



CITY OF SAINT PAUL
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November 20th, 2015

To: Planning Commission

From: Neighborhood Planning Committee

RE: *District 10 Como Community Plan*

Background

The *District 10 Como Community Plan* was adopted by the Board of Directors of the District 10 Como Community Council on July 21, 2015, and forwarded on to the City with a request that the plan be adopted as an addendum to the Saint Paul Comprehensive Plan.

On October 2, 2015, the Planning Commission, at the recommendation of the Neighborhood Planning Committee, released the plan for public review.

A public hearing on the plan was held by the Planning Commission on November 13, 2015. At the hearing, one person spoke in favor of the plan. The only written testimony received regarding the plan was an October 22, 2015 resolution from the Heritage Preservation Commission, which recommended a number of additions to the plan. A copy of the resolution is attached to this memo.

The District 10 Como Community Council has agreed to the recommended changes, and staff has incorporated those changes into the plan.

At the request of the Neighborhood Planning Committee, two appendices, which contained District 10 Como Community Council position statements regarding the Como Regional Park Transportation Implementation Plan and the Saint Paul Bicycle Plan, respectively, were removed from the plan. In addition, references to 'Como Lake' were changed to 'Lake Como', also at the request of the committee.

Recommendation

Forward the *District 10 Como Community Plan* to the City Council and Mayor for consideration, with a recommendation for adoption as an addendum to the Saint Paul Comprehensive Plan.

city of saint paul
planning commission resolution
file number _____
date _____

Resolution to Recommend Adoption of the District 10 Como Community Plan as an Addendum
to the Saint Paul Comprehensive Plan

WHEREAS, the *District 10 Como Community Plan* was created by the District Plan Ad Hoc Committee of the District 10 Community Council through a community-based process; and

WHEREAS, the Board of Directors of the District 10 Como Community Council adopted the Plan on July 21, 2015; and

WHEREAS, the *District 10 Como Community Plan* outlines priorities and guiding policies for the District 10 Como Community in the areas of housing, land use, transportation, parks and recreation, environment, and business; and

WHEREAS, the Saint Paul Heritage Preservation Commission recommended adoption of the *District 10 Como Community Plan* subject to certain modifications; and

WHEREAS, the Saint Paul Planning Commission held a public hearing on the *District 10 Como Community Plan* on November 13th, 2015; and

WHEREAS, the Neighborhood Planning Committee of the Saint Paul Planning Commission reviewed public testimony and the recommendation of the Saint Paul Heritage Preservation Commission and amended the *District 10 Como Community Plan* to reflect the testimony and recommendations; and

WHEREAS, the Saint Paul Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan;

WHEREAS, the Saint Paul Planning Commission finds the *District 10 Como Community Plan* to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission recommends the adoption of the *District 10 Como Community Plan* as an addendum to the Saint Paul Comprehensive Plan subject to review and approval by the Metropolitan Council.

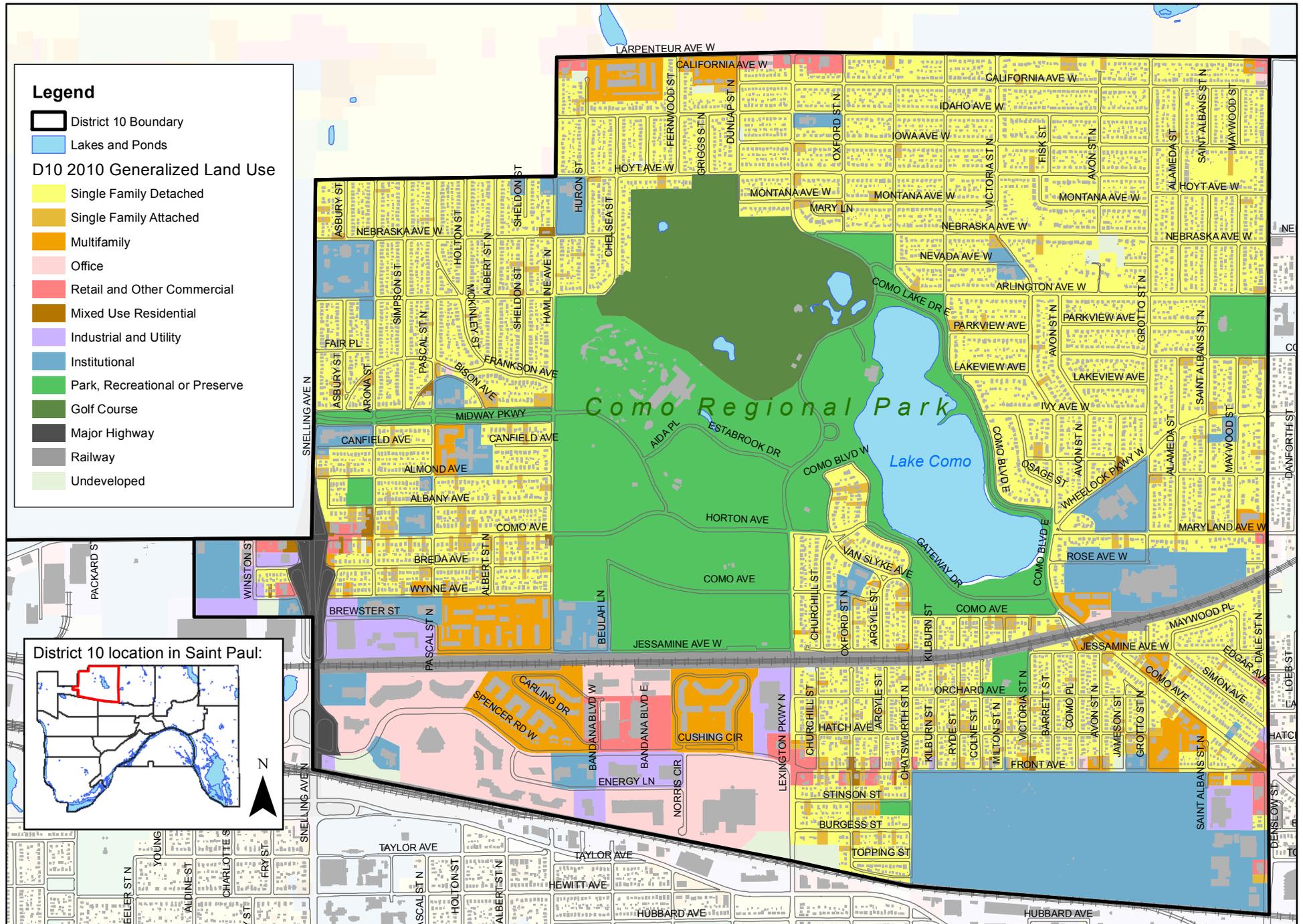
moved by _____
seconded by _____
in favor _____
against _____

District 10 Como Community Council Plan: An Addendum to the Saint Paul Comprehensive Plan



Adopted by the Saint Paul City Council: _____

District 10 Como Community (Generalized Land Use, 2010)



District 10 Como Community Plan

Forward

Located on the edge of the City of St Paul, the Como Park neighborhood is one of the city's most desirable residential neighborhoods. It shares some of the characteristics of a suburban neighborhood and some characteristics of an urban one. At its heart lies Como Regional Park, an oasis of natural beauty that is also one of the most popular visitor attractions in the state. Heavily residential in character, the neighborhood also includes the Energy Park commercial district, a smattering of small- and medium-sized businesses and institutions, and borders the Minnesota State Fair Grounds.

This plan, submitted on behalf of the neighborhood by the District 10 Como Community Council, identifies the neighborhood's preferred path forward to resolve the tensions created by these dichotomies and to build a thriving neighborhood for the future. It was drafted by a volunteer committee of neighborhood residents after extensive public outreach and deliberation. Over the three years required to develop this plan, the committee heard from several hundred residents and invested over one thousand human-hours in its development.

Approved by the District 10 Como Community Council on July 21, 2015

Neighborhood Vision

The Como Park neighborhood seeks to be a stable, livable, and connected community where residents, businesses, and public and private institutions can thrive.

Neighborhood Goals

In the next 10-15 years:

- The stable, residential quality of the neighborhood will be maintained with limited, sensitive development and re-development that enhances the residential quality of the neighborhood (Housing & Land Use).
- Park and recreational facilities, including Como Regional Park, will enhance the livability of the neighborhood as improvements are designed in partnership with the neighborhood (Parks & Recreation).
- The neighborhood's connectedness will be enhanced by increasing the walkability and bikeability of the neighborhood, by improving the safety of street crossings for pedestrians, and by maintaining a solid road infrastructure (Transportation).
- The neighborhood will be home to a thriving variety of small- and medium-sized businesses and institutions offering desirable products and services close to home (Business).

- Designs and policies that support the environment and promote sustainable development will reinforce the neighborhood's livability and economic vitality (Environment).

Chapter 1: Housing & Land Use (HLU)

Current State: The Como Park neighborhood is comprised primarily of single-family residential homes. Some rental housing, including large multi-family complexes and smaller properties, combined with smaller neighborhood businesses and a few large institutions, complete the neighborhood. Over 80% of the homes were built before 1960, but are generally well maintained and owner occupied.

