CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

LOCATION/ADDRESS: 2375 Como Avenue West, Muskego Church
HISTORIC NAME(S): Muskego Church
INVENTORY #: RA-SPC-0737
OWNER: Luther Northwestern Theological Seminary
DATE OF HPC PUBLIC HEARING: November 1, 2018
LEGAL DESCRIPTION: Lot 1, Block 1, Mann's Addition to St. Anthony Park North
WARD: 4 **PLANNING DISTRICT:** 12 – Saint Anthony Park
STAFF INVESTIGATION AND REPORT: George Gause

A. PURPOSE: To consider recommendation to City Council on the updated designation study with new proposed boundary of Muskego Church a designated Saint Paul Heritage Preservation Site.

B. SITE DESCRIPTION: Muskego Church, a pioneer-era log building, is located on the Upper Campus of Luther Seminary in the Saint Anthony Park neighborhood of Saint Paul. Constructed in 1843, the church is reportedly the "first structure built by Norse immigrants in America dedicated exclusively to the ministries of Word and Sacrament." It was originally located at the Muskego settlement near Milwaukee, Wisconsin. In 1904, the United Norwegian Lutheran Church purchased, disassembled, and relocated the log church to its seminary in Saint Anthony Park. After reassembly on the eastern hillside of the campus, the church was encased with wood siding, which remained in place until approximately 1970. Muskego Church was listed in the National Register of Historic Places in 1975 and was designated a local landmark by the Saint Paul Heritage Preservation Commission (HPC) in 1978. Because the National Register nomination did not provide a boundary for the property, as was common at the time of designation, the footprint of the building is the de facto boundary for National Register considerations. The local designation boundary for the property, however, is identified as Lot 1, Block 1, Mann's Addition to Saint Anthony Park North, the lot that encompasses the Upper Campus of the Seminary.

C. CODE CITATIONS:

1. Section 73.05 (a) of the City's Legislative Code states, in considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site; the commission shall apply the following criteria with respect to such designation:

(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.

(2) Its location as a site of a significant historic event.

(3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

(4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

(5) Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.

(6) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.

(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

2. Section 73.05 (e) states for *Finding and recommendations,* the heritage preservation commission shall determine if the proposed heritage preservation site(s) is eligible for designation as determined by the criteria specified in paragraph (a) of this section, and if the heritage preservation commission recommends to the city council that the site(s) be designated as a heritage preservation site, the commission shall transmit to the city council with its recommendation its proposed program for the preservation of the site.

D. BACKGROUND:

Muskego Church was listed in the National Register of Historic Places in 1975 and was designated a local heritage preservation site by the Saint Paul Heritage Preservation Commission (HPC) in 1978. The National Register nomination did not provide a boundary for the property, and the HPC study defined the boundary as "Lot 1, Block 1, Mann's Addition to St. Anthony Park North," the site encompassing the entire Luther Seminary Upper Campus. This delineation does not accurately correspond to Muskego Church and is currently being refined as part of the Section 106 mitigation for the Zvago Cooperative at Saint Anthony Park, a senior cooperative residence, which is being built south of Muskego Church. This updated local designation study includes a reevaluation of the property and its period of significance using current National Register standards.

The intent of the boundary was to follow existing property lines as much as possible and that the historic site legal boundary only serves to define the extent of the Muskego Church historic site; it will have no effect on legal property boundaries as currently defined.

The new legal description for the property will be:

That part of Block 1, Mann's Addition to St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota and the vacated alley lying within said Block 1, described as follows:

Commencing at the most Southerly corner of Lot 32, Block 2, said Mann's Addition to St. Anthony Park North; thence North 50 degrees 47 minutes 20 seconds East, assumed bearing, along the Southeasterly line of said Blocks 1 and 2 and their extensions, a distance of 543.87 feet; thence North 40 degrees 00 minutes 00 seconds West a distance of 111.17 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of North a distance of 6.00 feet to the point of beginning; thence on a bearing of West a distance of 23.00 feet; thence on a bearing of South a distance of 6.00 feet; thence on a bearing of West a distance of 35.16 feet; thence North 40 degrees 02 minutes 03 seconds West a distance of 39.98 feet; thence on a bearing of North a distance of 68.31 feet to the westerly extension of the north line of Lot 1, said Block 1; thence South 88 degrees 15 minutes 10 seconds East, along said westerly extension, a distance of 115.75 feet to the northwest corner of the West 132.98 feet of said Lot 1; thence South 2 degrees 40 minutes 43 seconds West, along the west line of said West 132.98 feet to the southwest corner of the North 53.99 feet of the West 132.98 feet of said Lot 1; thence South 39 degrees 33 minutes 39 seconds West a distance of 45.99 feet to the point of beginning.

