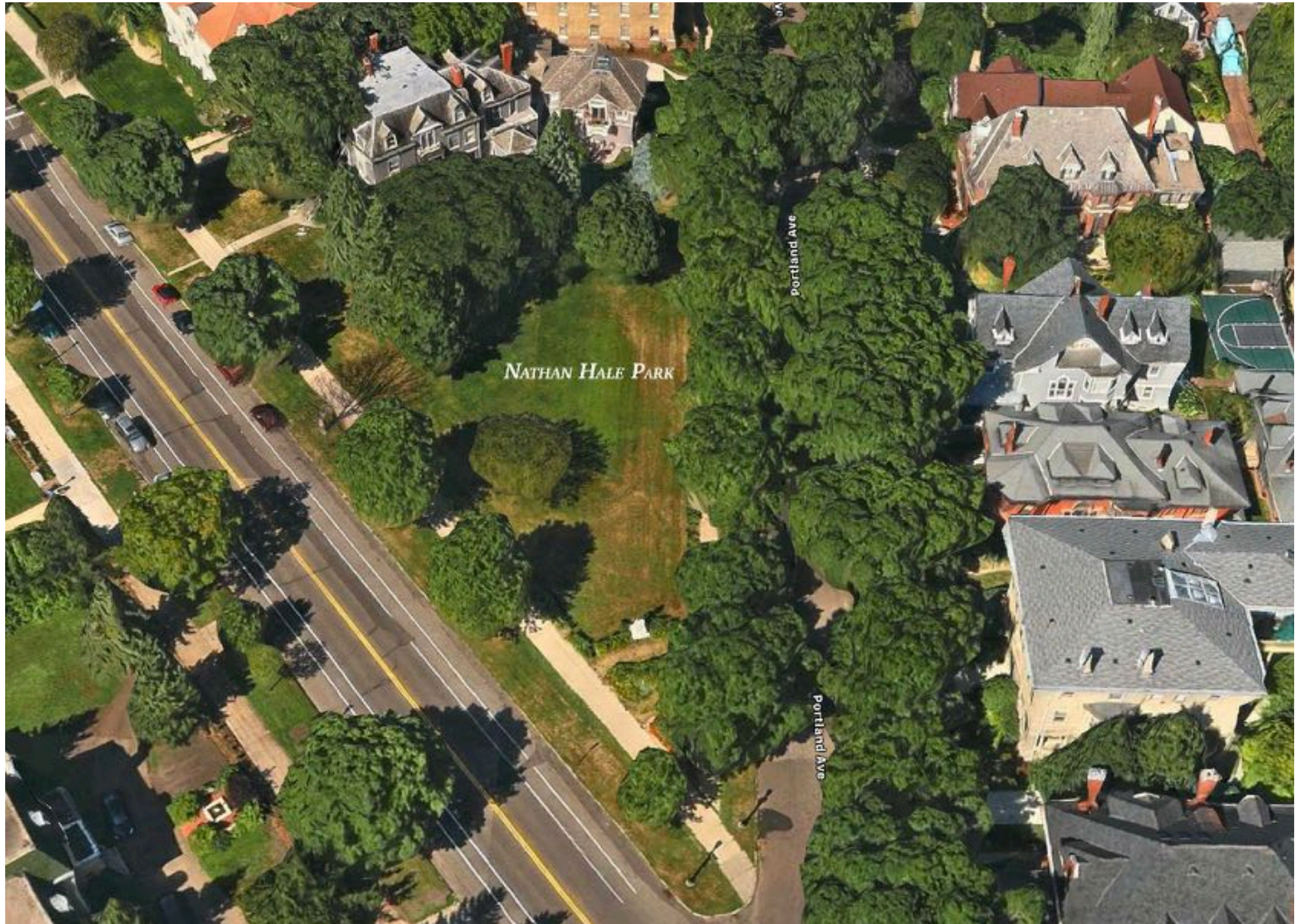


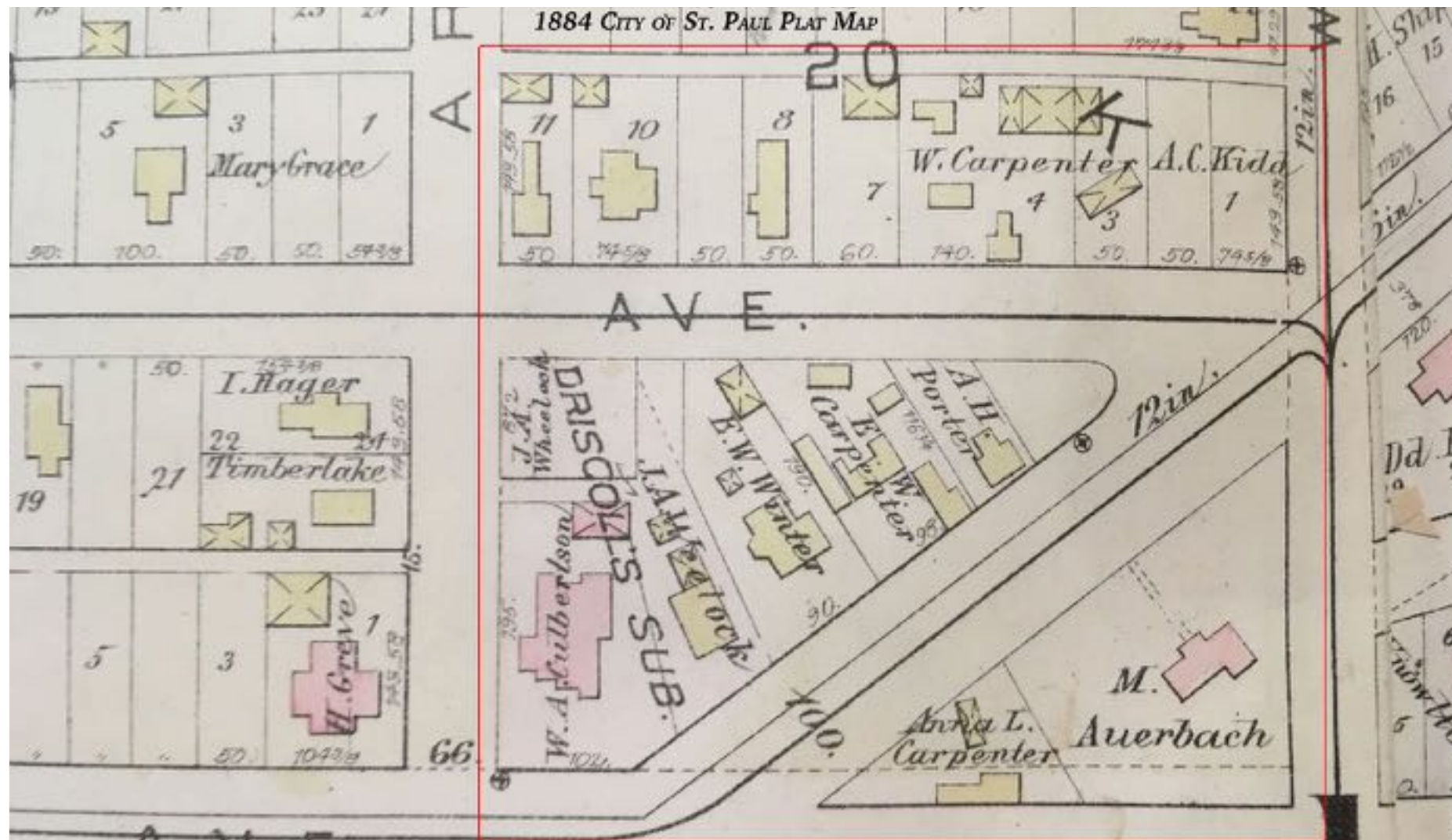
Nathan Hale Park

an unofficial property history



Nathan Hale Park

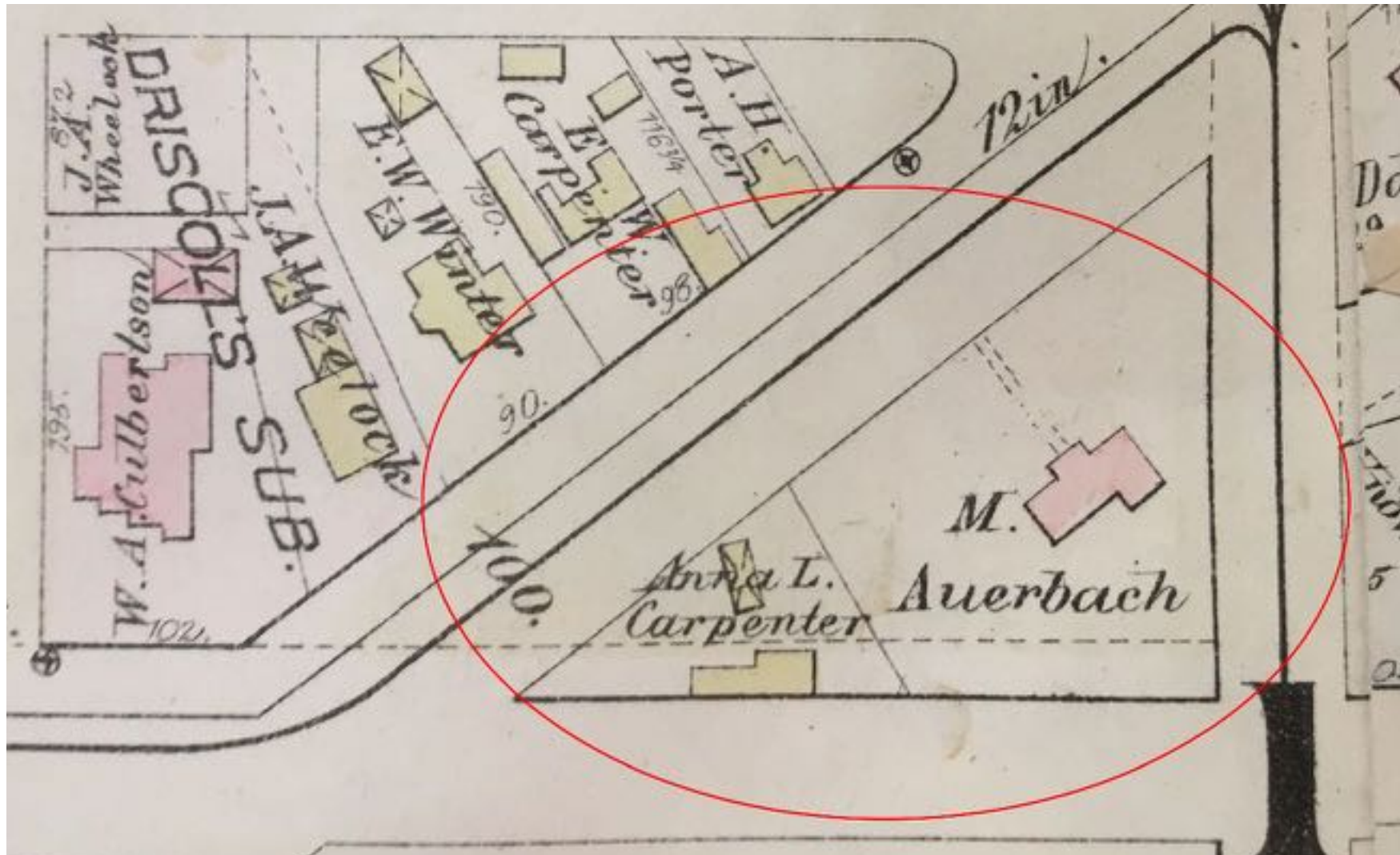
an unofficial history



- The property that comprises the modern Nathan Hale Park has a history that dates back to the beginnings of the City of St. Paul
- In 1858 Mr. Warren Carpenter, a straw and millinery goods wholesaler from Massachusetts, moved to Minnesota, on the advice of his doctor, and purchased an acre of land at the top of “*St. Anthony’s Hill*” or as known today “*Ramsey Hill*”