Aside from the redevelopment of the Energy Park area in the 1980's, population growth in the neighborhood has been low. There are virtually no vacant lots in the neighborhood, so opportunities for development and re-development will by necessity involve the re-use or replacement of current structures.

Como Park neighbors are passionate about preserving the residential character and natural environment in the neighborhood. As re-development occurs, it is vital to ensure that projects respect the scale and residential character of the neighborhood, re-use existing structures where possible, and expand business and housing alternatives that are congruent with the existing neighborhood.

Vision: The stable, residential quality of the neighborhood will be maintained with limited, sensitive development and re-development that enhances the residential quality of the neighborhood (Housing & Land Use).



Strategies

HLU 1 Maintain the residential character of the neighborhood by supporting re-development projects that add to, rather than detract from, it:

General Neighborhood

HLU 1.1 Develop criteria for appropriate transitions between single family residential homes and other zoning uses that do not detract from the residential character of the neighborhood and minimize new intrusions into existing properties.

HLU 1.2 Develop commercial and mixed-use design standards that reinforce human scale developments, promote sustainable design, promote quality in exterior materials and construction, reinforce a pedestrian-oriented streetscape, manage storm water effectively, reduce impervious surfaces, incorporate Crime Prevention through Environmental Design, and encourage transit use.

Lexington & Larpenteur Area

HLU 1.3 Ensure that re-development in the area surrounding Lexington and Larpenteur Avenues is congruent with its established, residential scope and scale.

HLU 1.3.1 The line dividing the block between California and Larpenteur, between Lexington and Oxford, into north/south halves represents the start of the established, existing residential neighborhood composed of single family homes.

HLU 1.3.2 Maintain existing zoning so that development occurring along Larpenteur should be in keeping with the scale of the existing residential neighborhood, re-using existing structures where possible and avoiding the construction of new structures greater than two stories in height.

HLU 1.3.3 Appropriate buffers and transitions must be part of any re-development proposal in order to ensure that the scale and character of this established residential neighborhood is not permanently destroyed.

Snelling & Como Area

HLU 1.4 Complete a small area plan for the area surrounding Snelling and Como Avenues to identify commercial and residential re-development opportunities in light of new transit-oriented options facilitated by the opening of Metro Transit’s “A Line” bus rapid transit. This plan should seek to identify actions needed to proactively transform Snelling Avenue from Hamline University to Midway Parkway into a transit-oriented, pedestrian and bicycle-friendly, neighborhood commercial district.

HLU 1.4.1 Identify priority pedestrian, bicycle, and traffic safety enhancements that can be taken in the short- and medium-term to rectify problems caused by the nature and location of the Como/Snelling on and off ramps, including a plan to limit cut through vehicle traffic on Breda Avenue.

Como/Front/Dale Area and Front Avenue

HLU 1.5 Complete a small area plan for the area surrounding the Como/Front/Dale intersection and Front Avenue (between Dale and Lexington) to identify commercial and residential re-development opportunities. This plan should seek to identify actions that encourage the development of a thriving commercial node at the C/F/D intersection.

HLU 1.5.1 Identify priority improvements that can be made to the C/F/D intersection itself that will improve its safety and aesthetic appeal, building off the recommendations in the “Re-Thinking the Intersection: Como/Front/Dale,” prepared by the Metropolitan Design Center/University of

Minnesota

<http://www.designcenter.umn.edu/projects/documents/ComoFrontDale.pdf>).

HLU 2 Identify resources to help neighbors stay in their homes or home neighborhood as they age.

HLU 2.1 Develop an online and/or printed toolkit of resources for distribution to the neighborhood.

HLU 2.2 Support reuse or redevelopment of the former Shalom Home Campus on Midway Parkway for a senior-focused living option.

HLU 3 Identify resources to that help maintain and improve the quality of the existing housing stock.

HLU 3.1 Develop an online and/or printed toolkit of resources for distribution to the neighborhood, including information on energy efficient investments.

HLU 3.2 Identify opportunities to support policies that ensure zoning enforcement is designed to keep residents in their homes rather than leading to abandonment/demolition.

HLU 4 Enhance physical cohesiveness of the neighborhood by supporting initiatives that strengthen neighborhood identity.

HLU 4.1 Support programs, studies, and policies that serve to preserve its historical character.

HLU 4.1.1 Support citizen-led preservation activities in the neighborhood.

HLU 4.1.2 Support cultural resources surveys in the neighborhood to both re-survey and to survey new historic sites and districts.

HLU 4.1.2.a Support survey work and potential designations for the historic “Warrendale” area south of Lake Como

HLU 4.1.2.b Support survey work and potential designations for the western portion of the neighborhood, between Midway Parkway and Breda Avenue

HLU 4.1.3 Work with the City of St Paul to educate property owners regarding affordable preservation and to develop strategies for private maintenance and improvement initiatives.

HLU 4.1.3.a Work with the Heritage Preservation Commission to educate property owners regarding historic preservation and to develop strategies for encouraging property owners to consider historic significance when making improvements.

HLU 4.1.4 Promote the use of historic tax credits and develop strategies for economic development through historic preservation.

HLU 4.1.5 Promote ongoing preservation and continued use of all designated sites in the neighborhood.

HLU 4.1.6 Develop partnerships with the Heritage Preservation Commission and preservation organizations to fund and promote preservation initiatives.

HLU 4.1.7 Support and/or implement an ongoing survey program to identify and evaluate all types of historic resources and historic contexts in the District 10 Plan area, including buildings, structures, objects, archaeological sites, districts, and landscapes.

HLU 4.1.8 Support the designation of historic resources such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.

HLU 4.2 Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.

HLU 4.3 Increase community awareness about the distinctive features and characteristics of neighborhoods in District 10 Como Community.

HLU 4.4 Support initiatives and policies to ensure that physical connections (streets, bridges, bikeways, etc) are enhanced with natural beauty.

HLU 4.5 Develop recommendations for neighborhood gateway and other branding installations, through SPVSP and other opportunities. See also TRN 2.3 below.

HLU 4.6 Support pilot research project to identify opportunities to incorporate more energy-efficient lantern streetlight options that focus light down, rather than up.

Chapter 2: Parks & Recreation (PRK)

Current State: The Como Park neighborhood is defined, in many ways, by the presence of Como Regional Park in its heart. Smaller neighborhood facilities combined with the Parkway system to round out the neighborhood's facilities.

As home to the second-most visited attraction in the state, Como Park neighbors enjoy easy access to a range of world-class attractions, amenities, and natural beauty in Como Regional Park. However, the presence of such a large and popular attraction in the heart of a residential neighborhood is a double-edged sword, as problems created by the ever-increasing number of visitors places a

strain on the parking, street, and transportation infrastructure of the neighborhood – especially on the western and southern sides of the Regional Park. While passionate about maintaining the quality of the Regional Park and its many attractions, neighbors are concerned about investments in the park that will continue to expand its scope to such an extent that the neighborhood is unable to accommodate residents and visitors in a manner that respects the traditional character of the neighborhood.

The neighborhood’s recreational centers and passive parks are important neighborhood amenities that require ongoing investment, both in facilities and programming. The city’s Parkway system has the potential to be a signature civic amenity, but the portions within the Como Park neighborhood are neglected and poorly maintained.

Vision: Como Regional Park will remain a public amenity as park enhancements and improvements are designed in partnership with the neighborhood. The quality of neighborhood-level facilities and programming is enhanced.

Strategies

PRK 1 Enhance access to Como Regional Park by increasing the availability and utilization of mass transit options.

PRK 1.1. Work with Parks & Recreation to consider recommendations made by the District 10 Council in response to the Como Regional Park Transportation Implementation Plan.

PRK 1.1 Partner with Parks & Recreation Department to develop strategies that encourage utilization of the Como Regional Park Shuttle Service.

PRK 1.2.1 Partner with Parks & Recreation Department to explore the conditions necessary to utilize the Bandana Square parking ramp as an off-site parking/shuttle base.

PRK 2 Work with the Parks & Recreation Department to develop plans to maintain the passive and green space that makes Como Regional Park a natural oasis in an urban area.

PRK 2.1 Support maintaining tree/shrub buffers along the east side of Hamline Avenue, between Como Avenue and Arlington Avenue.

PRK 2.2 Work with the Parks & Recreation Department on a plan to clean up and eliminate dumping in the vicinity of the Hamline Avenue Parks & Recreation facility.

PRK 2.3 Support plans from the Parks & Recreation Department that preserve the amount of undeveloped green space surrounding the Como Pool.

PRK 2.4 Support investigation of the desirability of transforming East Como Lake Drive between Maryland and Lexington into green space.

PRK 3 Support efforts to survey, designate, preserve, maintain, and utilize the historic structures and elements within Como Regional Park.