The Heritage Preservation Commission was a consulting party to the St. Anthony Park/Zvago Senior Housing Project. The project has a HUD insured mortgage and was determined to have an adverse

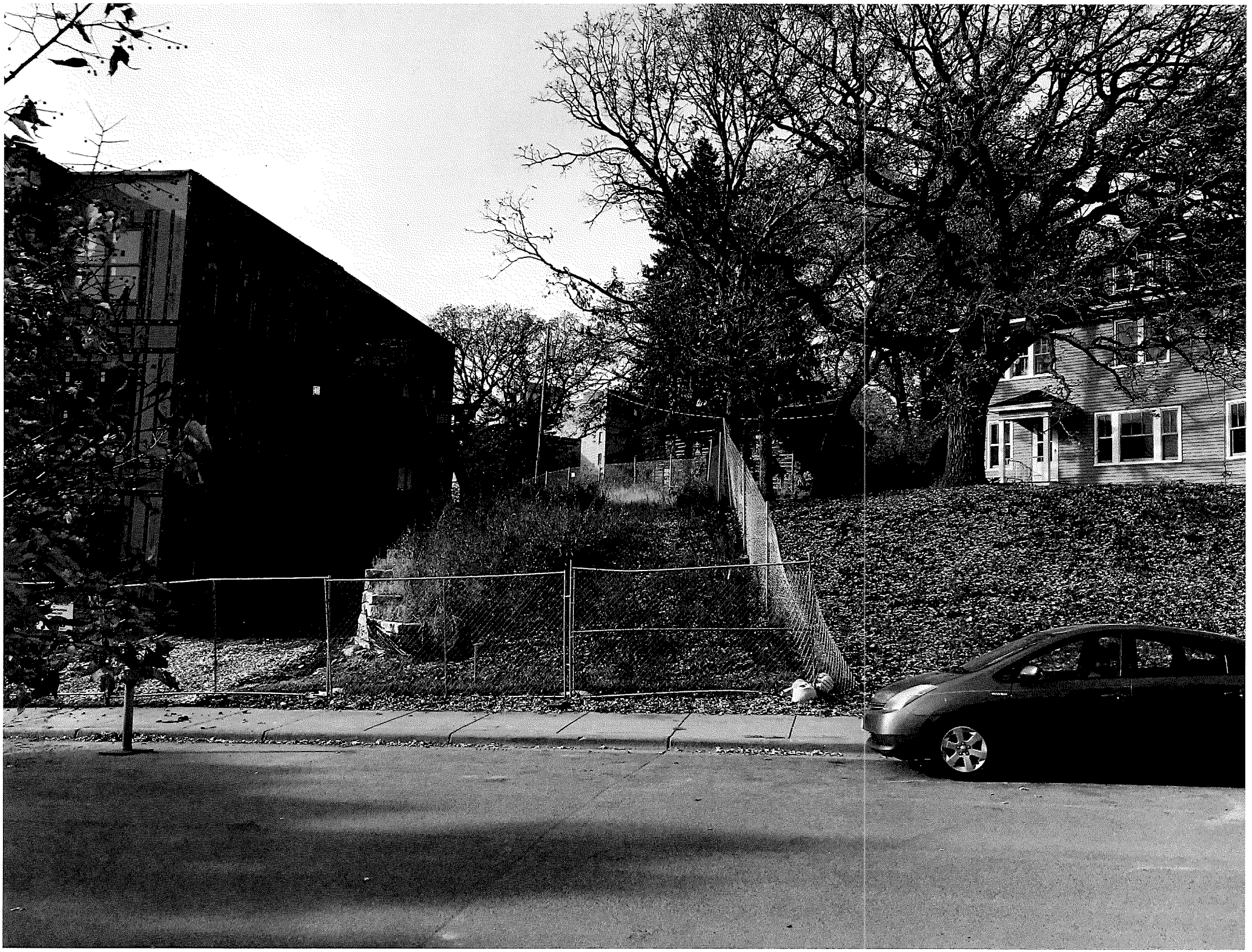
impact on the National Register Eligible Luther Seminary Historic District. As part of the mitigation for the loss of the three houses and landscape at Luther Seminary, the designation study was updated by Hess, Roise and Company for Muskego Church which is locally designated and listed in the National Register of Historic Places. The significant change to the designation study is the boundary.

