



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6626  
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Date: October 2, 2015 laid over to October 22, 2015  
To: Heritage Preservation Commission  
From: Josh Williams, Christine Boulware  
Re: District 10 Como Community Council Plan

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### **Background**

The District 10 Como Community Plan replaces the district's 2007 Land Use Plan, and is the result of a thorough community-led planning process. As foundational documents for the planning process, the District Plan Ad Hoc Committee reviewed the now decertified Midway Parkway West Como small area plan, the Lexington-Larpenteur Node Study and Node Study Ad Hoc Committee report, and the district's 2007 Land Use Plan. The committee also conducted an extensive community assessment that included a report issued in December of 2012. The Community Assessment Report helped identify neighborhood assets, needs, and priorities. The planning process also included a series of community open houses to solicit and gather feedback on policy priorities from neighborhood residents and other stakeholders. The District 10 Community Council Board adopted the Plan on July 21, 2015.

### **Planning Commission Action**

Acting on recommendation from the Neighborhood Planning Committee, on September 23, 2015, the Planning Commission released the draft District 10 Como Community Council Plan for public review and set a public hearing date for November 13, 2015. The plan will go back to the Neighborhood Planning Committee 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 September 15, 2015 and did not have an opportunity to provide feedback or comments prior to receiving it. The final plan should address the potential role of historic preservation in the future of the neighborhood and generally reflect the goals of the Historic Preservation Chapter in the City Comprehensive Plan.

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)*

- 1225 Estabrook Drive (1325 Aida Place), Como Park Conservatory\*\* (NRHP 1974, local 1979)

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

- Beulah Lane/1200 Midway Parkway, Como Park, Como Park Comfort Station\*\*
- 1471 Como Avenue West, Salvation Army Women's Home and Hospital (NRHP 1983)
- 1360 Lexington Parkway (West Como Lake Drive), Como Lake Pavilion\*\* (Reconstructed 1992)
- 1371-1373 Nebraska Avenue West, George H. and Hannah Hazzard House
- 1259 Como Boulevard West, Charles A. Wallingford House\*
- 1269 Como Boulevard West, House\*

*Sites of Major Significance (1983)*

- 1542 Albany Avenue West, T.F. Shea House
- 1005 Como Boulevard East, House
- Como Park Zoo, Zoological Building\*\*
- 891 Hoyt Avenue West, House
- 1557 Huron Street North, Chelsea Heights School
- 802 Larpenteur Avenue West, House
- 1251 Maywood Street North, House
- 1349 Midway Parkway West, Jewish Home for Aged of the Northwest
- 1298 Pascal Avenue North, Lyngblomsten Home for the Aged Norwegians (razed, 1993)
- 1308 St. Albans Street North, House
- 1388 Victoria Street North, Como Park Farm
- 780 Wheelock Parkway West, Como Park Elementary School
- 1483 Wynne Avenue West, Herbert Morrison House
- 1131 Argyle Street North, Bailey/Beekman House\*
- 1051 Como Avenue West, St. Andrew's Church
- 965 Como Boulevard East, Sylvester B. Carter House
- 1183 Como Boulevard West, Augustus Gauger House\*
- 1185 Como Boulevard West, William H. Amos House\*
- 1219 Como Boulevard West, House\*
- 1251 Como Boulevard West, House\*
- 1285 Como Boulevard West, Wessel House\*
- 1010 Front Avenue West, House
- 1012 Front Avenue West, House
- 1014 Front Avenue West, House
- 1224 Lexington Parkway North, Como-Harriet Inter-urban Line Streetcar Waiting Station and bridges on Beulah Lane and Lexington Parkway\*\*
- 1093 Oxford Street North, House\*
- 1048 Van Slyke Avenue, House\*
- 1062 Van Slyke Avenue, House
- Of these 28 sites noted for "Major Significance" in 1983, one has been razed. None of the properties have been locally designated or listed on the NRHP.

