

**ACTION MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
**CITY OF SAINT PAUL, MINNESOTA**  
City Hall/Court House, 15 Kellogg Boulevard West, Lower Level - Room 40,  
October 8, 2015

---

---

**Present:** Richard Dana, Matt Hill, Renee Hutter Barnes, Michael Justin, Bill Lightner, Amy Meller, David Riehle, Steve Trimble, Diane Trout-Oertel, David Wagner

**Absent:** Barbara Bezat (excused), Robert Ferguson (excused), Matt Mazanec (excused)

**Staff Present:** Amy Spong, Christine Boulware, Fred Counts

---

---

**Business Meeting**

- I. Call to Order:** 5:06 pm
- II. Approval of the Agenda:** *Chair Dana proposed to revise the agenda to add to Old Business 302 Summit Avenue. Commissioner Hill moved to approve the revised agenda. Commissioner Justin seconded the motion. **Motion passed 7-0.***

**III. Conflicts of Interest:** *None stated.*

**IV. New Business**

- A. Como Community Plan (District 10),** by the Department of Planning and Economic Development, adopt resolution providing recommendations to the Mayor, City Council and Planning Commission. File #15-COMOPLAN (Boulware, 266-6715).

*Commissioner Riehle proposed to add labor history for two properties within the Como Community Plan to the draft resolution. Commissioner Trout-Oertel moved to layover a decision until there is a draft resolution to consider. Commissioner Lightner seconded the motion. **Motion passed 8-0.***

**V. Old Business**

**302 Summit Avenue, Historic Hill Heritage Preservation District,** by Chris Anderson, Les Jones Roofing Inc., for a building permit to install three skylights at the residence. **File# 15-042**

*Commissioner Wagner moves to reconsider the application given the new information. Commissioner Hill seconded the motion. **Motion passed 8-0.***

*Considering a third skylight that was not included in the application proposed to the HPC on September 10, 2015. Commissioner Wagner moved to approve the revised application. Commissioner Hill seconded the motion. **Motion passed 8-0.***

- A. 208-210 Bates Avenue – Schacht Block, Dayton’s Bluff Heritage Preservation District,** review documentation submitted by the Housing and Redevelopment Authority (HRA) to satisfy the HPC conditions of February 27, 2014. **HPC File# 14-015** (Boulware, 266-6715)

*Staff summarized the memo and briefly went over the project history. Commissioner Lightner moved to accept the HRA documentation. Commissioner Meller seconded the motion. **Motion passed 6-2 with Commissioners Trimble and Riehle against.***

- B. 216-218 Bates Avenue – Schornstein Garage, Dayton’s Bluff Heritage Preservation District,** review documentation submitted by the Housing and Redevelopment (HRA) to satisfy the HPC conditions of February 27, 2014. **HPC File# 14-014** (Boulware, 266-6715)

*Staff summarized the memo and briefly went over the project history.*

## **VI. Public Hearings/Design Review**

- A. 445 Smith Avenue North, Limestone Properties Heritage Preservation Site**, by Thomas Schroeder, owner, for permits to demolish the historic, rear, 1 ½-story frame addition and construct a new 1 ¾-story rear addition with a side porch, a one-story vestibule, and a two-story brewing building. **File #15-040** (Spong, 266-6714) **This item was laid over from the August 27, 2015 public hearing and revised plans submitted.**

*The HPC voted to approve your proposal with the following conditions:*

*Commissioner Wagner moved to accept conditions 1, 2, 5, 6, 7, 8 and modifying condition 3 to be the extended footprint but lower roof eaves more in keeping with the guidelines and modifying condition 4 to state Option 1, not Option 2. Commissioner Lightner seconded the motion. **Motion passed 5-2 (Commissioners Riehle and Meller against) with Commissioner Trimble abstaining.***

- B. 716 Wilson Street, Dayton's Bluff Heritage Preservation District**, by the Saint Paul Housing and Redevelopment Authority, for a demolition permit to raze the William Schornstein house. **File #16-001** (Boulware, 266-6715)

*HPC staff presented the staff report and based on the findings, staff recommended approval of the demolition permit application provided the following conditions are met:*

*1. Prior to demolition, the applicant shall remove non-original siding and wrap to reveal the historic exterior of the residence and the building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior to demolition, at the owner's expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC in both printed form and as TIFF files on an archival quality CD (one copy of the documentation to be delivered to the Ramsey County Historically Society.)*

*Chair Dana requested that everyone present be careful not to make inferences or be inflammatory in the way comments are made or questions are asked. There are people who are involved in this work and these properties who could be personally offended by inferences about personal behavior.*

