



**CITY OF SAINT PAUL**  
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Date: June 23, 2016

To: Heritage Preservation Commission

From: Kady Dadlez, Christine Boulware, Allison Suhan

Re: District 13 Union Park Community Plan

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## **Background**

Early in 2014, District 13 (Union Park) began to create a new district plan that took into consideration the 2007 merger of Lex-Ham, Merriam Park, and Snelling Hamline. Union Park staff and interns collected feedback from residents through an extensive community engagement effort, including door knocking campaigns, tabling at community events, and an online survey. A draft Union Park Community Plan was prepared and presented to City staff in December 2015. Upon receipt of comments from City staff review, Union Park made revisions and presented the revised document to City staff in January 2016. The plan is scheduled for review at the Historic Preservation Commission and the Transportation Committee in June.

## **Planning Commission Action**

Acting on recommendation from the Neighborhood Planning Committee, on June 15, 2016, the Planning Commission will likely released the draft District 13 Union Park Community Plan for public review on June 24<sup>th</sup> and set a public hearing date for August 5<sup>th</sup>. The Transportation Committee will review the plan on June 27<sup>th</sup>. The plan will go back to the Neighborhood Planning Committee after the public comment period to take comments into consideration and the plan will then be forwarded to the Planning Commission and City Council for final adoption.

## **Heritage Preservation Review Authority**

The HPC serves as an advisory body to the mayor and city council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city. Further, all studies transmitted to the mayor and city council *shall contain the*

*recommendations of both the division of planning and the heritage preservation commission. A draft resolution is submitted for consideration by the HPC and a final copy will be forwarded to the division of planning, Planning Commission, Mayor and City Council.*

## **HERITAGE PRESERVATION COMMISSION RECOMMENDATION**

Heritage preservation staff received the draft plan on May 23<sup>rd</sup> and did have an opportunity to provide feedback and comments during its draft phase. Early comments addressed the potential role of historic preservation in the future of the neighborhood and provided consistent suggestions between the Union Park Community Plan and the Historic Preservation Chapter in the City Comprehensive Plan. The final Plan draft somewhat reflects these goals.

Through research, staff identified the following historic resources within the boundaries:

### **WITHIN COMO COMMUNITY PLAN AREA**

#### **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)*

- 1898 Iglehart Avenue, Triune Masonic Lodge (NRHP 1980, local 1985)
- 1345-1347 Summit Avenue, Walter and Pierce Butler Double-House (NRHP 1982, local 1985)

##### *Sites Eligible for Designation (1983)*

- 1619 Dayton Avenue, Richards Gordon School
- 1956 Feronia Avenue, Crosby Block
- 1850 Iglehart Avenue, Olivet Congregational Church
- 1905 Iglehard Avenue, House

- 63 Lexington Parkway North, Herbert S. Green House
- 127 Lexington Parkway North, Anthony Ambrosini House
- West Marshall Avenue at Mississippi River Boulevard North, Marshall-Lake Bridge (Razed c.1992)
- 2000 Marshall Avenue, House
- 176 Mississippi River Boulevard North, Eastcliff (NRHP 2000)
- 1599 Portland Avenue, Albert Wunderlich House
- 478 Prior Avenue North, Union Park Police Substation (Razed c.1991-c.1995)
- Of these 11 sites identified as “Eligible for Designation” in 1983, two have been razed. None of the properties have been locally designated. One property was listed on the NRHP.

*Sites of Major Significance (1983)*

- 1460 Ashland Avenue, House
- 1852 Ashland Avenue, House
- 2040 Ashland Avenue, Henry Hankee House
- 1921 Carroll Avenue, Mark and Mary Fay House
- 1996 Carroll Avenue, House
- 2018 Carroll Avenue, Annie Martin House
- 1730 Dayton Avenue, House
- 1799 Dayton Avenue, William O'Brien House
- 2001 Dayton Avenue, St. Mark's Rectory
- 403 Dewey Street, Rev. Leander Lane House
- 510 Frontenac Place, House
- 289 Hamline Avenue North, St. Paul Water Department Storehouses
- 203 Howell Street North, Merriam Park Presbyterian Church
- 1954 Iglehart Avenue, Oscar P. Shepardson House
- 2024 Iglehart Avenue, House
- 2135 Iglehart Avenue, Albert J. Nason House
- 2148 Iglehart Avenue, House
- 2177 Iglehart Avenue, Alton G. Ray House
- 143 Lexington Parkway North, George St. Ledger House
- 451 Lynnhurst Avenue, George H. Carsley House
- 1344 Marshall Avenue, Gas Station
- 1345 Marshall Avenue, Tracy Oil Company
- 1400-1410 Marshall Avenue, Midway Lime and Cement Company
- 1535 Marshall Avenue, A.J. Koch Company
- 1824 Marshall Avenue, Charles Thompson Memorial Hall (NRHP 2011, local 1995)
- 1831 Marshall Avenue, Henry Hale Memorial Library, Merriam Park Branch (razed c.1992)
- 1853 Marshall Avenue, House
- 2127 Marshall Avenue, Fred J. Banister House
- 2016 Merriam Lane, Elam D. Parker House
- 422 Mississippi River Boulevard North, House

- 472 Otis Avenue North, House
- 54 Otis Lane, House
- 71 Otis Lane, A.C. Jefferson House
- 348 Prior Avenue North, Doctor's Office
- 366 Prior Avenue North, Merriam Park Professional Building
- 420 Roy Street North, Central Baptist Church
- 1827-1829 St. Anthony Avenue, William and Ada Chamberlin House
- 1893 St. Anthony Avenue, House
- 1917 St. Anthony Avenue, House
- Selby Avenue Truss Bridge (razed 1992)
- 1507 Selby Avenue, Esther Grisson House
- 1908 Selby Avenue, W.D. Jamieson House
- 1937 Selby Avenue, House
- 1941 Selby Avenue, House
- 308 Snelling Avenue North, North Star Driving School
- 1205 Summit Avenue, William F. Keefe House
- 1317-1319 Summit Avenue, Julia B. Dibble House
- 1591 Summit Avenue, Frank J. Waterous House
- 1855 Summit Avenue, B.M. Hirschman House
- 1222 University Avenue, St. Paul Casket Company
- Of these 50 sites identified for "Major Significance" in 1983, two have been razed. Only one of the properties has been locally designated and listed on the NRHP.

#### *Potential Historic Districts (1983)*

- 2115 Summit Avenue, College of Saint Thomas
- Merriam Park Historic District
- Mississippi River Boulevard Area Historic District
- Potential expansion of the Historic Hill District west along Summit Avenue
- Of the four "Potential Historic District" identified in 1983, the local and National Register listing of the West Summit Avenue Heritage Preservation District was undertaken instead of expanding the Historic Hill District. University of Saint Thomas buildings along Summit Avenue were included in the West Summit Avenue Heritage Preservation District, it does not appear that the campus have been studied for eligibility for local designation and listing on the NRHP.

#### **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).

- New German Lutheran congregations included St. Marcus German, at St. Clair and Richmond (1897). To the far west, the Swedish Lutheran Church of Merriam Park was organized in 1889.
- The Olivet Congregational Church at 1850 Iglehart, also from 1907, was a simple and beautifully-crafted English Gothic design in the Merriam Park neighborhood
- Among new Presbyterian churches was that of the Merriam Park congregation at 203 Howell St. N., completed in 1912 and designed by Thomas Holyoke.

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

- Early commercial buildings in Merriam Park-such as the four-store block housing the Merriam Park Pharmacy and other businesses at St. Anthony and Prior avenues-were widely advertised in the numerous Midway newspapers of the late nineteenth century. These buildings were outposts of commerce several miles from downtown St. Paul.
- Where streetcar lines crossed University Avenue as the city moved west in the early twentieth century, a series of multi-block commercial nodes were also created, especially at Dale, Lexington, Snelling, Prior, and Raymond avenues.
- The city's promoters advertised the evidence of new metropolitanism, with the linking of Minneapolis and St. Paul by rail (1862), telephone (1879) a series of bridges, and electric streetcars. The development of the Midway district along University Avenue and the Midway Transfer yards at the city's western edge furthered the idea of united cities.
- The "Brick Front Store"-so termed by builders as well as architectural historians-was most popular between ca. 1900 and the 1920s. The shape of the flat roofed, one-or two-story building was defined its rectangular lot. Built as a single unit or in a block-long row, primary architectural elements are a simple cornice, a horizontal sign band, and large display window, single or double leaf doors, and a recessed entry. The important display window often was surmounted multi-paned prism glass panels. Examples are found in neighborhoods across the city. The intersection of Selby and Fairview, for example, is comprised of a collection of one- and two-story Brick Fronts, which housed groceries, a drugstore, and other businesses. (Today these buildings are part of a small antique and restaurant district.)
- Beginning in the 1930s, some neighborhood shopping nodes were transformed into automobile oriented centers planned by real estate firms. While the buildings of earlier decades occupied their lots and faced the street and were developed individual businessmen as well as real estate concerns, these centers were master-planned and functioned as an "integrated business rather than a concentration of stores." Highland Village (1952), Sun Ray, and Hillcrest centers are exemplary of new shopping center developments at or near the city's edges, while Midway at Snelling and University was built in 1958 around the

Montgomery Ward landmark (1921). The centers offered ample parking, separation from through traffic, and a unified commercial appearance of convenient store.

*Property List*

- 451 Fairview North, Commercial Building (RA-SPC-1250)
- 1956 Feronia Avenue, Crosby Block (RA-SPC-1283)
- 348 Prior Avenue, Commercial Building (RA-SPC-3020)
- 366 Prior Avenue, Commercial Building (RA-SPC-3021)
- 1160 Selby Avenue West, Commercial Building (RA-SPC-3283)
- 1558-1570 Selby Avenue West, Commercial Building (RA-SPC-3292)
- 1581-1590 Selby Avenue West, Commercial Building (RA-SPC-3293)
- 1668 Selby Avenue West, Commercial Building (RA-SPC-3296)
- 1669-1671 Selby Avenue West, Commercial Building (RA-SPC-3297)
- 1750-1754 Selby Avenue West, Commercial Building (RA-SPC-3299)
- 1759 Selby Avenue West, Park Garage (RA-SPC-3300)
- 1811-1819 Selby Avenue West, Commercial Building (RA-SPC-3301)
- 1816 Selby Avenue West, Commercial Building (RA-SPC-3302)
- 164 Snelling Avenue North, Commercial Building (RA-SPC-3415)
- 167 Snelling Avenue North, Commercial Building (RA-SPC-3416)
- 170 Snelling Avenue North, Commercial Building (RA-SPC-3417)
- 187 Snelling Avenue North, Commercial Building (RA-SPC-3418)
- 304 Snelling Avenue North, Commercial Building (RA-SPC-3420)
- 308 Snelling Avenue North, Commercial Building (RA-SPC-3421)
- 1192 University Avenue West, Prom Ballroom ( RA-SPC-3901) (Razed)
- 1210 University Avenue West, Central Supply Company ( RA-SPC-3902)
- 1222 University Avenue West, St. Paul Casket Company ( RA-SPC-3903)
- 1400 University Avenue West, Montgomery Ward and Company ( RA-SPC-3905) (Razed)
- 1580-1602 University Avenue West, Commercial Building ( RA-SPC-3913)
- 1720-1724 University Avenue West, Commercial Building (RA-SPC-3919)
- 1728 University Avenue West, Commercial Building (RA-SPC-3920)
- 360 Marshall Avenue West, Gas station, (RA-SPC-4430)
- 1344 Marshall Avenue West, O'Conner's Filling Station (RA-SPC-4472)
- 1345 Marshall Avenue West, Tracy Oil Company (RA-SPC-4473)
- 1535 Marshall Avenue West, Commercial Building (RA-SPC-4476)
- 2044-2048 Marshall Avenue West, Commercial Building (RA-SPC-4500)
- 2056 Marshall Avenue West, Commercial Building (RA-SPC-4501)

**2001 Residential Real Estate Development: 1880-1950**

- Passenger rail service via the Chicago, Milwaukee and St. Paul Railroad Shortline was inaugurated in 1880. The route offered a 25-minute ride between Minneapolis and St. Paul via W. Seventh Street to the route of present- day Ayd Mill Road, crossing Snelling to St. Anthony Avenue. It crossed the river near

Franklin and Lake streets. This line would spur the development of Union Park, Merriam Park, Desnoyer Park, and St. Anthony Park as well as the industrial growth of the Minnesota Transfer yards in the Midway."

- Remaining houses and institutions in West End areas such as Hamline, Macalester, Merriam, and St. Anthony Park are evidence of how these early suburban enclaves embodied late Victorian middle-class values. Their largely native-born populations initially supported Presbyterian, Methodist and Episcopal congregations and institutions. With the infill of other additions at their edges, the original communities blended into the larger urban neighborhood, but in general the West Side did not attract many immigrants.
- In August 1882, John L. Merriam platted Merriam Park, the first of four adjoining additions bearing this name. Merriam purchased the 400-acre Judge Baker farm in 1862, and operated it for the next twenty years. In 1879, Merriam deeded a right-of-way to the Chicago, Milwaukee and St. Paul Railway Company for the Shortline between St. Paul and Minneapolis. After the completion of the line, Merriam laid out the original plat of Merriam Park. Situated on a hillside adjoining St. Anthony Avenue, it occupied about 110 acres of the former Baker Farm and included a park. Merriam also donated lots for the Presbyterian and Episcopal churches. The building lots were sold with deed restrictions specifying that each house cost at least \$1,500. The first house built was by H.W. Topping. Topping was followed by John G. Hinkel, the developer of Union Park who built his own house at Prior and St. Anthony Avenues. A depot was erected in 1883.
- Over the next ten years, the area near Prior and St. Anthony avenues was promoted as a site for a new Archdiocese of St. Paul Cathedral, Union Depot, and State Capitol. Property holdings of the Archdiocese here were also extensive and reflected the visions of Bishop John Ireland. The plan of Merriam Park was not as picturesque as some of the other residence parks that followed, but it had winning features of shortline rail and streetcar connections, a Midway location, a park, and the potential for a middle-class clientele who could commute to jobs in Minneapolis or St. Paul. Despite panics and recessions, this area developed steadily from its original core into a large residential district of handsome and spacious houses. The Eleventh Ward Improvement Union was established in 1887 to lobby for street paving, lighting, schools, and other improvements on behalf of Merriam, Union, and the other "parks." A commercial district grew on Prior between the shortline and University Avenue. Through the 1880s, realtors Merriam & Moore and Curtis & Edwards specialized in the sale of Merriam Park property.
- In May 1884, the plat of Union Park was surveyed by George Cooley for John Hinkel. The curvilinear streets merged at the slender oval of Lake Iris, and at two small park triangles. Advertised as a "beautiful combination of knolls, dells, grove and lake," and seven blocks between University, the Chicago, Milwaukee, and St. Paul Short Line, and Fairview and Prior avenues offered a variety of lot sizes and configurations. Four years earlier, Hinkel and Herman Grote purchased this tract for an amusement park. The park featured a bowling alley, dance pavilion, and an observation tower. Just to the south of the Merriam Park rail station and

- fronting University Avenue, this enclave developed with single and multiple-family houses in the late nineteenth and early twentieth centuries. It has had some redevelopment that obscures some of its original architectural character.
- John L. Merriam was among early St. Paul developers to attach deed restrictions specifying that a house costing not less than \$1,500 be erected in the first building season. This measure, an 1888 newspaper noted, "would guarantee to the first purchaser that the place would build up, and that they would not be left alone with their house on the prairie." Later advertising for two additions illustrates the range of approaches at regulation. "Are you concerned about the kind of improvements that may be placed on the lot adjoining your home?" This question headed a 1909 advertisement for lots in Roblyn Park, at the corner of Cleveland and Marshall Avenues east of the Town and Country Club. No duplex, double house, store, flat or tenement house was allowed. The property averaged \$700 to \$1100 for a 50' x 170' lot.
  - From 1900-1920, there was continued promotion of Merriam Park, where the first addition of eighteen blocks between Cleveland, Fairview, Laurel and Summit was made in 1882 and was followed by three others, and St. Anthony Park, which experienced a sporadic pattern of growth since the first ambitious plat by Horace W. S. Cleveland for William Marshall and others in 1872.
  - Hamline, Merriam Park, Macalester Park and Warrendale have been identified as first candidates for study of the planning ideas of their original plat, the strength of original marketing efforts and resulting architecture and community character.