### *Potential Historic Districts (1983)*

- 1269 Energy Park Drive, Northern Pacific Railway Como Shops Historic District (NRHP 1983, local 1985)
- Warrendale Thematic Nomination\* – a fifty-two acre area on the southern shore of Lake Como, platted in 1884 as an exclusive residential suburb. Although Warrendale did not become the large fashionable suburb which developers envisioned, a number of ornate Queen Anne style mansions were constructed on West Como Boulevard and Van Slyke Avenue in the 1880s and 1890s. Several of these were designed by St. Paul architects Augustus Gauger and Charles Wallingford who both lived in Warrendale. Many of these homes remain, and the Historic Sites Survey staff prepared a thematic National Register nomination which included the most intact of these houses.
- Como Park Historic District\*\* – Como Park comprised a large area of District 10, and contains several important buildings including the Como Park Conservatory, Como Lake Pavilion (reconstructed), WPA Prairie style Park Comfort Station, a WPA Prairie style park shelter, and the WPA-constructed Zoological Building designed by Charles Bassford in 1936. The park contains a number of other important monuments and structures, several built by the WPA. In addition, one of the city's most important remnants of the streetcar era, the random rubble Como-Harriet Inter-urban Line Streetcar Waiting Station. With its dense collection of architecturally and historically significant buildings, and because the park provides physical evidence of the work of noted landscape architect, Horace W. S. Cleveland, the Historic Site Survey staff recommended that the entire park be preserved sensitively with either or both National Register or local designation as a Historic District.

### **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). The Warrendale church at Cross and Oxford streets was a lively design occupying a corner site. The square bell tower was crowned with four shingled pinnacles and a spire, and the stucco building rested on a rustic fieldstone foundation. Its designer was Charles Wallingford, whose own house still stands at 1259 Como Boulevard (1886). His other, also-raised churches include Macalester Park Presbyterian (1887).
- Catholic Church construction after 1900 included the three-towered Church of St. Andrew at 1051 Como Avenue (1927).

*Property List*

- 1460-1464 Almond Avenue West, Mt. Olive Lutheran Church (RA-SPC-0053)
- 1031 Como Avenue West, St. Andrew's Convent (RA-SPC-0707)
- 1051 Como Avenue West, St. Andrew's Church (RA-SPC-0709)
- 1051 Como Avenue West, St. Andrew's Rectory (RA-SPC-0710)
- 1471 Como Avenue West, Salvation Army Women's Home and Hospital ((RA-SPC-0718) (NRHP 1983)
- 1435 Midway Parkway West, Church of the Holy Childhood (RA-SPC-4577)
- 1220 Pascal Avenue North, Lake Park Baptist Church (RA-SPC-4863)
- 886 Nevada Avenue West (1465 Victoria Street North), St. Timothy Lutheran Church (RA-SPC-4728)
- 1414 Dale Street North, Maternity of the Blessed Virgins Church (RA-SPC-0888)
- 1074 Idaho Avenue West, Emmanuel Lutheran Church (RA-SPC-1875) (omitted)
- 670 Wheelock Parkway West, Dale-Wheelock Lutheran Mission (RA-SPC-5065) (omitted)
- 1376 Hoyt Avenue West (1547-1549 Sheldon Avenue North), Como Park Lutheran Church (RA-SPC-3320)

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

*Property List*

- 1520-1522 Albany Avenue West, Como Dental Clinic (RA-SPC-0023)
- 1565-1567 Como Avenue West, commercial building (RA-SPC-0720)
- 1036-1040 Front Avenue West, Como Building (RA-SPC-1410)
- 1039 Front Avenue West, commercial building (RA-SPC-1411)
- 1041 Front Avenue West (965 Oxford Street North), commercial building (RA-SPC-1412)
- 995 Van Slyke Avenue West, commercial building (RA-SPC-3964)
- 1337-1341 Pascal Avenue North, grocery store (RA-SPC-4864)

**2001 Saint Paul Historic Context Study: Pioneer Houses: 1854-1880**

- In District 10 (Como), speculator Henry McKenty attempted to develop residential building sites near the lake in 1856. Most of the resulting

construction was in the form of a few, now-razed, lakeside hotels. However, several farmhouses survive in the area, including that at 1338 N. Victoria, probably dating from the 1860s, and the George Hazzard House (ca. 1870), at 1371-1373 W. Nebraska.