*Joe Musolf, Project Manager, PED, representing the HRA, said HRA staff believes a decision to allow demolition is warranted considering the structural condition of the building and lacking economic viability of the building. The structural condition review that was included with the application cited numerous structural deficiencies. The structural engineer concluded that the building is in poor structural condition and repairs would likely be relatively costly. They have worked diligently to find an economically viable rehabilitation proposal for the building. They have received two developer proposals. The first one in 2012, for a five unit rehabilitation project in conjunction with other adjacent properties, requesting a total of approximately 2.7 million dollars in subsidy. They determined it was not an economically viable proposal. A second proposal, in 2013, was for demolition and a multifamily redevelopment project also in conjunction with adjacent properties. The subsidy needed on that proposal was not determined, but preliminary conversations with the proposer led them to believe that it wouldn't be an economically feasible project. In the spring of 2015 they requested assistance from HPC staff and the Preservation Alliance of*

*Minnesota to identify any other interested developers. Three new developers were contacted, but no proposals emerged.*

*At questions from the Commissioners, Mr. Musolf confirmed that the City has been willing to sell the property for as little as a dollar and contribute money to proposal, but they are still unable to sell it. He also confirmed that the proposal in 2013, for multifamily housing, was from Dayton's Bluff Neighborhood Housing Services.*

*Commissioner Trimble stated he has concerns because Dayton's Bluff Neighborhood Housing Services wanted to see the building torn down in order to build a multi-family project and that doesn't seem to be a good reason to get rid of a house that is contributing. He said that some of the estimates seem to be incredibly high and he questioned if anyone has contacted groups like Habitat for Humanity, which has been doing some rehab work around the City, rather than just building a brand new home.*

*Mr. Musolf said that the short answer is yes. The single family program under the umbrella of the Inspiring Communities Program, which was preceded by the Neighborhood Stabilization Program and the Invest Saint Paul Initiative, has resulted in 160 rehabs around the City including 16 in the Dayton's Bluff Heritage Preservation District. Habitat for Humanity has been an important partner in both rehabilitation and new construction, and it's correct that their model often results in lower subsidy. They have always participated in their request for proposal and have had interest in other properties in their inventory.*

*Ms. Spong made a point of clarification regarding the multifamily proposal that included a 2.7 million dollar subsidy. The project was not for new construction. It was a project that involved rehabbing 208-210 Bates, 216-218 Bates, and 716 Wilson. There were no plans for new construction, and that was not what was presented earlier.*

*Commissioner Trimble stated it may not have been presented, but the plans existed.*

*Commissioner Trimble referred to the fire report that stated almost all of the damages were on the porch and didn't go up into the roof. It seems that this is something that could be taken care of if the property were to be rehabilitated.*

*Mr. Musolf stated that the fire damage was primarily contained to the porch and the front rooms of the main floor of the house, however, the smoke and soot damage was extensive.*

*In response to Chair Dana's question pertaining to salvage opportunities during demolition, Mr. Musolf said they don't specifically call for that in their demolition specifications, although it is allowed and assumed that it happens by their demolition contractors.*

*Patty Lilledahl, Housing Director, PED, representing the HRA, was present for questions.*

*Tom Dimond, 2119 Skyway Dr., stated that this is a really important issue. This is a*

*wholesale demolition of a historic district located on the east side. There was a lot of push back internally within the City and other quarters when the work was being done on the adoption of this historic district. This historic district is treated quite differently than anywhere else in the City. There would never be a suggestion to demolish this many buildings in another historic district within Saint Paul.*

*What is also very troubling is the misinformation and false premises that are being used to justify this application. The numbers and arguments being given to do this are false. He isn't implying that anyone is lying, but they are not telling you the basis of these premises. For example, converting this to a four bedroom house, and lifting it up and moving it on a new foundation, is not what it takes to preserve this building. That is not what the market place would do. This creates crazy artificial project costs of \$600,000 to \$675,000 for this house. Nobody in their right mind would do that. People in their right mind could very easily rehabilitate this house without any trouble. He stated you can't get these properties for a dollar. People have paid better money than that for these properties to rehab them to high quality restorations, but they are not allowed to due to the restrictions and limitations. He has national and local awards for properties he has rehabilitated in the neighborhood including the National Trust for Historic Preservation. No one from the HRA has ever contacted him to see if he would be interested in doing one of these projects. They are not reaching out for other opportunities. He has restored a property on Bates that the HRA was going to tear down. He urged them not to tear it down and to put it up for bids. It was in very bad condition, a car had literally run into the house. He pushed for them to put it up for bid and after numerous attempts to purchase it finally ended up before elected officials where he was finally able to purchase the property. He has restored it and received national awards. It has been an asset to the community ever since. He is not the only person or group who is interested in doing these cost effective high quality rehabilitations in the neighborhood. The City, rather than being an asset, is being the detriment. They don't even fix roofs on buildings they own and then cite private property owners and on their properties. For example, the house he rehabbed with his own money and received an award on, was cited by the City for planting flowers and grass on the boulevard. They told him if he didn't remove them from the boulevard they would prosecute him. He did go before the City on this issue that eventually turned out to be legislation that allowed everybody around the community to be able to plant flowers on their boulevard. That's the craziness of this process. This property and every other one on the list is economically viable and can be done by the private market if the process would allow it. The way it is currently set up the private market is not allowed to do so and it's destroying our community on the east side and they are the ones who pay the price for that mistake.*