## **2001 Transportation Corridors: 1857-1950**

### *Study Recommendations*

- The Transfer Railway grew to become the second largest freight interchange in the nation by 1912, containing 160 miles of track. Because of facility consisted primarily of railroad track, few buildings remain except for the Midway Transfer Roundhouse at 508 N. Cleveland (NRHP eligible).
- The Twin City Transportation Association, established by the cities' largest trucking companies, located its headquarters at the Prior and University avenues in the heart of the Midway district.
- The Midway's strategic location within the Twin Cities made it a logical choice for the proposed arterial highway suggested by the Minnesota Highway Department and the St. Paul Planning Board in 1944.
- By 1951, the Midway Civic Club noted that 58 motor freight companies had facilities in the district; by the late 1950s, the Midway moved up to become the third largest trucking center in the world.
- The St. Paul Casket company was built in 1922 at 1222 W. University. The Casket Company had originally begun in North St. Paul in 1887 and relocated to the more central Midway location. The building is dominated by a large square tower that appeared as a smaller version of the Montgomery Ward's tower that once stood just a few blocks to the west.



- Beginning in 1890, public pressure, including the influential voice of Archbishop John Ireland, called for electrification of the horsecar lines. First to be converted was the Grand Avenue line, running the length of Grand Avenue to Cretin.
- The streetcar line on University was laid to Emerald Street and the Minneapolis boundary in 1890, a period when Archbishop Ireland supported the idea of one great city at Midway known as “Paulopolis”. This connection represented by the Midway area encouraged the development of commercial uses along the street, as well as the early industrial uses near the Minnesota Transfer Yards. On University, commercial corners developed at nodes where north/south car lines intersected, notable at Rice, Dale, and Snelling.

#### *Property List*

- 1222 University Avenue, St. Paul Casket Company (RA-SPC-3903)
- 400 Snelling Avenue North, Minneapolis and St. Paul Railway Snelling Ave. Paint Shop (RA-SPC-3422)
- 1210 University Avenue, Central Supply Company (RA-SPC-3902)
- 1400 University Avenue, Montgomery Ward & Co. (RA-SPC-3905)

#### **Designated Sites within Como Community Plan Area:**

- 1898 Iglehart Avenue, Triune Masonic Lodge (NRHP 1980, local 1985)
- 1824 Marshall Avenue, Charles Thompson Memorial Hall (NRHP 2011, local 1995)
- 176 Mississippi River Boulevard North, Eastcliff (NRHP 2000)
- 1345-1347 Summit Avenue, Walter and Pierce Butler Double-House (NRHP 1982, local 1985)
- West Summit Avenue Heritage Preservation District (NRHP 1993, local 1990)
- Meeker Island Lock and Dam No. 2 (NRHP 2003)
- Historic Hill District (State Register of Historic Places 1971)

#### **Attachments:**

1. Union Park Community Plan
2. Draft HPC Resolution 16-UNIONPARK Recommendation
3. Map of Designated Historic Districts and Sites within the Union Park Community Plan Area
4. Map & List of Inventoried Sites within the Union Park Community Plan Area
5. Map of the West Summit Avenue Heritage Preservation District







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#### Acronyms and Abbreviations Used:

DSI: Saint Paul Department of Safety and Inspections  
MnDOT: Minnesota Department of Transportation  
PED: Saint Paul Department of Planning and Economic Development  
PR: Saint Paul Department of Parks and Recreation  
PW: Saint Paul Department of Public Works  
RC: Ramsey County  
SPPA: Saint Paul Port Authority  
SPPD: Saint Paul Police Department  
SPPS: Saint Paul Public Schools  
UPDC: Union Park District Council

## Credits

### Area Plan Task Force Members

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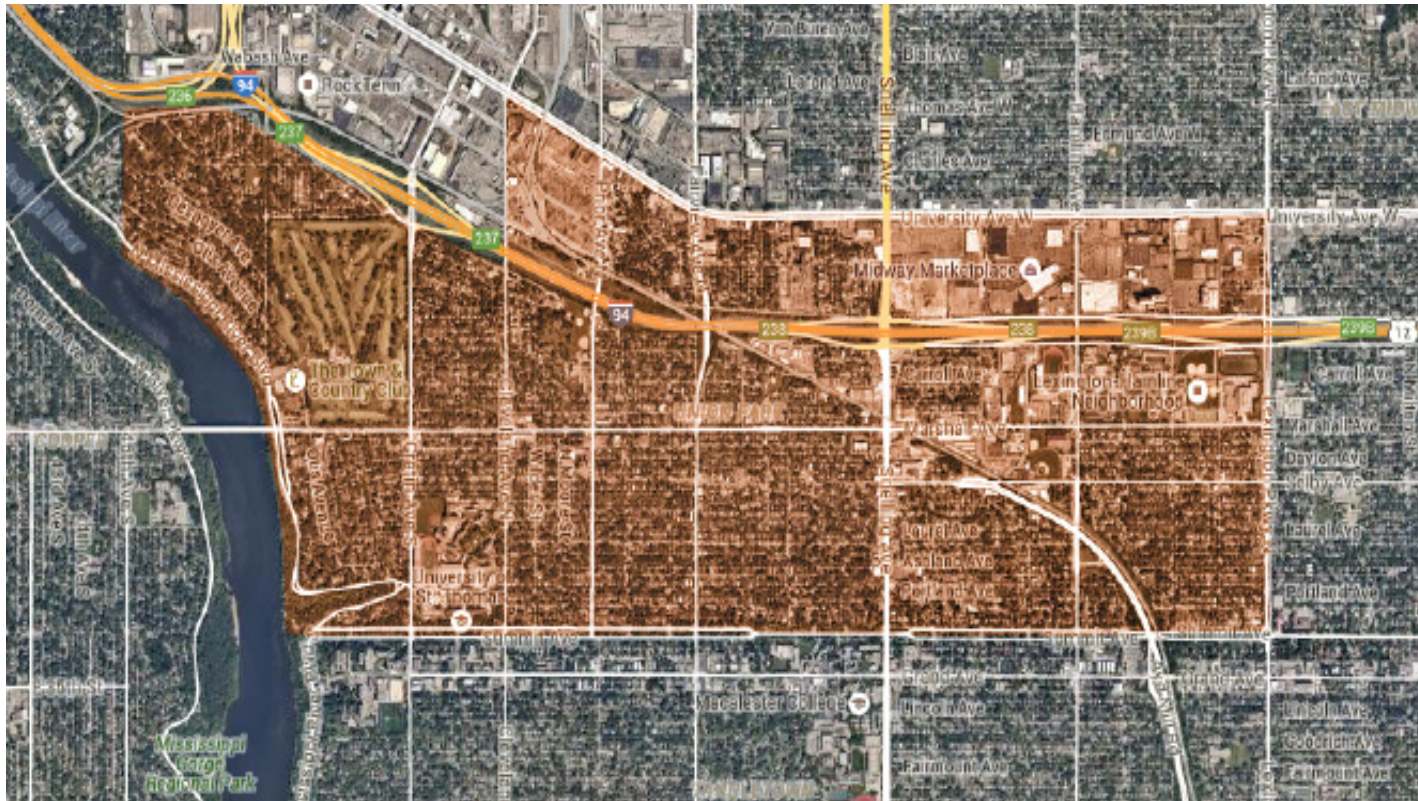
### Photos

Special thanks to Union Park resident James Ebert for providing many of the community photos.

Photos in the Historic Preservation section are courtesy of the Minnesota Historical Society.

## Study Area

The Union Park community is bordered by Lexington Avenue on the east and Summit Avenue on the south. Its boundary follows the Mississippi River northward to the western border of Saint Paul and along I-94 to Cleveland Avenue, where it jogs northward to University Avenue. Its northern border is University Avenue from Cleveland Avenue to Lexington Avenue.





## Purpose of the Plan

The Union Park District Council is the product of the merger of the Merriam Park, Snelling-Hamline and Lexington-Hamline Community Councils, each of whom had their own neighborhood plans dated 2004, 2007 and 2001 respectively. The purpose of this plan is to consolidate an updated vision for Union Park, and to set forth the objectives and strategies to achieve this vision.





## Overall Vision

Union Park is an urban District near the geographic center of the Minneapolis / Saint Paul metropolitan area. Within a relatively small area, it hosts strong residential neighborhoods with a 50 / 50 mix of owner-occupied and rental properties, a wide variety of 1,000+ businesses, three universities, and 150+ non-profits. Union Park enjoys a diverse economy with many local jobs and abundant transportation options. Heavy vehicular traffic to destinations in and beyond the neighborhood boundaries creates a challenge for balancing the needs of competing land uses and transportation modes. The goal of this District Plan is to find this balance to preserve desirable assets and neighborhood character while evolving to meet present and future needs.





## Land Use and Economic Development

Union Park is a complex blend of unique commercial districts, industrial areas, and residential neighborhoods, at a variety of densities. The community includes several distinctive neighborhoods, each maintaining its own strong identity. Some areas of Union Park feature quiet, tree-lined streets with century-old houses and small apartment buildings, while shops and restaurants are generally located along busy corridors.

Excellent transit access was recently added along the northern edge of the District with the opening of the Green Line light rail connecting downtown Saint Paul to downtown Minneapolis, including four stops in Union Park. Beginning Spring 2016, the first Arterial Bus Rapid Transit route in the Twin Cities – the A Line – will provide frequent north-south transit service along Snelling Avenue. Several of the business districts in Union Park have experienced significant new development and are poised for even more, given this new transit.

In the northeast section of the District, there are several large shopping malls anchored by big box stores, while nonprofits, an affordable-housing high rise, and industrial uses line other sections of Union Park's northern border. South of I-94, commercial clusters line major arterials with a vibrant mix of retail and service-oriented, largely locally-owned businesses. Many buildings in this historic streetcar corridor are 100 years old or older. The District is anchored by multiple schools and three higher education institutions: the University of St. Thomas and Concordia University within the District's borders, and Macalester College immediately abutting Union Park to the south.

Recognizing that growth of commercial opportunities and the availability of jobs are vital to community prosperity, the plan seeks to balance land development with the preservation of peaceful, walkable, urban neighborhoods. And, as Union Park rapidly becomes more diverse, it will be important to welcome new immigrants and entrepreneurs to live and establish businesses in Union Park.







## Land Use and Economic Development

### Land Use Objectives and Strategies

*LU1. Support land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape.*

LU1.1 Maintain and establish zoning that encourages compact development in commercial areas and in mixed-use corridors; specifically, initiate and support zoning studies and adjustments, especially along Snelling Avenue and Marshall Avenue east of Snelling, to encourage more traditional neighborhood, mixed-use zoning where appropriate.

LU1.2 Encourage a balance of retail and service-oriented establishments, providing a variety of goods and resources within a close proximity to Union Park residents.

LU1.3 Promote development that provides safe, pleasant, and interesting pedestrian experiences, especially north of I-94, crossing I-94, and along major arterials such as Snelling, University, Hamline, Fairview, Cretin, Selby, and Marshall Avenues.

LU1.4 Union Park District Council, in conjunction with Lexington-Hamline Community Council, will initiate a community process to determine priorities for the future of Selby Avenue from Ayd Mill Road to Lexington Avenue that evaluates appropriate uses and zoning districts.

*LU2. Preserve the well-kept, traditional feel and scale of the neighborhood.*

LU2.1 Maintain and establish zoning that preserves lower-density, single-family homes and duplexes outside of mixed-use corridors.

LU2.2 Encourage the rehabilitation of existing structures, districts, and landscapes to preserve the historical character of residential and commercial districts.

LU2.3 Ensure that new development fits within the character and scale of adjacent neighborhoods.

LU2.4 Preserve and increase the number of trees and green spaces within the neighborhoods and within new development; promote the creation of pocket parks, community gardens, and other public and public-private spaces.

*LU3. Encourage vibrant commercial development that takes advantage of the increased transit availability in Union Park.*

LU3.1 Create a community vision for redevelopment of the Midway Shopping Center and Metro Transit Bus Barn Site north of I-94 between Snelling and Pascal Avenues, and work with the City, Met Council and the private property owner to develop and implement a master plan that reestablishes a connected street grid, incorporates public spaces, and realizes the community's goals.

LU3.2 Explore opportunities to increase density levels and promote new development along key corridors that support transit-oriented development, including along Snelling Avenue and Marshall Avenue between Snelling and Hamline Avenues, and on mixed-use transit routes, while maintaining the historic human scale of the neighborhood.





## Land Use and Economic Development

### Land Use Objectives and Strategies

LU3.3 Support the establishment of a unique identity for the Snelling and Selby shopping area to elevate it as a local destination and to help existing and new small, locally-owned businesses thrive.

LU3.4 Highlight and promote the diversity of goods and services accessible within Union Park.

*LU4. Encourage economic development that balances the various land uses, cultural backgrounds, and income levels in Union Park.*

LU4.1 Promote the recruitment and retention of a diverse array of small, locally owned businesses that provide a variety of goods and services and serve a range of income levels.

LU4.2 Encourage new multicultural enterprises along University Avenue and in and around other commercial nodes in Union Park, and explore the feasibility of an African market near Skyline Tower.

LU4.3 Encourage development in industrial areas that increases the number of job opportunities in Union Park.

LU4.4 Proactively engage with businesses and neighboring residents around common conflicts such as noise, parking, and traffic congestion to facilitate conversation and reach compromise.





## Land Use and Economic Development

### Land Use and Economic Development Objectives and Strategies

| #   | Strategy Summary                                                                                                                                | Responsible Parties                 | Timeframe                                                      |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|
| LU1 | Support land uses that preserve a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape. | UPDC, PED, PW                       | 1.1 Short term<br>1.2 Ongoing<br>1.3 Ongoing<br>1.4 Short term |
| LU2 | Preserve the well-kept, traditional feel and scale of the neighborhood.                                                                         | UPDC, PED                           | 2.1 Short term<br>2.2 Short term<br>2.3 Ongoing<br>2.4 Ongoing |
| LU3 | Encourage vibrant commercial development that takes advantage of the increased transit availability.                                            | UPDC, PED, Metro Transit TOD Office | 3.1 Ongoing<br>3.2 Long term<br>3.3 Ongoing<br>3.4 Short term  |
| LU4 | Encourage economic development that balances the various land uses, cultural backgrounds, and income levels.                                    | UPDC, PED, SPPA                     | 4.1 Short term<br>4.2 Ongoing<br>4.3 Long term<br>4.4 Ongoing  |



## Transportation

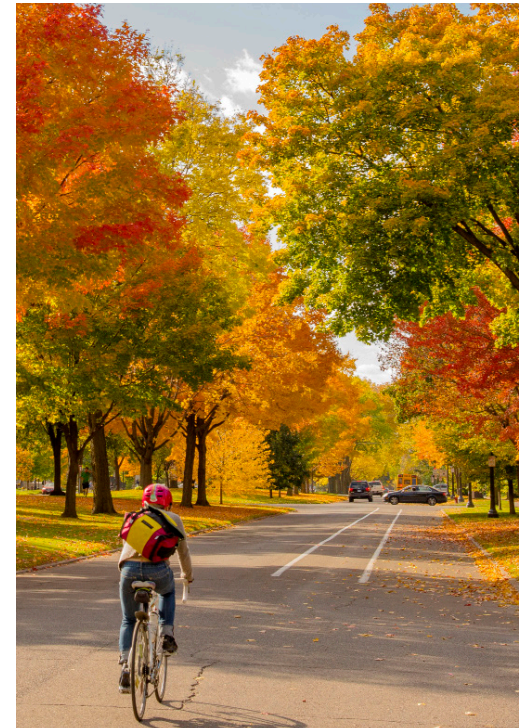
A walkable, bikeable community with good public transportation infrastructure is important to Union Park residents. According to Minnesota Compass data gathered between 2008 and 2012, 26.1% of residents reported that they used public transportation, biked, walked, worked at home, or used means other than a car to transport themselves to and from work, compared to the citywide average of just over 19%. Approximately 50% of the UPDC District Plan survey respondents mentioned the local businesses as valuable assets to the community and placed a high value on the ability to walk and/or bike to these business destinations.

