

**SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
CITY OF SAINT PAUL, MINNESOTA  
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard  
**October 10, 2013**

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**Present:** Richard Laffin, Richard Dana, Renee Hutter-Barnes, Robert Ferguson, Michael Justin, Matt Mazanec, David Riehle, Steve Trimble, Diane Trout-Oertel, David Wagner, Barbara Bezat, Bill Lightner

**Absent:** Matt Hill (excused)

**Staff Present:** Amy Spong, Christine Boulware, John Beaty

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**PUBLIC HEARING/DESIGN REVIEW**

- I. **Call to Order** 5:05p
- II. **Approval of the Agenda** Commissioner Trout-Oertel moved to approve the agenda; Commissioner Dana seconded the motion.
- III. **Conflicts of Interest** None were stated.
- IV. **Chair's Announcements**
  - A. Chair Laffin requested that packet information be sent to the Commission as soon as possible
  - B. Chair noted several projects approved by the Commission in Lowertown have not commenced yet. Ms. Spong discussed some new details of the projects in question and reasons for some of the delays.
- V. **Staff Announcements**
  - A. Ms. Spong introduced Barbara Bezat and William Lightner as the new members of the HPC. Commissioner Bezat and Commissioner Lightner also introduced themselves.
  - B. Ms. Spong updated the Commission on the current status of 295 Summit Avenue.
  - C. Ms. Spong re-introduced John Beaty.
- VI. **Approval of the meeting minutes**
  - A. September 26, 2013 Public Hearing:  
Commissioner Dana moved to approve the minutes with minor corrections;  
Commissioner Hutter-Barnes seconded the motion. The motion passed 11-0.
- VII. **Old Business** See additional item IX.
- VIII. **Public Comment**
  - A. **Euclid View Flats, 234-238 Bates Avenue**, by the Deputy State Historic Preservation Officer, for Certified Local Government Comment on the nomination of Euclid View Flats to the National Register of Historic Places. The HPC will allow for public comment and submit the comments to the SHPO. (Boulware, 266-6715)  
  
Ms. Spong introduced the role of the HPC in commenting about National Register nominations for St. Paul sites and districts.  
  
Ms. Boulware presented background information of the property.  
  
Commissioner Trimble questioned the noted architectural style of the building and noted several features that should be considered in design review; Ms. Boulware

noted that design review factors will not be a part of the Commissions consideration of the National Register nomination.

Ms. Spong and Commissioner Trimble discussed the significance of the building in its current condition.

Ms. Spong noted that the property is currently designated as a contributing property in the local Dayton's Bluff Heritage Preservation District.

Commissioner Hutter-Barnes commended the authorship of the nomination and stated support for the nomination.

Ms. Spong noted that Commissioner Hutter-Barnes and Commissioner Trimble were the reviewers for this nomination who meet the applicable professional qualifications.

A discussion was had regarding the Queen Anne style architectural details of the building.

**No written testimony was received and public comment was closed.**

**Commissioner Hutter-Barnes moved to support the nomination and criteria; Commissioner Trimble seconded the motion. The motion passed 11-0.**

**B. Minnesota Milk Company Building, 370 University Avenue West**, by the Deputy State Historic Preservation Officer, for Certified Local Government Comment on the nomination of the Minnesota Milk Company Building to the National Register of Historic Places. The HPC will allow for public comment and submit the comments to the SHPO. (Spong, 266-6714)

Ms. Spong noted that Commissioner Trimble and Commissioner Ferguson were the reviewers for this nomination.

Ms. Spong presented the background of the Commission's role in commenting on the nomination for the property.

Commissioner Trimble discussed the history and significance of the property.

Commissioner Trimble inquired as to an original relief that existed on the building; a discussion was had regarding the possibilities for re-creating the relief.

A discussion was had regarding the designer of the building, the architectural integrity of the building, and support of the criteria in which it's being nominated.