#### *Property List*

- 1388 Victoria Street North, Como Park Farm (RA-SPC-3979)

#### *Study Recommendation*

- 1371-1373 Nebraska Avenue West, George H. and Hannah Hazzard House (designation form prepared)

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

- In 1849, Lyman Dayton laid out a large addition on the bluff east of downtown overlooking the Lowertown landing, and between 1852 and 1857 eighty-two additions were made to the city's original plat. Most were near the Upper or Lowertown landings, but Iglehart, Hall and Mackubin's Addition was miles to the north, at the west side of Lake Phalen. Others were arranged near the edges of Lake Como.
- Settlement outside downtown and its edges before the 1870s was limited primarily to farmers, traders, and those with small businesses along the roads leading out of St. Paul proper. One notable exception was the short-lived project of Henry McKenty. In 1859, he platted a sixty-lot addition on the south shore of Lake Como where a few hotels were in operations. The two-and-one-half acre lots of "Como Villas" were inaccessible until McKenty financed a private road from Rondo and Rice Streets to the lakeshore, but still there were few sales and less construction. McKenty's Como Addition of 1857, just to the north, met a similar fate.
- A second electric interurban line was completed in 1898, linking downtown St. Paul, Como Park, and the Como Avenue line in southeast Minneapolis.
- During the 1880s, St. Paul followed the lead of Minneapolis in establishing a city- wide system of parkways and parks, and the city's real estate dealers lobbied for the cause. St. Paul's original downtown was furnished with a modest system of urban parks and squares, including Rice, Irvine, Smith, and Central parks and Courthouse and Lafayette squares. However, the city had no substantial tracts until the much-debated acquisition of land around Lake Como in 1872; a public park was not developed here until 1887. In the 1890s Indian Mounds Park was acquired, and the first tracts of property around Lake Phalen in 1894.
- St. Paul's leaders were energized by the efforts of other cities such as Chicago to plan for parks and parkways in anticipation of residential development. In 1872, on the eve of a financial panic which depressed the city treasury, they invited Horace W. S. Cleveland to prepare an outline plan for park improvements 14 In his outline of a system of continuous parks and

parkways Cleveland emphasized the necessity of preserving the natural terrain of the Mississippi and the city's lakes, and to lay out streets and public places so as to preserve the future wealth of the city. However, a Board of Park Commissioners empowered to condemn private property for public parks, avenues and boulevards, was not created until 1887. Now the local economy was experiencing a boom of new residential construction, and the commissioners invited Cleveland to return to St. Paul. In 1887 he designed the roadways and landscape of Como Park.

- Of particular interest to the future of real estate was the construction of Mississippi River Boulevard from the Minneapolis City limits to Fort Snelling, where acquisition began in 1901. At the east, acquisitions for Wheelock Parkway stretching from lakes Como to Phalen began in 1909. On the West Side, purchase of lands for Cherokee Heights and the West Side Boulevard were authorized in 1909.
- Warrendale, on the eastern shore of Lake Como and owned by Kentucky developer Cary I. Warren and George W. Cross and F.D. Hager of St. Paul, was laid out into curving streets following the lakeshore topography. The Northwest Magazine credited H.W. S. Cleveland of Chicago and a Kilvington of Minneapolis as the designers of the plan, but civil engineers Libby and Dahl signed the recorded plat. It arranged the fifty-two acre site into nine blocks divided by three small park triangles. The plat was recorded in May 1883. Warren was no doubt inspired by the acquisition of Como Park in 1872 (although it was not developed for years) and the proximity of the St. Paul and Northern Pacific trackage, whose Shortline offered passenger service. The early development of Warrendale along W. Como Boulevard and Van Slyke Avenue was impressive, with houses by Augustus Gauger and Charles Wallingford, but lot sales were modest in number. Deed restrictions called for houses of not less than \$2,000. Most of the lots remained unsold until the early twentieth century and were eventually sold by other real estate firms.
- Hamline, laid out on the well-elevated plateau between Hewitt, Snelling, Holton, and College avenues in 1880, was developed mostly before World War I. When a second generation of lot sales was organized by the Hamline Improvement Association, the district boasted Hamline University, railway shops, the Midway manufacturing district, and proximity to the state fairgrounds, the University of Minnesota, and Como Park.
- Public improvements to Como Park also encouraged development. The Lake Park Addition, promoted by E.L. Dodge in 1912, offered lots for \$250 to \$350 between Como, Snelling, Pascal and Midway Parkway. The Royal Oaks Addition, across Como Lake from the pavilion, was also developed in this period, with sixty lots sold at \$300 to \$400.