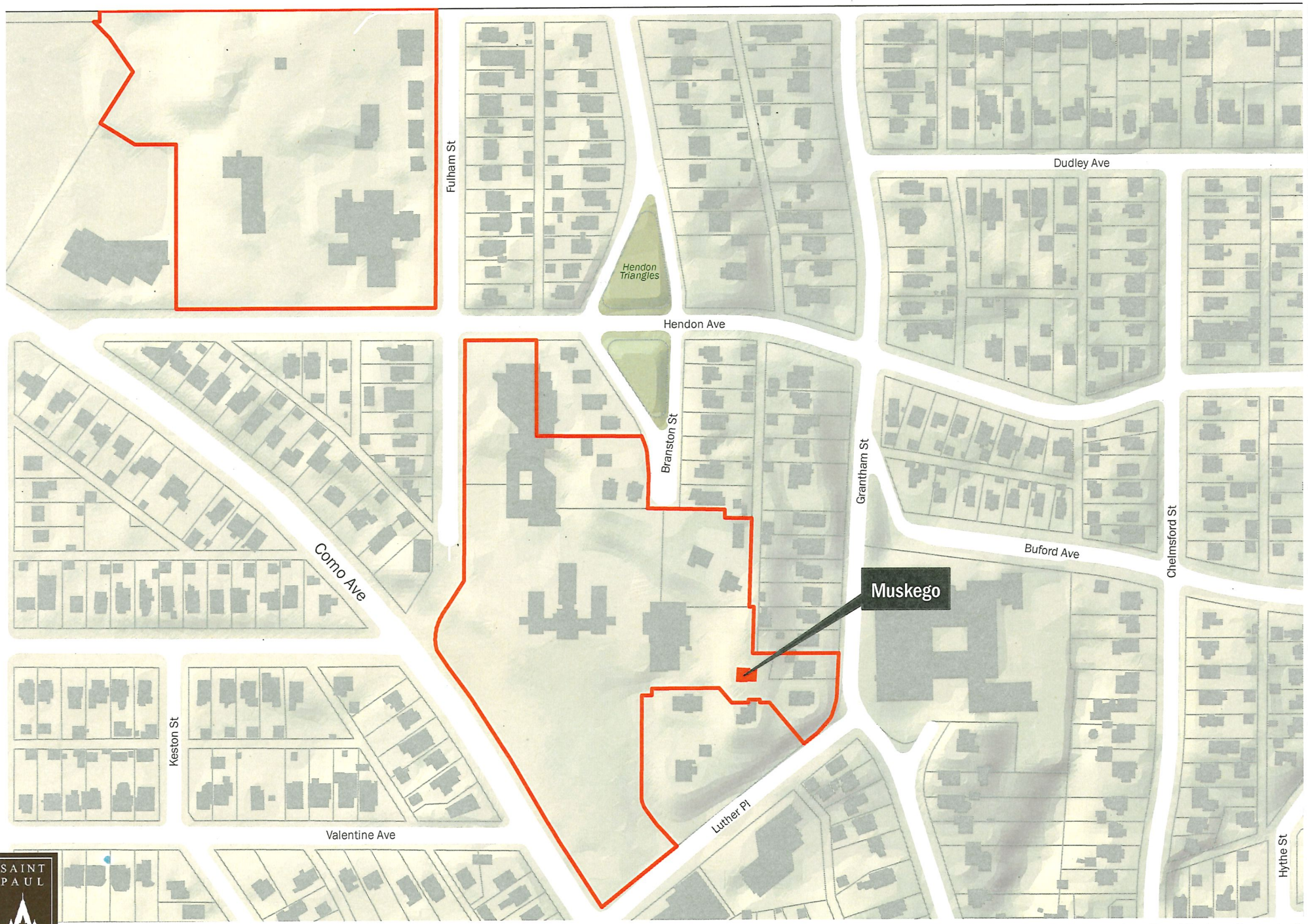
FINDINGS:

1. On October 24, 1978, the Muskego Church at 2375 Como Avenue was designated a heritage preservation site under Ordinance No. Ord. No. 16470, C.F. 271887. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04. (4).
2. The building was constructed in 1843 outside of Milwaukee, Wisconsin, was purchased by Luther Seminary in 1904, and was moved and reassembled at its current location in the same year.
3. The updated boundary will correspond to just the designated Muskego Church site and will not extend to the entire campus which was clearly not the intent of the original designations.
4. The revised boundary will continue the properties significant under criteria (2) and (7) of Section 73.05 (a) of the Legislative Code.

E. STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the updated designation study with new boundary for Muskego Church at 2375 Como Avenue be accepted by the HPC and the HPC recommend the amended property boundary to City Council consideration.