PRK 3.1 Support efforts to rebuild the historic Compass Point on the east side of Lake Como

PRK 3.2 Support efforts to rehabilitate the Schiffman Fountain (mermaid fountain on the south side of the Lakeside Pavilion)

PRK 3.3 Support efforts to restore the Mannheim Memorial Steps

PRK 3.4 Support efforts to restore the Kaufman Cascade



PRK 4 Work in partnership with the Parks & Recreation Department, Como Zoo and Conservatory, park vendors, and other possible partners to provide amenities and programs in Como Regional Park that are focused on encouraging neighborhood utilization.

PRK 4.1 Support efforts to offer free WiFi at key locations throughout the park.

PRK 4.2 Work with above partners to develop a plan to increase the amount of neighborhood-scale programming available throughout the year, including educational and entertainment options for all ages.

PRK 4.3 Support efforts to maintain and expand the winter sports program.

PRK 4.4 Support efforts to identify the conditions necessary to re-introduce ice skating on Lake Como or, in the alternative, develop a seasonal lakeside rink.

PRK 5 Partner with elected officials and the Parks & Recreation Commission to develop a permanent mechanism to ensure that neighborhood voices are included in short- and long-term decisions related to Como Regional Park.

PRK 5.1 Support continued efforts that increase effectiveness of the Como Regional Park Advisory Committee. Recommend that park noise, the north/south bikeway parallel to Lexington, and Lexington Avenue crosswalk (north of the Pavilion) be identified as community priorities for action.

PRK 5.2 Facilitate the creation of routinely scheduled forums that link neighbors with elected officials, the Parks & Recreation Commission, and Parks & Recreation staff.

PRK 5.3 Partner with Parks & Recreation Department to study maximum capacity of Como Regional Park.

PRK 6 Support activities that maintain Tilden Park and other passive parks as neighborhood amenities.

PRK 6.1 Partner with the St Paul Police Department and Parks & Recreation Department on programs to ensure that a sense of physical safety and security is maintained, especially at Tilden and Orchard Recreation Center.

PRK 6.2 Facilitate the investigation of organized events that could provide positive teen-oriented activities.

PRK 7 Support activities that maintain and enhance the physical structure, amenities, and programs offered at the three neighborhood recreation centers.

PRK 7.1 Partner with Parks & Recreation Department and Black Hawk Soccer Club (Orchard Rec) to encourage

development of neighborhood amenities, such as a coffee shop atmosphere with free WiFi, to create a place of community within the rec centers.

PRK 7.2 Partner with Parks & Recreation Department, St Paul Police Department, and Black Hawk Soccer Club to address neighborhood concerns related to Orchard Rec Center, including enhanced site signage, improved availability of online information, and personal safety.

PRK 7.3 Partner with Parks & Recreation Department and St Paul Police Department to enhance personal safety at North Dale Rec Center

Chapter 3: Transportation (TRN)

Current State: The Como Park neighborhood depends on a well-balanced transportation system that offers residents, visitors, and commuters viable mobility choices. Changes in personal preferences have increased demand for pedestrian- and bicycle-friendly amenities. Infrastructure gaps, growing demand, poor maintenance, and poorly planned facilities have created challenges for the neighborhood.

The neighborhood's transportation priorities include smoothing vehicle flow, increasing walkability and bikeability, and enhancing the public transit options available to both residents seeking to access other parts of the region and visitors to the neighborhood.

Improving the safety of pedestrian street crossings is a critical priority.

The recent growth in the transportation of oil by rail, coupled with recent rail disasters, have flagged the issue of rail safety as critical to the neighborhood, which is bisected by two trunk rail lines.

Vision: The neighborhood's connectedness will be enhanced by increasing the walkability and bikeability of the neighborhood, by improving the safety of street crossings for pedestrians, and by maintaining a solid road infrastructure.

Strategies

TRN 1 Support efforts to enhance the connectedness of the neighborhood by improving pedestrian and bike facilities.

TRN 1.1 Support efforts through SPVSP and other programs to fill sidewalk gaps:

- Brewster/Pascal/Jessamine to Hamline
- Hamline south of Como
- Larpenteur between Hamline and Lexington
- The area roughly bounded by Grotto and Dale/Larpenteur and Arlington

TRN 1.2 Actively collaborate with Public Works Department, St Paul Police Department, and others to address dangerous pedestrian crossings and excessive vehicular speeds through appropriate safety and traffic calming treatments:

- Horton and Beulah
- Lexington between Hoyt and Larpenteur
- Horton and Churchill
- Como between Snelling and Hamline
- Victoria between Maryland and Larpenteur
- Hamline between Como and Larpenteur
- Lexington and East Como Lake Drive
- Como/Front/Dale and Front Avenue between Lexington and Dale
- Dale between Front and Larpenteur
- Chatsworth between Front and Horton

TRN 1.3 Support implementation of the Saint Paul Bicycle Plan, and work with Public Works to consider District 10-preferred alternative.

TRN 1.4 Support efforts to construct a pedestrian/bicycle bridge over the northernmost BNSF Railway tracks at Hamline Avenue.

TRN 1.5 Support efforts to connect the Lexington Avenue bikeway with Pierce Butler Route.

TRN 1.6 Support development of a north-south bikeway roughly parallel to Lexington Avenue between Como and Larpenteur that incorporates Regional Park trails into a seamless, direct bike connection.

TRN 1.7 Support designation of Arlington Avenue as a bike connection to/from the Gateway Trail.

TRN 2 Support efforts that enhance neighborhood connectedness by enhancing public transit options.

TRN 2.1 Support efforts to increase utilization of Como Park Shuttle (see above, PRK 1.1).

TRN 2.2 Partner with Metro Transit to identify a transit solution for Lexington Avenue between Como and Larpenteur that fills this north-south gap.

TRN 2.3 Partner with Metro Transit and the City of St Paul to identify opportunities for gateway transit stops in the neighborhood and within Como Regional Park that include distinctive shelters and bike storage facilities. Options to investigate include Lexington and Front, Como/Front/Dale, Como and Snelling, and within Como Regional Park.

TRN 2.4 Partner with Metro Transit to identify opportunities to facilitate connections between different bus routes, including Routes 3/83 at Lexington and Hamline and Lexington and Como.

TRN 2.5 Ensure that planning efforts related to the Como/Front/Dale intersection (see HLU 1.5 above) facilitate improved transit connections.



TRN 3 Support efforts that enhance neighborhood connectedness by enhancing vehicular facilities.

TRN 3.1 Partner with Parks & Recreation Department to improve traffic and parking problems related to Como Regional Park (see PRK 1 above).

TRN 3.2 Develop neighborhood recommendation for installation of grade separation at Como and BNSF Railway crossing.

TRN 3.3 Support prompt actions to fix confusing or poorly designed streets that impede smooth traffic flows:

- Lexington Avenue between Front and Como
- Energy Park Drive eastbound at Lexington
- Lexington northbound at Larpenteur

TRN 3.4 Support efforts to ensure that streets are maintained in a state of good repair.

TRN 4 Engage in efforts to increase the safety of railroads in the area with a special focus on oil trains.

TRN 4.1 Collaborate with private and governmental agencies to educate neighborhood about the issue, including the importance emergency preparedness.

TRN 4.2 Actively monitor developments in this area for opportunities to identify and support plans to improve rail safety.

TRN 4.3 Support efforts to facilitate planning related to Como Avenue/BNSF Railway grade separation (See 3.2 above)

Strategy 4: Environment

Current State: Natural and designed amenities, especially green spaces, gardens, and Lake Como, make the Como Park neighborhood a special place to live and visit. Preserving and enhancing the natural environment in the neighborhood is important to residents, with a long history of environmental stewardship. Residents have made great strides in improving the water quality in Lake Como, enhancing shoreline preservation, and improving surrounding green spaces.

Vision: Designs and policies that support the environment and promote sustainable development will reinforce the neighborhood's livability and economic viability.

Strategies

ENV 1 Preserve and foster a strong neighborhood identity through clean energy development, waste reduction, and sound transportation design.

ENV 1.1 Encourage programs and policies that support clean energy development.

ENV 1.1.1 Develop an online toolkit promoting home energy audits and energy efficient home improvements.

ENV 1.1.2 Encourage efforts to develop solar, wind, and geothermal power.

ENV 1.1.3 Provide education to neighbors about clean energy and energy efficiency.

ENV 1.2 Support efforts to reduce waste.

ENV 1.2.1 Support efforts to increase curbside recycling.

ENV 1.2.2 Support efforts to encourage composting.

ENV 1.2.3 Educate residents about the importance and ease of utilizing household hazardous waste disposal sites.

ENV 1.3 Support the development of sound transportation alternatives.



ENV 1.3.1 Educate residents about non-polluting, energy efficient transportation options, including walking, biking, public transportation, and shared transportation.

ENV 2 Preserve and enhance the quality of the neighborhood's natural environment.

ENV 2.1 Encourage sound land management practices.

ENV 2.1.1 Support citizen efforts to collect tree and bird survey data as baseline for decision-making.

ENV 2.1.2 Support citizen efforts to improve the health of wooded areas through the addition of trees and removal of non-native, invasive species.

