



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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Date: January 30, 2014  
To: Heritage Preservation Commission  
From: Josh Williams, Christine Boulware  
Re: Hamline Midway Community Plan

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### **Background**

In 2010, the Hamline Midway Coalition (HMC) developed a District Plan that included 5 chapters: Housing, Land Use, Transportation, Historic Preservation, and Environment. The plan was developed by the community without input or guidance from City planning staff. However, the contents of the plan were largely consistent with the City's Comprehensive Plan.

Around the same time, the City was revising its approach to small area and district planning. In the past, plans were developed as larger documents, and then summarized for adoption as addenda to the Comprehensive Plan. The process of summarization would remove information and policies not germane to the City's functional authority, and resolve any inconsistencies with existing City policy or plans. The current approach is for the City to provide a plan template, guidance on key Comprehensive Plan policies, and some staff assistance with plan development. This process generally results in a single plan document which is adopted in identical form by both the district council (if applicable) and the City.

The Hamline Midway Community Plan, as presented here, is a summary of the District Plan developed by the HMC. The summary was developed by City staff in conjunction with the HMC board, committees, and staff, and is analogous to the summary plan documents the City has adopted in the past for district and small area plans.

The Hamline Midway Community Plan has been reviewed by appropriate City staff for consistency with City policy and plan. The Hamline Midway Coalition Board of Directors adopted the *Hamline Midway Community Plan* on January 21, 2014.

### **Planning Commission Action**

Acting on recommendation from the Neighborhood Planning Committee, on December 20, 2013, the Planning Commission released the draft Hamline Midway Community Plan for public review and set a public hearing date for February 7, 2014. The plan will go back to the Neighborhood Planning Committee to take comments into consideration and the plan will then be forwarded to the Planning Commission and City Council for final adoption.

## **Heritage Preservation Review Authority**

The HPC serves as an advisory body to the mayor and city council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city. Further, all studies transmitted to the mayor and city council *shall contain the recommendations of both the division of planning and the heritage preservation commission*. A draft resolution is submitted for consideration by the HPC and a final copy will be forwarded to the division of planning, Planning Commission, Mayor and City Council.

## **HERITAGE PRESERVATION COMMISSION RECOMMENDATION**

Heritage preservation staff discussed the plan with city staff early in the process. Early comments addressed the potential role of historic preservation in the future of the neighborhood and provided consistent suggestions between the Hamline Midway plan and the Historic Preservation Chapter in the City Comprehensive Plan. The final Plan draft generally reflects these goals.

Through research, staff identified the following historic resources within the boundaries:

### **WITHIN HAMLINE MIDWAY COMMUNITY PLAN AREA**

#### Applicable Context Studies:

Churches, Synagogues, and Religious Buildings: 1849-1950 (2001)

Downtown Saint Paul: 1849-1975 (2001)

Neighborhood Commercial Centers: 1874-1960 (2001)

Pioneer Houses: 1854-1880 (2001)

Residential Real Estate Development: 1880-1950 (2001)

Transportation Corridors: 1857-1950 (2001)

Neighborhoods at the Edge of the Walking City (2011)

#### 1983 Historic Resources Survey

##### *Designated Sites (1983)*

- 1536 Hewitt Avenue West, Hamline University Old Main (NRHP 1977, local 1978)

##### *Sites Eligible for Designation (1983)*

- 1538 Englewood Avenue West, Oric Whited House
- 1305 Lafond Avenue West, Church of Saint Columba
- 1536 Minnehaha Avenue West, Knox Presbyterian Church
- 1885 University Avenue West, Krank Building (NRHP 1983, local 1985)
- 1684 Van Buren Avenue West, John J. Dewey House
- Of the 5 sites noted in 1983 for designation only one was designated.

##### *Sites of Major Significance (1983)*

- 1672 Blair Avenue West, Lena Howard House
- 1513 Englewood Avenue West, Manor House at Hamline University
- 1514 Englewood Avenue West, Hamline United Methodist Church (NRHP 2011)
- 634 Fairview Avenue North, J.W. Wallace House
- 877 Fry Street North, House

- 1288 Hubbard Avenue West, William A. Davern House
- 1300-1302 Lafond Avenue West, Peter Oleson Double Bungalow
- 1564 Lafond Avenue West, Hamline Playground Building (local 1992)
- 1378 Minnehaha Avenue West, John North House
- 1464 Minnehaha Avenue West, Frederick M. Grant House
- 1558 Minnehaha Avenue West, Henry Hale Memorial Library, Hamline Branch
- 1765 Minnehaha Avenue West, House
- 1153 Sherburne Avenue, House
- 1673 Sherburne Avenue, House
- 666 Snelling Avenue North, Snelling Service Garage
- 2021 University Avenue West, Minnesota Transfer Railway Building
- 1730 Van Buren Avenue West, Ellen Gillette House
- 1777 Van Buren Avenue West, House
- Of these 18 sites noted for “Major Significance” in 1983, none have been razed. One has been locally designated and one has been listed on the NRHP.

2001 Saint Paul Historic Context Study: Churches, Synagogues and Religious Buildings (2001)

*Study Recommendations*

- 1305 Lafond Avenue West, Church of St. Columba (designation form prepared)
- 1536 Minnehaha Avenue West, Knox Presbyterian Church (designation form prepared)

2001 Saint Paul Historic Context Study: Neighborhood Commercial Centers

*Study Recommendations*

- 726-734 Snelling Avenue North, Hamline Apartments and Stores (designation form prepared)

2001 Residential Real Estate Development

*Study Recommendations*

- Hamline is a strong candidate for further study as a local historic district. The significance is based on the planning ideas of the original plat, the strength of the developer’s original marketing efforts, and resulting architecture and community character.

2001 Transportation Corridors

*Study Recommendations*

- The Midway has a number of buildings that merit designation studies. Some of them were noted in the historic resource database list in the study
- Also worthy of study along University Avenue in the Midway are any remaining historic resources focused on automobile sales, such as the Midway Chevrolet building. St. Paul has lost many of its early auto rows, such as along Grand Avenue.
- 1389-99 University Avenue West, Midway Chevrolet
- 1821 University Avenue West, Griggs & Cooper Co.
- 1885 University Avenue West, Krank Building (NRHP 1983, local 1985)

**Attachments:**

1. Draft HPC Resolution 14-HMCP Recommendation