*Another reason he hopes the Commission votes these down, or at least tables them to after the first of the year, is that they don't have an elected representative until after the first. When there is this kind of impact potentially to a community they ought to have an elected representative who they can speak to before that decision is made.*

*Sage Holben, 705 Fourth Street E, stated she is on the Board of Directors for the Dayton's Bluff Community Council and Chair of the Land Use Committee, but largely tonight she is speaking as a resident. Out of respect of Dayton's Bluff Community Council, and the people it represents, she advocates that the decision to raze this property and the other Dayton's Bluff properties on the list be laid over so that the Community Council and interested residents are given time and opportunity to give input to these actions. This request is in respect to transparency between our city and our District Council, as well as District 7, and the integrity of the architecture, the economics, and the neighborhoods of*

*Dayton's Bluff. She has lived in this neighborhood for 16 years and seen houses transformed into beautiful homes with stable families. This will not continue to happen if this demolition goes through. Please postpone this until they have a new council person elected and until they gain community stability.*

*Jean Comstock, 729 Sixth Street East, stated she is a member of the Dayton's Bluff Community Council Land Use Committee. The reason she remains on the Committee is to have an opportunity to learn about things that are happening in the neighborhood before decisions are made so that she can add input. She was disappointed to learn that she didn't even hear about these slated demolitions until a few weeks ago. There has been miscommunication in how this has happened and she would encourage the Commission to hold these and not make a decision tonight. There is a group of citizens who are concerned about this and they are asking for some time to do some more thoughtful consideration of these houses. She would like to see if they could find people willing to come and renovate these houses themselves.*

*In response to a question from the Commission, Ms. Comstock stated that the Land Use Committee has not had time to review these applications they only learned about them two weeks ago.*

*Ms. Holben stated they are going through some reorganization and they have not had the opportunity or the staff to look at this. With more time they could certainly take some action on these applications.*

*Aron Thomas, 742 Plum, stated he and his girlfriend moved to Dayton's Bluff specifically because it's a historic district. It's hard to see these houses be vacant in the first place, and it's harder to think that the contributing structures are being considered for demolition. He agrees that stabilization is important, but he also thinks that part of the reason why the district was created was to stabilize it in terms of preserving the historic properties. He thinks that as a neighborhood they should take advantage of any reprieve, temporary or otherwise, from the demolition proposals. They should try as a community to come up with a plan that can address properties that end up in this state so that it doesn't get to the point of demolition.*

*HPC staff read written testimony into the record requesting that the items pertaining to the demolition of HRA owned properties in the Dayton's Bluff Heritage Preservation District be withdrawn from the October 8, 2015, Heritage Preservation Commission agenda pending a community meeting to consider the impacts and/or opportunities that the properties in question represent to the Dayton's Bluff community. The letter includes sixteen names of people in support of this request: Lou Ann Norquist, Barry Madore, Benjamin Mason, Jennifer Mason, Karin DuPaul, Erica Schneckloth, Aron Thomas, Casie Radford, Carla Riehle, Carrie Obry, Sage Holben, Cliff Carey, Carol Carey, Bob Parker, David Durant, and Tammy Durant.*

*The public hearing was closed.*

*Ms. Spong provided clarification on their requirements for timely reviews of applications.*

*She cited Chapter 73 of the City's Legislative Code. The HPC has a 60 day review period and if they do not approve or deny or approve with conditions within 60 days of the date of the application it's automatically approved. The HPC also needs to comply with State Statute 15.99, 60 day rule, which requires a timely review from the date of a complete application to making a decision. There is an opportunity to provide an extension for another 60 days, up to 120 days, if the Board deems there is additional information that is needed. In Minnesota we are kept from laying over something indefinitely because of 15.99.*

*Commissioner Wagner asked if the applicant would be amenable to withdrawing their applications in light of the public testimony that is in support of not making decisions on these properties until they have proper representation at the City Council level.*

*Mr. Musolf stated he is aware of the letter read into testimony. It was delivered to the Executive Director of the HRA, Jonathan Sage-Martinson, and he responded by stating they would not be withdrawing the applications.*

*Commissioner Trimble moved denial of the request for demolition. Commissioner Wagner seconded the motion.*

