



CITY OF SAINT PAUL
Melvin Carter, Mayor

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Date: May 3, 2021
To: Heritage Preservation Commission
From: George Gause
Re: Consultation and Comment for Winslow Commons; 170 Western Avenue Area of Potential Effects (APE)

Background

The proposed project is a four story, multifamily apartment building providing 47 units of affordable senior housing at the intersection of Western Avenue S. and Superior Street W. The construction is not receiving federal funding. The owner is transferring Section 8 housing vouchers from another building. This action has caused a Section 106 review. The site plan review for the project has been completed and a building permit has been issued. The State Historic Preservation Office recommended that St. Paul Heritage Preservation Commission be contacted for comments.

A previous survey report for this project identified twenty-four properties in the APE using the State Historic Preservation Office's (SHPO) forty-five-year benchmark for survey. The report concludes that one property in the APE has been previously listed in the National Register (and is locally designated): C. S. P. S. Hall (RA-SPC-5841). This previously listed resource continues to retain sufficient historic integrity to merit National Register eligibility.

Hess Roise conducted research on other area resources and determined that three do not meet Criteria Consideration B: Moved Properties or retain sufficient integrity to be eligible for the National Register.

- Joseph Walla House (RA-SPC-5311)
- William Gronewald House (RA-SPC-5313)
- William Gronewald Townhouse (RA-SPC-8329)

Due to pandemic restrictions on archives and repositories, HUD decided to treat the remaining eight properties as historic for the purpose of this Section 106 review. Additional research was conducted where possible to provide the most robust evaluation achievable at this time. These properties are:

- Saint Stanislaus Catholic Church (RA-SPC-3806)
- Saint Stanislaus Convent (RA-SPC-3806)

- Saint Stanislaus Rectory (RA-SPC-3806)
- Sint Stanislaus School (RA-SPC-5045)
- Wulff Godbout Funeral Home (RA-SPC-5312)
- Pullman Car (RA-SPC-5314)
- Saint Mark Lutheran Church (RA-SPC-8333)
- Christian Reinhardt House (RA-SPC-8334)

HERITAGE PRESERVATION COMMISSION COMMENTS

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.

STAFF RECOMMENDATION

The site is near two local historic sites; Christin Rhinehardt House at 383 Goodhue (Limestone Thematic District) and C.S.P.S. Hall at 605 7th Street West (Individually designated). Although it will be seen from these properties, it does not appear that the proposed structure will create an adverse effect to any of these structures or the potential historic resources in the district. The overall determination recommended by the consultant for the proposal is No Adverse Effect.

SUGGESTED MOTION

I move that the HPC concurs with the finding of No Adverse Effect.