ENV 2.1.3 Support efforts to inventory Como Regional Park's natural resources, including trees, birds, and macro-invertebrates.

ENV 2.1.4 Support efforts to educate neighbors about bio-friendly lawn care management practices.

ENV 2.1.5 Support efforts to promote citizen involvement in community and native gardens.

ENV 2.2 Support efforts to improve water quality.

ENV 2.2.1 Support citizen efforts to remove leaves and adopt drains to help reduce runoff into Lake Como.

ENV 2.2.2 Partner with Capital Region Watershed District to improve water quality in Lake Como and work to support implementation of recommendations in the "Como Lake Strategic Plan," including increased use of rain gardens, construction of detention basins to offset Como Golf Course pollution, work to reduce waterfowl waste run-off, and efforts to improve street cleaning.

ENV 2.2.3 Support efforts by CRWD to improve storm water treatment in City of St Paul Public Works projects.

ENV 2.3 Support efforts to mitigate intrusive noise pollution in the neighborhood.

ENV 2.3.1 Work with the Como Regional Park Advisory Committee to develop strategies to mitigate noise pollution from Como Regional Park, especially ComoTown and large park events using amplified sound.

Chapter 5: Business



Current State: Given its character as a residential neighborhood, Como Park’s business community is characterized by small businesses in disparate locations, coupled with a handful of large institutions, largely concentrated in the Energy Park area.

Neighbors have expressed a strong desire for locally-rooted retail, dining, and other businesses closer to home – in settings that enhance the quality of life. Despite the fully developed nature of the neighborhood, opportunities to create this exist in the neighborhood, especially in the Como/Snelling and Como/Front/Dale areas.

Vision: Neighbors actively support local businesses and work in partnership to identify opportunities that are sensitive to the context of the neighborhood.

Strategies

BUS 1 Partner with appropriate stakeholders to develop a plan for the redevelopment of the Shalom Home Campus site into a senior housing option (see also HLU 2.2 above).

BUS 2 Continue to build the Como Business Network as a resource for neighborhood businesses and as a tool to promote them.

BUS 3 Ensure that opportunities for new and re-developed businesses are fully explored in the development of small area plans

for the Como/Front/Dale/Front Avenue and Como and Snelling areas (identified in HLU 1.4 – 1.5 above).

BUS 4 Investigate the feasibility of a business incubator or co-working center in the neighborhood.

APPENDIX A: District 10 Implementation Timeframes

Housing and Land Use			
Policy/ Strategy Number	Description	Implementation Timeline	Responsible Partner(s)
HLU 1	Maintain the residential character of the neighborhood by supporting re-development projects that add to, rather than detract from, it:		
HLU 1.1	Develop criteria for appropriate transitions between single family....	Short	Como Community Council; PED
HLU 1.2	Develop commercial and mixed-use design standards...	Short	Como Community Council; PED
HLU 1.3	Ensure that re-development in the area surrounding Lexington & Larpenteur...	Ongoing	Como Community Council; PED
HLU 1.4	Complete a small area plan for the area surrounding Snelling & Como Avenues...	Short	Como Community Council; PED
HLU 1.5	Complete a small area plan for the area surrounding the Como/Front/Dale Intersection...	Short	Como Community Council; PED; Ramsey County and Saint Paul Public Works
HLU 2	Identify resources to help neighbors stay in their homes or home neighborhoods as they age.		
HLU 2.1	Develop an online and/or printed toolkit...	Immediate	Como Community Council
HLU 2.2	Support re-development of the former Sholom Home Campus...	Ongoing	Como Community Council
HLU 3	Identify resources to maintain and improve the quality of existing housing stock.		
HLU 3.1	Develop an online and/or printed toolkit...	Immediate	Como Community Council

HLU 3.2	Identify opportunities to support policies that ensure zoning enforcement...	Ongoing	Como Community Council
HLU 4	Enhance physical cohesiveness of the neighborhood by supporting initiatives that strengthen neighborhood identity.		
HLU 4.1	Support programs, studies, and policies that serve to preserve its historical character.	Ongoing	Como Community Council; Heritage Preservation Commission
HLU 4.2	Determine and incorporate into new plans character-defining features of neighborhoods.	Long	Como Community Council
HLU 4.3	Increase community awareness of district features and characteristics of neighborhoods.	Ongoing	Como Community Council
HLU 4.4	Support initiatives and policies to ensure that physical connections...	Ongoing	Como Community Council; PED; Parks; Public Works
HLU 4.5	Develop recommendations for neighborhood gateway...	Long	Como Community Council
HLU 4.6	Support pilot research project to identify opportunities to incorporate more energy-efficient...	Long	Como Community Council

Parks and Recreation

Policy/ Strategy Number	Description	Implementation Timeline	Responsible Partner(s)
PRK 1	Enhance access to Como Regional Park by increasing the availability and utilization of mass transit...		
PRK 1.1	Work with Parks & Recreation to consider recommendations made by the D10 Council in response to CRPTIP	Immediate	Como Community Council; Parks
PRK 1.2	Partner with Parks & Rec Department to develop strategies that encourage...	Short	Como Community Council; Parks
PRK 2	Work with the Parks & Recreation Department to develop plans to maintain the passive and green space...		

PRK 2.1	Support maintaining the tree/shrub buffers...	Ongoing	Como Community Council; Parks
PRK 2.2	Work with the Parks & Recreation Dept on a plan to clean up...	Long	Como Community Council; Parks
PRK 2.3	Support plans from the Parks & Recreation Dept that preserve...	Ongoing	Como Community Council
PRK 2.4	Support investigation into the desirability of transforming East Como Lake Drive...	Long	Como Community Council; Parks; Public Works
PRK 3	Support efforts to preserve, maintain, and utilize the historic structures and elements within Como Regional Park.		
PRK 3.1	Support efforts to rebuild the historic Compass Point...	Short	Como Community Council; Parks; Heritage Preservation Commission
PRK 3.2	Support efforts to rehabilitate the Schiffman Fountain...	Short	Como Community Council; Parks; Heritage Preservation Commission
PRK 3.3	Support efforts to restore the Mannheim Memorial Steps.	Immediate	Como Community Council; Parks; Heritage Preservation Commission
PRK 3.4	Support efforts to restore the Kaufman Cascade.	Long	Como Community Council; Parks; Heritage Preservation Commission
PRK 4	Work in partnership with the Parks & Rec Dept, Como Zoo & Conservatory, park vendors, and other partners to provide amenities and programs in Como Regional Park that are focused on encouraging neighborhood utilization.		
PRK 4.1	Support efforts to offer free Wifi...	Long	Como Community Council; Parks
PRK 4.2	Work with above partners to develop a plan to increase...	Long	Como Community Council; Parks
PRK 4.3	Support efforts to maintain and expand the winter sports program.	Short	Como Community Council; Parks

PRK 4.4	Support efforts to identify the conditions necessary to re-introduce ice skating...	Short	Como Community Council; Parks
PRK 5	Partner with elected officials and the Parks & Recreation Commission to develop a permanent mechanism to ensure that neighborhood voices are included in short- and long-term decisions related to Como Regional Park.		
PRK 5.1	Support continued efforts that increase effectiveness of Como Regional Park Advisory Committee...	Immediate	Como Community Council; Parks
PRK 5.2	Facilitate the creation of routinely scheduled forums...	Short	Como Community Council; Parks
PRK 5.3	Partner with Parks & Rec Dept to study maximum capacity of Como...	Long	Como Community Council; Parks
PRK 6	Support activities that maintain Tilden Park and other passive parks as neighborhood amenities.		
PRK 6.1	Partner with St. Paul Police Dept on programs to ensure a sense of physical safety and security...	Ongoing	Como Community Council; Parks
PRK 6.2	Facilitate the investigation of organized events...	Ongoing	Como Community Council; Parks
PRK 7	Support activities that maintain...neighborhood rec centers.		
PRK 7.1	Partner with Parks & Rec and Black Hawk Soccer Club to encourage development of neighborhood amenities...	Immediate	Como Community Council; Parks
PRK 7.2	Partner with Parks & Rec, St Paul Police Dept, and Black Hawk Soccer Club to enhance physical safety...Orchard Rec...	Immediate	Como Community Council; Parks
PRK 7.3	Partner with Parks & Rec & St Paul Police Dept, to enhance physical safety...North Dale Rec Center.	Immediate	Como Community Council; Parks