At the same time, many survey respondents expressed concerns about crossing streets safely at controlled and uncontrolled intersections, poor sidewalk quality, inadequate lighting for pedestrians, a need for boulevards and green space, and a general lack of traffic calming measures on arterials. Many perceive City infrastructure and decision-making to be more car-centric, and would like to see a more balanced approach where all modes are considered. Community feedback called for public transit alternatives to the automobile, and the District has seen significant investment in public transportation with the opening of the Green Line LRT system on University Avenue and the soon to be implemented Bus Rapid Transit (BRT) line on Snelling Avenue.

Despite the relatively high use of automobile alternatives for work commutes, and the expressed desire to walk or bike to area destinations, 88% of area households own one or more automobiles, and 46% own two or more vehicles. High traffic volume and access to parking are perceived as big issues in Union Park, particularly on or near main streets within the District.

The District has a major interstate (I-94) and a number of major thoroughfares within its boundaries, including University and Marshall Avenues running east and west on either side of I-94, and Cretin, Snelling, and Lexington running north and south through the District. The Marshall Avenue / Lake Street Bridge over the Mississippi River is the only crossing linking Minneapolis and Saint Paul for 1.6 miles to the north and 2.6 miles to the south.

Given the diverse uses of transportation corridors within Union Park, this plan promotes a multi-modal transportation strategy that will balance the needs of all modes of transportation within and through the District. It supports zoning and land use strategies that emphasize high-density development along major transit corridors. Last, but not least, it helps Union Park evolve as a community in the coming decade and beyond.







## Transportation

### Transportation Objectives and Strategies

*T1. Encourage mass transit use and support the expansion of public transit offerings to maximize public investment in transit while reducing traffic congestion, pedestrian hazards, and pollution, and increasing social connectedness.*

T1.1 Support improved connectivity to the Green Line by working with Metro Transit to increase Bus Rapid Transit (BRT) and local route service options, improve transfers, and work with city, county and state agencies to enhance biking options and sidewalk walkability to transit.

T1.2 Support improved means for pedestrians and bicyclists to reach transit lines safely, and especially in intersections with public transit and high auto traffic, by exploring and promoting traffic calming strategies such as reduced speed limits, stop signs and signals, and signal priority, and infrastructure changes including pedestrian bridges.

T1.3 Support efforts to improve the appeal of public transit to a wider range of people by advocating for amenities such as quality (heated) and maintained bus shelters and benches, and ease of access to public transit information.

T1.4 Support efforts to ensure that modes of public transit are equally accessible to all users.

T1.5 Advocate for improved wayfinding for clear navigation to and via public transit, through means including directional signage to guide users to mass transit stops and connections.

T1.6 Promote measure to improve the pedestrian experience on bridges over I-94, through improved lighting,

safer sidewalks, and other measures in conformance with the Saint Paul bridge design standards.

*T2. Support the implementation of the City of Saint Paul's bicycle plan in a way that maximizes effectiveness for all users of the right-of-way.*

T2.1 Work with the City of Saint Paul to ensure that the bicycle plan is implemented in a way that provides a safe and efficient biking experience and that balances the needs of all users of the right-of-way, including on north/south routes through our District, and where the Saratoga Street segment should continue beyond Selby Avenue to points northbound.

T2.2 Develop a strategy to promote the development of additional bicycle routes over time to adapt to changing land uses and rider demand.

T2.3 Support efforts to encourage bicycle riding through the addition of bicycle parking and facilities, increased education, and bicycle-focused community events.

T2.4 Support efforts to create a safer biking environment by promoting strategies such as separated lanes, more visible striping, off-street bicycle paths, and lower vehicular speed limits on shared roads.

*T3. Support initiatives and projects that promote walking and walkability, and increase pedestrian safety.*

T3.1 Support efforts by the City of Saint Paul and other organizations to develop and implement a citywide pedestrian plan.



## Transportation

### Transportation Objectives and Strategies

T3.2 Encourage relevant government agencies to maintain crosswalks, add more high visibility crossings and stop bars at high-traffic intersections, and implement more effective pedestrian signalization strategies.

T3.3 Encourage relevant government agencies to maintain sidewalks to a high quality, install additional sidewalks where lacking, improve lighting along walkways, add boulevards along sidewalks, and remove snow and other obstacles when necessary.

T3.4 Promote measures to achieve greater pedestrian safety, to enhance the pedestrian experience, and to create an environment that fosters walking, by utilizing bumpouts, greenspace, placemaking, and public art, by enforcing truck routes, and by reducing speed limits.

T3.5 Promote increased education on pedestrian laws for all users of the right-of-way, and promote increased enforcement of pedestrian laws to enhance pedestrian safety.

*T4. Provide information to residents about City proposals related to Ayd Mill Road and connect residents with means to engage with City decision-makers on the proposals.*

*T5. Explore infrastructure and placemaking options to improve safety and effectiveness for all users of particularly dangerous or uncomfortable intersections, including Snelling/University, Snelling/Selby, Cleveland/Marshall, Fairview/Marshall, Fairview/I-94, and Cretin/Summit/Mississippi River Boulevard.*





## Transportation

### Transportation Objectives and Strategies

| #  | Strategy Summary                                                                                                                                                                                                                       | Responsible Parties                                                          | Timeframe                                                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| T1 | Encourage public transit use and support the expansion of public transit offerings to maximize public investment in transit while reducing traffic congestion, pedestrian hazards, and pollution, and increasing social connectedness. | UPDC, RC, MnDOT, Metro Transit, Smart Trips and other advocacy organizations | 1.1 Short term<br>1.2 Short term<br>1.3 Long term<br>1.4 Long term<br>1.5 Ongoing<br>1.6 Ongoing |
| T2 | Support the implementation of the City of Saint Paul's bicycle plan in a way that maximizes effectiveness for all users of the right-of-way.                                                                                           | UPDC, PED, PW, RC                                                            | 2.1 Ongoing<br>2.2 Long term<br>2.3 Ongoing<br>2.4 Short term                                    |
| T3 | Support initiatives and projects that promote walking and walkability, and increase pedestrian safety.                                                                                                                                 | UPDC, PED, PW, SPPD, MnDOT, RC                                               | 3.1 Short term<br>3.2 Ongoing<br>3.3 Ongoing<br>3.4 Ongoing                                      |
| T4 | Provide information to residents about City proposals related to Ayd Mill Road and connect residents with means to engage with City decision-makers on the proposals.                                                                  | UPDC, PED, PW                                                                | Ongoing                                                                                          |
| T5 | Explore infrastructure and placemaking options to improve safety and effectiveness for all users of particularly dangerous or uncomfortable intersection.                                                                              | UPDC, PED, PW, MnDOT, RC                                                     | Ongoing                                                                                          |





## Parks and Recreation

Our parks and green spaces are one of our community's most valued resources, and our residents support a strong park system that connects them to their environment and their neighborhood. Union Park currently has twelve parks, ranging from Merriam Park, which covers four square blocks and includes the District's only active recreation center, to Meeker Island Lock and Dam Park, a wooded area along the Mississippi River that includes a dog run and is on the National Register of Historic Places.

Some parks in Union Park have been maintained more than others. For instance, Dunning Park received a Major League Baseball-sponsored baseball field, and is now one of the finest baseball and softball complexes within the City parks system, with Midway baseball providing programming for around 300 youths each summer along with high school and community games in the summer and fall. Merriam Park, on the other hand, which is a Saint Paul landmark home to century-old oak trees and one of only two skateboard parks in Saint Paul, has not received any significant investment for years.

Most of our parks – except for Dunning and the Hague Avenue Tot Lot – are located west of Snelling Avenue, which leaves the large area from Snelling to Lexington lacking in greenspace. As a restricted sports complex, Dunning includes only a small area of unstructured space. Residents in this area have expressed a strong desire for more communal gathering spaces, and a recent study of greenspace in this part of the District brought into focus the need to identify and develop parkland here. More broadly, Union Park residents value walkability, and greenspace should be incorporated when possible to enhance the pedestrian experience throughout the District.





## Parks and Recreation

### Parks and Recreation Objectives and Strategies

#### *PR1. Preserve and enhance existing parks.*

PR1.1 Identify and pursue funding options for community supported improvements to Merriam Park, including a \$1.4 million recommendation to replace the playground, add a splash pad, upgrade the skate park, enhance the Prior Avenue entrance, improve field quality, and explore opportunities to modify the existing adjacent school building to serve park users as well as students.

PR 1.2 Complement infrastructure improvements around Iris Park by supporting improvement of the amenities within the park, including wayfinding to the adjacent Green Line station, and a potential tot lot on the south end of the park.

PR 1.3 Support improvements in Desnoyer Park that target the large number of families moving into the neighborhood, and collaborate with KidsPark and future tenants on projects and programs and encourage the consideration of shared building uses.

PR1.4 Promote safety enhancements and the maintenance in all our parks, including the addition of guardrails to the east side of the Hague Avenue Tot Lot and maintenance of the off-street Mississippi River Boulevard trail including the selective clearing of vegetation that block river views from the benches.

PR1.5 Encourage the planting of native plants in our community parks that require less water, care and maintenance while creating vital habitat for bees and other beneficial insects.

#### *PR2. Promote the use of our parks and amenities and support community-building events.*

PR2.1 Organize and hold at least one community event annually in Merriam Park, such as an ice cream social, to bring the community together for entertainment, education and engagement.

PR2.2 Support the nontraditional use of existing public spaces by planning and holding at least one event annually that closes a street for a nontraditional use such as a street fair or music event; encourage and support neighbors to have block parties for National Night Out or another date.

PR2.3 Promote resident participation in Merriam Park Recreation Center programming and support Recreation Center staff in the development of new programming; seek input from all of the residents of our community (homeowners, renters, businesses, and students) to assess programming demands.

PR2.4 Promote the use of all of our parks including the Meeker Island dog run; recruit and develop a network of neighbors to better utilize Aldine Park.

#### *PR3. Support the development of new parks and green spaces.*

T3.1 Support efforts by the City of Saint Paul and other organizations to develop and implement a citywide pedestrian plan.



## Parks and Recreation

### Parks and Recreation Objectives and Strategies

PR3.2 Encourage the maintenance of public spaces by residents, including the Oxcart Garden and the small green space at the southwest corner of Snelling and Concordia Avenues.

PR3.3 Promote community development of pocket parks using environmental design strategies to enhance the safety and usability of underutilized parcels, including the northwest corner of Snelling and St. Anthony Avenues and the northeast corner of Snelling and Marshall Avenues.

PR3.4 Identify an existing or new park space to carry the name "Union Park."







## Parks and Recreation

### Parks and Recreation Objectives and Strategies

| #   | Strategy Summary                                                                  | Responsible Parties                                                   | Timeframe                                                                       |
|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------|
| PR1 | Preserve and enhance existing parks and greenspaces.                              | UPDC, PR, PED, PW                                                     | 1.1 Ongoing<br>1.2 Short term<br>1.3 Ongoing<br>1.4 Short term<br>1.5 Long term |
| PR2 | Promote the use of our parks and amenities and support community-building events. | UPDC, PR                                                              | 2.1 Ongoing<br>2.2 Ongoing<br>2.3 Short term<br>2.4 Short term                  |
| PR3 | Support the development of new parks and greenspaces.                             | UPDC, PR, PED, PW, MnDOT Landscape Partnership Team, private partners | 3.1 Ongoing<br>3.2 Short term<br>3.3 Ongoing<br>3.4 Short term                  |





## Housing

Housing is available to a broad range of income levels throughout the District – from million dollar mansions on Summit Avenue to affordable housing at Skyline Tower, with middle incomes served as well. This wide range of housing stock provides housing to a broad range of lifestyle situations: college and university students, young professionals living alone, families, empty nesters and retirees.

Union Park residents value their pedestrian-scale neighborhoods. Central to that dynamic are strong cores of well-maintained, older single-family homes along quiet, tree-lined streets, along with mixed-use corridors and nodes that provide multi-unit housing and a range of small, locally-owned businesses.

Change is taking place through three key trends. First, there is an increased market interest in mixed-use, high-density housing convenient to transit and commercial areas, creating some resident concern about preserving neighborhood character. Second, aging housing stock is creating concerns about home maintenance, energy efficiency, and affordability. Third, an increase in populations of students from St. Thomas, Macalester and Concordia living within the neighborhoods has increased concerns about student housing encroaching on single-family neighborhoods.

Thus, the focus of this section is to promote the preservation of the positive aspects of the District, while improving it. This plan seeks to maintain the District's unique character by promoting intelligent development, encouraging upkeep, preserving character, and adopting a collaborative approach to addressing student housing needs.





## Housing

### Housing Objectives and Strategies

*H1. Preserve Union Park's pedestrian-scale neighborhoods, while promoting a range of housing types and affordability to meet the needs of people at different life stages with different housing needs.*

H1.1 Support multi-unit mixed-use development in mixed-use corridors that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing and retail uses that are incompatible with single-family residential areas.

H1.2 Support efforts to develop a wide range of housing affordability levels, promoting more affordable housing along major transit routes including Snelling Bus Rapid Transit and the Green Line Light Rail line.

H1.3 Support housing development designed to promote pedestrian, bicycle, and public transit activity.

H1.4 Study and periodically review the demand level forecasted for new housing stock of various types (multi-family, affordable, larger single-family), and promote programs and projects that are consistent with the measured demand.

H1.5 Encourage owner occupation of single-family and multi-family homes.

H1.6 Promote housing opportunities to populations of color.

H1.7 Study the implications of revising the Saint Paul zoning code to allow for accessory dwelling structures that can provide an additional housing option, particularly for intergenerational families.

*H2. Preserve and improve the character and maintenance of Union Park's neighborhoods for the next 10 years and beyond.*

H2.1 Explore opportunities to partner with local organizations that support housing rehabilitation and identify grant and loan programs to address deferred maintenance of properties in the District.

H2.2 Encourage rehabilitation of existing single-family homes where appropriate, support teardown only of substandard homes, and encourage remodeling and new construction of homes consistent with the character of the surrounding homes, while minimizing impact on the surrounding homes and neighborhood.

H2.3 Identify methods to encourage property owners to enhance energy efficiency of homes and rely more upon renewable energy sources.

H2.4 Develop incentives that encourage resident upkeep of structures and landscaping.

H2.5 Study methods to hold absentee property owners more accountable for properties (i.e., through imposing a requirement that local caretaker contact information be filed with the City).



## Housing

### Housing Objectives and Strategies

H2.6 Encourage property owners to identify and remove dead or diseased trees, remove tree stumps and replace lost trees in order to preserve the health of the urban forest.

H2.7 Enhance residential character by promoting additional greenspace for the community to gather and children to play.

H2.8 Promote methods to keep traffic on the major arteries to discourage cut-through traffic on residential streets.

*H3. Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.).*

H3.1 Develop incentive programs that foster responsible student-renters and responsible landlords.

H3.2 Engage the University of St. Thomas, Macalester College and Concordia University in an effort to clearly define and accommodate their current and anticipated student-housing needs.

H3.3 Explore ways to engage and educate the community about the needs, rights, responsibilities, and concerns associated with student housing.

H3.4 Explore ways to promote college and university student involvement in community affairs.

H3.5 Prioritize the development of multi-unit student housing in mixed-use corridors over the expansion of single-family rental units in traditional neighborhoods.





