



# HERITAGE AND CULTURAL PRESERVATION

# Introduction

The Heritage and Cultural Preservation Chapter sets policy for the identification, preservation and celebration of architecturally, culturally and historically significant buildings, districts, sites and views in Saint Paul. It also sets a policy direction for the Heritage Preservation Commission (HPC). The City's activities associated with the preservation, rehabilitation, restoration, and reconstruction of historic and cultural resources should be sustainable and equitable; improve the quality of life for all residents and visitors; guide public and private investment; express a sense of place and pride; celebrate the racial, ethnic and cultural diversity of the community; and be embraced in all facets of the City's work. The cultural, educational, aesthetic, inspirational, economic and energy benefits of heritage preservation should be celebrated as a living part of our community life and development.

Existing structures are important components of sustainable economic development, and the cultural landscapes that are integral to the city inherently connect this chapter with each chapter of the Comprehensive Plan. Through this chapter, Saint Paul strives to be a leader in preserving historic and cultural resources; engaging all stakeholders in education and evaluation activities that are inclusive, responsive, practical and respectful; and integrating preservation and related activities into the work of all City departments. This work must be mindful of demographic, climate, investment and technological changes that impact Saint Paul's built and natural environments.

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## The following goals guide the Heritage and Cultural Preservation chapter:

1. A leader in the use of best practices towards an equitable and sustainable approach to the preservation, conservation, rehabilitation, restoration and reconstruction of publicly-owned historic and cultural resources
2. The preservation of built, cultural and natural environments that express the identity and sense of place of Saint Paul
3. The consideration of heritage and cultural preservation goals and priorities in all City departments, initiatives, policies, practices and processes
4. City investments in built, cultural and natural environments and in cultural and historic resources that reflect broader City priorities
5. Broad stakeholder understanding and application of heritage and cultural preservation planning tools and resources

## Goal 1: A leader in the use of best practices towards an equitable and sustainable approach to the conservation, preservation, rehabilitation, restoration and reconstruction of publicly-owned historic and cultural resources.

**Policy HP-1.** Prioritize publicly-owned facilities – particularly those owned, maintained or supported by the City and related development authorities – for evaluation, designation and preservation.

**Policy HP-2.** Preserve, rehabilitate and maintain City-owned historic resources through recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties.

**Policy HP-3.** Pursue funding to evaluate, maintain, renovate and preserve City-owned eligible and potentially eligible property, and assist private owners to do the same.

**Policy HP-4.** Ensure City codes are progressive and responsive to changes in technology, best practices, Federal guidance and community need in order to advance and support preservation activities.

**Policy HP-5.** Incorporate historic and cultural resources into cultural tourism efforts.



### Heritage Preservation Declaration of Public Policy and Purpose

Chapter 73 of the City's Legislative Code governs the heritage preservation function. It reads:

The council of the City of Saint Paul hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures, landscapes and other objects having historical, cultural, architectural, archaeological or engineering significance is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purposes of this chapter are to:

1. Safeguard the heritage of the City of Saint Paul by preserving properties which reflect elements of the city's cultural, social, economic, political, architectural, archaeological or engineering history;
2. Protect and enhance the City of Saint Paul's attractiveness to residents, tourists

and visitors, and promote preservation as a support and stimulus to business and industry;

3. Enhance the visual and aesthetic character, diversity and interest of the City of Saint Paul;
4. Foster civic pride in the beauty and notable accomplishments of the past and increase awareness of Saint Paul's place in history through outreach and education;
5. Enhance and reinforce the City of Saint Paul's sustainability goals of the Comprehensive Plan of 2040 through preservation, rehabilitation and reuse; and
6. Promote the recognition, protection, rehabilitation, reuse and preservation of heritage preservation sites and districts and historic resources for the education and general welfare of the people of the City of Saint Paul.

## Secretary of the Interior's Standards for the Treatment of Historic Properties

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. These Standards and Guidelines were developed by the National Park Service (NPS) and can be found on the NPS Technical Preservation Services webpages.

### Goal 2: The preservation of built, cultural and natural environments that express the identity and sense of place of Saint Paul.

**Policy HP-6.** Maintain and preserve designated and determined eligible historic and cultural resources.

**Policy HP-7.** Be proactive in the identification, evaluation, survey and designation of historic and cultural resources to ensure a consistent and equitable approach to preservation that is time-sensitive and responsive to community needs.

**Policy HP-8.** Develop new and expand existing historic themes and contexts to allow for the continual identification of historic and cultural resources that is time-sensitive and responsive to community needs.

**Policy HP-9.** Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features.

### Goal 3: The consideration of heritage and cultural preservation goals and priorities in all City departments, initiatives, policies, practices and processes.

**Policy HP-10.** Incorporate City heritage and cultural preservation goals when updating ordinances, policies and other regulations, including the Saint Paul Administrative and Legislative Codes, and as part of planning, development and design processes.

**Policy HP-11.** Ensure that City officials and staff at all levels have a working understanding and consider the importance of designation, preservation, and stewardship of historic and cultural resources, focusing on recognized heritage and cultural preservation principles; collaborate across departments to jointly accomplish City preservation goals.

### Goal 4: City investments in built, cultural and natural environments and in historic and cultural resources that reflect broader City priorities.

**Policy HP-12.** Prioritize the retention of locally-designated/listed historic and cultural resources or those determined eligible for designation over demolition when evaluating projects that require or request City action, involvement or funding, or those of related development authorities.

**Policy HP-13.** Use recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties, when City or other development authority action, involvement or funding is requested or required.

**Policy HP-14.** Include preservation-related funding programs as part of the resource allocation process for funding requests for preservation-related projects.

**Policy HP-15.** Utilize historic and cultural resources to:

- improve pedestrian safety, mobility and visibility;
- foster economic development;
- support neighborhood revitalization and reinvestment, focusing increased density along transit corridors;
- prevent or minimize displacement of area residents and businesses;
- provide affordable housing; and
- celebrate Saint Paul's rich and diverse cultures and heritage.

**Policy HP-16.** Balance the preservation of a historic and/or cultural resource and new development by considering the:

- significance of the resource;
- impact of a proposed development action on the character-defining features of the resource and the area context;
- potential for displacement of area residents and businesses;
- evolution of the neighborhood and how neighborhood change is occurring;
- long-term benefit-cost analysis and impact; and
- appropriateness of mitigation activities should the resource be compromised or lost.

## Goal 5: Broad stakeholder understanding and application of heritage and cultural preservation planning tools and resources.

**Policy HP-17.** Ensure that property owners, real estate professionals and community members have a working understanding of heritage and cultural preservation regulations, principles and related available resources.

**Policy HP-18.** Consult with, include and educate communities regarding heritage and cultural preservation activities, benefits, funding and resources.

**Policy HP-19.** Prioritize the recognition of historically underrepresented communities and their histories in:

- the designation of significant buildings, sites and districts;
- funding that supports the preservation and retention of designated historic and cultural resources; and
- community engagement so that those whose histories are being celebrated are involved in creating the narrative.

## Definitions

**Cultural Resources:** Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

**Eligible:** Building, site or structure which possesses the necessary qualities for fulfilling the conditions to be listed as a local, state or federal historic contributing building, site or structure.

**Historic Themes and Contexts:** a unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and/or geographical area.

**Heritage Preservation Commission (HPC):** A public commission consisting of thirteen (13) voting members who are residents of Saint Paul and are appointed by the mayor, with the advice and consent of the city council.

**Rehabilitation:** The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

**Restoration:** Accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. **Reconstruction:** Depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**Sense of Place:** A shared understanding of the physical, social, cultural, environmental and historic characteristics of a place.