- In 1861 Mr. Carpenter purchased an additional 20 acres of land around his home for \$10,000 and created the Woodland Park Subdivision to the City of St. Paul
- As development began the City of St. Paul started laying out the new streets for the neighborhood
- The natural flow of Summit Avenue along brow of the hill split the original Carpenter property into two odd-shaped triangular lots

Nathan Hale Park

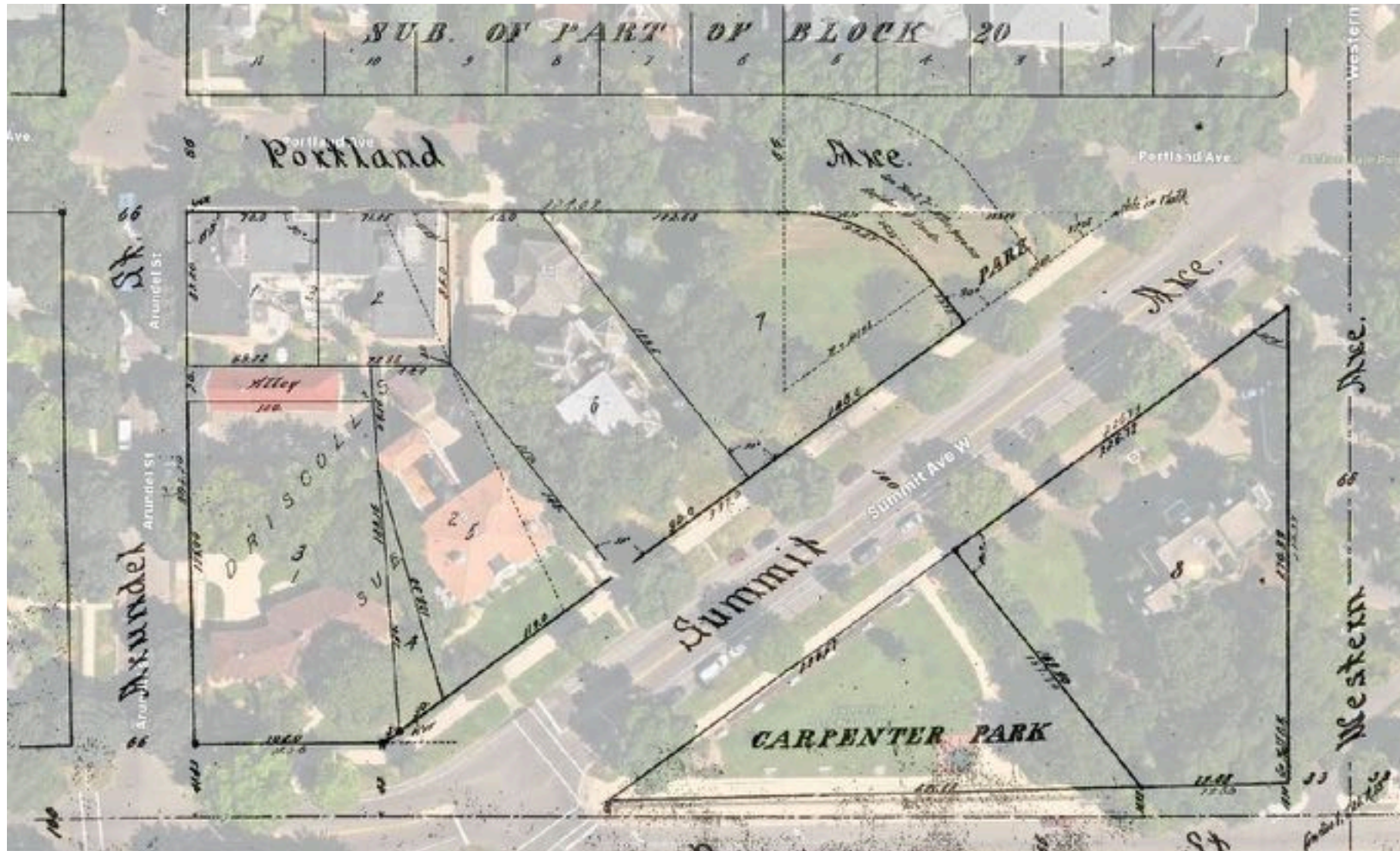
an unofficial history



- Mr. Carpenter had “unbounded faith in the beauty of the area” and encouraged the authorities to place a park at the lookout
- Prior to the laying of Ramsey street he offered to sell the land for a park, but the City rejected the offer
- Mr. Carpenter abandoned his park vision and sold the majority of his original land to Mr. Maurice Auerbach while keeping the original home on “*Carpenters’ Lookout*” for his sister Anna
- By 1885 Anna had left the home empty and the City moved to condemn the property, neighboring Mr. Auerbach’s home, and turn the spectacular location overlooking the City into a park
- In December 1886 Mr. Carpenter passed away and his heirs donated the property, along with the odd parcel on Portland Avenue, to the City for the creation of “*Carpenter Park*”

