



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

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Date: March 7, 2014  
To: Heritage Preservation Commission  
From: Hilary Holmes, Christine Boulware  
Re: West Midway Industrial Study

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### **Background**

The Saint Paul Planning Commission, on May 21, 2010, established the West Midway Industrial Study Task Force to make recommendations for land use for the Planning Commission's consideration as an addendum to the Saint Paul Comprehensive Plan. The geographic scope of the Strategy includes the boundary shown in the Industrial Study Area map, but strategically excludes the three Green Line LRT station areas and the South St. Anthony residential area. The West Midway Industrial Strategy is intended to foster reinvestment and redevelopment in the West Midway Industrial Area.

There is a variety of City Plans that have been adopted that set the stage for land use policies in the Study Area. This Strategy accepts all of the City-adopted plans, and uses them as groundwork for the recommendations. Specific portions of these plans have been brought into the Strategy, as appropriate. The West Midway Industrial Study has been reviewed by appropriate City staff for consistency with City policy and plan. The West Midway Task Force has reviewed and forwarded the final draft of the plan to the Comprehensive Planning Committee.

### **Planning Commission Action**

Acting on recommendation from the Comprehensive Planning Committee, on February 5, 2014, the Planning Commission released the draft West Midway Industrial Study for public review and set a public hearing date for March 21, 2014. The plan will go back to the Comprehensive 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 briefly met with PED staff early in the process and supplied information from the 1983 Historic Sites Survey, the 2001 Transportation Corridors context study, and the Historic Preservation Chapter of the Comprehensive Plan. There have been several PED staff leading this study/plan over the past few years. The final Plan draft does not address the goals of the Historic Preservation Chapter of the Comprehensive Plan.

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

### **WITHIN WEST MIDWAY INDUSTRIAL PLAN AREA**

#### Applicable Context Studies:

Neighborhood Commercial Centers: 1874-1960 (2001)

Transportation Corridors: 1857-1950 (2001)

#### 1983 Historic Sites Survey of Saint Paul and Ramsey County

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

- There were no designated sites within the West Midway Industrial Plan Area at the time the 1983 Historic Sites Survey was published.

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

###### *Hamline-Midway (District 11)*

- 1885 University Avenue West, Krank Building (NRHP 1983, local 1985)

###### *St. Anthony Park (District 12)*

- 926 Hampden Avenue West, Engine House #13
- 2402-2412 University Avenue West, Chittenden and Eastman Company (UR)
- 2429 University Avenue West, Minneapolis-St. Paul Building (UR)

###### *Union Park (District 13)*

- 1956 Feronia Avenue West, Crosby Block
- 486 Prior Avenue North, Union Park Police Substation (razed)

Of the 6 sites noted in 1983 as “Eligible for Designation,” one was designated as an individual site, two were designated as part of the University-Raymond Commercial Historic District and one was razed.

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

###### *Hamline-Midway (District 11)*

- 2021 University Avenue West, Minnesota Transfer Railway Building (razed)

###### *St. Anthony Park (District 12)*

- 977 Bayless Avenue North, house
- 2477 Como Avenue West, Breck School (razed)
- 995 Cromwell Avenue North, John Lunborg house

- 1048 Everett Court, depot (now dwelling)
- 821 Raymond Avenue North, Baker School
- 928 Raymond Avenue North, I.O.O.F. Hall
- North Raymond Avenue Bridge
- 2233 University Avenue West, Wright, Barrett and Stillwell Building (UR)
- 2356-2362 University Avenue West, Northwestern Furniture Exposition Building (UR)
- 2388 University Avenue West, Twin City State Bank (UR)
- 2572 University Avenue West, International Harvester Company

*Union Park (District 13)*

- 403 Dewey Street North, Rev. Leander Lane House
- 451 Lynnhurst Avenue West, George H. Carsley House
- 1827-1829 St. Anthony Avenue West, William and Ada Chamberlin House
- 1893 St. Anthony Avenue West, house
- 1917 St. Anthony Avenue West, house

Of these 17 sites noted for “Major Significance” in 1983, two have been razed, and three were designated as part of the University-Raymond Commercial Historic District.

*Potential Historic Districts (1983)*

*St. Anthony Park (District 12)*

- University-Raymond Commercial Historic District (UR), (NRHP Certified 2005, local 2005) - noted as the West Midway Historic District in the survey

2001 Historic Context Study: Neighborhood Commercial Centers: 1874-1960

*Study Recommendations for Further Designation Study*

- 1956 Feronia Avenue West, Crosby Block (designation form prepared)

2001 Historic Context Study - Transportation Corridors: 1857-1950

*Study Recommendations*

- 508 Cleveland Avenue North, Minnesota Transfer Railway Company Roundhouse (NRHP DOE)
- 1821 University Avenue West, Griggs & Cooper Co.
- 1885 University Avenue West, Krank Building (NRHP 1983, local 1985)
- 2324 University Avenue West, Minneapolis St. Paul Railway Streetcar Barn (UR)
- 2356-2362 University Avenue West, Northwestern Furniture Expo (UR)
- 2402-2414 University Avenue West, M. Burg & Sons (Chittenden & Eastman Co.) (UR)
- 2429 University Avenue West, Minneapolis-St. Paul Building (UR)
- 2441 University Avenue West, Brown-Jaspers Store Fixtures (UR)
- 2572 University Avenue West, Overland Stoves Co. (Court International)
- Industrial and transportation buildings are not always perceived as being historic or as charming as residences, houses of worship, or commercial buildings. Yet their economic significance and their contributions to building St. Paul are worthy of recognition.

- Historic industrial buildings are often altered for economic considerations and to enhance efficiency and profitability for the property owners. Although economic considerations are important and should not be overlooked, they should not be used to completely disqualify facilities that are in active use from designation studies.

#### The City of Saint Paul Comprehensive Plan (2010)

A number of property types did not fit neatly into the thematic headings of the 2001 context study or were only briefly mentioned within those contexts. The importance of the resource types to the architectural character of Saint Paul, or to its historical development, warrant further exploration and their inclusion in a historic context study.

#### *Industrial Buildings*

St. Paul has a number of important industrial properties away from the downtown area. They have received little notice, let alone adequate study, though many were key elements in the development and sustenance of outlying neighborhoods. Specialty manufacturing in particular has also been instrumental in the growth of the city into an important urban center. Some of the properties may also possess architectural and/or engineering significance.

#### **Attachments:**

1. Draft HPC Resolution 14-WMIP Recommendation (forthcoming)