ACTION MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
June 28th, 2012

Present: Richard Dana, Robert Ferguson, Renee Hutter, Michael Justin, Rich Laffin, Matt Mazanec, Steve Trimble, Diane Trout-Oertel,
Absent: Matt Hill (excused), John Manning (excused), David Riehle (unexcused), David Wagner (excused)
Staff Present: Christine Boulware, Amy Spong, Renee Cohn

PUBLIC HEARING

I. **Call to Order:** 5:03 pm

II. **Approval of the Agenda** - Commissioner Dana motioned to approve the agenda. Commissioner Trimble added an item to Agenda Item VIII New Business for staff Renee Cohn to report on the wood restoration workshop that she attended. Commissioner Ferguson seconded the motion. The motion passed 7 - 0.

III. **Conflicts of Interest** - There were none stated.

IV. **Chair's Announcements** - There were no announcements.

V. **Staff Announcements**
A. Staff attended the Legacy Luncheon that was held earlier in the day at the Landmark Center. Dr. Stephen Elliott, of the State Historic Preservation Office, spoke on preservation work to be done and available tools.
B. Staff gave an update on the Saint Paul Church Home site. Staff has been speaking with the architect, who is in contact with the developer. The new plan does not require variances. There is a Pre-Application scheduled for the July 12th HPC Business Meeting for a proposal to rehab the hotel and demolish the additions and build new. The building is now a registered as a Vacant Category III building. The neighborhood was fliered last weekend announcing that all of the buildings are being torn down, which is not accurate information. The building is currently in the inspection phase. The HPC will comment on the new design, using the guidelines. Commissioner Trimble inquired about the building's categorization as a Vacant Building Category III. Staff replied that there have been a high number of complaint calls. Commissioner Trimble stated that the categorization was due to behavioral issues, not the building's structure.

VI. **Permit Review/Public Hearings**
A. 212 Maple Street, Dayton's Bluff Historic District, for review of a Remove or Repair order issued 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 given its nuisance condition. **File #12-038** (Boulware, 266-6715)

Staff read the recommendation of approval of a pending demolition permit application. The stated owner, Tara Long, was not present to discuss the proposal.

Commissioner Mazanec asked staff if the building was secure, to which staff replied it was not and that there is a deficiency report. Staff also gave an update since the last review; now this property is being reviewed before the Legislative Hearing to remove or repair the

building. Staff received a call from the attorney who represents the bank and informed staff that the bank is going to start the foreclosure process. Commissioner Mazanec noted that he was happy the HPC is starting earlier with this property (in reference to the 6/14/12 Public Hearing Agenda Items). Staff replied that DSI (Department of Safety and Inspections) is helping with walk-throughs of the properties.

Commissioner Dana inquired about staff's use of the word "pending" in regards to the demolition permit application, as last time staff had used the word "potential". The Legislative Hearing Officer had recommended the use of "pending." Commissioner Dana suggested using the word "anticipated."

Commissioner Mazanec inquired about a possible city-wide list of the number of properties that are demolished each year.

There was no public testimony and the public hearing was closed.

Commissioner Hutter motioned to adopt the staff recommendation. Chair Laffin seconded the motion. Commissioner Trimble noted that the sub-permits list a "Truman Smith" found in Ramsey County history and wondered if it could be him or his son. He recommended a sentence in finding #7 be stricken. He noted that compared to the Hill Historic District, the number of demos has gone up and that there has been a loss of many in the Dayton's Bluff Historic District. Staff said that they can add a Friendly Amendment and look into the social history.

Commissioner Trimble said to strike the sentence "removal" was accepted by Commissioner Hutter and Chair Laffin. Commissioner Hutter didn't accept taking time to research more, as the property is not the "finest example." Commissioner Trimble replied that he would research on his own. Chair Laffin commented that the information found would be valuable to the Legislative Hearing Officer. Commissioner Mazanec asked the HPC to consider the impact that the number of empty lots has on the historic district and the context. He stated that demolition is not a solution to vacant buildings and foreclosure, that these properties could be empty lots for many years.

Staff noted that a letter from SHPO has not yet been received by the HPC and that perhaps staff will receive it in time for the Legislative Hearing.

The motion to adopt staff's recommendation passed 4 – 2 (Trout-Oertel, Mazanec) with one abstention (Trimble).

VII. Old Business

A. 721 Wilson Avenue went to Legislative Hearings for remove or repair order on June 26th and was recommended by the Legislative Hearing Officer to remove with no option for repair within 15 days.

B. The owner of 702 3rd Street East posted a performance bond of $5,000 for building permits to be pulled on the property.

C. HPC will be commenting on the Great River Passage plan. Commissioner Ferguson was the HPC representative on a Great River Passage Community Task Force. At the HPC Business Meeting on August 9th, staff hopes to have Don Ganje from Parks and Anne Ketz from the 106 Group to present the plan to the HPC.

VIII. New Business

A. HPC intern Renee Cohn participated in a two-day workshop with Bob Yapp on exterior

wood repair in the Old Highland neighborhood in Minneapolis. She gave a summary of her experience and stated it would be a beneficial program in Saint Paul. There should be an article in Minnpost or Twin Cities Daily Planet this week.

B. Staff gave an update on the Preserve Frogtown project, which involves Carol Carey of Historic Saint Paul, Tait Danielson-Castello of Frogtown Neighborhood Association, Bill Sands from Western Bank and Jill Hendricksen of Greater Frogtown CDC and a representative from Springboard for the Arts. The group is using the information gained from the 2011 Legacy Survey and have decided to pursue rehabilitation of 614 Edmund, which is a tax forfeiture property, as a Pilot House for programming and education about restoration.

IX. Motion to Adjourn: 6:00 p.m.

Submitted by: H. Holmes