## Housing

### Housing Objectives and Strategies

| #  | Strategy Summary                                                                                                                                                                       | Responsible Parties                                                                        | Timeframe                                                                                                                              |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| H1 | Preserve pedestrian-scale neighborhoods, while promoting a range of housing types and affordability to meet the needs of people at different life stages with different housing needs. | UPDC, PED                                                                                  | 1.1 Ongoing<br>1.2 Short term<br>1.3 Ongoing<br>1.4 Long term<br>1.5 Short term<br>1.6 Short term<br>1.7 Long term                     |
| H2 | Preserve and improve the character and maintenance of neighborhoods for the next 10 years and beyond.                                                                                  | UPDC, PED, PW, DSI                                                                         | 2.1 Short term<br>2.2 Short term<br>2.3 Long term<br>2.4 Short term<br>2.5 Long term<br>2.6 Long term<br>2.7 Short term<br>2.8 Ongoing |
| H3 | Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.)     | UPDC, PED, DSI, SPPD, University of Saint Thomas, Macalester College, Concordia University | 3.1 Short term<br>3.2 Long term<br>3.3 Ongoing<br>3.4 Ongoing<br>3.5 Short term                                                        |





## Natural Resources and the Environment

The residents of Union Park value the friendly, walkable and community-oriented neighborhoods in the District. A healthy natural environment will help to maintain the overall character and well-being of the District, and support a strong sense of community. This plan aims to raise awareness of natural systems in our landscape, protect our water resources, reduce waste, and further the sustainability of our solid waste and energy systems.

### Natural Resources Objectives and Strategies

*NRE1. Align District Council involvement regarding urban runoff, stormwater best management practices, and water quality protection with Watershed District and City efforts.*

NRE1.1 Develop a close working relationship with Capitol Region Watershed District to identify and utilize financial resources, technical assistance, and additional community partnering opportunities, including opportunities for large property owners (e.g. large campuses, churches, schools) to minimize the impact of stormwater runoff.

NRE1.2 Encourage the incorporation of green infrastructure or low impact design concepts in new development and redevelopment projects.

NRE1.3 Support opportunities and assistance for homeowners and small businesses to adopt measures that could be implemented to control stormwater runoff, including rain barrels, rain gardens, and downspouts directing away from pavement and other impervious surfaces.

NRE1.4 Promote and coordinate public education efforts to build citizen awareness of water quality issues. These might include storm drain painting, signage

and public art to bring awareness to water resources, and campaigns to encourage management of nutrient sources (i.e. proper disposal of yard and pet waste).

NRE1.5 Support opportunities and assistance for adoption of water efficiency and water conservation practices, including reduced lawn-watering practices on public and private properties.

*NRE2. Align District Council involvement regarding green space with best environmental practices.*

NRE2.1 Support the maintenance and development of urban green spaces, including the upkeep of public gardens and landscaping, and advocating for expanded community gardens and pocket parks.

NRE2.2 Promote the planting and care of new and existing trees to preserve and enhance urban tree canopy cover on public and private lands which provides ecological, social, and health benefits to the community and habitat for wildlife, including pollinators.

NRE2.3 Support and provide opportunities and assistance for low-impact management of the urban landscape, including limiting or eliminating excessive application of chemical pesticides and phosphorus and nitrogen fertilizers, controlling erosion and sedimentation when soil is exposed, and the use of native plantings.



## Natural Resources and the Environment

### Natural Resources Objectives and Strategies

NRE2.4 Promote efforts to make healthy local food accessible to our residents, including support of neighborhood community gardens.

*NRE3. Support solid waste and energy consumption measures that promote environmental sustainability.*

NRE3.1 Support initiatives to investigate consolidated trash hauler policies and practices.

NRE3.2 Identify parks and public spaces that do not have trash and/or recycling receptacles and work with the City to have them installed.

NRE3.3 Promote drinking fountains as part of streetscape and parks and recreation planning efforts.

NRE3.4 Support the expansion of commercial and business recycling.

NRE3.5 Promote and provide information for residents on organics recycling and community composting available at several Ramsey County Yard Waste Sites and other locations. Support the implementation of curbside composting service, and Saint Paul's zero-waste plan.

NRE3.6 Encourage resident participation in the City of Saint Paul's Citywide Clean Up events.

NRE3.7 Promote energy efficiency and support integration of alternative and sustainable energy sources into residential and commercial buildings, including community solar.





## Natural Resources and the Environment

### Natural Resources Objectives and Strategies

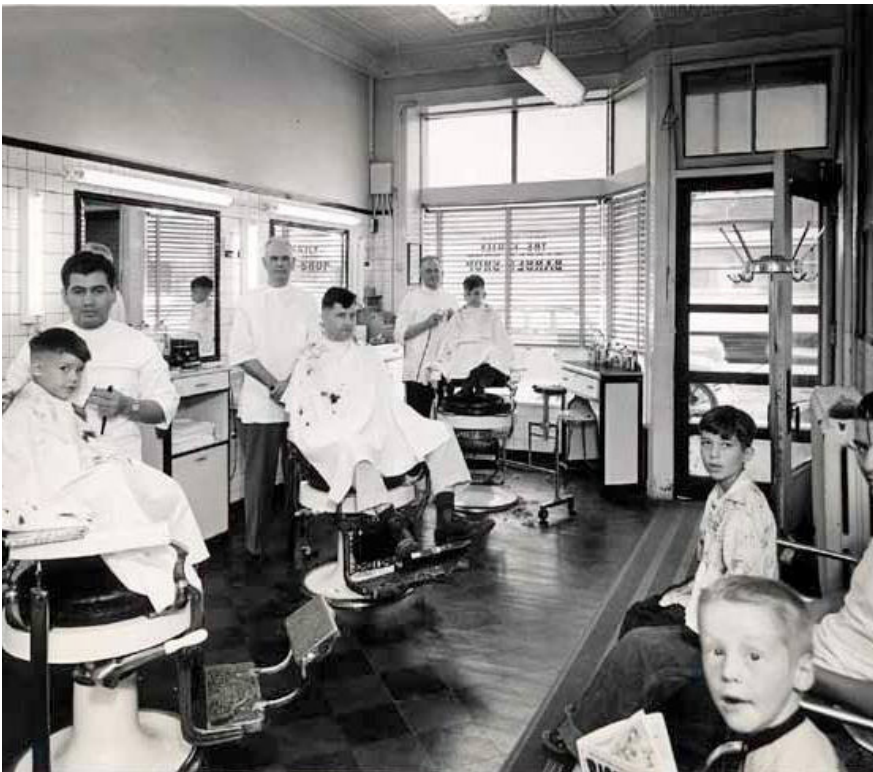
| #    | Strategy Summary                                                                                                                                                        | Responsible Parties                                    | Timeframe                                                                                                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| NRE1 | Align District Council involvement regarding urban runoff, stormwater best management practices, and water quality protection with Watershed District and City efforts. | UPDC, PW, RC, MnDOT, Capitol Region Watershed District | 1.1 Short term<br>1.2 Short term<br>1.3 Ongoing<br>1.4 Long term<br>1.5 Long term                             |
| NRE2 | Align District Council involvement regarding greenspace with best environmental practices.                                                                              | UPDC, City of Saint Paul                               | 2.1 Ongoing<br>2.2 Ongoing<br>2.3 Long term<br>2.4 Ongoing                                                    |
| NRE3 | Support solid waste and energy consumption measures that promote environmental sustainability.                                                                          | UPDC, PR, PW, RC                                       | 3.1 Ongoing<br>3.2 Short term<br>3.3 Short term<br>3.4 Ongoing<br>3.5 Ongoing<br>3.6 Ongoing<br>3.7 Long term |



## Historic Preservation

Union Park is an area of rich historic relevance to the City and region, reflecting the history of urban settlement, transportation, education, religious heritage, social welfare, and business development. Accordingly, a focus on cultural heritage and historic preservation is a priority.

History provides perspective and enriches the experience of living in our neighborhoods. When history connects people, it provides sense of community, promotes neighborhood investment, and shapes future housing and development. We strive to maintain Union Park's residential and small business character, and to preserve the historic dimension of a livable city through our parks, public buildings, housing, sidewalks and streets, and familiar landmarks. Our goals align with the City's, and include ways to use historic preservation to further economic development and sustainability, and to provide education and outreach. A list of all historically designated and inventoried sites in the Plan area can be found in Appendix 3.







## Historic Preservation

### Historic Preservation Objectives and Strategies

*HP1. Integrate historic significance into Union Park's housing, environmental, land use, and economic development decision-making processes, generally favoring preservation over demolition.*

*HP2. Identify, evaluate, designate, and preserve historic resources in the District.*

HP2.1 Coordinate with the City's Heritage Preservation Commission and support and/or implement a survey to identify and evaluate the District's historic resources, including buildings, structures, objects, archaeological sites, districts, and landscapes, drawing on available funding sources such as the state Arts and Culture Heritage Fund.

HP2.2 Support the examination of the designation of qualifying historic resources, such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.

HP2.3 Promote ongoing preservation and continued use of all designated sites in the Union Park District.

HP2.4 Collect and inventory information on the District's history, including historical books and articles, information about historical buildings and businesses, and biographical information on significant people who have lived in the District.

*HP3. Support the development and provision of resources for property owners to maintain older homes and commercial buildings to preserve character-defining features of our neighborhoods.*

HP3.1 Support opportunities for property owners to learn how to preserve and restore historic buildings and housing in historically appropriate ways, provide information on grant programs related to building preservation, and promote incentives for property owners to rehabilitate historic homes and buildings.

HP3.2 Encourage hardware and home stores in the area to make items available that are appropriate for historic housing.

HP3.3 Support efforts by the local business community to maintain the historical nature and scale of the area's commercial districts and along commercial corridors, and support preservation in redevelopment.

HP4. Increase resident awareness of the District's history and historical relevance of its built and natural environments.

HP4.1 Routinely share historically relevant information with residents through the District's communication channels, including its newsletter, website and social media.

HP4.2 Support and develop materials and events that promote the District's history, including actual and online guided or self-directed walking tours, and historical maps that highlight historically relevant elements (e.g. transportation routes, vegetation, population trends), events, and places.



## Historic Preservation

### Historic Preservation Objectives and Strategies

HP4.3 Encourage historical research by students at schools of all levels within the District, and identify student internships and projects that work to capture the District's history; provide historically relevant information to students within the District's schools.

HP4.4 Pursue an oral history project to document interviews of residents who have historical information to share.

HP4.5 Engage the Minnesota Historical Society and Ramsey County Historical Society in archiving the historical documents of the District and its predecessor organizations.

HP4.6 Promote the design and implementation of historical interpretive signage around the District along transportation routes including bicycle paths, sidewalks, streets, bus lines, train lines, working with Metro Transit when possible.





## Historic Preservation

### Historic Preservation Objectives and Strategies

| #   | Strategy Summary                                                                                                                                                                         | Responsible Parties                                                                                           | Timeframe                                                                                      |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| HP1 | Integrate historic significance into Union Park's housing, environmental, land use, and economic development decision-making processes, generally favoring preservation over demolition. | UPDC, PED, DSI                                                                                                | Ongoing                                                                                        |
| HP2 | Identify, evaluate, designate, and preserve historic resources in the District.                                                                                                          | UPDC, PED, HPC                                                                                                | 2.1 Short term<br>2.2 Ongoing<br>2.3 Ongoing<br>2.4 Long term                                  |
| HP3 | Support the development and provision of resources for property owners to maintain older homes and commercial buildings to preserve character-defining features of our neighborhoods.    | UPDC                                                                                                          | 3.1 Short term<br>3.2 Long term<br>3.3 Ongoing                                                 |
| HP4 | Increase resident awareness of the District's history and historical relevance of its built and natural environments.                                                                    | UPDC, SPPS, Minnesota Historical Society, Ramsey County Historical Society, City of Saint Paul, Metro Transit | 4.1 Ongoing<br>4.2 Long term<br>4.3 Long term<br>4.4 Long term<br>4.5 Ongoing<br>4.6 Long term |

## Appendices

### Appendix 1: Union Park Demographics

Data from MN Compass, ACS 2008-2012 Estimates.

| Sex and Age          |            |       |            |       |
|----------------------|------------|-------|------------|-------|
|                      | Union Park |       | Saint Paul |       |
| Male                 | 8,681      | 49.8% | 139,220    | 48.6% |
| Female               | 8,746      | 50.2% | 146,951    | 51.4% |
|                      |            |       |            |       |
| Under 5 years        | 1,187      | 6.8%  | 22,483     | 7.9%  |
| 5-9 years            | 871        | 5.0%  | 19,612     | 6.9%  |
| 10-14 years          | 688        | 3.9%  | 18,532     | 6.5%  |
| 15-17 years          | 459        | 2.6%  | 11,667     | 4.1%  |
| 18-24 years          | 3,920      | 22.5% | 39,418     | 13.8% |
| 25-34 years          | 2,913      | 16.7% | 49,026     | 17.1% |
| 35-44 years          | 1,830      | 10.5% | 35,755     | 12.5% |
| 45-54 years          | 2,251      | 12.9% | 36,019     | 12.6% |
| 55-64 years          | 1,921      | 11.0% | 28,628     | 10.0% |
| 65-74 years          | 724        | 4.2%  | 12,736     | 4.5%  |
| 75-84 years          | 484        | 2.8%  | 8,288      | 2.9%  |
| 85 years and older   | 178        | 1.0%  | 4,007      | 1.4%  |
|                      |            |       |            |       |
| 17 years and younger | 3,206      | 18.4% | 72,294     | 25.3% |
| 18-64 years          | 12,835     | 73.7% | 188,846    | 66.0% |
| 65 years and older   | 1,386      | 8.0%  | 25,031     | 8.7%  |

| Race and Ethnicity               |            |       |            |       |
|----------------------------------|------------|-------|------------|-------|
|                                  | Union Park |       | Saint Paul |       |
| White                            | 13,896     | 79.7% | 160,127    | 56.0% |
| Of Color                         | 3,531      | 20.3% | 126,044    | 44.0% |
| Black or African American        | 1,564      | 9.0%  | 42,640     | 14.9% |
| American Indian or Alaska Native | <1%        |       | <1%        |       |
| Asian or Pacific Islander        | 539        | 3.1%  | 43,168     | 15.1% |
| Other race                       | <1%        |       | <1%        |       |
| Two or more races                | 356        | 2.0%  | 9,883      | 3.5%  |
| Hispanic or Latino               | 982        | 5.6%  | 27,840     | 9.7%  |
|                                  |            |       |            |       |
| Foreign born                     | 1,325      | 7.6%  | 50,063     | 17.5% |



## Appendices

### Appendix 1: Union Park Demographics

Data from MN Compass, ACS 2008-2012 Estimates.

| Poverty Rates             |            |       |            |       |
|---------------------------|------------|-------|------------|-------|
|                           | Union Park |       | Saint Paul |       |
| Poverty Status Determined | 15,918     |       | 278,069    |       |
| Below Poverty Level       | 2,933      | 18.4% | 63,319     | 22.8% |
| 100-149% of poverty       | 1,405      | 8.8%  | 29,219     | 10.5% |
| 150-199% of poverty       | 803        | 5.0%  | 25,046     | 9.0%  |
| 200% of poverty or higher | 10,777     | 67.7% | 160,485    | 57.7% |

| Cost-Burdened Households |            |       |            |       |
|--------------------------|------------|-------|------------|-------|
|                          | Union Park |       | Saint Paul |       |
| Total Housing Units      | 6,798      |       | 109,648    |       |
| Cost-Burdened Households | 2,951      | 43.4% | 44,730     | 40.8% |
| Owner Households         | 887        | 27.0% | 16,500     | 28.9% |
| Renter Households        | 2,064      | 58.7% | 28,230     | 53.8% |

| Household Income   |            |       |            |       |
|--------------------|------------|-------|------------|-------|
|                    | Union Park |       | Saint Paul |       |
| Total households   | 6,877      |       | 111,889    |       |
| Less than \$35,000 | 2,694      | 39.2% | 43,739     | 39.1% |
| \$35,000-\$49,999  | 884        | 12.9% | 15,819     | 14.1% |
| \$50,000-\$74,999  | 895        | 13.0% | 19,667     | 17.6% |
| \$75,000-\$99,999  | 751        | 10.9% | 13,029     | 11.6% |
| \$100,000 or more  | 1,653      | 24.0% | 19,635     | 17.5% |

| Housing Units          |            |       |            |       |
|------------------------|------------|-------|------------|-------|
|                        | Union Park |       | Saint Paul |       |
| Vacant housing units   | 488        | 6.6%  | 8,764      | 7.3%  |
| Occupied housing units | 6,896      | 93.4% | 111,889    | 92.7% |
| Owner-occupied         | 3,285      | 47.6% | 57,343     | 51.2% |
| Renter-occupied        | 3,611      | 52.4% | 54,546     | 48.8% |

| Average Household Size |            |            |
|------------------------|------------|------------|
|                        | Union Park | Saint Paul |
| Overall                | 2.3        | 2.5        |
| Owner-occupied         | 2.7        | 2.6        |
| Renter-occupied        | 1.9        | 2.3        |

