



*Saint Paul Heritage Preservation Commission  
Department of Planning and Economic Development  
25 Fourth Street West, Suite 1400  
Saint Paul, MN 55102  
Phone: (651) 266-9078  
ApplyHPC@stpaul.gov*

## **2018 Fiscal Year-Annual Report to the State Historic Preservation Office**

[In accordance with CLG requirement III.E.1 and III.E.2.f]

### **Organizational Summary:**

The Heritage Preservation Commission (HPC) serves as an advisory body to the Mayor and the City Council on municipal heritage preservation matters. It was created by city ordinance in 1976 to protect and promote the heritage of the City of Saint Paul. The Commission consists of thirteen voting members who are residents of Saint Paul and are appointed by the Mayor with the advice and consent of the City Council. One of the members is a representative of the Ramsey County Historical Society and at present three of the members are professionally registered architects.

The City of Saint Paul is a Certified Local Government (CLG) in the national Historic Preservation Program. The City is certified as having a heritage preservation commission and program that meets federal and state standards. Saint Paul's status as a CLG confirms its commitment to support a qualified heritage preservation commission, maintain a system for the survey and inventory of historic properties, enforce appropriate state and local legislation for the designation and protection of historic properties and provide for public participation in its preservation program.

This annual report for the Saint Paul Heritage Preservation Commission (HPC) for the fiscal year October 1, 2017 to September 30, 2018, has been prepared according to the guidelines outlined in "Procedures for Applying for and Maintaining Certified Local Government Status (CLG)." CLG Status is administered by the Minnesota State Historic Preservation Office (SHPO) for the National Park Service.

### **Saint Paul HPC Commissioners [III.E.2.c]**

Below is a list of the current roster (2018) of commissioners including their area of interest or expertise in Historic Preservation.

#### **Commissioners for 2018:**

Chair: Michael Justin  
Vice Chair: Barbara Bezat  
Secretary: Robert Ferguson  
Richard Dana  
Steve George  
Teresa Kimker  
Bill Lightner  
Stuart MacDonald, *Architect*  
Joseph H. Peroutka  
Casie Radford, *Architect*  
Steve Trimble, *Ramsey County Historical Society*  
David Wagner, *Architect*  
*Vacant*

#### **Outgoing Commissioner:**

David Riehle (November 2017)

#### **Incoming:**

None



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**BARBARA BEZAT – Appointed to HPC in 2013 – current term expires 2020**

2395 Benson Avenue, Unit 102, St. Paul 55116      3 Ward      15 District Council

Born in Minneapolis, Ms. Bezat adopted St. Paul as her hometown in 1974. After completing two years of study at Macalester College, she graduated from the University of Minnesota in 1974 with a B.A. in Russian Area Studies and returned for further study in 1978. She began working in the Northwest Architectural Archives (NAA) as a returning student in 1978 to provide research for a publication detailing the process of researching a building. Once that project was completed, she remained at the NAA to assist in processing several collections including the Liebenberg & Kaplan and the William Gray Purcell Papers. Ms. Bezat retired from her position as the Curator of the NAA in 2015. Some of her recent presentations to various audiences include: *Introduction to the Northwest Architectural Archives* (for the U of MN, CALA "Historic Preservation: Materials & Techniques" class; presented annually); OLLI (Osher Lifelong Learning Institute, U of M) course, *Afternoons with the Liberal Arts: "Architecture in Minnesota: A Fine Legacy of the Art of Building"*; *First Fridays: The Big Idea* [L. S. Buffington's Cloudscraper], 2013; "Designed for Use: Strategies for Exposing Documentation of the Built Environment", Session Chair, MAC, Spring 2011; *First Fridays: Focus on our Founders*, 2009.

**RICHARD DANA – Appointed to HPC in 2011 – current term expires 2019**

168 Sixth Street E, unit 3506, St. Paul 55101      2 Ward      17 District Council

Richard Dana has lived and worked in St. Paul for the past 30 years. For 25 years he was President of JET Construction and Remodeling, a St. Paul firm specializing in historic and architecturally-significant residential properties, prior to his retirement in 2012. He continues to consult on construction projects and works as an owner's representative from time-to-time. He is a graduate of Macalester College and was a postgraduate research fellow at the University of Edinburgh in Scotland for 4 years. His interest in preservation and renovation stems from his nearly 15 years in Edinburgh, where he was involved in the development of several historic properties. In 2008 he served on St. Paul's Historic Preservation Plan Task Force representing District 16, where he lives in a partially-restored 1889 home.