Nathan Hale Park

an unofficial history



- As the century turned the second generation of development began in the area
- The 2 lots separating Mr. Winter's home and the point park were purchased by New York real estate investor Mr. Adam Kidd
- In 1904 the property was re-platted by the City for the creation of Auditor's Subdivision #38 and the original lots for the Carpenter and Porter homes was combined into Lot #7
- In 1905 James J. Hills Northwestern Trust Company purchased Lot #7, from Mr. Kidds widow Lizzie, for the amount of \$20,000
- The odd lot was never re-developed after the demolition of the old Porter and Carpenter homes

Nathan Hale Park

an unofficial history



- In the early 1900's Mrs. A.T. Hall, President of the local Nathan Hale Chapter of the Daughters of the American Revolution, commissioned a statue to honor their revolutionary namesake
- The Daughters chose as the sculptor Mr. William Ordway Partridge of Massachusetts
- Mr. Partridge was deemed the perfect artist for the project due to his renowned thesis on Hale titled "*Nathan Hale, The Ideal Patriot*"
- It took 5 years to complete the "*most admirable of the monumental statues in the West*"
- U.S. Senator Moses E. Clapp was on-hand for the dedication of Nathan Hale Park in 1907
 - After years of neglect the statue was restored, and re-dedicated, in 1995

an unofficial history

Attest: A. W. L. Wallgren,
Assistant Secretary.