*Commissioner Trimble stated that on page 5 of the staff report it said that there is no other historical associations with this property. He respectfully disagrees. The architect, Augustus F. Gauger, is certainly worthy of mentioning as the designer.*

*Ms. Boulware stated he was only involved with the Schornstein Grocery. HPC staff could not find any record or association of him with the Schornstein house or garage.*

*Commissioner Hill commented on an article he read regarding demolitions across the City. These properties tonight would represent 2 to 4% of all demo permits in the City. He understands the community's frustration in being blindsided. This is not a way to go about community development.*

***The motion to deny passed by a vote of 8-0.***

- C. 275 Bates Avenue, Dayton's Bluff Heritage Preservation District**, by the Saint Paul Housing and Redevelopment Authority, for a demolition permit to raze the Louis Hansen bakery and residence. **File #16-002** (Boulware, 266-6715)

*HPC staff presented the staff report and based on the findings, staff recommended denial of the demolition permit application.*

*Chair Dana requested that everyone present be careful not to make inferences or be inflammatory in the way comments are made or questions are asked. There are people who are involved in this work and these properties who could be personally offended by inferences about personal behavior.*

*Joe Musolf, HRA staff and applicant, spoke regarding 275 Bates, they believe a decision to allow demolition is warranted considering the structural condition of the building and the lacking economic viability of the building. The structural condition review that was included in their application cited numerous structural deficiencies. The structural engineer concluded that the building is in poor structural condition and repairs would likely be very costly. They have worked diligently to find an economically viable rehabilitation proposal for the building. They have offered the property via request for proposals three times; 2009, 2013, and 2014. They received one proposal in 2013 to demolish the building in conjunction with renovation of the adjacent property at 279. This proposer requested a subsidy of approximately \$540,000 which HRA staff decided was not economically viable. In the spring of 2015 they requested assistance from HPC staff to identify any other interested developers and three new developers were contacted, but no proposals emerged.*

*In response to Commissioner Lightner's inquiry into why all five of these properties are before the HPC right now, Mr. Musolf explained that over the last four years the HRA's efforts in the District have been focused on accomplishing 16 rehabs that have either been completed or are currently underway. They have been working to try and find an economically viable rehab plan for these 5 properties, and the timing is such that they have reached a conclusion that it is not possible.*

*Mr. Musolf explained the HRAs actions in regards to community outreach. Their actions have all been carried out under the authority granted to them by the HRA under work plans like the Inspiring Communities Program and Neighborhood Stabilization Program and Invest Saint Paul. In all of these work plans acquisition, rehabilitation, demolition, and redevelopment have always been part of their published plan. They have sought input on these plans at many places along the way including district councils and neighborhoods. Those plans have always been vetted in public hearings. He cannot site a specific community meeting where the question was posed should the HRA demolish 275 Bates or invest the \$540,000 that was proposed.*

*Mr. Musolf explained the types of outreach the HRA does for RFP's. He said the RFP that was cited in 2009 was called the Fourth Street Preservation Project RFP. That RFP was done in conjunction with a group of local residents and HRA Commissioner Lantry. He said he was pleased with the publicity they generated including information that was featured in the Saint Paul paper. The RFP target audience was people that might be interested taking these projects on that might already be living in the neighborhood or know someone who might be interested. It wasn't necessarily looking for developers. The RFP's in 2013 and 2014 were done in their Inspiring Communities Program. The notification of these RFP's reached an excess of 2500 people. They publicize these in three different manners; the first is a list HRA maintains of interested parties that have initiated contact with the HRA, the second is through the City's ENS system which includes all District Councils and Ward offices, and the third was to use the City's Contract and Analysis Services/Purchasing Procurement office's system. The last one is not mandated by HRA policy, but they took advantage of their notification system because it would reach even more people. The HRA has an auditable track of reaching around 2500 people.*

*Upon questions from the Commissioners, Ms. Boulware stated that the property next door that is being rehabilitated was reviewed administratively. A proposal for that property was*

*accepted through the last Inspiring Communities round. Staff worked with their contractor to create an application that complied with the guidelines and very little of the historic fabric would be lost and there would be rehabilitation of many of the features.*

*Commissioner Trimble said what bothered him about that proposal was tearing it down so that the house being rehabbed can have a bigger yard.*

*Tom Dimond, 2119 Skyway Dr., testified this is a very interesting and unique building. He explained the effort that the neighborhood has done when they try and market buildings. They get volunteers to remove asbestos and asphalt siding so people can get a sense of what is available. It's a relatively low cost process. The City should take steps to market these buildings and get people interested in investing in properties. It's very frustrating, these buildings are wonderful resources, and if redone they will be gems for the neighborhood. The rehabilitation can be done for relatively low costs. It doesn't have to be anything like the costs that are being argued by the HRA. He doesn't understand why the City can't connect with the neighborhood on this idea of rehabilitation. A proposal to demo this number of buildings in a historic district has never happened before.*