## Appendices

### Appendix 1: Union Park Demographics

Data from MN Compass, ACS 2008-2012 Estimates.

| Transportation Mode Share   |            |       |            |       |
|-----------------------------|------------|-------|------------|-------|
|                             | Union Park |       | Saint Paul |       |
| Workers (16 years or older) | 9,746      |       | 137,465    |       |
| Car, truck, or van          | 7,195      | 73.8% | 110,597    | 80.5% |
| Public transportation       | 843        | 8.6%  | 11,691     | 8.5%  |
| Walked, biked, or other     | 1,708      | 17.5% | 15,177     | 11.0% |

| Commute Time         |            |       |            |       |
|----------------------|------------|-------|------------|-------|
|                      | Union Park |       | Saint Paul |       |
| Less than 10 minutes | 1,186      | 13.1% | 14,704     | 11.2% |
| 10-19 minutes        | 3,568      | 39.4% | 47,222     | 36.0% |
| 20-29 minutes        | 2,453      | 27.1% | 34,204     | 26.1% |
| 30 minutes or longer | 1,847      | 20.4% | 35,071     | 26.7% |

| Number of Automobiles Available per Household |            |       |            |       |
|-----------------------------------------------|------------|-------|------------|-------|
|                                               | Union Park |       | Saint Paul |       |
| No vehicles                                   | 852        | 12.3% | 16,637     | 14.9% |
| 1 vehicle                                     | 2,862      | 41.5% | 45,509     | 40.7% |
| 2 vehicles                                    | 2,433      | 35.3% | 36,725     | 32.8% |
| 3 or more vehicles                            | 749        | 10.9% | 13,018     | 11.6% |

## Appendices

### Appendix 2: District Plan Community Engagement

#### Timeline

##### March 2014 - March 2015

During this period there were a total of 436 people who responded to our initial survey in which we asked residents the following four open ended questions:

- 1) What do you like about the Union Park neighborhood that is essential to keep?
- 2) What might we do to improve in the Union Park neighborhood over the next 10 years?
- 3) What should we start or create in the Union Park neighborhood that isn't here now?
- 4) What should we stop doing in the Union Park neighborhood?

##### May 2015 - September 2015

During this period we had approximately 1,311 people express over 5,000 opinions through various events, online surveys, and door to door canvassing.

#### Events:

Merriam Park Library (ongoing engagement from 5/2015-8/2015)  
Concordia University - 5/1/2015  
Macalester College - 5/6/2015  
University of St. Thomas - 5/19/2015  
Skyline Tower Ice Cream Social - 6/9/2015  
Izzy's Ice Cream - 6/19/2015  
Bastille Day - 7/12/2015  
Desnoyer Park Picnic - 7/14/2015  
Lexington-Hamline Ice Cream Social - 7/19/2015  
UST Neighborfest - 7/30/2015  
Skyline Tower National Night Out - 8/5/2015  
Midway Shopping Center Community Conversation - 8/11/2015  
Celebrate Snelling - 8/20/2015  
Central Baptist Block Party - 9/13/2015

#### Methodology

In addition to asking open ended questions about what people like or want to change about Union Park, our engagement over the summer of 2015 solicited input regarding their priorities through several different types of interactive activities outlined below:

##### Engagement Activity No. 1: I want to live in a community where...

Participants were asked to place three dots for their top three preferences from the following nine:

- 1) There is access to green space
- 2) I can walk or bike
- 3) There is public art
- 4) I can easily find a parking spot
- 5) There is access to transit
- 6) There is affordable housing
- 7) I can connect with my neighbors
- 8) There is access to healthy local food
- 9) There are fun places to go nearby

This activity was done at the Merriam Park Library and the University of St. Thomas.

## Appendices

### Appendix 2: District Plan Community Engagement

#### Engagement Activity No. 2: Fourteen Priorities

Participants were asked to place five dots for their top five preferences from the following fourteen:

- A. High-density, transit-oriented development in commercial areas and mixed-use corridors, especially along Snelling and Marshall Avenues and Selby Avenue east of Snelling.
- B. Rehabilitation of existing buildings to preserve the historical character of residential and commercial districts.
- C. A diverse array of small, locally owned businesses that provide a variety of goods and services and serve a range of income levels.
- D. Development in industrial areas that increases the number of job opportunities in Union Park.
- E. The expansion of public transit offerings and improved means to access public transit.
- F. Implementation of Saint Paul's bicycle plan, additional bicycle parking facilities, and safer bicycling routes.
- G. Measures to achieve greater pedestrian safety, including implementation of a citywide pedestrian plan.
- H. A wide range of housing affordability levels.
- I. Options for accessory dwelling structures on single-family home properties that accommodate broader uses including intergenerational families.
- J. Minimal teardown of homes, and remodeling and rebuilding of homes consistent with the character of the surrounding homes.
- K. Better accountability of absent property owners for their rental properties, and incentives for responsible landlords and renters.
- L. Development of urban green spaces, including public gardens and landscaping, healthy trees on public and private properties, and expanded community gardens and pocket parks.
- M. Water quality protection and storm-water management best practices
- N. A consolidated trash hauler system solution.

This activity was done at the Merriam Park Library, Izzy's Ice Cream, and through an online survey.

#### Engagement Activity No. 3: Four Sections

Participants were asked to rank their priorities for the fourteen statements by their section of the district plan. Four sections of the draft plan were used (Land Use and Economic Development, Transportation, Housing, and Natural Resources and the Environment). The statements are the same as the fourteen used in the other activity but participants are asked to prioritize them amongst their section.

This engagement activity was the most widely used. It was done at the Merriam Park Library, canvassing door to door, Bastille Day Block Party, Desnoyer Park Picnic, Lexington-Hamline Ice Cream Social, University of St. Thomas Neighborfest, Skyline Tower's National Night Out event, and Celebrate Snelling.

#### Land Use and Economic Development (A-D):

- A. High-density, transit-oriented development in commercial areas and mixed-use corridors, especially along Snelling and Marshall Avenues and Selby Avenue east of Snelling.
- B. Rehabilitation of existing buildings to preserve the historical character of residential and commercial districts.
- C. A diverse array of small, locally owned businesses that provide a variety of goods and services and serve a range of income levels.
- D. Development in industrial areas that increases the number of job opportunities in Union Park.

#### Transportation (E-G):

- E. The expansion of public transit offerings and improved means to access public transit.
- F. Implementation of Saint Paul's bicycle plan, additional bicycle parking facilities, and safer bicycling routes.
- G. Measures to achieve greater pedestrian safety, including implementation of a citywide pedestrian plan.



## Appendices

### Appendix 2: District Plan Community Engagement

#### Housing (H-K):

- H. A wide range of housing affordability levels.
- I. Options for accessory dwelling structures on single-family home properties that accommodate broader uses including intergenerational families.
- J. Minimal teardown of homes, and remodeling and rebuilding of homes consistent with the character of the surrounding homes.
- K. Better accountability of absent property owners for their rental properties, and incentives for responsible landlords and renters.

#### Natural Resources and the Environment (L-N):

- L. Development of urban green spaces, including public gardens and landscaping, healthy trees on public and private properties, and expanded community gardens and pocket parks.
  - M. Water quality protection and storm-water management best practices
  - N. A consolidated trash hauler system solution.
- This activity was done at the Merriam Park Library, Izzy's Ice Cream, and through an online survey.

#### Engagement Activity No. 4: Four Sections with Red & Green Dots

This is very similar to Engagement Activity No. 3 only this time participants were asked to only select their first and last preference (denoted by placing a green dot for their highest priority and a red dot for their lowest priority) for four sections of the draft plan (Land Use and Economic Development, Transportation, Housing, and Natural Resources and the Environment). The statements were the same as the fourteen used in the other activities.

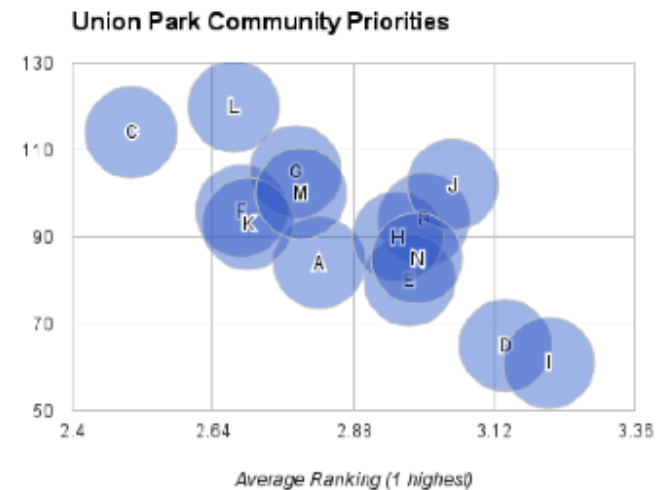
#### Results

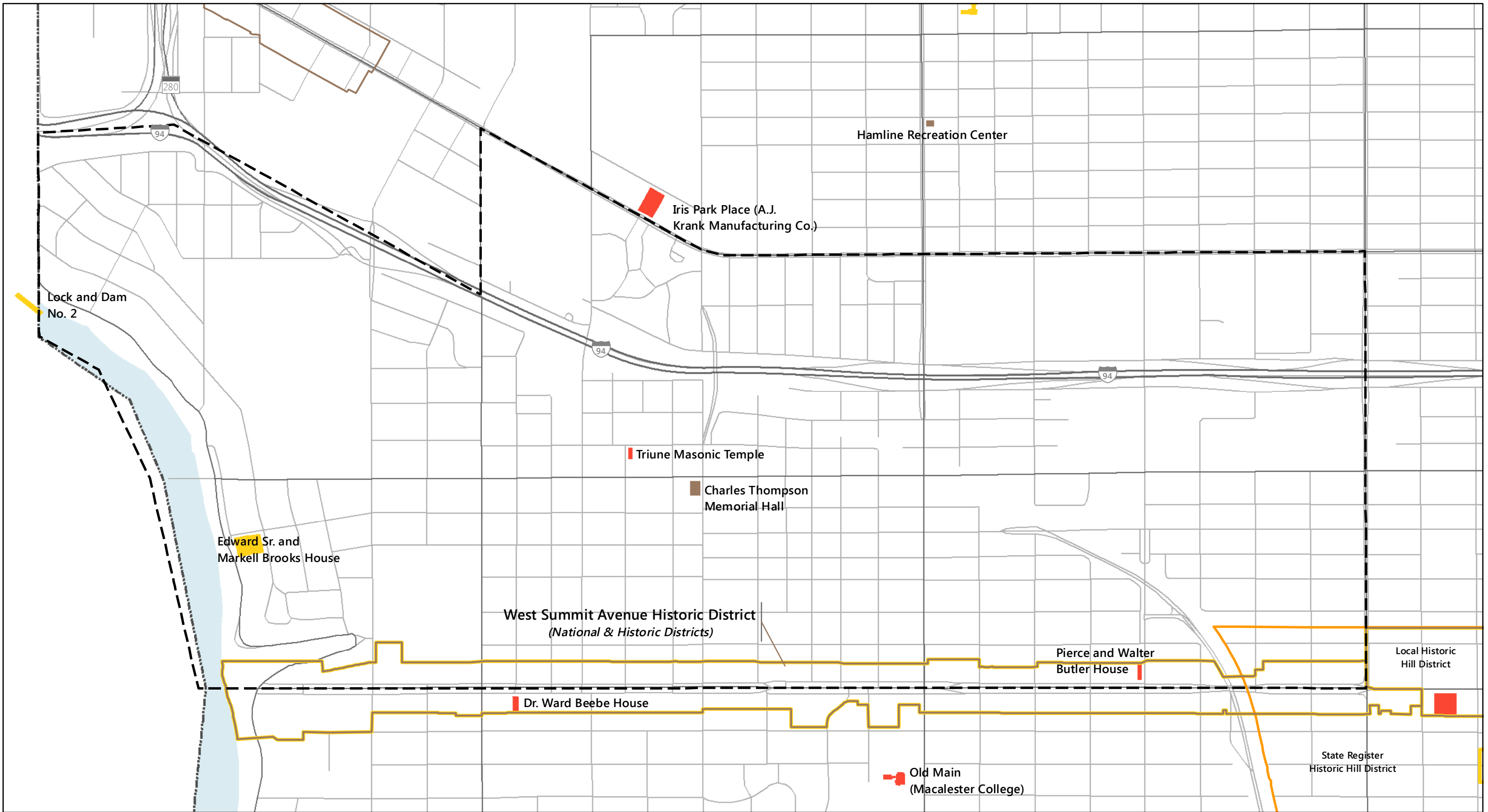
Results from Engagement Activity No. 2 demonstrate that participants generally have strong feelings about C and L:

- C.) A diverse array of small, locally owned businesses that provide a variety of goods and services and serve a range of income levels and
- L.) Development of urban green spaces, including public gardens and landscaping, healthy trees on public and private properties, and expanded community gardens and pocket parks

Results from Engagement Activity No. 2 also demonstrate that participants were less excited to respond to D and I and when they did they were both lower priorities:

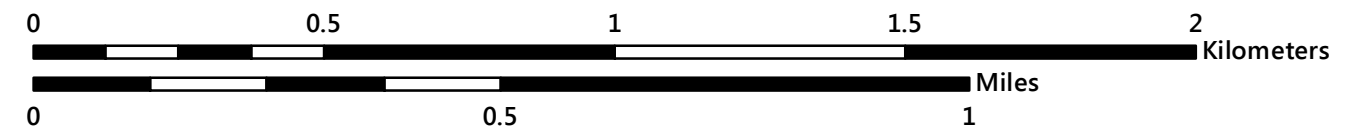
- D.) Development in industrial areas that increases the number of job opportunities in Union Park. and
- I.) Options for accessory dwelling structures on single-family home properties that accommodate broader uses including intergenerational families.