Transportation

Policy/ Strategy Number	Description	Implementation Timeline	Responsible Partner(s)
TRN 1	Support efforts...pedestrian and bike...		
TRN 1.1	Support efforts...to fill sidewalk gaps.	Ongoing	Como Community Council; Public Works
TRN 1.2	Actively collaborate...dangerous pedestrian crossings and excessive vehicular speed...	Immediate	Como Community Council; Public Works; Police
TRN 1.3	Incorporate...support for St. Paul Bike Plan.	Immediate	Como Community Council; Public Works
TRN 1.4	Support efforts...pedestrian/bicycle bridge over...BNSF...Hamline.	Ongoing	Como Community Council; Public Works
TRN 1.5	Support efforts to connect Lexington Avenue bikeway with Pierce Butler Route.	Ongoing	Como Community Council; Public Works; Parks
TRN 1.6	Support...north-south bikeway roughly parallel to Lexington Avenue between Como and Larpenteur...	Immediate	Como Community Council; Public Works; Parks
TRN 1.7	Support designation of Arlington Avenue...	Immediate	Como Community Council; Public Works
TRN 2	Support efforts to enhance...public transit options.		
TRN 2.1	Support...Como Park Shuttle (PRK 1.1)	Ongoing	Como Community Council; Parks
TRN 2.2	Partner with Metro Transit...Lexington Avenue between Como and Larpenteur.	Short	Como Community Council; Metro Transit
TRN 2.3	Partner...gateway transit stops.	Short	Como Community Council; Metro Transit; Parks; PED
TRN 2.4	Partner...facilitate connections between different bus routes...	Short	Como Community Council; Metro Transit

TRN 2.5	Ensure that planning efforts...Como/Front/Dale...improve transit...	Ongoing	Como Community Council; PED; Ramsey County and Saint Paul Public Works; Metro Transit
TRN 3	Support efforts that enhance...vehicular facilities.		
TRN 3.1	Partner...to fix traffic and parking problems related to Como Regional Park...	Immediate	Como Community Council; Parks
TRN 3.2	Develop...grade separation at Como and BNSF...	Short	Como Community Council
TRN 3.3	Support...fix confusing or poorly designed streets...	Short	Como Community Council; Public Works
TRN 3.4	Support...streets are maintained in state of good repair.	Ongoing	Como Community Council; Public Works
TRN 4	Engage in efforts...oil trains.		
TRN 4.1	Collabore...to educate...	Immediate	Como Community Council; Saint Paul Emergency Management
TRN 4.2	Actively monitor developments...	Ongoing	Como Community Council
TRN 4.3	Support work to...Como/BNSF Railway crossing...	Ongoing	Como Community Council

Environment

Policy/ Strategy Number	Description	Implementation Timeline	Responsible Partner(s)
ENV 1	Preserve...clean energy development, waste reduction, and sound transportation design.		
ENV 1.1	Encourage programs...clean energy development.	Long Term	Como Community Council

ENV 1.2	Support efforts to reduce waste.	Immediate	Como Community Council
ENV 1.3	Support...sound transportation alternatives.	Ongoing	Como Community Council
ENV 2	Preserve...the quality of the neighborhood's natural environment.		
ENV 2.1	Encourage sound land management practices.	Ongoing/Immediate	Como Community Council; Parks
ENV 2.2	Support efforts to improve water quality.	Immediate	Como Community Council; Capital Region Watershed District; Parks; Public Works
ENV 2.3	Support efforts to mitigate intrusive noise pollution in the neighborhood.	Ongoing	Como Community Council; Parks

Business

Policy/ Strategy Number	Description	Implementation Timeline	Responsible Partner(s)
BUS 1	Partner...Sholom Home Campus...	Immediate	Como Community Council
BUS 2	Continue to build Como Business Network...	Ongoing	Como Community Council
BUS 3	Ensure that opportunities for new and re-developed businesses...small area plans...	Long	Como Community Council; PED
BUS 4	Investigate the feasibility of a business incubator or co-working center...	Short	Como Community Council

Appendix B: Designated and Surveyed Historic Resources and Context Studies

Applicable Context Studies:

Churches, Synagogues, and Religious Buildings: 1849-1950 (2001)

Downtown Saint Paul: 1849-1975 (2001)

Neighborhood Commercial Centers: 1874-1960 (2001)

Pioneer Houses: 1854-1880 (2001)

Residential Real Estate Development: 1880-1950 (2001)

Transportation Corridors: 1857-1950 (2001)

Neighborhoods at the Edge of the Walking City (2011)

1983 Historic Resources Survey

Designated Sites (1983)

- 1225 Estabrook Drive (1325 Aida Place), Como Park Conservatory** (NRHP 1974, local 1979)

Sites Eligible for Designation (1983)

- Beulah Lane/1200 Midway Parkway, Como Park, Como Park Comfort Station**
- 1471 Como Avenue West, Salvation Army Women's Home and Hospital (NRHP 1983)
- 1360 Lexington Parkway (West Como Lake Drive), Lake Como Pavilion** (Reconstructed 1992)
- 1371-1373 Nebraska Avenue West, George H. and Hannah Hazzard House
- 1259 Como Boulevard West, Charles A. Wallingford House*
- 1269 Como Boulevard West, House*

Sites of Major Significance (1983)

- 1542 Albany Avenue West, T.F. Shea House

- 1005 Como Boulevard East, House
- Como Park Zoo, Zoological Building**
- 891 Hoyt Avenue West, House
- 1557 Huron Street North, Chelsea Heights School
- 802 Larpenteur Avenue West, House
- 1251 Maywood Street North, House
- 1349 Midway Parkway West, Jewish Home for Aged of the Northwest
- 1298 Pascal Avenue North, Lyngblomsten Home for the Aged Norwegians (razed, 1993)
- 1308 St. Albans Street North, House
- 1388 Victoria Street North, Como Park Farm
- 780 Wheelock Parkway West, Como Park Elementary School
- 1483 Wynne Avenue West, Herbert Morrison House
- 1131 Argyle Street North, Bailey/Beekman House*
- 1051 Como Avenue West, St. Andrew's Church
- 965 Como Boulevard East, Sylvester B. Carter House
- 1183 Como Boulevard West, Augustus Gauger House*
- 1185 Como Boulevard West, William H. Amos House*
- 1219 Como Boulevard West, House*
- 1251 Como Boulevard West, House*
- 1285 Como Boulevard West, Wessel House*
- 1010 Front Avenue West, House
- 1012 Front Avenue West, House
- 1014 Front Avenue West, House

- 1224 Lexington Parkway North, Como-Harriet Inter-urban Line Streetcar Waiting Station and bridges on Beulah Lane and Lexington Parkway**
- 1093 Oxford Street North, House*
- 1048 Van Slyke Avenue, House*
- 1062 Van Slyke Avenue, House
- Of these 28 sites noted for “Major Significance” in 1983, one has been razed. None of the properties have been locally designated or listed on the NRHP.

Potential Historic Districts (1983)

- 1269 Energy Park Drive, Northern Pacific Railway Como Shops Historic District (NRHP 1983, local 1985)
- Warrendale Thematic Nomination* – a fifty-two acre area on the southern shore of Lake Como, platted in 1884 as an exclusive residential suburb. Although Warrendale did not become the large fashionable suburb which developers envisioned, a number of ornate Queen Anne style mansions were constructed on West Como Boulevard and Van Slyke Avenue in the 1880s and 1890s. Several of these were designed by St. Paul architects Augustus Gauger and Charles Wallingford who both lived in Warrendale. Many of these homes remain, and the Historic Sites Survey staff prepared a thematic National Register nomination which included the most intact of these houses.
- Como Park Historic District** – Como Park comprised a large area of District 10, and contains several important buildings including the Como Park Conservatory, Lake Como Pavilion (reconstructed), WPA Prairie style Park Comfort Station, a WPA Prairie style park shelter, and the WPA-constructed Zoological Building designed by Charles Bassford in 1936. The park contains a number of other important monuments and structures, several built by the WPA. In addition, one of the city’s most important remnants of the streetcar era, the random rubble Como-Harriet Inter-urban Line Streetcar Waiting Station. With its dense collection of architecturally and historically significant buildings, and because the park provides physical evidence of the work of noted landscape architect, Horace W. S. Cleveland, the Historic Site Survey staff recommended that the entire park be preserved sensitively with either or both National Register or local designation as a Historic District.

2001 Saint Paul Historic Context Study: Churches, Synagogues and Religious Buildings: 1849-1950

- Following the creation of First Presbyterian (1850), Central Presbyterian (1851) and House of Hope (1855), at least thirteen other Presbyterian congregations were organized by 1900. Most built new edifices in the city's expanding territory. Among new congregations created in outlying areas were Merriam Park (1885), Warrendale (1888), and Macalester (1890).The Warrendale church at Cross and Oxford streets was a lively design occupying a corner site. The square bell tower was crowned with four shingled pinnacles and a spire,

and the stucco building rested on a rustic fieldstone foundation. Its designer was Charles Wallingford, whose own house still stands at 1259 Como Boulevard (1886). His other, also-razed churches include Macalester Park Presbyterian (1887).

- Catholic Church construction after 1900 included the three-towered Church of St. Andrew at 1051 Como Avenue (1927).