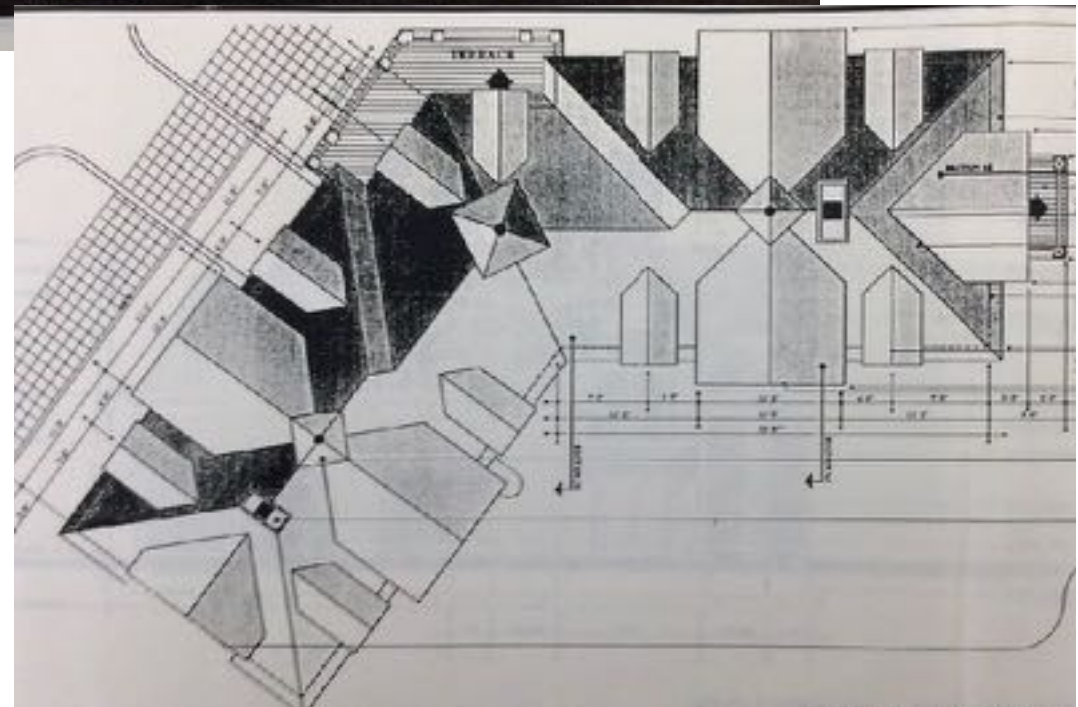
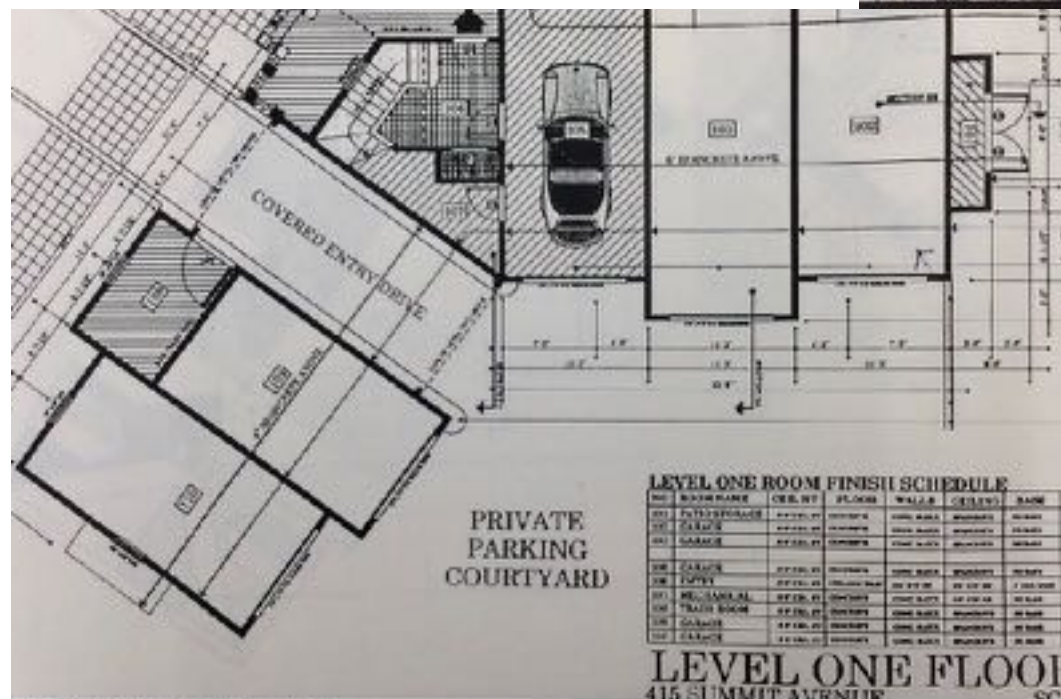
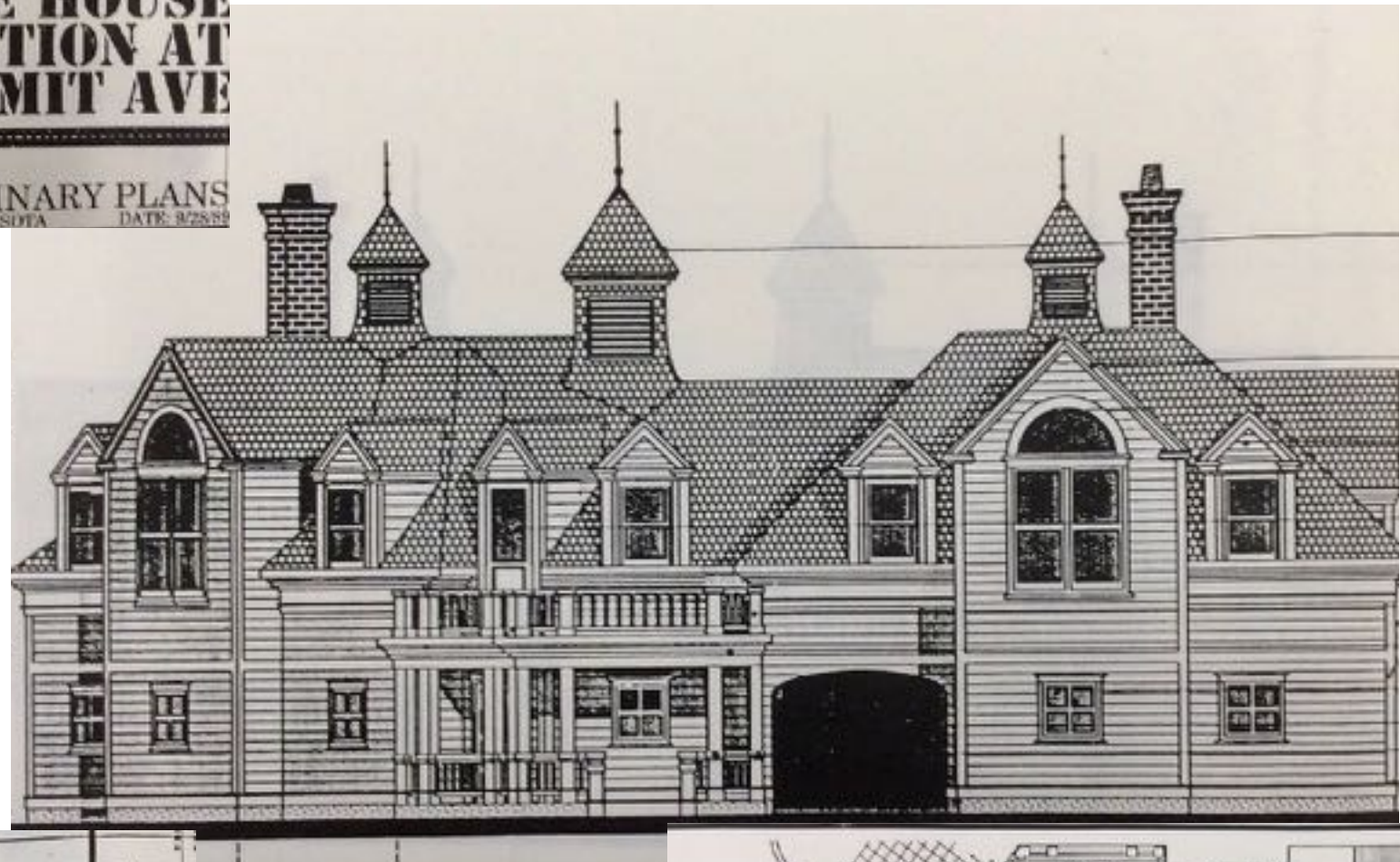
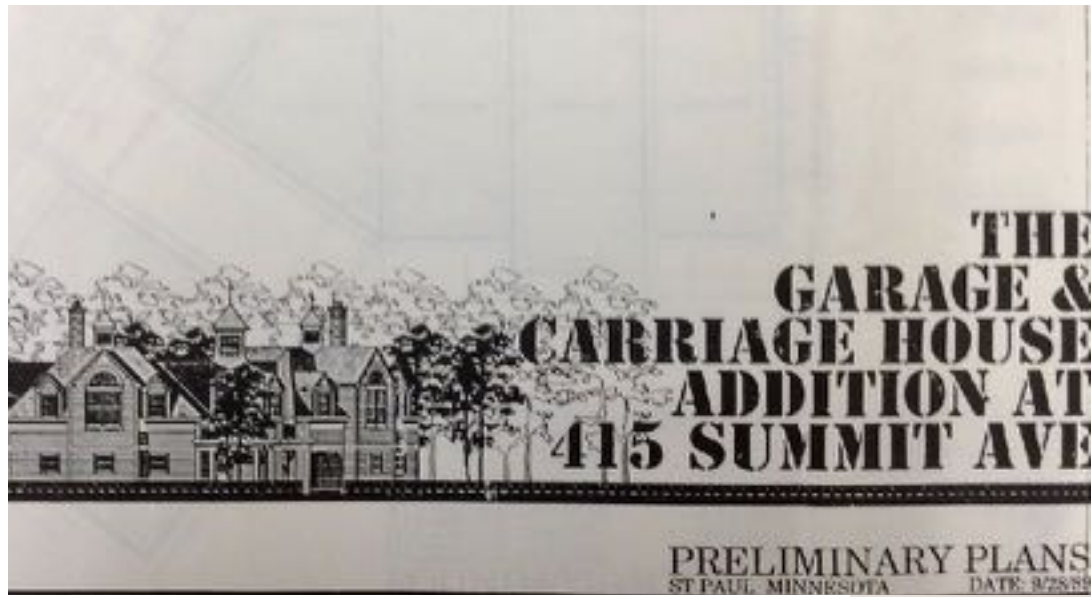
- Following the 1907 dedication of the Park the neighboring Lot #7 naturally became an extension of the new Park
- In 1913 Northwestern Trust Company sold Lot #7 to the City of St. Paul for the City to turn the “informal” portion of the park into a formal park
- The sale document to the City limited the future use of Lot #7 to “Park Purposes” and so therefor the land has remained a Park and will do so for another 100 years and more

