** was also established to assist with the content of the Plan. This is the first time the City has made a strong commitment to preservation planning and this will be the first Historic Preservation Plan for Saint Paul.

### Education

The Department of Safety and Inspections (DSI) 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. HPC meeting agendas and summary minutes are also available from the website.

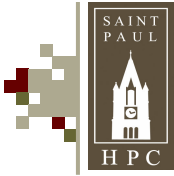
Chris Morris from the Midwest National Trust Office and Michael Koop from the State Historic Preservation Office met with the HPC at the December 7, 2006 meeting to discuss **HPC priorities, needs and conducting an assessment** of the Commission.

The HPC held their **Annual Retreat** at the Landmark Center on March 15, 2007. Topics included Invest Saint Paul and the Vacant Building Initiative. There was also discussion about the Central Corridor.



Payne Avenue State Bank





613 North Street



## 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 406 applications during 2007, 56 less than the 462 applications reviewed in 2006. Fifty-one were reviewed by the Commission and 355 were reviewed and approved by staff. The HPC also conducted four pre-application reviews for new construction or rehabilitation projects and reviewed and commented on two lot splits.

Of the total applications reviewed, only nine 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 2007 only four decisions were appealed and the City Council upheld two of the HPC decisions and granted two appeals. 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	257	47	304
Demolition Permits	0	1	1
Fence Permits	30	0	30
Mechanical Permits	45	0	45
Sign Permits	18	3	21
Stucco Permits	5	0	5
<b>TOTALS</b>	<b>355</b>	<b>51</b>	<b>406</b>

### Applications Reviewed by Districts

	STAFF	HPC	TOTALS
Dayton's Bluff	55	9	64
Historic Hill	199	23	222
Irvine Park	5	0	5
Lowertown	11	2	13
Summit Avenue West	56	9	65
University-Raymond	13	1	14
Individual Sites	16	7	23

## HPC Members and Staff

**Members:** Continuing members during the 2007 fiscal year were: Carol Carey, Richard Faricy, Susan Bartlett Foote, April Haas, Pat Igo, Paul Larson, John Manning, Lee Meyer, Richard Nicholson, Daniel Scott, Diane Trout-Oertel and Shari Taylor Wilsey. Officers during the 2007 calendar year were Commissioner Larson, serving as Chair; Commissioner Foote, serving as Vice-Chair; and Commissioner Manning, serving as Secretary. Two new members joined the commission last year: Carole Kralicek and Mark Shepherd Thomas, MD. 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 one member, Daniel Scott.

New commissioner **Carole Bordenkircher Kralicek** moved to Highland Park from Rocklin, California in 2005 following the death of her husband, Dr. Eugene Kralicek. She chose Saint Paul to be near family and to enjoy the wonderful buildings. In 1981, Carole was Community Development Director in Crookston, MN. She was responsible for sixty-two buildings and a Commercial Historic District. She spearheaded historic rehab of several properties. As a consultant to the State of North Dakota, she supervised the acquisition, demolition, relocation and rehab of many flood plain properties. She is an active Rotarian and has served on many boards. A forty-year business owner, she currently appraises antiques and conducts estate sales.

New commissioner **Mark S. Thomas, MD** is a family physician who lives, walks, and works on the West Side. He has lived in Saint Paul since 1992. He is a member of the Building and Land Use Committee and Vacant Building Task Force of the West Side Citizens' Organization. His home and barn, early Cass Gilbert designs, are the only works of the architect on the West Side. He has a special interest in urban conservation/preservation policy and long-range urban re-design.

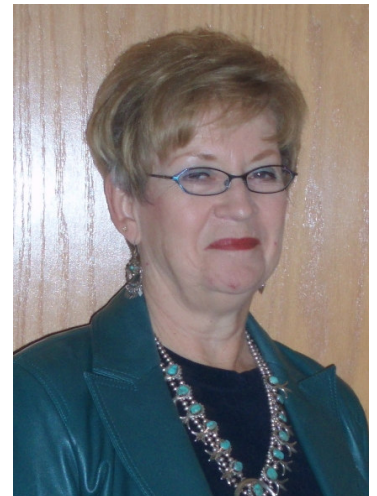
**Staff:** Amy Spong and Christine Barr continue to serve as staff to the HPC. Michael Douglas and Sherry Huffman assisted the HPC during meetings. Liz Underwood-Bultmann was the summer intern.

Staff served on the Local Planning Committee and assisted in the organization of the Downtown Walking Tour for the National Preservation Conference in Saint Paul in October 2007.

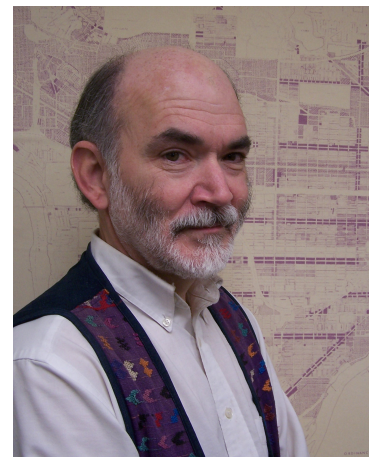
Staff and Commissioner Carey attended the National Trust Conference in Pittsburgh, Pennsylvania, October 31 through November 5, 2006. The theme was "Making Preservation Work!"

Staff and Commissioners Carey and Nicholson participated in the Preserve Minnesota Preservation workshop in Saint Paul on June 12, 2007. This years theme was "a Briefing on Preservation Matters in Minnesota."

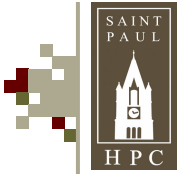
Staff and several commissioners also participated in the brown bag discussion, "Saint Paul's Vacant Properties: Refuse or Reuse?", hosted by Historic Saint Paul on September 6, 2007.



**Commissioner Kralicek**



**Commissioner Thomas**



## 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 newly formed Department of Safety and Inspections (DSI)  
Bob Kessler, DSI Director

*For more information about the Heritage Preservation Commission, contact:*

Department of Safety and Inspections  
8 East Fourth Street, Suite 200  
Saint Paul, MN 55101-1024

Telephone: 651-266-9090  
Web: [www.stpaul.gov/depts/dsi/hp/](http://www.stpaul.gov/depts/dsi/hp/)

**This annual report for the Saint Paul Heritage Preservation Commission (HPC) for the fiscal year 1 October 2006—30 September 2007, 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.**