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

### *Study Recommendations*

- The Northern Pacific (Como) shops were established in 1885 in an area almost midway between St. Paul and Minneapolis (1269 Energy Park Drive, NRHP & local). The complex was used for the construction and servicing of railroad passenger cars, and was the only passenger car shops complex operated by Northern Pacific east of the Rocky Mountains. The cars constructed at the Como shops were generally of wood frame construction on a steel underframe. Each car had upholstered seats and accommodated approximately 50 people. In 1912, the Northern Pacific had over 1,100 passenger cars, each of which required servicing every eighteen months. The shops were built in three significant periods. Over 30 buildings and structures once stood on the site; many were razed after 1967, and nine were destroyed in 1982 after the shops closed. Of the remaining eight buildings at the site, four were built in the first construction era in 1885; the Woodworking and Car Erecting Shop, the Paint Shop, the Blacksmith Shop, and the Office and Store Room. The New Car Shop and Transfer Table were built in the next construction period of 1901-02, and the Laboratory and Record Storage buildings were constructed in 1913. Major additions occurred to the earlier buildings in 1911 and 1917.

#### *Property List*

- 1224 Lexington Parkway North, Como Park Streetcar Station (RA-SPC-0773)
- 1269 DeCourcy Drive (Energy Park Drive), Office and Store Room (RA-SPC-1017)
- 1269 DeCourcy Drive (Energy Park Drive), Blacksmith Shop (RA-SPC-1018)
- 1269 DeCourcy Drive (Energy Park Drive), New Car Shop and Addition (RA-SPC-1019)
- 1269 DeCourcy Drive (Energy Park Drive), Woodworking and Car Shop (RA-SPC-1020)
- 1269 DeCourcy Drive (Energy Park Drive), Transfer Table (RA-SPC-1021)
- 1269 DeCourcy Drive (Energy Park Drive), Laboratory (RA-SPC-1022)
- 1269 DeCourcy Drive (Energy Park Drive), Paint Shop and Addition (RA-SPC-1023)
- 1269 DeCourcy Drive (Energy Park Drive), Record Storage Building (RA-SPC-1024)
- 1269 DeCourcy Drive (Energy Park Drive), Coal and Iron House (razed) (RA-SPC-1025)
- 1269 DeCourcy Drive (Energy Park Drive), Freight Car Repair Shop (razed) (RA-SPC-1026)
- 1269 DeCourcy Drive (Energy Park Drive), Lavatory (razed) (RA-SPC-1027)
- 1269 DeCourcy Drive (Energy Park Drive), Paint Storage Building (razed) (RA-SPC-1028)



- 1269 DeCourcy Drive (Energy Park Drive), Compounds Building (razed) (RA-SPC-1029)
- 1269 DeCourcy Drive (Energy Park Drive), Sandblast House (razed) (RA-SPC-1030)
- 1269 DeCourcy Drive (Energy Park Drive), Store Department Warehouse (razed) (RA-SPC-1031)
- 1269 DeCourcy Drive (Energy Park Drive), Bridge and Building Storage Shed (razed) (RA-SPC-1032)
- 1269 DeCourcy Drive (Energy Park Drive), Three Car Garage (razed) (RA-SPC-1033)
- 1269 DeCourcy Drive (Energy Park Drive), Northern Pacific Railway Company's Como Shops Historic District (NRHP 1983, local 1985) (RA-SPC-1034)
- 1000 Hamline Avenue North, Minnesota By-Products Coke Co. (razed) (RA-SPC-1694)