Nathan Hale Park

an unofficial history



- During the 20th Century the ups and downs of the neighborhood had taken their toll on the home that was built next to the future park for Governor William Marshall and sold to Mr. Edwin Winter in 1881
- The Marshall/Winter Mansion was in need of serious attention following the death of Mr. Winter's daughter, Mrs. Laura Winter Dean, in 1968
- In 1980 a new renaissance for the historic Summit Hill was well underway when a prospector purchased the home and began the 10-year process of restoring and turning the home into a 3-unit condominium
- Phase-two of that condominium conversion was to include subdividing Lot #6 and building a carriage house and garage complex next to the park facing Portland Avenue
 - The original plans were amazing in their grandiose vision



Nathan Hale Park

an unofficial history



- Lot #6 was subdivided for construction with the intent of re-merging the property(s) upon completion of the, proposed, parking complex and housing unit
- The property remained undeveloped, and served as an unpaved parking lot while the plans and uses for the property changed dramatically
- Unfortunately the Condo and vacant parcel were foreclosed upon before completion
- A standalone, 2-car, garage was the only thing constructed on the site by 1995 when the property was sold in bankruptcy

Nathan Hale Park

an unofficial history



A small single-family home was finally built on the property in 2001

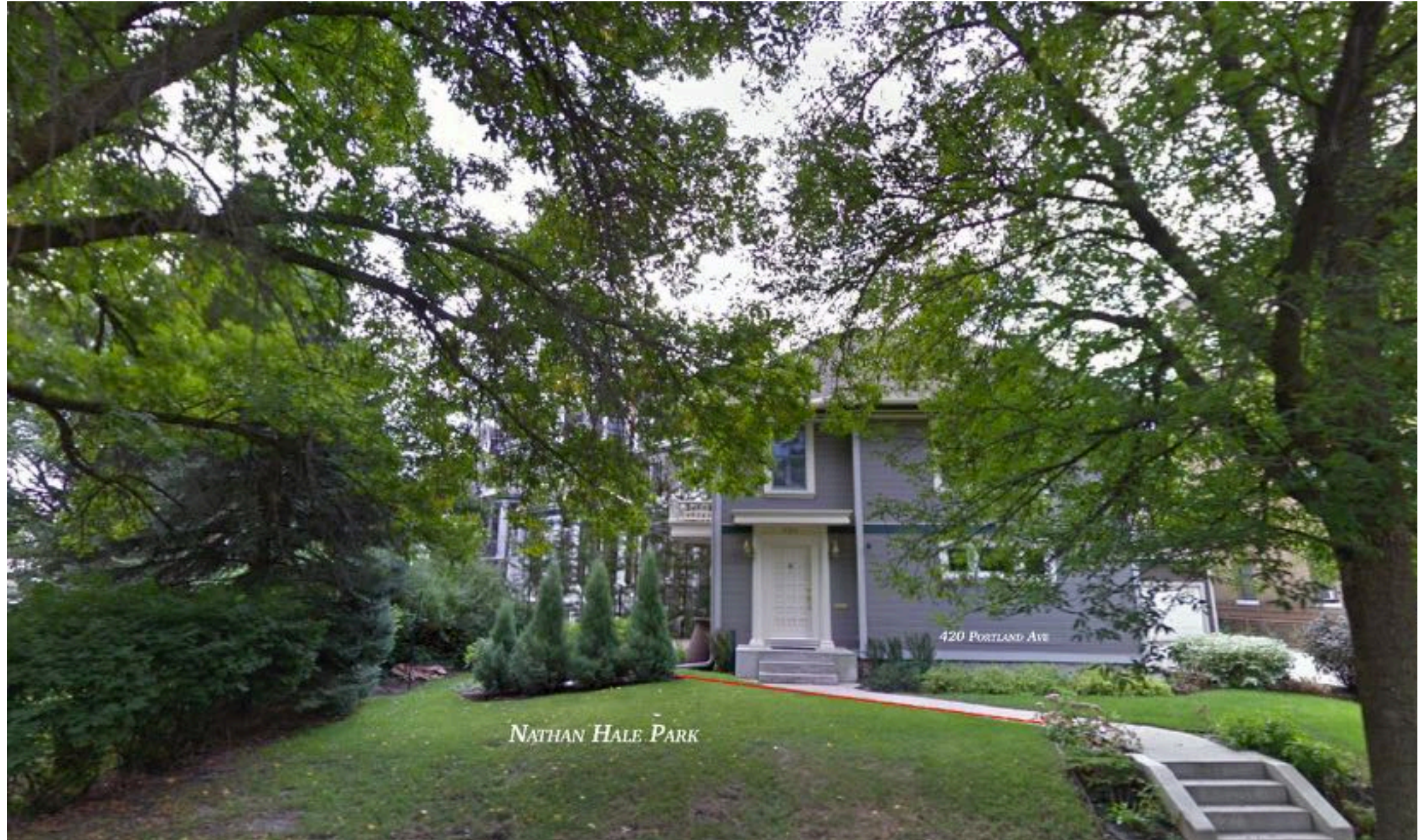
Nathan Hale Park

an unofficial history



A Proposal for the acquisition of unattended City of St. Paul Property

420 Portland Ave



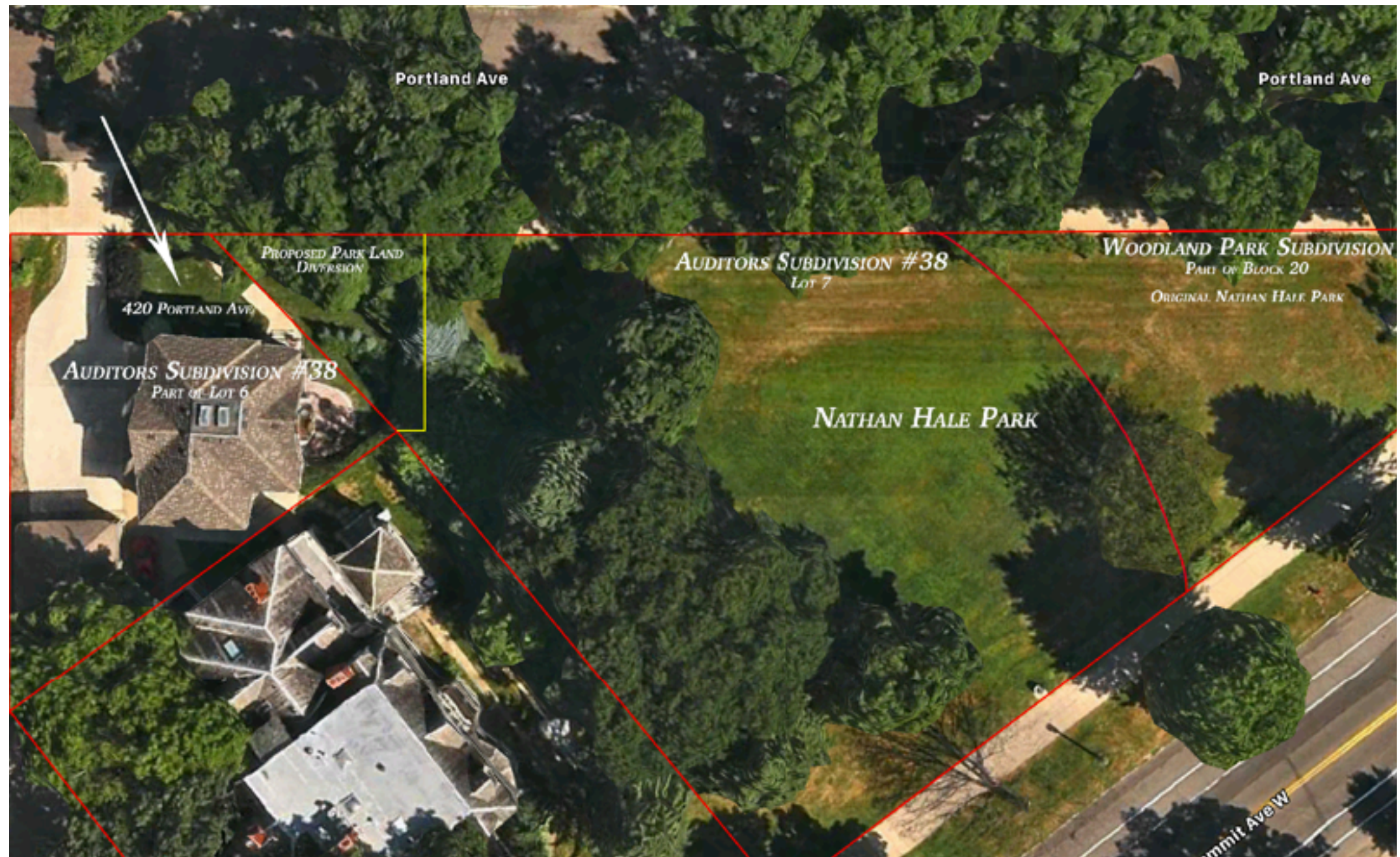
A Proposal for the acquisition of unattended City of St. Paul Property

420 Portland Ave



- The City granted multiple variances so the property could be developed in 2001
- In 2016 the home was sold to its current owners, Arne and Julie Carlson
- The current owners were shocked when, upon commencing landscape projects, they discovered the majority of their, assumed, front-yard was City/Park property
- The Carlsons were under the same belief as park's maintenance personnel who continue to use the large boulevard tree as the park's boundary for mowing and snow removal