SAINT PAUL HPC

Muskego Historic Site: Existing Boundary September 2018

Muskego Building

Existing Muskego Historic Site Boundary

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Muskego Historic Site: Proposed Boundary September 2018

Muskego Building

Proposed Muskego Historic Site Boundary

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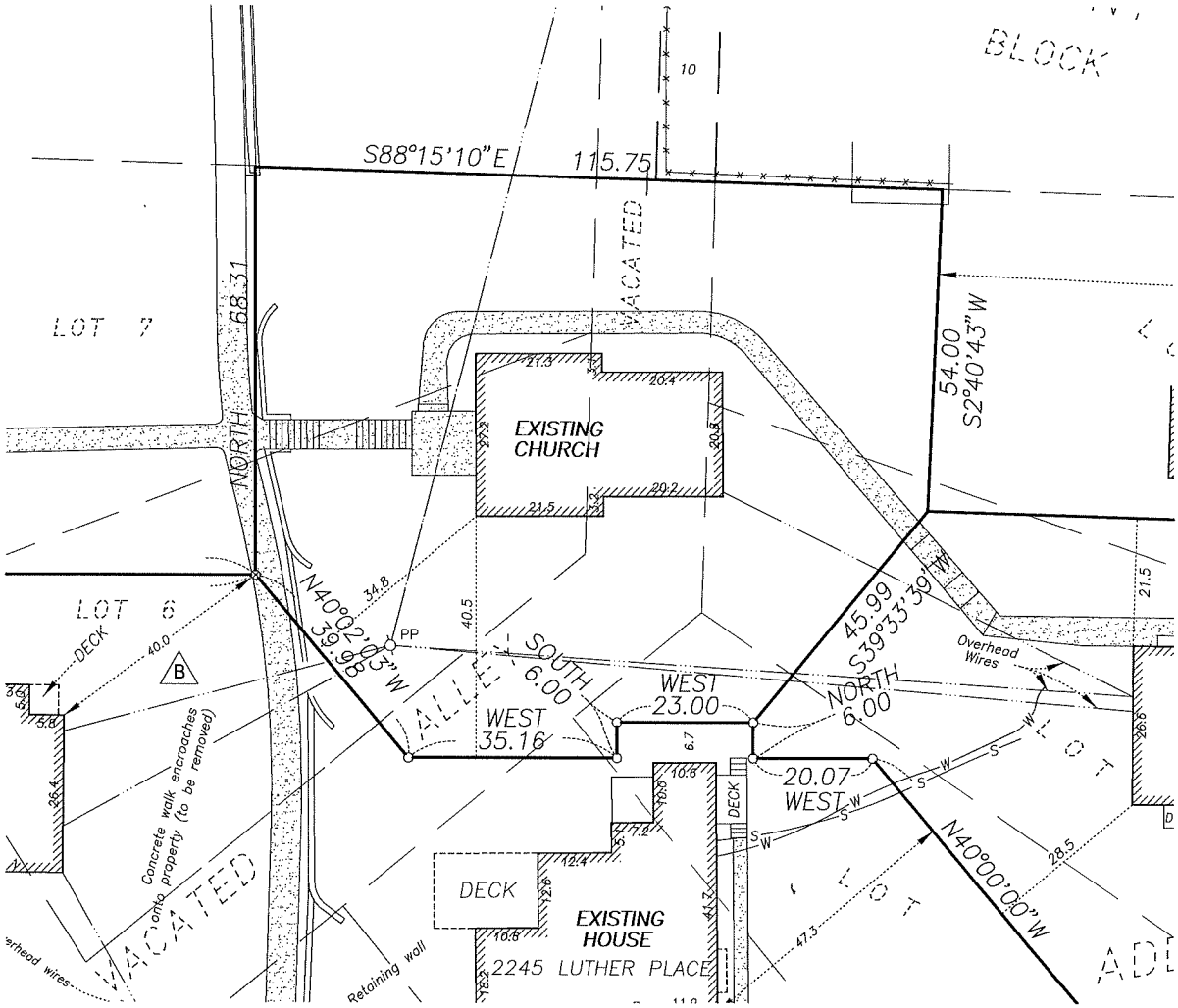
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10
VACATED
LOT 7
68.31
NORTH
EXISTING CHURCH
54.00
S2°40'43"W
N40°02'03"W
39.98
34.8
40.5
PP
LOT 6
DECK
40.0
B
SOUTH
6.00
WEST
23.00
NORTH
6.00
WEST
35.16
ALLEY
45.99
S39°33'39"W
Overhead Wires
20.07
WEST
DECK
EXISTING HOUSE
2245 LUTHER PLACE
Concrete walk encroaches onto property (to be removed)
Retaining wall
N40°00'00"W
47.3
28.5