## Historically Designated Districts and Sites in Saint Paul

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



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

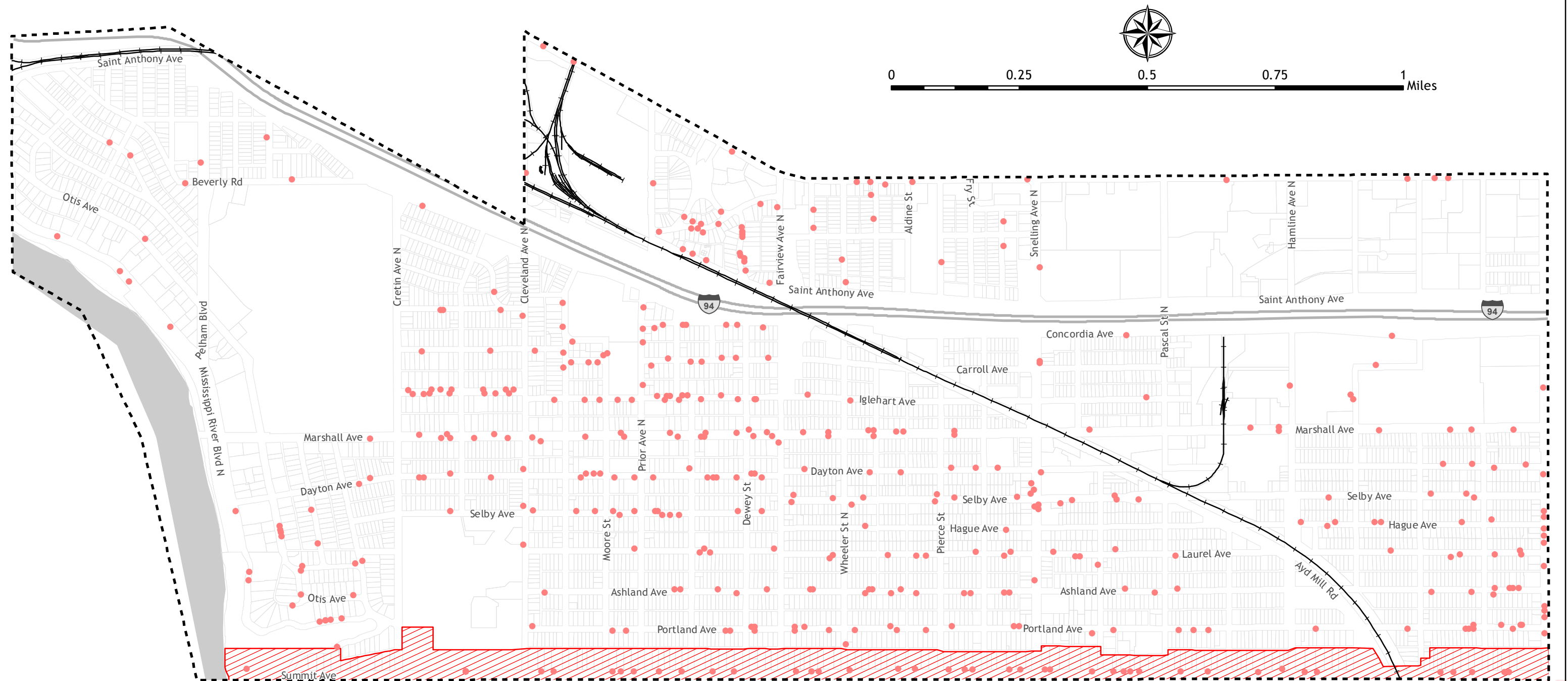




# Inventoried Historic Properties - District 13

Data obtained from State Historic Preservation Office (SHPO)

\*Data is current as of September 2015.



| INVENTNUM   | PROPNAME                | ADDRESS             | PROPTYPE     | Notes |
|-------------|-------------------------|---------------------|--------------|-------|
| RA-SPC-0195 | house                   | 1125 Ashland Ave W  | residence    |       |
| RA-SPC-0196 | house                   | 1133 Ashland Ave W  | residence    |       |
| RA-SPC-0197 | Virginia Womack House   | 1137 Ashland Ave W  | residence    |       |
| RA-SPC-0198 | double house            | 1154 Ashland Ave. W | double house |       |
| RA-SPC-0199 | house                   | 1157 Ashland Ave W  | residence    |       |
| RA-SPC-0200 | house                   | 1164 Ashland Ave W  | residence    |       |
| RA-SPC-0201 | house                   | 1216 Ashland Ave W  | residence    |       |
| RA-SPC-0202 | duplex                  | 1455 Ashland Ave W  | duplex       |       |
| RA-SPC-0203 | house                   | 1460 Ashland Ave W  | residence    |       |
| RA-SPC-0204 | house                   | 1499 Ashland Ave W  | residence    |       |
| RA-SPC-0205 | apartment               | 1604 Ashland Ave W  | apartment    |       |
| RA-SPC-0206 | Gerhard Sturre House    | 1610 Ashland Ave W  | residence    |       |
| RA-SPC-0207 | house                   | 1636 Ashland Ave W  | residence    |       |
| RA-SPC-0208 | house                   | 1644 Ashland Ave W  | residence    |       |
| RA-SPC-0209 | house                   | 1692 Ashland Ave W  | residence    |       |
| RA-SPC-0210 | apartment               | 1703 Ashland Ave W  | residence    |       |
| RA-SPC-0211 | duplex                  | 1714 Ashland Ave W  | duplex       |       |
| RA-SPC-0212 | house                   | 1729 Ashland Ave W  | residence    |       |
| RA-SPC-0213 | house                   | 1733 Ashland Ave W  | residence    |       |
| RA-SPC-0214 | house                   | 1736 Ashland Ave W  | residence    |       |
| RA-SPC-0215 | Fred C. Brockmann House | 1787 Ashland Ave W  | residence    |       |
| RA-SPC-0216 | Stanley A. Cowan House  | 1791 Ashland Ave W  | residence    |       |
| RA-SPC-0217 | Charles Dickey House    | 1831 Ashland Ave W  | residence    |       |
| RA-SPC-0218 | house                   | 1852 Ashland Ave W  | residence    |       |
| RA-SPC-0219 | house                   | 1877 Ashland Ave W  | residence    |       |
| RA-SPC-0220 | house                   | 1907 Ashland Ave W  | residence    |       |
| RA-SPC-0221 | Robinson House          | 1915 Ashland Ave W  | residence    |       |
| RA-SPC-0222 | Henry Hankee House      | 2040 Ashland Ave W  | residence    |       |
| RA-SPC-0315 | house                   | 424 Beacon Ave N    | residence    |       |
| RA-SPC-0316 | James R. McCoy House    | 450 Beacon Ave N    | residence    |       |
| RA-SPC-0345 | house                   | 2339 Beverly Rd N   | residence    |       |
| RA-SPC-0346 | house                   | 2424 Beverly Rd N   | residence    |       |
| RA-SPC-0480 | house                   | 1829 Carroll Ave W  | residence    |       |



|             |                                                             |                      |                 |
|-------------|-------------------------------------------------------------|----------------------|-----------------|
| RA-SPC-0481 | J.J. McDonald House                                         | 1857 Carroll Ave W   | residence       |
| RA-SPC-0482 | house                                                       | 1875 Carroll Ave W   | residence       |
| RA-SPC-0483 | Alvah B. Bell House                                         | 1888 Carroll Ave W   | residence       |
| RA-SPC-0484 | house                                                       | 1902 Carroll Ave W   | residence       |
| RA-SPC-0485 | Mark & Mary Fay House                                       | 1921 Carroll Ave W   | residence       |
| RA-SPC-0486 | George J. Pilkington House                                  | 1940 Carroll Ave. W  | residence       |
| RA-SPC-0487 | house                                                       | 1984 Carroll Ave W   | residence       |
| RA-SPC-0488 | house                                                       | 1996 Carroll Ave     | residence       |
| RA-SPC-0489 | Annie Martin House                                          | 2018 Carroll Ave W   | residence       |
| RA-SPC-0490 | house                                                       | 2052 Carroll Ave W   | residence       |
| RA-SPC-0491 | Inden House                                                 | 2092 Carroll Ave W   | residence       |
| RA-SPC-0492 | Andrew J. Waldorf House                                     | 2158 Carroll Ave W   | residence       |
| RA-SPC-0628 | O'Shaughnessy Stadium and Field (College of St. Thomas)     | 121 Cleveland Ave N  | sports facility |
| RA-SPC-0629 | Chapel of the College of St. Thomas (St. Thomas University) | 2115 Summit Ave      | chapel          |
| RA-SPC-0630 | house                                                       | 163 Cleveland Ave N  | residence       |
| RA-SPC-0631 | apartment                                                   | 201 Cleveland Ave N  | apartment       |
| RA-SPC-0632 | James F. Adamson House                                      | 355 Cleveland Ave N  | residence       |
| RA-SPC-0792 | house                                                       | 1230 Concordia Ave W | residence       |
| RA-SPC-0793 | house                                                       | 1492 Concordia Ave W | residence       |
| RA-SPC-0986 | Lexington Parkway Presbyterian Church                       | 1115 Dayton Ave W    | church          |
| RA-SPC-0987 | Lorenzo D. Burnett House                                    | 1156 Dayton Ave W    | residence       |
| RA-SPC-0988 | apartment                                                   | 1163 Dayton Ave W    | apartment       |
| RA-SPC-0990 | house                                                       | 1201 Dayton Ave W    | residence       |
| RA-SPC-0991 | Richards Gordon School                                      | 1619 Dayton Ave W    | school          |
| RA-SPC-0992 | Cyrus A. Montgomery House                                   | 1631 Dayton Ave W    | residence       |
| RA-SPC-0993 | Willoughby Kent House                                       | 1661 Dayton Ave W    | residence       |
| RA-SPC-0994 | house                                                       | 1702 Dayton Ave W    | residence       |
| RA-SPC-0995 | house                                                       | 1730 Dayton Ave W    | residence       |
| RA-SPC-0996 | William O'Brien House                                       | 1799 Dayton Ave W    | residence       |
| RA-SPC-0997 | Otto M. Nelson House                                        | 1836 Dayton Ave W    | residence       |
| RA-SPC-0998 | C.P. Abbott House                                           | 1849 Dayton Ave W    | residence       |
| RA-SPC-0999 | Charles H. Harris House                                     | 1845 Dayton Ave W    | residence       |

|             |                                |                     |                     |
|-------------|--------------------------------|---------------------|---------------------|
| RA-SPC-1000 | William T. Watkins House       | 1852 Dayton Ave W   | residence           |
| RA-SPC-1001 | Myron A. Rumsey House          | 1878 Dayton Ave W   | residence           |
| RA-SPC-1002 | C.D. Welch House               | 1882 Dayton Ave W   | residence           |
| RA-SPC-1003 | house                          | 1890 Dayton Ave W   | residence           |
| RA-SPC-1004 | John Johnson House             | 1942 Dayton Ave W   | residence           |
| RA-SPC-1005 | house                          | 1952 Dayton Ave W   | residence           |
| RA-SPC-1006 | St. Mark's Convent             | 1976 Dayton Ave W   | convent             |
| RA-SPC-1007 | St. Mark's School              | 1983 Dayton Ave W   | school              |
| RA-SPC-1008 | St. Mark's Church              | 1991 Dayton Ave W   | church              |
| RA-SPC-1009 | St. Mark's Rectory             | 2001 Dayton Ave W   | rectory             |
| RA-SPC-1010 | house                          | 2006 Dayton Ave W   | residence           |
| RA-SPC-1011 | house                          | 2092 Dayton Ave W   | residence           |
| RA-SPC-1012 | house                          | 2123 Dayton Ave W   | residence           |
| RA-SPC-1013 | house                          | 2156 Dayton Ave W   | residence           |
| RA-SPC-1014 | Victoria T. Fox House          | 2162 Dayton Ave W   | residence           |
| RA-SPC-1015 | Sever Rockney House            | 2211 Dayton Ave W   | residence           |
| RA-SPC-1016 | house                          | 2228 Dayton Ave W   | residence           |
| RA-SPC-1070 | house                          | 382 Dewey St N      | residence           |
| RA-SPC-1070 | house                          | 394 Dewey St N      | residence           |
| RA-SPC-1071 | William & Mattie Hillman House | 396 Dewey St N      | residence           |
| RA-SPC-1072 | Reverand Leander Lane House    | 403 Dewey St N      | residence           |
| RA-SPC-1073 | house                          | 428 Dewey St N      | residence           |
| RA-SPC-1074 | house                          | 432 Dewey St N      | residence           |
| RA-SPC-1075 | house                          | 436 Dewey St n      | residence           |
| RA-SPC-1076 | John W. Shugard House          | 442 Dewey St N      | residence           |
| RA-SPC-1081 | house                          | 399 Dewey St N      | residence           |
| RA-SPC-1215 | house                          | 112 Exeter Pl N     | residence           |
| RA-SPC-1250 | commercial building            | 451 Fairview Ave N  | commercial building |
| RA-SPC-1259 | Pete Schmitz House             | 235 Fairview Ave W  | residence           |
| RA-SPC-1276 | M.B. Watson House              | 1842 Feronia Ave W  | residence           |
| RA-SPC-1277 | house                          | 1896 Feronia Ave W  | residence           |
| RA-SPC-1278 | Henry W. Carter House          | 1910 Feronia Ave. W | residence           |
| RA-SPC-1279 | house                          | 1917 Feronia Ave W  | residence           |
| RA-SPC-1280 | house                          | 1920 Feronia Ave W  | residence           |

|             |                                         |                        |                     |
|-------------|-----------------------------------------|------------------------|---------------------|
| RA-SPC-1281 | hotel                                   | 1921 Feronia St. W     | hotel               |
| RA-SPC-1282 | house                                   | 1928 Feronia Ave W     | residence           |
| RA-SPC-1283 | Crosby Block                            | 1956 Feronia Ave W     | commercial building |
| RA-SPC-1369 | Macalester Stadium (Macalester College) | 179 Snelling Ave S Ave | sports facility     |
| RA-SPC-1414 | house                                   | 500 Frontenac Pl W     | residence           |
| RA-SPC-1415 | house                                   | 510 Frontenac Pl W     | residence           |
| RA-SPC-1670 | apartment                               | 1157 Hague Ave. W      | apartment           |
| RA-SPC-1671 | Samuel Bennett House                    | 1177 Hague Ave W       | residence           |
| RA-SPC-1672 | house                                   | 1259 Hague Ave W       | residence           |
| RA-SPC-1673 | house                                   | 1267 Hague Ave W       | residence           |
| RA-SPC-1674 | house                                   | 1299 Hague Ave W       | residence           |
| RA-SPC-1675 | house                                   | 1308 Hague Ave W       | residence           |
| RA-SPC-1676 | Thomas J. Finn House                    | 1333 Hague Ave W       | residence           |
| RA-SPC-1677 | house                                   | 1608 Hague Ave W       | residence           |
| RA-SPC-1678 | house                                   | 1737 Hague Ave W       | residence           |
| RA-SPC-1690 | St. Paul Water Department Store House   | 289 Hamline Ave N      | public works        |
| RA-SPC-1745 | house                                   | 435 Herschel St        | residence           |
| RA-SPC-1746 | The Herschel                            | 467 Herschel St. N     | apartment           |
| RA-SPC-1847 | Merriam Park Presbyterian Church        | 203 Howell St N        | church              |
| RA-SPC-1888 | house                                   | 1467 Iglehart Ave W    | residence           |
| RA-SPC-1889 | apartment                               | 1752 Iglehart Ave W    | apartment           |
| RA-SPC-1890 | Osmer C.Sheldon House                   | 1797 Iglehart Ave W    | residence           |
| RA-SPC-1891 | house                                   | 1842 Iglehart Ave W    | residence           |
| RA-SPC-1892 | house                                   | 1844 Iglehart Ave W    | residence           |
| RA-SPC-1893 | Olivet Congregational Church            | 1850 Iglehart Ave W    | church              |
| RA-SPC-1894 | house                                   | 1873 Iglehart Ave W    | residence           |
| RA-SPC-1895 | Triune Masonic Lodge                    | 1898 Iglehart Ave W    | meeting hall        |
| RA-SPC-1896 | house                                   | 1905 Iglehart Ave W    | residence           |
| RA-SPC-1897 | house                                   | 1911 Iglehart Ave W    | residence           |
| RA-SPC-1898 | Edward Drew House                       | 1914 Iglehart Ave W    | residence           |
| RA-SPC-1899 | Collett House                           | 1919 Iglehart Ave W    | residence           |
| RA-SPC-1900 | house                                   | 1923 Iglehart Ave W    | residence           |
| RA-SPC-1901 | James H. Helson                         | 1924 Iglehart Ave W    | residence           |
| RA-SPC-1902 | Frank L. Austin House                   | 1935 Iglehart Ave W    | residence           |