**ROBERT FERGUSON – Appointed to HPC in 2009 – current term expires 2018**

79 West Isabel Street, St. Paul 55107      2 Ward      3 District Council

Robert Ferguson became involved in preservation when the historic center of his home city, Saint Joseph, Missouri, was lost to Urban Renewal in 1969. He holds a BArch from the University of Minnesota and the MPhil and PhD in History and Philosophy of Architecture from the University of Cambridge. He has worked with construction and architecture firms specializing in preservation, and has taught architectural design and history, and history of art, at Cambridge, UMN, and the University of St. Thomas. Dr. Ferguson meets the National Park Service Professional Qualification Standards in Architectural History. He lives on the West Side and serves on the Riverfront and Development Committee of the West Side Community Organization.

**STEVE GEORGE – Appointed to HPC in 2017 – current term expires 2020**

493 Wheelock Pkwy W, St. Paul 55117      5 Ward      6 District Council

Steve George, a native Minnesotan, has lived in St. Paul since 1992, first in Historic Lowertown until 1998 when he moved to his present address. He has been involved in construction and remodeling for the past 38 years and continues to consult with several remodeling companies and homeowners throughout the metro area. He has a BA in History & Political Science from the University of Jamestown (ND) and a ML (Master of Librarianship) from Emporia State University (KS). While in remodeling he was the General Manager of a company that did extensive work in historic restoration in the Historic Hill Heritage Preservation District and the Summit Avenue West Heritage Preservation District as well as other historic areas of St. Paul. Mr. George has given seminars and written numerous articles regarding remodeling and the remodeling business.



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**MICHAEL JUSTIN – Appointed to HPC in 2012 – current term expires 2019**

*183 Goodrich Street, St. Paul 55102      2 Ward      9 District Council*

Michael Justin has lived in Saint Paul for the last 27 years and works as an archaeologist and cultural resources specialist. He has a bachelor's degree in Anthropology from the College of St. Thomas and an MS in Anthropology from the University of Wisconsin-Milwaukee. He lives in the Upper town area of Saint Paul in a house that was constructed in 1880 or earlier. He enjoys the character and quality associated with classic architecture and is interested in preserving aspects of the past so that they can be appreciated in the future. Mike nominated one of the few archaeological sites in Minnesota listed on the National Register and has directed or participated in several historical urban archaeological investigations in Saint Paul. Mr. Justin meets the National Park Service Professional Qualification Standards for Archeology.

**TERESA KIMKER – Appointed to HPC in 2017 – current term expires Dec 2020**

*1309 Dayton Avenue, St. Paul 55104      1 Ward      13 District Council*

Terri Kimker has lived in Saint Paul for most of her adult life and has been in her home in the Lex-Ham neighborhood for more than twenty years. She has a B. A. in history from the University of Minnesota, where she wrote her senior thesis on the migration of African-Americans from the South to Saint Paul in the late-nineteenth and early-twentieth centuries. She later graduated from the University of Minnesota Law School and practiced law for more than thirty years. Now mostly retired, Terri has turned more of her attention to her original passion for history and, in particular, Saint Paul history. In addition to preserving Saint Paul's important architectural heritage, Terri has a keen interest in preserving the cultural artifacts and historical memory of the many communities who have called Saint Paul home.

**WILLIAM LIGHTNER – Appointed to HPC in 2013 – current term expires 2019**

*118 Wheeler St. S., St. Paul 55105      3 Ward      14 District Council*

Bill Lightner is a lifelong St. Paul resident with a rich family history in the city. His interest in historic preservation originate from witnessing the revival of Grand Avenue and redevelopment of the Hill District while growing up in the 1980s. He holds a BA in History from the College of Wooster and a Master of Arts in Teaching from the University of St Thomas. He taught high school social studies for eight years at the Academy of Holy Angels in Richfield, Minnesota. He then went on to earn a Masters of Urban and Regional Planning from the University of Minnesota's Humphrey Institute in 2008. While at the Humphrey he gained a new appreciation for the history and development of St. Paul and Minneapolis as a teaching assistant for the Geography of the Twin Cities undergraduate course. Since then he has worked at the Washington County Housing and Redevelopment Authority (HRA) where he develops and administers its capital improvement plan in addition to working on policy initiatives. He regularly works with architects, engineers, and the public to design and implement a wide variety of capital improvement projects on the HRA's 14 multifamily properties. This work involves preparing applications and managing grants including those from the federal CDBG and HOME programs. He also assists in the development of new affordable housing projects and the administration of the HRA's allocation of Low Income Housing Tax Credits.