420 Portland Ave



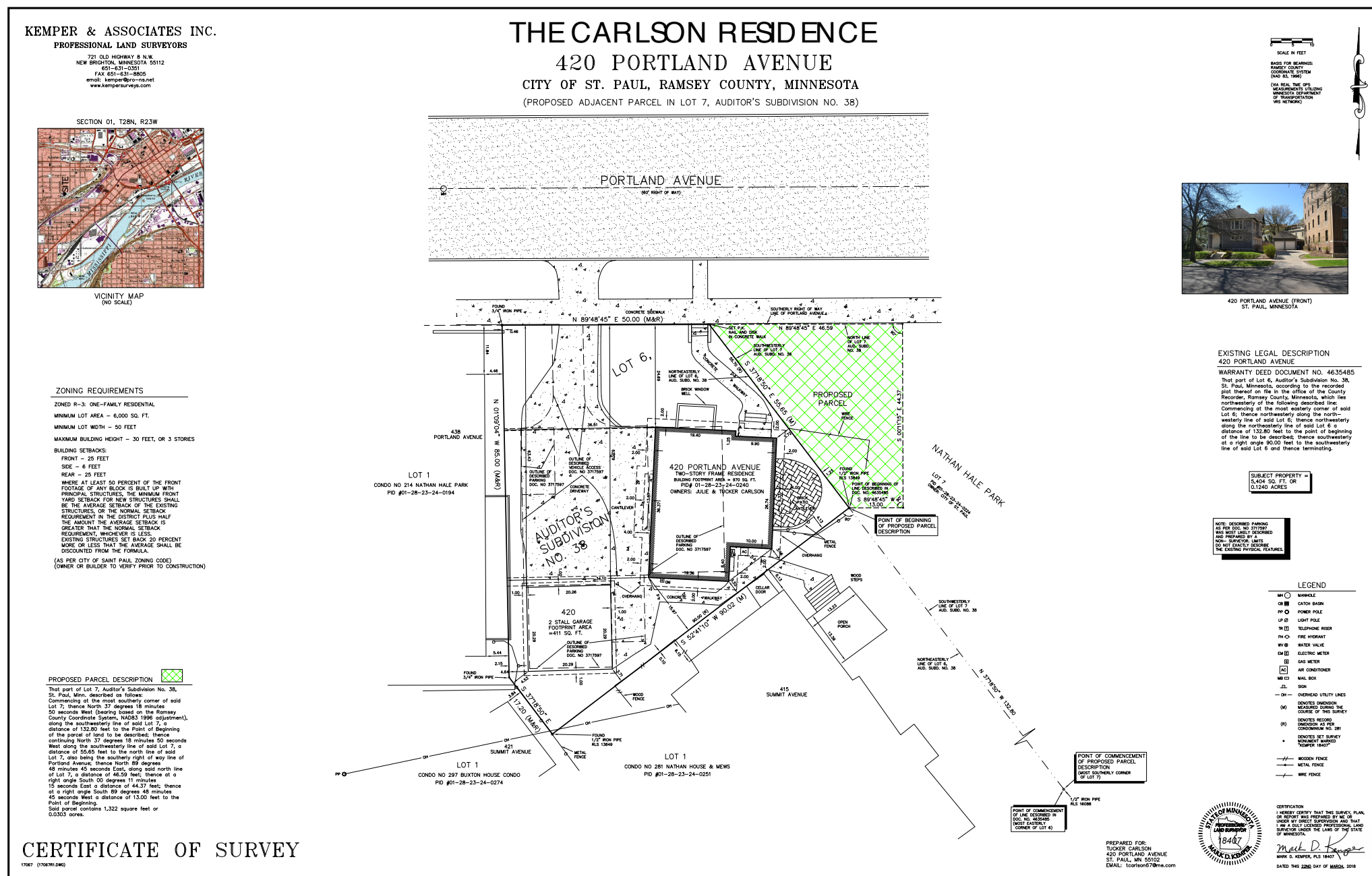
- The current owners of 420 Portland are seeking the support from the community and Parks Commission members to purchase the parcel of parkland outside their front door
- The Carlsons wish to purchase the City property, incorporate it into their property, complete the landscaping, maintain the land and add it to the property tax rolls

420 Portland Ave

Northwestern Trust Company

- ♦ *Northwestern Trust Company & Merchant Trust Company* merge and are renamed *First Trust Company of St. Paul*
 - ♦ *First Trust Company of St. Paul* is eventually renamed *First Trust Company, Inc.*
 - ♦ *First Trust Company Inc.* is eventually renamed *First Trust National Association*
 - ♦ *First Trust National Association* is eventually renamed *U.S. Bank Trust National Association*
 - ♦ *U.S. Bank Trust National Association* is acquired by *U.S. Bank National Association*
 - ♦ *U.S. Bank National Association* officially dissolves *U.S. Bank Trust National Association*
 - ♦ *U.S. Bank National Association* is part of U.S Bancorp
-
- The Carlson's have received a commitment from the successors of the Northwestern Trust Company, U.S. Bankcorp
 - U.S. Bankcorp is supportive of the Carlson's proposal and are willing to release the City from the "park purposes" obligation for only that specific portion of the property
 - Steve Sabo, U.S. Bancorp Associate General Counsel and Senior Vice President, has committed to working with the City Attorney's staff in drafting the proper release

420 Portland Ave



Parcel Description

That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minn. described as follows:

Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 50 seconds west (*bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment*), along the southwesterly line of said Lot 7, a distance of 132.80 feet to the Point of Beginning of the parcel of land to be described; thence continuing North 37 degrees 18 minutes 50 seconds West along the southwesterly line of said Lot 7, a distance of 55.65 feet to the north line of said Lot 7, a distance of 46.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet; thence at a right angle South 89 degrees 48 minutes 45 seconds West a distance of 13.00 feet to the Point of Beginning.

Thank You