*Upon questions from the Commissioners, Mr. Dimond said he was aware that the City was doing the rehabilitation and they were going to fund the rehabilitation. He stated that the outreach efforts for the RFP's did not reach him.*

*Sage Holben, 705 Fourth Street East, testified that out of respect for Dayton's Bluff Community Council, and the Community they serve, she requests that the decision of demolition of this property be laid over until the District Council and community has time to meet and get input and come to a decision on this property. This is to maintain the integrity of the architecture in the area, the economics, and the neighborhood.*

*Kirstin Scanlan Madore, 326 Maria, Saint Paul, testified to the hard work, time, and energy that has been put into her home. One thing she is very concerned about with all of these houses, but this one in particular is that if it's torn down they will lose a possibly beautiful historic home forever. She is not supportive of the idea of tearing historic homes down in order to build more parking spaces or have more green space. The style of the neighborhood and the density of the housing is one of the amazing and significant things about the neighborhood. Taking out houses here and there doesn't fit with the style of the neighborhood. She asks that they deny this demolition because they need to keep the old homes in the City.*

*Jean Comstock, 729 Sixth Street East, Saint Paul, testified, encouraging the Commission to deny this application of demolition. It feels like the neighborhood has not had time to discuss this application. She remembers the Fourth Street Preservation Project and that was very well done. That is a whole lot different than tearing down this number of buildings without proper notice.*

*HPC staff read written testimony into the record requesting that the items pertaining to the demolition of HRA owned properties in the Dayton's Bluff Heritage Preservation District be withdrawn from the October 8, 2015, Heritage Preservation Commission agenda pending a*



*community meeting to consider the impacts and/or opportunities that the properties in question represent to the Dayton's Bluff community. The letter includes sixteen names of people in support of this request: Lou Ann Norquist, Barry Madore, Benjamin Mason, Jennifer Mason, Karin DuPaul, Erica Schneckloth, Aron Thomas, Casie Radford, Carla Riehle, Carrie Obry, Sage Holben, Cliff Carey, Carol Carey, Bob Parker, David Durant, and Tammy Durant.*

*The public hearing was closed.*

*Commissioner Riehle moved denial of the request for demolition. Commissioner Trimble seconded the motion. **The motion to deny passed by a vote of 8-0.***

**D. 700 Fourth Street East, Dayton's Bluff Heritage Preservation District**, by the Saint Paul Housing and Redevelopment Authority, for a demolition permit to raze the Edward McNamnee house and garage. **File #16-003** (Boulware, 266-6715)

*HPC staff presented the staff report and based on the findings staff recommends denial of the demolition permit application.*

*Chair Dana requested that everyone present be careful not to make inferences or be inflammatory in the way comments are made or questions are asked. There are people who are involved in this work and these properties who could be personally offended by inferences about personal behavior.*

*Ms. Boulware stated that because the Fourth Street Preservation Project has been brought up she would provide some background on the project. It was a community, District Council and City led group. There were many stakeholders including neighbors and businesses that met starting in 2008 and continued through when the RFPs went out. There were open houses and a lot of community involvement, specifically those houses on Fourth Street, and the two on Bates Avenue. This house at 700 Fourth Street was part of that project and people had the opportunity to walk through it and look at it, like many of the others on Fourth Street, it didn't receive an immediate proposal.*

*Joe Musolf, HRA staff, stated they believe a decision to allow demolition is warranted considering both the structural condition of the building and the lacking economic viability of the building. The structural condition review included in the application cited numerous structural deficiencies. The structural engineer concluded that the building is in poor structural condition and repairs would likely be relatively costly. They worked diligently to find an economically viable rehabilitation proposal for the building. They have offered the property via requests for proposals three times in 2009, 2013 and 2014. They have received two proposals. One in 2013, requesting a subsidy of \$325,000 and one in 2014, requesting a subsidy of \$311,000. It was determined that both of these proposals were not economically viable. In the spring of 2015 they requested assistance from HPC staff and the Preservation Alliance of Minnesota to identify interested developers and three new developers were contacted, but no proposals emerged.*

*Tom Dimond, 2119 Skyway Dr., testified he has restored the house behind this property without subsidy so he knows it's economically viable to rehab a house on this block. This*

*house is very nice and does need extensive work, but it can be done. To lose a good property like this would be terrible for this neighborhood.*

