

ACTION MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
City Hall/Court House, 15 Kellogg Boulevard West, Lower Level - Room 40,
December 3, 2015

Present: Richard Dana, Matt Hill, Barbara Bezat, Robert Ferguson, Michael Justin, Bill Lightner, Matt Mazanec, Amy Meller, Steve Trimble, David Wagner

Absent: David Riehle (excused), Diane Trout-Oertel (excused)

Staff Present: Amy Spong, Christine Boulware, Allison Suhan

PUBLIC HEARING/DESIGN REVIEW

- I. **Call to Order:** 5:09 pm
- II. **Approval of the Agenda:** *Commissioner Mazanec moved to approve the agenda as amended. Commissioner Hill seconded the motion. **Motion passed 9-0.***
- III. **Conflicts of Interest:** *None stated.*
- IV. ~~Old Business -- Public Hearings/Design Review~~
 - A. ~~535 Dayton Avenue, Historic Hill Heritage Preservation District~~, by Josh Hanson of JJH Homes, for permits to construct a new, two-story, single-family home and three-stall, detached garage. ~~This item was laid over from the October 22, 2015 Meeting. File #16-006 (Dermody, 266-6617)~~
- V. **Approval of Meeting Minutes**
 - A. October 8, 2015 -- Business Meeting/Public Hearing
 - B. November 5, 2015 -- Business Meeting/Public Hearing
 - C. November 19, 2015 -- Public Hearing
*Commissioner Bezat moved to approve both sets of minutes with minor edits to Agenda Item V.C. Commissioner Wagner seconded the motion. **Motion passed 9-0.***
- VI. **Status Updates of Appeals on HPC Decisions.**
 - A. **767 E. 4th Street, 716 Wilson Avenue, 737 Plum Street, 700 E. 4th Street, 275 Bates Avenue, Dayton's Bluff Heritage Preservation District**, appellant is the Housing and Redevelopment Authority. **HPC Files #16-001, 16-002, 16-003, 16-004, 16-005.**
Ms. Boulware informed the Commission that 767 E. 4th Street, 737 Plum Street, 700 E. 4th Street, and 275 Bates Avenue appeals will be on the January 6, 2016 City Council Agenda. The appeal for 716 Wilson was heard at the December 2 City Council Meeting. The appeal was upheld and the HPC decision was overturned, allowing for demolition of that property to proceed.
 - B. **216-218 Bates Avenue, 208-210 Bates Avenue, Dayton's Bluff Heritage Preservation District**, multiple citizen appellants. **HPC Files #14-014, 14-015.**
Ms. Boulware informed the Commission that the appeal of the demolition by the community members had been returned, as the appeal time had expired, but that staff had erred in granting an extension in April 2015. Both properties will be on the next Public Hearing agenda (December 17) for the HPC to consider a request from the HRA to extend the HPC decisions from February, 27 2014.

C. 445 Smith Avenue, Limestone Houses Thematic Heritage Preservation District, appellant is owner, Tom Schroeder. **File #15-040.**

Ms. Spong informed the Commission that the property owner may no longer appeal the HPC decision regarding the ADA ramp at the property, and that HPC Staff may bring the applicant back before the HPC to modify the previous decision.

VII. New Business

- A. 1659-1669 Grand Avenue, Historic Resource #RA-SPC-1371**, for the demolition of a nuisance property declared by the Department of Safety and Inspections, Division of Code Enforcement. The property is a Vacant Building Category 3 and has been issued an Order to Abate. The Legislative Public Hearing was heard on November 24, 2015 and the city Council recommendation is scheduled for December 16, 2015. **File #16-012** Spong, 266-6714)

*HPC Staff presented their recommendation to delay an order to demolish the property and to fully consider options for rehabilitation. The HPC resolved that a timely and complete evaluation of the condition of the property, inside and outside, is also necessary to fully determine the feasibility of rehabilitation and realize the historic resource's full economic potential. Commissioner Bezat moved to adopt the staff recommendation with minor revisions. Commissioner Ferguson seconded the motion. **Motion passed unanimously.***

- B.** Establish a Nominating Committee to recommend officers for the 2016 calendar year. The officers and an executive committee will be nominated at the Annual Meeting on January 14, 2016.

Chair Dana called for an architect to be on next year's Commission and for volunteers to step forward. Amy Spong stated that recommendations of the Nominating Committee would be put forward at the January 14, 2016 Annual Meeting. Commissioners Mazanec and Ferguson volunteered to be on the Nominating Committee.

VIII. Chair Announcements

Chair Dana announced that commissioners and staff were welcome to celebrate the end of the year at American Burger Bar following the December 17 Public Hearing.

IX. Staff Announcements

- A.** November Design Review Statistics
B. Status Updates on 8-80 Vitality Projects (River Balcony, Grand Round and Downtown Bike Loop)

Ms. Spong mentioned that 929 West Seventh Street provides perspective as to how an order for demolition could still result in retention of a historic resource. Main reports and preservation consultant's reports on all three 8-80 projects were distributed for the commissioners to read at their convenience.

- X. Adjourn: 7:12 pm**
Submitted by F. Counts