Property List

- 1460-1464 Almond Avenue West, Mt. Olive Lutheran Church (RA-SPC-0053)
- 1031 Como Avenue West, St. Andrew's Convent (RA-SPC-0707)
- 1051 Como Avenue West, St. Andrew's Church (RA-SPC-0709)
- 1051 Como Avenue West, St. Andrew's Rectory (RA-SPC-0710)
- 1471 Como Avenue West, Salvation Army Women's Home and Hospital ((RA-SPC-0718) (NRHP 1983)
- 1435 Midway Parkway West, Church of the Holy Childhood (RA-SPC-4577)
- 1220 Pascal Avenue North, Lake Park Baptist Church (RA-SPC-4863)
- 886 Nevada Avenue West (1465 Victoria Street North), St. Timothy Lutheran Church (RA-SPC-4728)
- 1414 Dale Street North, Maternity of the Blessed Virgins Church (RA-SPC-0888)
- 1074 Idaho Avenue West, Emmanuel Lutheran Church (RA-SPC-1875) (omitted)
- 670 Wheelock Parkway West, Dale-Wheelock Lutheran Mission (RA-SPC-5065) (omitted)
- 1376 Hoyt Avenue West (1547-1549 Sheldon Avenue North), Como Park Lutheran Church (RA-SPC-3320)

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

Property List

- 1520-1522 Albany Avenue West, Como Dental Clinic (RA-SPC-0023)
- 1565-1567 Como Avenue West, commercial building (RA-SPC-0720)

- 1036-1040 Front Avenue West, Como Building (RA-SPC-1410)
- 1039 Front Avenue West, commercial building (RA-SPC-1411)
- 1041 Front Avenue West (965 Oxford Street North), commercial building (RA-SPC-1412)
- 995 Van Slyke Avenue West, commercial building (RA-SPC-3964)
- 1337-1341 Pascal Avenue North, grocery store (RA-SPC-4864)

2001 Saint Paul Historic Context Study: Pioneer Houses: 1854-1880

- In District 10 (Como), speculator Henry McKenty attempted to develop residential building sites near the lake in 1856. Most of the resulting construction was in the form of a few, now-razed, lakeside hotels. However, several farmhouses survive in the area, including that at 1338 N. Victoria, probably dating from the 1860s, and the George Hazzard House (ca. 1870), at 1371-1373 W. Nebraska.

Property List

- 1388 Victoria Street North, Como Park Farm (RA-SPC-3979)

Study Recommendation

- 1371-1373 Nebraska Avenue West, George H. and Hannah Hazzard House (designation form prepared)

2001 Residential Real Estate Development: 1880-1950

- In 1849, Lyman Dayton laid out a large addition on the bluff east of downtown overlooking the Lowertown landing, and between 1852 and 1857 eighty-two additions were made to the city's original plat. Most were near the Upper or Lowertown landings, but Iglehart, Hall and Mackubin's Addition was miles to the north, at the west side of Lake Phalen. Others were arranged near the edges of Lake Como.
- Settlement outside downtown and its edges before the 1870s was limited primarily to farmers, traders, and those with small businesses along the roads leading out of St. Paul proper. One notable exception was the short-lived project of Henry McKenty. In 1859, he platted a sixty-lot addition on the south shore of Lake Como where a few hotels were in operations. The two-and-one-half acre lots of "Como Villas" were inaccessible until McKenty financed a private road from Rondo and Rice Streets to the lakeshore, but still there were few sales and less construction. McKenty's Como Addition of 1857, just to the north, met a similar fate.
- A second electric interurban line was completed in 1898, linking downtown St. Paul, Como Park, and the Como Avenue line in southeast Minneapolis.

- During the 1880s, St. Paul followed the lead of Minneapolis in establishing a city-wide system of parkways and parks, and the city's real estate dealers lobbied for the cause. St. Paul's original downtown was furnished with a modest system of urban parks and squares, including Rice, Irvine, Smith, and Central parks and Courthouse and Lafayette squares. However, the city had no substantial tracts until the much-debated acquisition of land around Lake Como in 1872; a public park was not developed here until 1887. In the 1890s Indian Mounds Park was acquired, and the first tracts of property around Lake Phalen in 1894.
- St. Paul's leaders were energized by the efforts of other cities such as Chicago to plan for parks and parkways in anticipation of residential development. In 1872, on the eve of a financial panic which depressed the city treasury, they invited Horace W. S. Cleveland to prepare an outline plan for park improvements. In his outline of a system of continuous parks and parkways Cleveland emphasized the necessity of preserving the natural terrain of the Mississippi and the city's lakes, and to lay out streets and public places so as to preserve the future wealth of the city. However, a Board of Park Commissioners empowered to condemn private property for public parks, avenues and boulevards, was not created until 1887. Now the local economy was experiencing a boom of new residential construction, and the commissioners invited Cleveland to return to St. Paul. In 1887 he designed the roadways and landscape of Como Park.
- Of particular interest to the future of real estate was the construction of Mississippi River Boulevard from the Minneapolis City limits to Fort Snelling, where acquisition began in 1901. At the east, acquisitions for Wheelock Parkway stretching from lakes Como to Phalen began in 1909. On the West Side, purchase of lands for Cherokee Heights and the West Side Boulevard were authorized in 1909.
- Warrendale, on the eastern shore of Lake Como and owned by Kentucky developer Cary I. Warren and George W. Cross and F.D. Hager of St. Paul, was laid out into curving streets following the lakeshore topography. The Northwest Magazine credited H.W. S. Cleveland of Chicago and a Kilvington of Minneapolis as the designers of the plan, but civil engineers Libby and Dahl signed the recorded plat. It arranged the fifty-two acre site into nine blocks divided by three small park triangles. The plat was recorded in May 1883. Warren was no doubt inspired by the acquisition of Como Park in 1872 (although it was not developed for years) and the proximity of the St. Paul and Northern Pacific trackage, whose Shortline offered passenger service. The early development of Warrendale along W. Como Boulevard and Van Slyke Avenue was impressive, with houses by Augustus Gauger and Charles Wallingford, but lot sales were modest in number. Deed restrictions called for houses of not less than \$2,000. Most of the lots remained unsold until the early twentieth century and were eventually sold by other real estate firms.
- Hamline, laid out on the well-elevated plateau between Hewitt, Snelling, Holton, and College avenues in 1880, was developed mostly before World War I. When a second generation of lot sales was organized by the Hamline Improvement Association, the district boasted Hamline University, railway shops, the Midway manufacturing district, and proximity to the state fairgrounds, the University of Minnesota, and Como Park.
- Public improvements to Como Park also encouraged development. The Lake Park Addition, promoted by E.L. Dodge in 1912, offered lots for \$250 to \$350 between Como, Snelling, Pascal and Midway Parkway. The Royal Oaks Addition, across Lake Como from the pavilion, was also developed in this period, with sixty lots sold at \$300 to \$400.

2001 Transportation Corridors: 1857-1950

Study Recommendations

- The Northern Pacific (Como) shops were established in 1885 in an area almost midway between St. Paul and Minneapolis (1269 Energy Park Drive, NRHP & local). The complex was used for the construction and servicing of railroad passenger cars, and was the only passenger car shops complex operated by Northern Pacific east of the Rocky Mountains. The cars constructed at the Como shops were generally of wood frame construction on a steel underframe. Each car had upholstered seats and accommodated approximately 50 people. In 1912, the Northern Pacific had over 1,100 passenger cars, each of which required servicing every eighteen months. The shops were built in three significant periods. Over 30 buildings and structures once stood on the site; many were razed after 1967, and nine were destroyed in 1982 after the shops closed. Of the remaining eight buildings at the site, four were built in the first construction era in 1885; the Woodworking and Car Erecting Shop, the Paint Shop, the Blacksmith Shop, and the Office and Store Room. The New Car Shop and Transfer Table were built in the next construction period of 1901-02, and the Laboratory and Record Storage buildings were constructed in 1913. Major additions occurred to the earlier buildings in 1911 and 1917.

Property List

- 1224 Lexington Parkway North, Como Park Streetcar Station (RA-SPC-0773)
- 1269 DeCourcy Drive (Energy Park Drive), Office and Store Room (RA-SPC-1017)
- 1269 DeCourcy Drive (Energy Park Drive), Blacksmith Shop (RA-SPC-1018)
- 1269 DeCourcy Drive (Energy Park Drive), New Car Shop and Addition (RA-SPC-1019)
- 1269 DeCourcy Drive (Energy Park Drive), Woodworking and Car Shop (RA-SPC-1020)
- 1269 DeCourcy Drive (Energy Park Drive), Transfer Table (RA-SPC-1021)
- 1269 DeCourcy Drive (Energy Park Drive), Laboratory (RA-SPC-1022)
- 1269 DeCourcy Drive (Energy Park Drive), Paint Shop and Addition (RA-SPC-1023)
- 1269 DeCourcy Drive (Energy Park Drive), Record Storage Building (RA-SPC-1024)
- 1269 DeCourcy Drive (Energy Park Drive), Coal and Iron House (razed) (RA-SPC-1025)
- 1269 DeCourcy Drive (Energy Park Drive), Freight Car Repair Shop (razed) (RA-SPC-1026)
- 1269 DeCourcy Drive (Energy Park Drive), Lavatory (razed) (RA-SPC-1027)