*Sage Holben, 705 Fourth Street East, testified as bad as this house may look it really is a beautiful home inside. She has become a contact person for several of the new neighbors that have recently moved into the rehabbed homes. She said that through social media and in person people are asking about this house and others in the neighborhood. People want to move to Dayton's Bluff because of the architecture, community and the economics. Dayton's Bluff is growing and beginning to thrive. They have certainly always thrived as a neighborhood. She request that demolition of this property be denied so that the community can look at this in more detail.*

*Kirstin Scanlan Madore, 326 Maria Avenue, testified right now this house is an eyesore, but feels strongly that the Commission should deny approval of the demolition because she feels it could be renovated.*

*HPC staff read written testimony into the record requesting that the items pertaining to the demolition of HRA owned properties in the Dayton's Bluff Heritage Preservation District be withdrawn from the October 8, 2015, Heritage Preservation Commission agenda pending a community meeting to consider the impacts and/or opportunities that the properties in question represent to the Dayton's Bluff community. The letter includes sixteen names of people in support of this request: Lou Ann Norquist, Barry Madore, Benjamin Mason, Jennifer Mason, Karin DuPaul, Erica Schneekloth, Aron Thomas, Casie Radford, Carla Riehle, Carrie Obry, Sage Holben, Cliff Carey, Carol Carey, Bob Parker, David Durant, and Tammy Durant.*

*Commissioner Trout-Oertel moved to deny the application of demolition. Commissioner Trimble seconded the motion. **The motion to deny passed by a vote of 8-0.***

- E. 767 Fourth Street East, Dayton's Bluff Heritage Preservation District**, by the Saint Paul Housing and Redevelopment Authority, for a demolition permit to raze the Peterson-Burke house. **File #16-004** (Boulevard, 266-6715)

*HPC staff presented the staff report and based on the findings staff recommended approval of the demolition permit application provided the following conditions is met:*

- 1. Prior to demolition, the applicant shall remove non-original siding and wrap to reveal the historic exterior of the residence and the building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior to demolition, at the owner's expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC in both printed form and as TIFF files on an archival quality CD (one copy of the documentation to be delivered to the Ramsey County Historically Society.)*

*Commissioner Trimble questioned why the HRA would leave a hole in the roof, after the chimney fell, knowing it could do further damage to the house unless it was their intention to have it torn down.*

*Ms. Boulware stated that the hole in the roof was the one visual point that she observed. She did not inspect the roof and didn't know if there were any other issues contributing to the water damage. She said it was best to ask HRA staff regarding demolition of the chimney last year and subsequently what happened or what measures were taken during that time.*

*Chair Dana requested that everyone present be careful not to make inferences or be inflammatory in the way comments are made or questions are asked. There are people who are involved in this work and these properties who could be personally offended by inferences about personal behavior.*

*Ms. Boulware stated she has preliminary plans that were submitted for the property in 2012 so the layout of the property is available as well as the photographs. She also added that the property next door (763) was demolished a little over a year ago. It was a Vacant Category 3 building and was reviewed at Legislative Hearings. Ramsey County acquired it through tax forfeiture and the property was removed. The HPC did not review the demolition of 763 Fourth Street.*

*Ms. Spong added that there is an exception in City Ordinance for all designated districts. If there is property that is declared a nuisance property, the City Council does not need HPC review, and can make the decision for demolition.*

*Joe Musolf, HRA staff, stated HRA staff believes a decision to allow demolition is warranted considering the structural condition of the building and the lacking economic viability of the building. The structural condition review that they included with their application cited numerous structural deficiencies. The structural engineer concluded that the building is in poor structural condition and repairs would likely be costly. They have worked diligently to find an economically viable rehabilitation proposal for the building. They received one proposal in 2012 requesting a subsidy of \$310,000 and determined that this proposal was not economically viable. They offered the property via request for proposals two times in 2013 and 2014. These requests did not result in any proposals. In the spring of 2015 they requested assistance from HPC staff to identify any other interested developers and three new developers emerged, but no proposals came of those conversations.*

*Commissioner Hill questioned what steps the HRA takes to keep these properties safe and secure in the neighborhood.*

*Mr. Musolf stated they try very hard to keep these buildings secure and to make sure that they don't present any safety issues. This is an unusual situation where the chimney fell. Stabilization of chimneys for properties that the HRA owns has never been something they considered, but they do now as a result of what happened at this property. They have not addressed the hole in the roof, but they will.*

*Tom Dimond, 2119 Skyway Dr., testified it's really important that we save these structures. The neighborhood and the City will be well rewarded if the community is allowed to bring imaginative suggestions to the table.*

*Sage Holben, 705 Fourth Street East, testified that in regards to transparency between the City and Dayton's Bluff Community Council and its residents she is requesting denial of demolition of this property.*

*Jean Comstock, 729 Sixth Street East, testified there is a group of neighbors who are very interested and concerned about these properties. They would like the opportunity to meet and come up with some other solutions. She requests that the application for demolition is denied.*