|             |                                  |                     |                       |
|-------------|----------------------------------|---------------------|-----------------------|
| RA-SPC-1903 | Oscar P. Shepardson House        | 1954 Iglehart Ave W | residence             |
| RA-SPC-1904 | house                            | 1972 Iglehart Ave W | residence             |
| RA-SPC-1905 | First Presbyterian Church        | 1982 Iglehart Ave W | church                |
| RA-SPC-1906 | Martin Ludolph House             | 2002 Iglehart Ave W | residence             |
| RA-SPC-1907 | house                            | 2024 Iglehart Ave W | residence             |
| RA-SPC-1908 | Charles F. McLaughlin House      | 2063 Iglehart Ave W | residence             |
| RA-SPC-1909 | Edwin L. Moschel House           | 2068 Iglehart Ave W | residence             |
| RA-SPC-1910 | Edward Giesek House              | 2073 Iglehart Ave W | residence             |
| RA-SPC-1911 | house                            | 2086 Iglehart Ave W | residence             |
| RA-SPC-1912 | Henry J. Gille House             | 2100 Iglehart Ave W | residence             |
| RA-SPC-1913 | house                            | 2103 Iglehart Ave W | residence             |
| RA-SPC-1914 | house                            | 2121 Iglehart Ave W | residence             |
| RA-SPC-1915 | Gregory N. Burg House            | 2122 Iglehart Ave W | residence             |
| RA-SPC-1916 | Albert J. Nason House            | 2135 Iglehart Ave W | residence             |
| RA-SPC-1917 | J.H. Nickel House                | 2147 Iglehart Ave W | residence             |
| RA-SPC-1918 | house                            | 2148 Iglehart Ave W | residence             |
| RA-SPC-1919 | house                            | 2156 Iglehart Ave W | residence             |
| RA-SPC-1920 | Beresford & Gertrude Prior House | 2170 Iglehart Ave W | residence             |
| RA-SPC-1921 | Alton G. Ray House               | 2177 Iglehart Ave W | residence             |
| RA-SPC-3018 | residence                        | 286 Prior Ave N     | residence             |
| RA-SPC-3019 | Olivett Congregational Church    | 330 Prior Ave N     | church                |
| RA-SPC-3020 | commercial building              | 348 Prior Ave N     | professional building |
| RA-SPC-3021 | commercial building              | 366 Prior Ave N     | professional building |
| RA-SPC-3022 | Union Park Police Substation     | 478 Prior Ave N     | police station        |
| RA-SPC-3102 | Conrad M. Dovre House            | 2227 Riverwood Pl W | residence             |
| RA-SPC-3103 | Arthur J. Lampert House          | 2279 Riverwood Pl W | residence             |
| RA-SPC-3104 | Phil D. Sullivan House           | 2280 Riverwood Pl W | residence             |
| RA-SPC-3138 | residence                        | 527 Raymond Ave N   | residence             |
| RA-SPC-3202 | double residence                 | 1834 Roblyn Ave. W. | multiple dwelling     |
| RA-SPC-3203 | residence                        | 1854 Roblyn Ave W   | residence             |
| RA-SPC-3204 | residence                        | 1868 Roblyn Ave W   | residence             |
| RA-SPC-3205 | DeLaskie Danforth House          | 1908 Roblyn Ave W   | residence             |
| RA-SPC-3206 | Charles H. Baldwin House         | 1912 Roblyn Ave W   | residence             |
| RA-SPC-3207 | residence                        | 1926 Roblyn Ave W   | residence             |



|             |                                     |                     |                                               |
|-------------|-------------------------------------|---------------------|-----------------------------------------------|
| RA-SPC-3208 | residence                           | 1936 Roblyn Ave. W. | residence                                     |
| RA-SPC-3209 | residence                           | 2076 Roblyn Ave W   | residence                                     |
| RA-SPC-3210 | residence                           | 2130 Roblyn Ave W   | residence                                     |
| RA-SPC-3211 | residence                           | 2134 Roblyn Ave W   | residence                                     |
| RA-SPC-3224 | Central Baptist Church              | 420 Roy St N        | church                                        |
| RA-SPC-3225 | Bethlehem Lutheran Church           | 436 Roy St N        | church                                        |
| RA-SPC-3283 | commercial building                 | 1160 Selby Ave W    | commercial building                           |
| RA-SPC-3284 | Havana Apartments                   | 1171 Selby Ave W    | apartment                                     |
| RA-SPC-3285 | Bodenstein House                    | 1217 Selby Ave W    | residence                                     |
| RA-SPC-3286 | Ole Christiansen House              | 1304 Selby Ave W    | residence                                     |
| RA-SPC-3287 | Economy Sheet Metal Company (razed) | 1373 Selby Ave. W.  | manufacturing facility      razed, not mapped |
| RA-SPC-3288 | Charles A. Ivey House               | 1490 Selby Ave W    | residence                                     |
| RA-SPC-3289 | John W. Shannahan House             | 1504 Selby Ave W    | residence                                     |
| RA-SPC-3290 | Esther Grisson House                | 1507 Selby Ave W    | residence                                     |
| RA-SPC-3291 | residence                           | 1544 Selby Ave W    | residence                                     |
| RA-SPC-3292 | commercial building                 | 1558 Selby Ave. W.  | commercial building                           |
| RA-SPC-3293 | commercial building                 | 1581 Selby Ave. W.  | commercial building                           |
| RA-SPC-3294 | office building                     | 1595 Selby Ave W    | office building                               |
| RA-SPC-3295 | residence                           | 1657 Selby Ave W    | residence                                     |
| RA-SPC-3296 | commercial building                 | 1668 Selby Ave W    | commercial building                           |
| RA-SPC-3297 | commercial building                 | 1669 Selby Ave. W.  | commercial building                           |
| RA-SPC-3298 | residence                           | 1739 Selby Ave W    | residence                                     |
| RA-SPC-3299 | commercial building                 | 1750 Selby Ave. W.  | commercial building                           |
| RA-SPC-3300 | Park Garage                         | 1759 Selby Ave W    | garage                                        |
| RA-SPC-3301 | commercial building                 | 1811 Selby Ave. W.  | commercial building                           |
| RA-SPC-3302 | commercial building                 | 1816 Selby Ave W    | commercial building                           |
| RA-SPC-3303 | residence                           | 1837 Selby Ave W    | residence                                     |
| RA-SPC-3304 | residence                           | 1851 Selby Ave W    | residence                                     |
| RA-SPC-3305 | residence                           | 1908 Selby Ave W    | residence                                     |
| RA-SPC-3306 | Herbert S. Sumner House             | 1920 Selby Ave W    | residence                                     |
| RA-SPC-3307 | residence                           | 1930 Selby Ave W    | residence                                     |
| RA-SPC-3308 | residence                           | 1937 Selby Ave W    | residence                                     |
| RA-SPC-3309 | residence                           | 1941 Selby Ave W    | residence                                     |
| RA-SPC-3310 | Casserly House                      | 1953 Selby Ave W    | residence                                     |

|             |                                                         |                          |                     |
|-------------|---------------------------------------------------------|--------------------------|---------------------|
| RA-SPC-3311 | N. C. Fredrickson House                                 | 1970 Selby Ave W         | residence           |
| RA-SPC-3312 | residence                                               | 1979 Selby Ave W         | residence           |
| RA-SPC-3313 | residence                                               | 1989 Selby Ave W         | residence           |
| RA-SPC-3314 | Charles Dabbyn House                                    | 2013 Selby Ave W         | residence           |
| RA-SPC-3315 | John P. O'Connor House                                  | 2057 Selby Ave W         | residence           |
| RA-SPC-3316 | residence                                               | 2123 Selby Ave W         | residence           |
| RA-SPC-3414 | Engine House #20/Hook and Ladder 10/Fire Station 14     | 91 Snelling Ave N        | fire station        |
| RA-SPC-3415 | commercial building                                     | 164 Snelling Ave N       | commercial building |
| RA-SPC-3416 | commercial building                                     | 167 Snelling Ave N       | commercial building |
| RA-SPC-3417 | commercial building                                     | 170 Snelling Ave N       | commercial building |
| RA-SPC-3418 | commercial building                                     | 187 Snelling Ave. N.     | commercial building |
| RA-SPC-3419 | railroad bridge                                         | 200 Snelling Ave. N.     | bridge              |
| RA-SPC-3420 | commercial building                                     | 304 Snelling Ave N       | commercial building |
| RA-SPC-3421 | commercial building                                     | 308 Snelling Ave N       | commercial building |
| RA-SPC-3422 | Minneapolis & St. Paul Railway Snelling Ave. Paint Shop | 400 Snelling Ave N       | rail related        |
| RA-SPC-3460 | William & Ada Chamberlin House                          | 1827 St. Anthony Ave. W. | multiple dwelling   |
| RA-SPC-3461 | residence                                               | 1893 St. Anthony Ave W   | residence           |
| RA-SPC-3462 | residence                                               | 1917 St. Anthony Ave W   | residence           |
| RA-SPC-3463 | residence                                               | 1933 St. Anthony Ave W   | residence           |
| RA-SPC-3464 | residence                                               | 2168 St. Anthony Ave W   | residence           |
| RA-SPC-3489 | church                                                  | 113 Saratoga St N        | church              |
| RA-SPC-3708 | Thomas D. McLaughlin House                              | 1135 Summit Ave W        | residence           |
| RA-SPC-3709 | William Ivins House                                     | 1141 Summit Ave W        | residence           |
| RA-SPC-3713 | Fred M. Fogg House                                      | 1165 Summit Ave W        | residence           |
| RA-SPC-3715 | residence                                               | 1189 Summit Ave W        | residence           |
| RA-SPC-3717 | William F. Keefe Duplex                                 | 1205 Summit Ave W        | residence           |
| RA-SPC-3720 | Julia B. Dibble House                                   | 1319 Summit Ave W        | residence           |
| RA-SPC-3721 | Vernon O'Connor/Walter Butler House                     | 1335 Summit Ave W        | residence           |
| RA-SPC-3723 | Butler, Pierce and Walter, House                        | 1345 Summit Ave. W.      | multiple dwelling   |
| RA-SPC-3725 | Thomas E. Yerxa House                                   | 1373 Summit Ave W        | residence           |
| RA-SPC-3728 | Charles B. Gedney House                                 | 1415 Summit Ave W        | residence           |
| RA-SPC-3731 | Philip C. Justus House                                  | 1451 Summit Ave W        | residence           |

|             |                                                                          |                   |            |                   |
|-------------|--------------------------------------------------------------------------|-------------------|------------|-------------------|
| RA-SPC-3735 | John H. Donohue House                                                    | 1481 Summit Ave W | residence  |                   |
| RA-SPC-3737 | George D. Taylor House                                                   | 1493 Summit Ave W | residence  |                   |
| RA-SPC-3738 | M. M. Seward House                                                       | 1501 Summit Ave W | residence  |                   |
| RA-SPC-3741 | Arthur W. Wallace House                                                  | 1515 Summit Ave W | residence  |                   |
| RA-SPC-3743 | Dr. Arthur Sweeney House                                                 | 1525 Summit Ave W | residence  |                   |
| RA-SPC-3744 | John J. Dobson House                                                     | 1567 Summit Ave W | residence  |                   |
| RA-SPC-3746 | Harry Drauger Residence                                                  | 1575 Summit Ave W | residence  |                   |
| RA-SPC-3748 | Frank J. Waterous House                                                  | 1591 Summit Ave W | residence  |                   |
| RA-SPC-3749 | Samuel A. Anderson House                                                 | 1605 Summit Ave W | residence  |                   |
| RA-SPC-3750 | Robert Earl House                                                        | 1645 Summit Ave W | residence  |                   |
| RA-SPC-3752 | William B. Harris House                                                  | 1665 Summit Ave W | residence  |                   |
| RA-SPC-3753 | Chris Hanson, Jr. House                                                  | 1695 Summit Ave W | residence  |                   |
| RA-SPC-3755 | L. A. Weidenborner House                                                 | 1705 Summit Ave W | residence  |                   |
| RA-SPC-3757 | Reuben Blumberg House                                                    | 1753 Summit Ave W | residence  |                   |
| RA-SPC-3758 | Rose Furniss House                                                       | 1779 Summit Ave W | residence  |                   |
| RA-SPC-3759 | Mrs. M. W. Monkhouse House                                               | 1789 Summit Ave W | residence  |                   |
| RA-SPC-3761 | James B. Forrest House                                                   | 1811 Summit Ave W | residence  |                   |
| RA-SPC-3765 | B. M. Hirschman House                                                    | 1855 Summit Ave W | residence  |                   |
| RA-SPC-3767 | J. R. Fry House                                                          | 1883 Summit Ave W | residence  |                   |
| RA-SPC-3769 | William J. Huch House                                                    | 1905 Summit Ave W | residence  |                   |
| RA-SPC-3770 | F. Olkon House                                                           | 1935 Summit Ave W | residence  |                   |
| RA-SPC-3773 | L. A. Weidenborner House                                                 | 1953 Summit Ave   | residence  |                   |
| RA-SPC-3774 | Edward G. Riedel House                                                   | 1969 Summit Ave   | residence  |                   |
| RA-SPC-3775 | Moses C. Shapira House                                                   | 1979 Summit Ave   | residence  |                   |
| RA-SPC-3780 | William Harris House                                                     | 2029 Summit Ave W | residence  |                   |
| RA-SPC-3781 | Jay. J. and Helen Levin House                                            | 2045 Summit Ave   | residence  |                   |
| RA-SPC-3783 | Albertus Magnus Hall (St. Thomas University)                             | 2115 Summit Ave W | classroom  |                   |
| RA-SPC-3784 | St. Thomas Infirmary (St. Thomas University)                             | 2115 Summit Ave W | property   |                   |
| RA-SPC-3785 | O'Shaugnessy Library                                                     | 2115 Summit Ave W | library    |                   |
| RA-SPC-3786 | Aquinas Hall (St. Thomas University)                                     | 2115 Summit Ave W | university |                   |
| RA-SPC-3787 | Ireland Dormitory                                                        | 2115 Summit Ave W | dormitory  |                   |
| RA-SPC-3790 | Administration Building and Campus Residence (St. Paul Seminary) (razed) | 2115 Summit Ave   | property   | razed, not mapped |

|             |                                                                   |                          |                     |                                |
|-------------|-------------------------------------------------------------------|--------------------------|---------------------|--------------------------------|
| RA-SPC-3791 | St. Paul Seminary Gymnasium/Heating Plant (St. Paul Seminary)     | 2115 Summit Ave          | property            |                                |
| RA-SPC-3792 | St. Paul Seminary South Dormitory/Cretin Hall (St. Paul Seminary) | 2115 Summit Ave          | property            |                                |
| RA-SPC-3793 | St. Mary's Chapel (St. Paul Seminary)                             | 2115 Summit Ave          | chapel              |                                |
| RA-SPC-3794 | Loras Residence (North Residence) (St. Paul Seminary)             | 2115 Summit Ave          | property            |                                |
| RA-SPC-3795 | Grace Residence (St. Paul Seminary)                               | 2115 Summit Ave          | property            |                                |
| RA-SPC-3796 | D.A.R. World War I Monument                                       | W. end of Summit Ave. W. | monument            | successfully added to the map. |
| RA-SPC-3811 | Concordia College administration building                         | 275 Syndicate St. N.     | college             |                                |
| RA-SPC-3812 | Concordia College Gymnasium                                       | 1265 Carroll Ave W       | gymnasium           |                                |
| RA-SPC-3813 | Concordia College East Dormitory                                  | 269 Syndicate St N       | dormitory           |                                |
| RA-SPC-3855 | residence                                                         | 2055 Temple Ct W         | residence           |                                |
| RA-SPC-3901 | Prom Ballroom (razed)                                             | 1192 University Ave W    | music facility      | razed, not mapped              |
| RA-SPC-3902 | Central Supply Company                                            | 1210 University Ave W    | commercial building |                                |
| RA-SPC-3903 | St. Paul Casket Company                                           | 1222 University Ave W    | commercial building |                                |
| RA-SPC-3905 | Montgomery Ward & Co. (razed)                                     | 1400 University Ave W    | department store    | razed, not mapped              |
| RA-SPC-3913 | commercial building                                               | 1580 University Ave. W.  | commercial building |                                |
| RA-SPC-3918 | Midway Hospital                                                   | 1700 University Ave W    | hospital            |                                |
| RA-SPC-3919 | commercial building                                               | 1720 University Ave. W.  | commercial building |                                |
| RA-SPC-3920 | commercial building                                               | 1728 University Ave W    | commercial building |                                |
| RA-SPC-3921 | residence                                                         | 1744 University Ave W    | residence           |                                |
| RA-SPC-4195 | duplex                                                            | 1120 Laurel Ave W        | duplex              |                                |
| RA-SPC-4196 | house                                                             | 1123 Laurel Ave W        | residence           |                                |
| RA-SPC-4197 | house                                                             | 1156 Laurel Ave W        | residence           |                                |
| RA-SPC-4198 | house                                                             | 1180 Laurel Ave W        | residence           |                                |
| RA-SPC-4199 | duplex                                                            | 1190 Laurel Ave. W       | duplex              |                                |
| RA-SPC-4200 | house                                                             | 1245 Laurel Ave W        | residence           |                                |
| RA-SPC-4201 | James O'Reilly House                                              | 1456 Laurel Ave W        | residence           |                                |
| RA-SPC-4202 | Peter N. Boeringer House                                          | 1509 Laurel Ave. W       | residence           |                                |
| RA-SPC-4203 | double house                                                      | 1534 Laurel Ave W        | double house        |                                |
| RA-SPC-4204 | house                                                             | 1540 Laurel Ave W        | residence           |                                |
| RA-SPC-4205 | Oscar Person House                                                | 1569 Laurel Ave W        | residence           |                                |