- 1269 DeCourcy Drive (Energy Park Drive), Paint Storage Building (razed) (RA-SPC-1028)
- 1269 DeCourcy Drive (Energy Park Drive), Compounds Building (razed) (RA-SPC-1029)
- 1269 DeCourcy Drive (Energy Park Drive), Sandblast House (razed) (RA-SPC-1030)
- 1269 DeCourcy Drive (Energy Park Drive), Store Department Warehouse (razed) (RA-SPC-1031)
- 1269 DeCourcy Drive (Energy Park Drive), Bridge and Building Storage Shed (razed) (RA-SPC-1032)
- 1269 DeCourcy Drive (Energy Park Drive), Three Car Garage (razed) (RA-SPC-1033)
- 1269 DeCourcy Drive (Energy Park Drive), Northern Pacific Railway Company’s Como Shops Historic District (NRHP 1983, local 1985) (RA-SPC-1034)
- 1000 Hamline Avenue North, Minnesota By-Products Coke Co. (razed) (RA-SPC-1694)

Designated Sites within Como Community Plan Area:

- 1325 Aida Place, Como Park “Marjorie McNeely” Conservatory (NRHP 1974, local 1979)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District (NRHP 1983, local 1985)
- Lexington Avenue and Como Park – Bridges No. L-5853 and No. 992247 (NRHP 1989)
- 1471 Como Avenue West, Salvation Army Women’s Home and Hospital (NRHP 1983)
- 1282 Folsom Street, Casville Bullard House (NRHP 1997)

Surveyed Properties in District 10

<u>Inventory Number</u>	<u>Property Name</u>	<u>Address</u>	<u>NRHP</u>	<u>CEF</u>
RA-SPC-0014	house	1388 Albany Ave. W		
RA-SPC-0016	W.P. Hayes House	1400 Albany Ave. W		
RA-SPC-0017	house	1407 Albany Ave. W		

RA-SPC-0018	Laushlin A. McDonald House	1416 Albany Ave. W		
RA-SPC-0019	James R. Logan House	1429 Albany Ave. W		
RA-SPC-0020	house	1489 Albany Ave. W		
RA-SPC-0021	house	1498 Albany Ave. W		
RA-SPC-0022	house	1519 Albany Ave. W		
RA-SPC-0024	T.F. Shea House	1542 Albany Ave. W		
RA-SPC-0025	house	1557 Albany Ave. W		
RA-SPC-0051	house	1388 Almond Ave. W		
RA-SPC-0052	house	1395 Almond Ave. W		
RA-SPC-0054	Guy E. Clapper House	1504 Almond Ave. W		
RA-SPC-0055	Williams House	1531 Almond Ave. W		
RA-SPC-0056	house	1555 Almond Ave. W		
RA-SPC-0112	house	983 Argyle St. N		
RA-SPC-0113	Bailey/Beekman House	1131 Argyle St. N		
RA-SPC-0120	house	1395 Arlington Ave. W		
RA-SPC-0242	house	1267 Avon St. N		
RA-SPC-0274	A.G. Hirsch House	997 Barrett St. N		
RA-SPC-0275	Eibner House	1045 Barrett St. N		
RA-SPC-0379	house	1405 Breda Ave. W		
RA-SPC-0380	house	1472 Breda Ave. W		
RA-SPC-0381	house	1505 Breda Ave. W		
RA-SPC-0382	house	1525 Breda Ave. W		
RA-SPC-0383	house	1541 Breda Ave. W		
RA-SPC-0406	house	1022 Burgess St. W		
RA-SPC-0470	house	637 California Ave. W		
RA-SPC-0620	house	1056 Churchill St. N		
RA-SPC-0621	house	1117 Churchill St. N		
RA-SPC-0622	Schwalback House	1143 Churchill St. N		
RA-SPC-0623	house	1160 Churchill St. N		
RA-SPC-0624	house	1185 Churchill St. N		
RA-SPC-0661	house	998 Colne St. N		

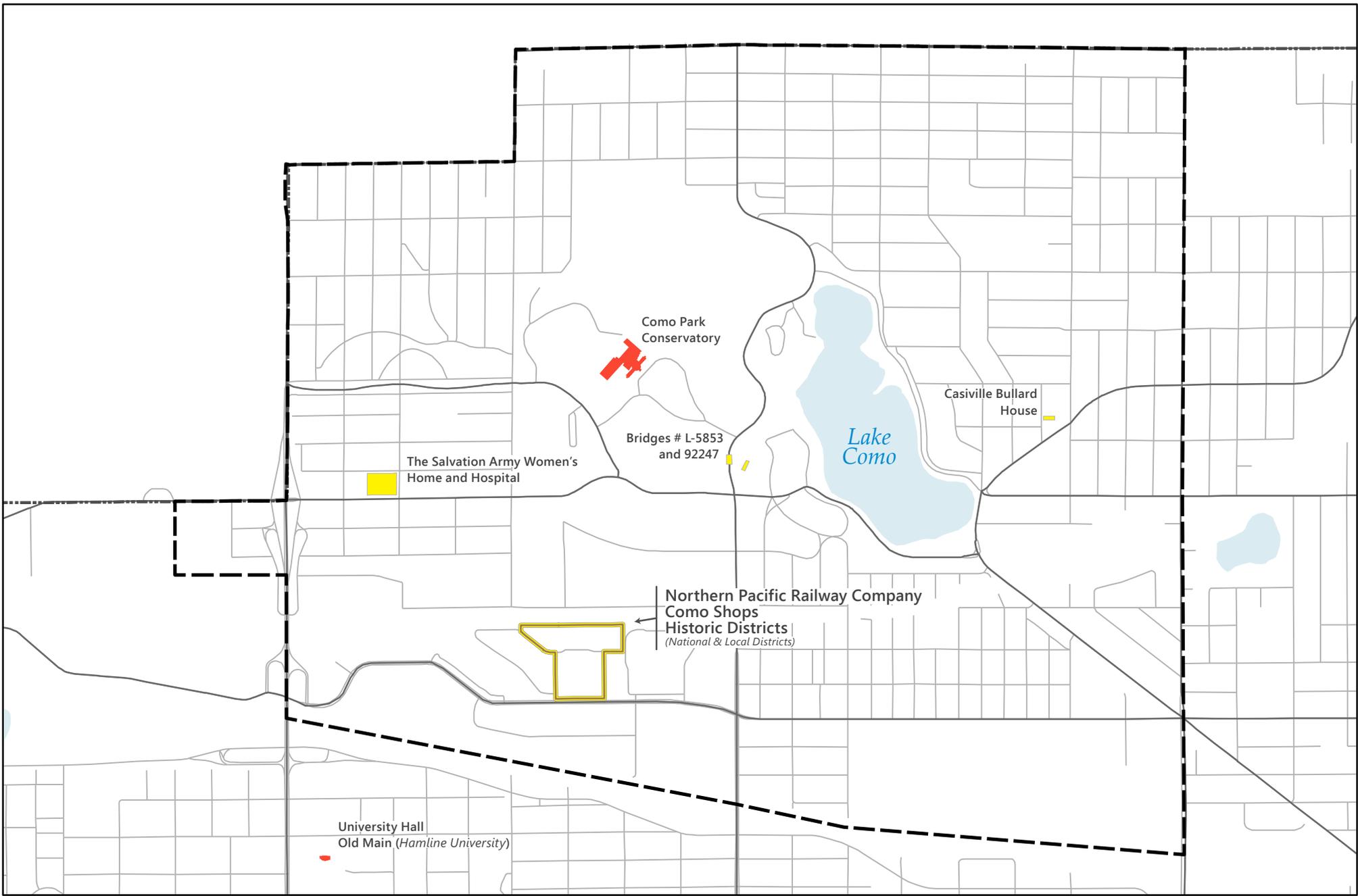
RA-SPC-0706	house	856 Como Ave. W		
RA-SPC-0707	St. Andrew's Convent	1031 Como Ave. W		
RA-SPC-0708	house	1429 Como Ave. W		
RA-SPC-0709	St. Andrew's Church	1051 Como Ave. W		
RA-SPC-0710	St. Andrew's Rectory	1051 Como Ave. W		
RA-SPC-0713	S. Grant Harris House	1383 Como Ave. W		
RA-SPC-0714	house	1418 Como Ave. W		
RA-SPC-0715	house	1419 Como Ave. W		
RA-SPC-0716	James A. Pringle House	1434 Como Ave. W		
RA-SPC-0717	house	1452 Como Ave. W		
RA-SPC-0718	The Salvation Army Women's Home and Hospital	1471 Como Ave. W	Y	
RA-SPC-0719	Edward J. & Irene Spitzmueller House	1540 Como Ave. W		
RA-SPC-0721	International Institute	1694 Como Ave. W		
RA-SPC-0745	Sylvester B. Carter House	965 Como Blvd. E		
RA-SPC-0746	house	1005 Como Blvd. E		
RA-SPC-0747	house	1222 Como Blvd. E		
RA-SPC-0748	house	1472 Como Blvd. E		
RA-SPC-0749	Augustus F. Gauger House	1183 Como Blvd. W		
RA-SPC-0750	William H. Amos House	1185 Como Blvd. W		
RA-SPC-0752	Gibbons House	1193 Como Blvd. W		
RA-SPC-0753	Ericsson House	1205 Como Blvd. W		
RA-SPC-0754	house	1211 Como Blvd. W		
RA-SPC-0755	Joseph Jansen House	1217 Como Blvd. W		
RA-SPC-0756	house	1219 Como Blvd. W		
RA-SPC-0757	Swoboda House	1231 Como Blvd. W		
RA-SPC-0758	house	1245 Como Blvd. W		
RA-SPC-0759	house	1251 Como Blvd. W		
RA-SPC-0760	Wallingford House	1259 Como Blvd. W		
RA-SPC-0761	house	1269 Como Blvd. W		
RA-SPC-0762	house	1281 Como Blvd. W		
RA-SPC-0763	Wessel House	1285 Como Blvd. W		