*Kirstin Scanlon Madore, 326 Maria Avenue, testified she believes it's very important to the fabric of our City and their neighborhood that they are allowed to try as hard as they can to preserve these properties. She is requesting that this application for demolition be denied.*

*Aron Thomas, 742 Plum Street, wanted to thank the HRA for the work they have done. He helped out with a couple of the houses on Fourth Street. He completely understands that the HRA may feel like after holding onto these houses for 10 years that they would rather not incur the ongoing maintenance costs. He wonders if maybe there is a way that they get more involved with the District Councils in order to take the properties, that the HRA would consider for demolition, and transfer these to the neighbors.*

*Sheila Fricke, 310 Maple Street, testified she came to this meeting because she thought it was about one property up for demolition, but then she saw in the paper all of the properties up for demolition. This house is an eyesore and the City did not take responsibility to take care of its maintenance. She had called on the chimney several times and it wasn't until the chimney fell that the City came out to clean it up. Her main concern was safety. It's unfortunate that it has come to this where these places are so bad. It could have been prevented if maintenance was done in a timely manner with some of these houses. When the City or County has ownership there is no reason why some of this stuff couldn't have been taken care of or fixed beforehand. This home sat for so long. The community at this point is so frustrated by how long things take to get done and now they say the only option is for demolition. If the community and neighbors knew more about these homes and knew there was some type of financial help maybe they could have done something. At this point she just wants to see something done with these properties. Whether they are rehabbed or torn down they have sat too long. The regular citizen wouldn't be able to handle their property like the City handled these properties. They would not have been allowed to have their homes in this condition. She wants to see something done.*

*HPC staff read written testimony into the record requesting that the items pertaining to the demolition of HRA owned properties in the Dayton's Bluff Heritage Preservation District be withdrawn from the October 8, 2015, Heritage Preservation Commission agenda pending a community meeting to consider the impacts and/or opportunities that the properties in question represent to the Dayton's Bluff community. The letter includes sixteen names of people in support of this request: Lou Ann Norquist, Barry Madore, Benjamin Mason, Jennifer Mason, Karin DuPaul, Erica Schneckloth, Aron Thomas, Casie Radford, Carla Riehle, Carrie Obry, Sage Holben, Cliff Carey, Carol Carey, Bob Parker, David Durant, and Tammy Durant.*

*The public hearing was closed.*

*Commissioner Trimble moved for denial of the demolition. Commissioner Riehle seconded the motion.*

*Commissioner Trimble stated that this is a contributing property to the historic district. He said that he is astounded that the HRA has never gone in front of the Dayton's Bluff District Council on any of these properties. The people who live there should be the first people they contact.*

***The motion passed by a vote of 8-0.***

- F. 737 Plum Street, Dayton's Bluff Heritage Preservation District**, by the Saint Paul Housing and Redevelopment Authority, for a demolition permit to raze the Gotthielf Christoff house and garage. **File #16-005** (Boulevard, 266-6715)

*HPC staff presented the staff report and based on the findings staff recommended denial of the demolition permit application. Staff noted that the structural condition is fair to good, the staff report states poor.*

*Chair Dana requested that everyone present be careful not to make inferences or be inflammatory in the way comments are made or questions are asked. There are people who are involved in this work and these properties who could be personally offended by inferences about personal behavior.*

*Joe Musolf, HRA staff, said he wanted to thank the HPC staff for all the work that they have done to respond to a significant work load that came to the Commission all at one time. He said that again they believe that a decision to allow demolition is warranted considering the structural condition of the building and the lacking economic viability of the building. The structural condition review included with the application cited numerous structural deficiencies. The structural engineer concluded that the building is in poor structural condition and repairs would likely be costly. They have worked diligently to find an economically viable rehabilitation proposal for this building. They received one proposal in 2012 requesting a subsidy \$334,000 and determined that it was not economically viable. They have offered the request via Request for Proposal two times in 2013 and 2014 and the requests did not result in any proposals. In the spring of 2015 with the assistance of HPC staff they identified three more interested developers, but no proposals emerged.*

*Upon questions from the Commissioners, Mr. Musolf confirmed that the subsidy requested in 2012 was \$334,000.*

*In response to Commissioners questions, Ms. Boulevard stated the square footage is 2,154 above ground.*

*Ms. Spong stated that the subsidy is not the rehab cost. The subsidy request is an amount*

*of the total development cost. Mr. Musolf confirmed this and said when he refers to subsidy it is a calculation that is presented to the HRA by the proposer. It takes into account the difference between the anticipated total development cost and the expected revenue from a future sale.*