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| RA-SPC-4206 | house                                | 1603 Laurel Ave W                             | residence       |                   |
| RA-SPC-4207 | house                                | 1610 Laurel Ave W                             | residence       |                   |
| RA-SPC-4208 | Paul & Dagmar Steenberg House        | 1631 Laurel Ave W                             | residence       |                   |
| RA-SPC-4209 | Alfred Jackson House                 | 1680 Laurel Ave W                             | residence       |                   |
| RA-SPC-4210 | Spaeth House                         | 1692 Laurel Ave W                             | residence       |                   |
| RA-SPC-4211 | house                                | 1718 Laurel Ave W                             | residence       |                   |
| RA-SPC-4212 | house                                | 1758 Laurel Ave W                             | residence       |                   |
| RA-SPC-4213 | duplex                               | 1766 Laurel Ave. W                            | duplex          |                   |
| RA-SPC-4214 | apartment                            | 1823 Laurel Ave W                             | apartment       |                   |
| RA-SPC-4215 | house                                | 1886 Laurel Ave W                             | residence       |                   |
| RA-SPC-4216 | St. Mary's Episcopal Church          | 1895 Laurel Ave W                             | church          |                   |
| RA-SPC-4217 | lamp post                            | 1900 Laurel Ave W                             | property        |                   |
| RA-SPC-4218 | Peter Soelberg Hosue                 | 1953 Laurel Ave W                             | residence       |                   |
| RA-SPC-4238 | Julius Bjornstad House               | 45 Lexington Pkwy N                           | residence       |                   |
| RA-SPC-4239 | F.C. Schuldt House                   | 55 Lexington Pkwy N                           | residence       |                   |
| RA-SPC-4240 | Herbert S. Green House               | 63 Lexington Pkwy N                           | residence       |                   |
| RA-SPC-4241 | house                                | 69 Lexington Pkwy N                           | residence       |                   |
| RA-SPC-4243 | Isaac Baer House                     | 109 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4245 | Anthony Ambrosini House              | 127 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4247 | Charles N. McCloud House             | 135 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4248 | George St. Ledger House              | 143 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4249 | George Nebeling House                | 149 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4250 | house                                | 157 Lexington Pkwy N                          | residence       |                   |
| RA-SPC-4251 | The Lexington                        | 195 Lexington Pkwy N                          | apartment       |                   |
| RA-SPC-4252 | Central High School                  | 275 Lexington Pkwy N                          | school          |                   |
| RA-SPC-4342 | George H. Carsley House              | 451 Lynnhurst Ave E                           | residence       |                   |
| RA-SPC-4343 | Frank Holstrom House                 | 444 Lynnhurst Ave W                           | residence       |                   |
| RA-SPC-4424 | Marshall-Lake Bridge (razed)         | Marshall Ave. W and Mississippi River Blvd. N | bridge          | razed, not mapped |
| RA-SPC-4468 | house                                | 1130 Marshall Ave W                           | residence       |                   |
| RA-SPC-4469 | Calvary Lutheran Church for the Deaf | 1162 Marshall Ave W                           | church          |                   |
| RA-SPC-4470 | house                                | 1190 Marshall Ave W                           | residence       |                   |
| RA-SPC-4471 | Robert C. Lippen House               | 1260 Marshall Ave W                           | residence       |                   |
| RA-SPC-4472 | O'Connor's Filling Station           | 1344 Marshall Ave W                           | service station |                   |

|             |                                        |                      |                                                |
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| RA-SPC-4473 | Tracy Oil Co.                          | 1345 Marshall Ave W  | service station                                |
| RA-SPC-4474 | Highway Safety Appliance Company       | 1381 Marshall Ave W  | factory                                        |
| RA-SPC-4475 | Midway Lime and Cement Company (razed) | 1400 Marshall Ave. W | factory                      razed, not mapped |
| RA-SPC-4476 | commercial building                    | 1535 Marshall Ave W  | commercial building                            |
| RA-SPC-4477 | house                                  | 1656 Marshall Ave W  | residence                                      |
| RA-SPC-4478 | house                                  | 1657 Marshall Ave W  | residence                                      |
| RA-SPC-4479 | Frank E. Aldrich House                 | 1703 Marshall Ave W  | residence                                      |
| RA-SPC-4480 | Benjamin J. Joslin House               | 1711 Marshall Ave W  | residence                                      |
| RA-SPC-4481 | Emil Slawik House                      | 1730 Marshall Ave W  | residence                                      |
| RA-SPC-4482 | Malvern H. Manuel House                | 1731 Marshall Ave W  | residence                                      |
| RA-SPC-4483 | R. Atchison House                      | 1735 Marshall Ave W  | residence                                      |
| RA-SPC-4484 | Moore House                            | 1764 Marshall Ave W  | residence                                      |
| RA-SPC-4485 | house                                  | 1765 Marshall Ave W  | residence                                      |
| RA-SPC-4486 | Howard Penfield House                  | 1801 Marshall Ave W  | residence                                      |
| RA-SPC-4487 | Charles Thompson Memorial Hall         | 1824 Marshall Ave W  | meeting hall                                   |
| RA-SPC-4488 | Henry Hale Branch Library              | 1831 Marshall Ave W  | library                                        |
| RA-SPC-4489 | Trinity Methodist Episcopal Church     | 1849 Marshall Ave. W | church                                         |
| RA-SPC-4490 | Charles Turner House                   | 1846 Marshall Ave W  | residence                                      |
| RA-SPC-4491 | house                                  | 1853 Marshall Ave W  | residence                                      |
| RA-SPC-4492 | Robert H. Downing House                | 1893 Marshall Ave W  | residence                                      |
| RA-SPC-4493 | house                                  | 1894 Marshall Ave W  | residence                                      |
| RA-SPC-4494 | house                                  | 1898 Marshall Ave W  | residence                                      |
| RA-SPC-4495 | P.L. Therien House                     | 1910 Marshall Ave W  | residence                                      |
| RA-SPC-4496 | Thomas J. Campbell House               | 1921 Marshall Ave W  | residence                                      |
| RA-SPC-4497 | Edwin W. Finck House                   | 1964 Marshall Ave W  | residence                                      |
| RA-SPC-4498 | Arthur Charles Anderson House          | 1969 Marshall Ave W  | residence                                      |
| RA-SPC-4499 | Lane House                             | 2000 Marshall Ave W  | residence                                      |
| RA-SPC-4500 | commercial building                    | 2044 Marshall Ave. W | commercial building                            |
| RA-SPC-4501 | commercial building                    | 2056 Marshall Ave W  | commercial building                            |
| RA-SPC-4502 | house                                  | 2070 Marshall Ave W  | residence                                      |
| RA-SPC-4503 | house                                  | 2089 Marshall Ave W  | residence                                      |
| RA-SPC-4504 | George Snell House                     | 2114 Marshall Ave W  | residence                                      |
| RA-SPC-4505 | house                                  | 2122 Marshall Ave W  | residence                                      |
| RA-SPC-4506 | Fred J. Banister House                 | 2127 Marshall Ave W  | residence                                      |

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| RA-SPC-4507 | house                                             | 2134 Marshall Ave W                                          | residence                           |
| RA-SPC-4508 | Benjamin Hanson House                             | 2163 Marshall Ave W                                          | residence                           |
| RA-SPC-4509 | house                                             | 2204 Marshall Ave W                                          | residence                           |
| RA-SPC-4561 | Elam D. Parker House                              | 2016 Merriam Ln W                                            | residence                           |
| RA-SPC-4583 | West Summit Avenue Historic District              | Summit Ave. between Lexington Pkwy. and Mississippi R. Blvd. | District successfully added to map. |
| RA-SPC-4648 | Wolf House                                        | 24 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4649 | house                                             | 54 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4650 | house                                             | 58 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4651 | house                                             | 60 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4652 | house                                             | 60 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4653 | house                                             | 62 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4654 | house                                             | 92 Mississippi River Blvd N                                  | residence                           |
| RA-SPC-4655 | house                                             | 104 Mississippi River Blvd N                                 | residence                           |
| RA-SPC-4656 | Brooks, Edward Sr. and Markell, House (Eastcliff) | 176 Mississippi River Blvd N                                 | residence                           |
| RA-SPC-4657 | house                                             | 322 Mississippi River Blvd N                                 | residence                           |
| RA-SPC-4658 | Joesting Double House                             | 404 Mississippi River Blvd N                                 | double house                        |
| RA-SPC-4659 | house                                             | 422 Mississippi River Blvd N                                 | residence                           |
| RA-SPC-4660 | house                                             | 470 Mississippi River Blvd N                                 | residence                           |
| RA-SPC-4678 | Franklin J. Lyon House                            | 123 Montrose Pl N                                            | residence                           |
| RA-SPC-4679 | John C. Larson House                              | 167 Montrose Pl N                                            | residence                           |
| RA-SPC-4680 | Samuel Boyer House                                | 315 Moore St N                                               | residence                           |
| RA-SPC-4681 | Longfellow School                                 | 318 Moore St N                                               | school                              |
| RA-SPC-4811 | house                                             | 24 Otis Ave N                                                | residence                           |
| RA-SPC-4812 | house                                             | 75 Otis Ave N                                                | residence                           |
| RA-SPC-4813 | Bratndober House                                  | 130 Otis Ave N                                               | residence                           |
| RA-SPC-4814 | house                                             | 136 Otis Ave N                                               | residence                           |
| RA-SPC-4815 | house                                             | 140 Otis Ave N                                               | residence                           |
| RA-SPC-4816 | house                                             | 146 Otis Ave N                                               | residence                           |
| RA-SPC-4817 | house                                             | 472 Otis Ave W                                               | residence                           |
| RA-SPC-4818 | A.C. Jefferson House                              | 71 Otis Lane                                                 | residence                           |
| RA-SPC-4887 | house                                             | 1121 Portland Ave W                                          | residence                           |

|             |                             |                      |              |
|-------------|-----------------------------|----------------------|--------------|
| RA-SPC-4888 | Seyfried House              | 1123 Portland Ave W  | residence    |
| RA-SPC-4889 | Mary Brinan House           | 1132 Portland Ave W  | residence    |
| RA-SPC-4890 | James C. Fitzgerald House   | 1149 Portland Ave W  | residence    |
| RA-SPC-4891 | Philip Justus House         | 1162 Portland Ave W  | residence    |
| RA-SPC-4892 | duplex                      | 1163 Portland Ave W  | duplex       |
| RA-SPC-4893 | Edwin M. Dahlby House       | 1168 Portland Ave W  | residence    |
| RA-SPC-4894 | house                       | 1172 Portland Ave W  | residence    |
| RA-SPC-4895 | house                       | 1230 Portland Ave W  | residence    |
| RA-SPC-4896 | Norbert Willwerscheid House | 1320 Portland Ave W  | residence    |
| RA-SPC-4897 | duplex                      | 1412 Portland Ave W  | duplex       |
| RA-SPC-4898 | Henry Stempel House         | 1432 Portland Ave W  | residence    |
| RA-SPC-4899 | Donovan House               | 1452 Portland Ave W  | residence    |
| RA-SPC-4900 | apartment                   | 1514 Portland Ave W  | apartment    |
| RA-SPC-4901 | The Theodore                | 1522 Portland Ave. W | apartment    |
| RA-SPC-4902 | H.M. Elmer House            | 1593 Portland Ave W  | residence    |
| RA-SPC-4903 | Albert Wunderlich House     | 1599 Portland Ave W  | residence    |
| RA-SPC-4904 | house                       | 1661 Portland Ave W  | residence    |
| RA-SPC-4905 | Louis P. Deslauriers House  | 1680 Portland Ave W  | residence    |
| RA-SPC-4906 | house                       | 1700 Portland Ave W  | residence    |
| RA-SPC-4907 | Dr. Edward L. Kannary House | 1709 Portland Ave W  | residence    |
| RA-SPC-4908 | Milton House                | 1752 Portland Ave W  | double house |
| RA-SPC-4909 | apartment                   | 1764 Portland Ave W  | apartment    |
| RA-SPC-4910 | house                       | 1799 Portland Ave W  | residence    |
| RA-SPC-4911 | John Butler Duplex          | 1812 Portland Ave W  | duplex       |
| RA-SPC-4912 | apartment                   | 1813 Portland Ave W  | apartment    |
| RA-SPC-4913 | Reed & Jane Wilson House    | 1844 Portland Ave W  | residence    |
| RA-SPC-4914 | apartment                   | 1845 Portland Ave W  | apartment    |
| RA-SPC-4915 | apartment                   | 1849 Portland Ave W  | apartment    |
| RA-SPC-4916 | house                       | 1860 Portland Ave W  | residence    |
| RA-SPC-4917 | house                       | 1866 Portland Ave W  | residence    |
| RA-SPC-4918 | R.J. Stiener House          | 1962 Portland Ave W  | residence    |
| RA-SPC-4919 | house                       | 1978 Portland Ave W  | residence    |
| RA-SPC-4920 | house                       | 2057 Portland Ave W  | residence    |
| RA-SPC-5056 | residence                   | 34 Wheeler St N      | residence    |



|             |                                                                 |                      |                  |                                |
|-------------|-----------------------------------------------------------------|----------------------|------------------|--------------------------------|
| RA-SPC-5057 | apartment                                                       | 374 Wheeler St N     | apartment        |                                |
| RA-SPC-5058 | Currier House                                                   | 403 Wheeler St N     | residence        |                                |
| RA-SPC-5075 | Annette Farwell House                                           | 309 Wilder St N      | residence        |                                |
| RA-SPC-5076 | residence                                                       | 371 Wilder St N      | residence        |                                |
| RA-SPC-5077 | residence                                                       | 319 Wilder St N      | residence        |                                |
| RA-SPC-5078 | residence                                                       | 339 Wilder St N      | residence        |                                |
| RA-SPC-5550 | Desnoyer Park                                                   | 497 Pelham Blvd N    | outdoor facility |                                |
| RA-SPC-5560 | apartment                                                       | 400 Pierce St N      | apartment        |                                |
| RA-SPC-5620 | The Minnesota Transfer Railway Company                          | 508 Cleveland Ave    | rail related     |                                |
| RA-SPC-6102 | Porky's Drive-In Restaurant (moved)                             | 1884 University Ave  | restaurant       |                                |
| RA-SPC-6103 | Great Lakes Coal and Dock Company Office Building               | 2102 University Ave  | office building  |                                |
| RA-SPC-6310 | Minnesota Transfer Railway Co. Railroad Company Railroad Bridge | over University Ave. | rail related     | successfully added to the map. |
| RA-SPC-6329 | Ivins, William and Margaret                                     | 1635 Summit Ave      | single dwelling  |                                |

# Summit Avenue West Heritage Preservation District