RA-SPC-0778	Williams House	1033 Como Pl. N		
RA-SPC-0779	house	998 Como Pl. N		
RA-SPC-0780	house	1055 Como Pl. N		
RA-SPC-0781	house	1113 Como Pl. N		
RA-SPC-0885	Mundt House	1315 Dale St. N		
RA-SPC-0889	house	1649 Dale St. N		
RA-SPC-1115	house	1567 Dulap St. N		
RA-SPC-1275	John F. Fastner House	1618 Fernwood St. N		
RA-SPC-1287	house	1298 Folsom St. N		
RA-SPC-1403	Calvary Cemetery Office	753 Front Ave. W		
RA-SPC-1405	house	907 Front Ave. W		
RA-SPC-1406	house	969 Front Ave. W		
RA-SPC-1407	house	1010 Front Ave. W		
RA-SPC-1408	apartment	1012 Front Ave. W		
RA-SPC-1409	house	1014 Front Ave. W		
RA-SPC-1411	commercial building	1039 Front Ave. W		
RA-SPC-1413	Warwick House	1070 Front Ave. W		
RA-SPC-1642	house	979 Grotto St. N		
RA-SPC-1695	house	1151 Hamline Ave. N		
RA-SPC-1696	house	1171 Hamline Ave. N		
RA-SPC-1697	Margaret Weigel House	1359 Hamline Ave. N		
RA-SPC-1698	house	1379 Hamline Ave. N		
RA-SPC-1730	house	875 Hatch Ave. W		
RA-SPC-1849	house	891 Hoyt Ave. W		
RA-SPC-1870	Chelsea Heights School	1557 Huron St. N		
RA-SPC-1871	house	1615 Huron St. N		
RA-SPC-1875	Emmanuel Lutheran Church	1074 Idaho Ave. W		
RA-SPC-3232	residence	1087 Ryde St. N.		
RA-SPC-3319	John Baw House	1365 Sheldon St. N.		
RA-SPC-3359	Kouri House	744 Simon Ave. W.		
RA-SPC-3433	Engine House #23	1290 Snelling Ave. N.		

RA-SPC-3448	residence	1279 St. Albans St. N.		
RA-SPC-3449	residence	1284 St. Albans St. N.		
RA-SPC-3450	residence	1308 St. Albans St. N.		
RA-SPC-3548	William DeFreese House	1037 Stinson St. W.		
RA-SPC-3964	commercial building	995 Van Slyke Ave. W.		
RA-SPC-3965	residence	1048 Van Slyke Ave. W.		
RA-SPC-3966	Matt Jensen House	1062 Van Slyke Ave. W.		
RA-SPC-3978	residence	1031 Victoria St. N.		
RA-SPC-3979	Como Park Farm	1388 Victoria St. N.		
RA-SPC-4083	house	1032 Kilburn St. N		
RA-SPC-4084	house	1070 Kilburn St. N		
RA-SPC-4256	house	984 Lexington Pkwy. N		
RA-SPC-4257	Fred Hastedt House	1144 Lexington Pkwy. N		
RA-SPC-4551	house	817 Maryland Ave. W		
RA-SPC-4553	house	1251 Maywood St. N		
RA-SPC-4575	Thomas Frankson House	1349 Midway Pkwy. W		
RA-SPC-4576	house	1395 Midway Pkwy. W		
RA-SPC-4577	Church of the Holy Childhood	1435 Midway Pkwy. W		
RA-SPC-4578	Jewish Home for the Aged of the Northwest	1554 Midway Pkwy. W		
RA-SPC-4823	house	988 Oxford St. N		
RA-SPC-4824	Thomas Dolan House	991 Oxford St. N		
RA-SPC-4825	house	1010 Oxford St. N		
RA-SPC-4826	house	1093 Oxford St. N		
RA-SPC-4863	Lake Park Baptist Church	1220 Pascal Ave. N		
RA-SPC-5066	Molin House	711 Wheelock Pkwy. W.		
RA-SPC-5067	store, apartments	779 Wheelock Pkwy. W.		
RA-SPC-5068	Como Park School	780 Wheelock Pkwy. W.		
RA-SPC-5159	residence	1409 Wynne Ave. W.		
RA-SPC-5160	residence	1437 Wynne Ave. W.		
RA-SPC-5161	Herbert Morrison House	1483 Wynne Ave. W.		
RA-SPC-5162	residence	1493 Wynne Ave. W.		

RA-SPC-5163	residence	1497 Wynne Ave. W.		
RA-SPC-8114	Hagstrom Dormitory (Building No. 7)	1475 N Arona Ave		
RA-SPC-8387	commercial building (Nelson's Cheese & Deli)	1562 Como Ave		
RA-SPC-0023	Como Dental Clinic	1520-1522 Albany Ave. W		
RA-SPC-0053	Mt. Olive Lutheran Church	1464 Almond Ave. W		
RA-SPC-0407	house	1087 Burgess St. W		
RA-SPC-0711	house	1352-1354 Como Ave. W		
RA-SPC-0712	Peter Pearson House	1282 Como Ave. W		
RA-SPC-0720	Midway Creamery Co. Building (State Farm Insurance/Bliss Yoga Studio)	1565-1567 Como Ave. W		
RA-SPC-0769	Bridge No. 92247 (Como Park)	ca. 1228 Lexington Pkwy. N 1225 Estabrook Dr (Como Park)	Y	
RA-SPC-0771	Como Park Conservatory		Y	
RA-SPC-0773	Como Park Streetcar Station	1224 Lexington Pkwy. N		Y
RA-SPC-0774	Bridge No. L5853 (Como Park)	ca. 1226 Lexington Pkwy. N	Y	
RA-SPC-1404	house	879 Front Ave. W		
RA-SPC-1410	Como Building	1038 Front Ave. W		
RA-SPC-1412	commercial building	1041 Front Ave. W		
RA-SPC-1922	house	623 Iowa Ave. W		
RA-SPC-2000	house	1009 Jameson St. N		
RA-SPC-3320	Como Park Lutheran Church	1547 Sheldon St. N.		
RA-SPC-3434	Bethel Academy Library (Building No. 2)	ca. 1482 Snelling Ave. N.		
RA-SPC-3435	Bethel Academy Theological Seminary (Building No 3)	1492 Snelling Ave. N.		Y
RA-SPC-3436	Bethel Academy (Building No 1)	1480 Snelling Ave. N.		Y
RA-SPC-4550	house	689 Maryland Ave. W		
RA-SPC-4728	church	886 Nevada Ave. W		
RA-SPC-4783	house	845-847 Orange Ave. W		
RA-SPC-4864	grocery store	1337-1339 Pascal Ave. N		
RA-SPC-5065	Dale-Wheelock Lutheran Mission	670 Wheelock Pkwy. W.		
RA-SPC-5164	shop	1601 Wynne Ave. W.		
RA-SPC-5165	residence	1617 Wynne Ave. W.		
RA-SPC-2975	Harry E Orr Residence	1556 Snelling Ave N		

RA-SPC-2976	Theo F. Maertz Residence	1552 Snelling Ave N		
RA-SPC-2977	John F and Lottie S Rosacker Residence	1506 Snelling Ave N		
RA-SPC-2978	Harry E Foster Residence	1504 Snelling Ave N		
RA-SPC-2979	Thomas and Lois Carroll Residence	1562 Albany Ave		
RA-SPC-2980	Como Crossings Commercial Building	1608-1612 Como Ave		



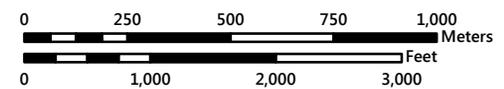
Designated Historic Districts and Sites in District 10 (Como)

Districts

-  Local
-  State
-  National

Sites

-  Local
-  State
-  National
-  National/Local
-  National/State
-  National/State/Local



This drawing was prepared for the use of the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such.

Source: City of Saint Paul Planning and Economic Development, Heritage Preservation Commission, Minnesota Statutes Annotated § 138.73, National Parks Service, MnDNR, and Ramsey County



Northern Pacific Railway Co. Como Shops Heritage Preservation District