**STUART MACDONALD Appointed to HPC in 2017 - current term expires 2019 (Architect)**

*1184 Saint Clair Avenue, St. Paul 55105      3 Ward      14 District Council*

Stuart MacDonald is a 37-year resident of Saint Paul and principal at MacDonald and Mack Architects. Stuart co-founded MacDonald & Mack in 1976 and has served as principal-in-charge for preservation, restoration, adaptive reuse, residential design, and HABS/HAER survey projects of all sizes. He is particularly knowledgeable in American building technology. Stuart previously served as the director of a Pennsylvania-based architectural preservation firm, and from 1971 to 1973, as historical architect with the National Park Service at Independence National Historical Park, Philadelphia, Pennsylvania, where he participated in the restoration of the State House of the Province of Pennsylvania (Independence Hall), the Second Bank of the United States, and Benjamin Franklin Court. His past projects have encompassed a broad



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array of building types including residences, commercial and governmental structures, ammunition plants, lighthouses, and even claim shanties, variously dating from the late 17<sup>th</sup> through mid-20<sup>th</sup> century and have ranged geographically, over forty states in all. His projects have featured a variety of building technologies, both archaic and modern. The vast majority of projects have been listed in local, state, and national historic registers with work being governed and guided by the Secretary of the Interior's Standards. Mr. MacDonald meets the National Park Service Professional Qualification Standards for Architectural History, Architecture, and Historic Architecture.

**JOSEPH H. PEROUTKA Appointed to HPC in 2017 - current term expires 2019**

350 Saint Peter Street, Unit 905, St. Paul 55102      2 Ward      17 District Council

Joe Peroutka was born and raised in Saint Paul and received a Bachelor of Arts degree in Sociology from the University of Minnesota, Twin Cities. He has a passion for public sculpture, social history and American vernacular architecture. Currently he resides at the former Lowry Medical Arts building (Kees and Colburn, 1912) where he has dreamed of living since he visited the Frank Murphy dress shop there as a child.

**CASIE RADFORD – Appointed to HPC in 2016 – current term expires Dec 2020 (Architect)**

742 Plum Street, St. Paul 55106      7 Ward      4 District Council

Casie Radford went to the University of Minnesota and received her Bachelor of Science in Architecture degree. She worked for a commercial design build firm in Lakeville (APPRO Development) while attending undergrad. Immediately following, she moved to Colorado and received her Master of Architecture from the University of Colorado - Denver. Because Ms. Radford had a couple of great jobs working in historic preservation (Anderson Hallas Architects and Hord Coplan Macht) and met someone fantastic, she stayed in Colorado a little longer than she originally planned. Ms. Radford moved back to Minnesota in 2012 and took another job at APPRO Development, as their lead architect. She has worked in architecture for almost 14 years, and in preservation for almost 11. She is licensed in Minnesota, Colorado, North Dakota, and Montana and is a member of AIA, National Trust for Historic Preservation, and the Minnesota Historical Society. She currently works for PVN, where she assists clients on Historic Tax Credit Applications, Preservation Project Strategies, Historic Architecture Projects, Historic Structures Reports, and Construction Review. Ms. Radford meets the National Park Service Professional Qualification Standards for Architectural History, Architecture, and Historic Architecture.

**DAVID RIEHLE – Appointed to HPC in 2009 – resigned 2017**

1063 Albemarle Street, St. Paul 55117      5 Ward      6 District Council

Dave Riehle lives in a 90-year-old home on the North End, a few blocks from where his immigrant German grandfather and family resided in 1920. Mr. Riehle is a retired locomotive engineer. He was employed by the Union Pacific Railroad and a, longtime leader of his union, the United Transportation Union. For the past 30 years or so he has spoken and written extensively on St. Paul labor and working-class history. He is the principal author of the St. Paul Labor History Map, originally published by the Union Advocate newspaper in 1997. For each of the past fifteen years, Mr. Riehle has led walking or bus tours as part of the Friends of the St. Paul Public Library's award-winning annual Untold Stories labor history program. He is a contributor to the book, African American Architects: A Biographical Dictionary, 1865-1945 (2004).

**STEVE TRIMBLE – Appointed to HPC in 2008 – current term expires 2018 (RCHS Board Representative)**

77 Maria Avenue, St. Paul 55106      7 Ward      4 District Council

Steve Trimble was born in Kansas and came to Minnesota in 1969. He currently resides in the Dayton's Bluff neighborhood and has two children. He holds a BA from S.M.U. and had completed graduate work in history at the University of Chicago (all but dissertation). He has taught history at the college level for four decades and is the author of articles and books on Minnesota and Twin Cities history. He served as a State Legislator from 1987-2000. Mr. Trimble meets the National Park Service Professional Qualification Standards for History.



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### **DAVID WAGNER, AIA – Appointed to HPC in 2011 – current term expires 2020 (Architect)**

1049 Linwood Avenue, St. Paul 55105 2 Ward 16 District Council

David is a principal and owner of SALA Architects, a Twin Cities based firm with broad experience in both residential and institutional design. David received a BS in Architecture and a BA in Architecture from Washington State University in 1993. David is a member of the American Institute of Architects, is NCARB certified, and is a registered architect in Minnesota, Wisconsin and Washington State. Prior to joining SALA Architects, David worked for several Seattle area firms noted for their regionally sensitive design work including Cutler Anderson Architects, The Henry Klein Partnership, Olson Kundig Architects, and NBBJ. David is originally from Washington State but moved to Minnesota in 2000 to marry a Saint Paul native.