Commissioner Ferguson commended the authorship of the nomination; Ms. Spong agreed and noted the importance of a thorough description within the nomination.

Commissioner Riehle noted an additional historic detail of the Minnesota Milk Company regarding a significant milk driver's union strike in the 1930's.

Jeremy Hork from Sand Companies was present and discussed the architect of the building.

**No written testimony was received or additional public comment so the portion of the public comment period was closed.**

**Commissioner Trimble moved to support the nomination and criteria; Commissioner Trout-Oertel seconded the motion. The motion passed 11-0.**

**C. Saint Paul Union Depot, 214 Fourth Street East**, by the Deputy State Historic Preservation Officer, for Certified Local Government Comment on the expansion of the historic boundary of the Union Depot (NRHP 1974) as described in the updated nomination to the National Register of Historic Places. The HPC will allow for public comment and submit the comments to the SHPO. (Spong, 266-6714)

Ms. Spong presented the background for the nomination of this property. She noted that Commissioner Ferguson and Commissioner Hutter-Barnes were the reviewers for this nomination.

Commissioner Ferguson noted that this nomination mainly concerns the train deck and expressed support for nominating this portion in addition to the structures.

Commissioner Ferguson discussed the proposed change of the Period of Significance for the building in the nomination. He stated support for the nomination of the train deck to the National Register, but stated that he does not support the change of the period of significance to the other buildings.

Commissioner Ferguson discussed the criteria used in the nomination and discussed problematic details of the authorship of Criterion C in the nomination. He discussed the lack of discussion of the engineering of the train deck in the Statement of Significance in the nomination.

A discussion was had regarding the nomination as written.

Commissioner Trout-Oertel requested clarification of whether this is an addition to the current nomination of Union Depot or a new nomination; it was confirmed that it is a boundary extension nomination.

A discussion was had regarding the boundary extension and the structure of the train deck.

Commissioner Hutter-Barnes discussed the proposed change to the Period of Significance; Ms. Spong noted some possible reasons for the proposed changes to the existing nomination in the current nomination.

Commissioner Trimble inquired as to if there is a process to follow when the Commission supports the nomination, but not the writing of the nomination; Ms. Spong stated that changes and suggestions from the Commission can be included in a comment letter to the State Historic Preservation Office.

Chair Laffin requested clarification of the physical boundaries of the train deck; Commissioner Ferguson clarified and noted that there have been modifications over time. Commissioner Riehle noted that the train deck is a structure, and not just tracks.

A discussion was had regarding the historic function of the train deck not included in the nomination.

A discussion was had regarding the possibilities of modifications being made to the writing of the nomination.

A discussion was had regarding the current local and national designations of Union Depot. Ms. Spong noted that changes to the local designation could possibly be made after the additions are made to the National Register.

The discussion continued regarding the proposed change to the Period of Significance.

A discussion was had regarding description of the Cap Turner structural system in the nomination and the local significance of this system.

Ms. Spong read aloud a letter from Ronald Schleyer, a resident of the building (Unit 235) asking the HPC to avoid taking action that would jeopardize a future berm/levee.

The public comment portion was closed.

**Commissioner Riehle moved to support the designation of the train deck and not the change to the period of significance; Commissioner Ferguson seconded the motion with the friendly amendment that other comments are taken into consideration and included in a letter to SHPO.**

Commissioner Riehle approved the friendly amendment.

Commissioner Wagner suggested that the comments and support be made clear; Commissioner Ferguson noted that he has written up and will submit his comments.

A discussion was had regarding the appropriate explanation of the significance and criteria in the nomination.

**The motion passed 11-0.**

#### **IX. Old Business**

**A.** Commissioner Riehle noted the documentary screening taking place at the State Capital on October 19<sup>th</sup>.

**B.** Commissioner Trimble updated the Commission on the 3M Committee Report and discussed a meeting held by the Dayton's Bluff Community Council Land Use Committee.

#### **X. Motion to Adjourn 6:45p**

Submitted by R.Cohn