*Commissioner Wagner said that the subsidy represents \$155 per square foot of subsidy and presumably the developer requesting the subsidy will be including some amount in addition. Being an architect himself he knows a little bit about what it takes to rehab buildings and what construction costs are and he finds the figures to be considerably higher than he would expect. He is trying to understand where that discrepancy lies and why the HRA is getting numbers that are so high. It seems there is a breakdown in the system somewhere. We've heard testimony that there are ways to do these rehabs in a more economical way that would make them viable. It's important for everyone to understand what is going on here.*

*Mr. Musolf said that the proposal that the HRA received in 2012 showed a total development cost of \$470,500 with a projected sale of the renovated house at \$165,500 for a subsidy request of \$305,000. This also assumed a land cost right down to zero so that would be an additional \$29,500 HRA investment the cost the HRA had in purchasing the property. In regards to the \$470,500, certainly the developer has an idea about profit, and the HRA acknowledges that and they underwrite and vet that. In this particular circumstance, this house also has some very significant costly challenges associated with its site. In the rear of the property the elevation change from where the drive way is to where the adjacent property is to the rear, there is almost a 20 foot change. There are significant costs associated with stabilizing what is a challenging site condition. There is also a large wall on the side between this property and the adjacent apartment building.*

*Ms. Boulware added that there was a prior Project Manager who worked for PED that she worked with prior to this on 737 Plum Street. There was a developer that had done other projects in the historic district. They were proposing things that didn't comply with guidelines or proposing more expensive things to get a better layout. They proposed to replace all of the windows and not all of them would need to be replaced. They proposed to tear down the garage and build a new one, but the garage could have been reused. They proposed to tear off all of the siding and completely reside the entire building. They proposed to relocate the staircase and the circulation of the interior. There was a lot of over and above projects that they were proposing. The plans received with the packet show an idea of what they were looking to do. She was working with the applicant to revise their proposal but the project did not move forward. She stated it could cost a lot less for a rehab and that was what they were working towards.*

*Mr. Musolf stated that he is not sure if the retaining wall he mentioned earlier is actually on this property. It may not have been something that contributed to the cost estimate.*

*Tom Dimond, 2119 Skyway Dr., thanked the Commission and said it really makes a big difference for the community. He would like to reiterate he cares very much for the community. The opportunity for the future of the neighborhood is great. They want to be part of the decisions for their neighborhood. He said he would like to sit down and brainstorm ideas on what they can do in the future. When the City works with the neighborhood they do amazing things.*

*Sage Holben, 705 Fourth Street East, requested that this permit to demolish be denied so the community can give their input. She would like to preserve transparency. She appreciates this process.*

*Aron Thomas, 742 Plum Street, wanted to add that this house is a great example of why the creation of the historic district is important in the first place. The apartment building next door is perched on top of that retaining wall and unfortunately this house is going to have trouble for the rest of its life so long as that apartment building is there. That retaining wall that is holding up the apartment building is blocking the first floor windows along that side of the house. If the district had been created earlier that apartment building would have never been built the way that it is with its gutter dumping the water right on top of the retaining wall.*

*Jean Comstock, 729 Sixth Street East, requested that they deny the application to demolish this property. She also thanked the Commission for the opportunity to be heard on this issue and thanked the staff.*

*Kirsten Scanlan Madore, 326 Maria Avenue, requested that they deny the application to demolish this property.*

*HPC staff read written testimony into the record requesting that the items pertaining to the demolition of HRA owned properties in the Dayton's Bluff Heritage Preservation District be withdrawn from the October 8, 2015, Heritage Preservation Commission agenda pending a community meeting to consider the impacts and/or opportunities that the properties in question represent to the Dayton's Bluff community. The letter includes sixteen names of people in support of this request: Lou Ann Norquist, Barry Madore, Benjamin Mason, Jennifer Mason, Karin DuPaul, Erica Schneckloth, Aron Thomas, Casie Radford, Carla Riehle, Carrie Obry, Sage Holben, Cliff Carey, Carol Carey, Bob Parker, David Durant, and Tammy Durant.*

*The public hearing was closed.*

*Commissioner Riehle made a motion to deny the application of demolition. Commissioner Trimble seconded the motion. **The motion passed by a vote of 8-0.***

## **VII. Approval of Meeting Minutes**

### **A. September 10, 2015 Joint Business Meeting/Public Hearing**

*Commissioner Trout-Oertel moved to approve the minutes. Commissioner Riehle seconded the motion. **Motion passed 8-0.***

## **VIII. Chair Announcements**

- *Renee Hutter Barnes has resigned as Secretary to the HPC and as an HPC Commissioner, effective immediately.*
- *Happy birthday to Allison Suhan.*

## **IX. Staff Announcements**

*No staff announcements.*

**X. Adjourn** 9:46pm

Submitted by A. Suhan