#### **Local Designation [III.E.2.a]**

- Designation: Muskego Church (2375 Como Avenue) – Amend Saint Paul Heritage Preservation Site
- Designation: Fire Station No. 10 (754 Randolph Ave) – Saint Paul Heritage Preservation Site

#### **Design Review [III.E.2.b]**

The Heritage Preservation Commission (HPC) and its staff review, approve or deny, permits for exterior work on designated heritage preservation sites and in designated historic districts. The Heritage Preservation Commission offers a pre-application review for larger projects which could benefit from a concept-level review prior to the completion of working drawings.

Based on the Secretary of the Interior's Standards for Rehabilitation, the Commission and staff utilize the design guidelines (Saint Paul Legislative Code Chapter 74) to provide a framework for making consistent decisions about the appropriateness of improvements to historic resources and for new construction within a heritage preservation district or at a heritage preservation site.

- HPC Design Reviews - 29 reviews, 1 City Council appeal (solar panels), 1 pre-applications
- Staff Design Reviews – 384 administrative reviews (average 380 per year)
- Certified Local Government (CLG) Reviews: 6
- Recommendations to Planning Director – 1 lot split, 1 boundary adjustment

Of the total applications (29) reviewed by the HPC at public hearings, one was denied by the HPC. An HPC decision can be appealed to the Saint Paul City Council (as per Saint Paul Legislative Code Chapter 73) by an applicant or other party, and for the fiscal year 2018, one decision was appealed to Saint Paul the City Council. The appeal was for installation of solar panels to a property within the Dayton's Bluff Historic District. The HPC denial was overturned by the Saint Paul City Council.

#### **National Register Nomination Comments [III.E.2.d]**

- Muskego Church (2375 Como Avenue) designation study update and boundary adjustment
- Jacob Schmidt Brewery (882 West 7<sup>th</sup> Street) National Register nomination
- Superior Packing Plant (2103 Wabash Avenue) National Register nomination
- Osborn Building (9 5<sup>th</sup> Street East) National Register nomination



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### **Inventoried Properties within Saint Paul [III.E.2.e]**

- Local District parcels: 2,312
- Local Individual sites: 70
- State District parcels: 3,029
- State Individual parcels: 15
- National District parcels: 1,886
- National Individual parcels: 111
- Surveyed parcels (not within any of the above): 4,553

The HPC maintains a comprehensive hard-copy inventory of each locally designated property, categorized either by its specific historic district or as an individual site with information about each property. The inventory is located at the HPC office in the City Hall Annex Building in Saint Paul. Each property has a folder which typically contains historical survey documents, and photographs at a minimal level.

### **CLG Reviews [III.E.2.g]**

- Saint Agatha's Conservatory (26 Exchange Street E) – Historic Tax credit project
- Weyerhaeuser Distribution (700 Emerald Street) – HUD financed project

### **Survey [III.E.2.g]**

- Survey: Merriam Park Cultural Resources intensive level survey
- Survey: Hamline-Midway Cultural Resources reconnaissance survey
- Context Study: Saint Paul African American Context Study

### **Environmental Assessment Worksheet Review [III.E.2.g]**

- Policy Adoption: EAW Review process
- Comp Plan Goal: Development of a public EAW brochure
- Finalized Coordination with the SHPO and EQB regarding historic EAW review
- Historic EAW threshold determinations – 98
- Historic EAW reviews – 3

### **Education & Outreach [III.E.2.g]**

- Public Outreach: Website and GIS Map improvements
- Public Outreach: Commission and staff listening sessions in each historic district and heritage sites
- Policy Adoption: Public Testimony Presentations to the HPC, Applicant Presentations to HPC Street Naming
- Comp Plan Goal: Development of a public HPC brochure
- Comp Plan Goal: Property owner notice in the historic districts & sites concerning regulations
- Comp Plan Goal: Legislative Hearings Involvement

### **Other Significant Projects or Activities [III.E.2.g]**

- Great River Passage Cultural Landscape Legacy Grant application (w/Parks department)
- Review of Gold Line Rapid Transit Study
- Four District Council presentations on amendments to Legislative Code Chapter 73
- Public Hearing on amendments to Legislative Code Chapter 73
- Review of consultants update to Chapter 74.112 Lowertown Historic District Guidelines
- Commissioner roundtable discussion on Legislative Code Chapter 74
- Commissioners Bezat and Dana attended the Statewide Historic Preservation Conference