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

- 1325 Aida Place, Como Park "Marjorie McNeely" Conservatory (NRHP 1974, local 1979)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District (NRHP 1983, local 1985)
- Lexington Avenue and Como Park – Bridges No. L-5853 and No. 992247 (NRHP 1989)
- 1471 Como Avenue West, Salvation Army Women's Home and Hospital (NRHP 1983)
- 1282 Folsom Street, Casiville Bullard House (NRHP 1997)

**Attachments:**

1. Draft HPC Resolution 15-COMOPLAN Recommendation
2. Map of Designated Historic Districts and Sites within the Como Community Plan Area
3. Map & List of Inventoried Sites within the Como Community Plan Area
4. Map of the local Northern Pacific Railway Company Como Shops Historic Districts

## **CITY OF SAINT PAUL**

### **HERITAGE PRESERVATION COMMISSION RESOLUTION**

**FILE NUMBER** 15-COMOPLAN Recommendation

**DATE** October 22, 2015

**WHEREAS**, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall “serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city...”; and

**WHEREAS**, the District 10 Como Community Council District Plan (the Plan) was developed by the District 10 Como Community Council (Community Council) with community input; and

**WHEREAS**, the Plan was adopted by the Community Council on July 21, 2015 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

**WHEREAS**, the most comprehensive cultural resource survey of the Plan area took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites.

**WHEREAS**, the Plan area includes two properties that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1325 Aida Place, Como Park “Marjorie McNeely” Conservatory ( local 1979)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District ( local 1985)

**WHEREAS**, the Plan area also includes the following properties listed on the National Register of Historic Places:

- 1325 Aida Place, Como Park “Marjorie McNeely” Conservatory (NRHP 1974)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District (NRHP 1983)
- Lexington Avenue and Como Park – Bridges No. L-5853 and No. 992247 (NRHP 1989)
- 1471 Como Avenue West, Salvation Army Women’s Home and Hospital (NRHP 1983)
- 1282 Folsom Street, Casiville Bullard House (NRHP 1997)

**WHEREAS**, the Plan addresses the need to identify potential historic sites and districts. Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 Historic Sites Survey was published, one of the properties identified as historic resources have been razed; and

**WHEREAS**, the strategies and objectives of the Community Plan that generally address historic preservation include the following:

- HLU 4 Enhance physical cohesiveness of the neighborhood by supporting initiatives that strengthen neighborhood identity.
- HLU 4.1 Support programs, studies, and policies that serve to preserve its historical character.
- HLU 4.1.1 Support citizen-led preservation activities in the neighborhood.
- HLU 4.1.2 Support cultural resource surveys in the neighborhood to both re-survey and to survey new historic sites and districts.
- HLU 4.1.2.a Support survey work and potential designations for the historic “tangle town”/“warrens” area south of Como Lake
- HLU 4.1.2.ab Support survey work and potential designations for the western portion of the neighborhood, between Midway Parkway and Breda Avenue
- HLU 4.1.3 Work with the City of Saint Paul to educate property owners regarding affordable preservation and to develop strategies for private maintenance and improvement initiatives.
- HLU 4.1.4 Promote the use of historic tax credits and develop strategies for economic development through historic preservation.
- HLU 4.1.5 Promote ongoing preservation and continued use of all designated sites in the neighborhood.
- PRK 3 Support efforts to survey, designate, preserve, maintain, and utilize the historic structures and elements within Como Regional Park.
- PRK 3.1 Support efforts to rebuild the historic Compass Point on the east side of Como Lake
- PRK 3.2 Support efforts to rehabilitate the Schiffman Fountain (mermaid fountain on the south side of the Lakeside Pavilion)
- PRK 3.3 Support efforts to restore the Mannheim Memorial Steps
- PRK 3.4 Support efforts to restore the Kaufman Cascade
- ENV 2 Preserve and enhance the quality of the neighborhood’s natural environment.
- BUS 1 Partner with appropriate stakeholders to develop a plan for the redevelopment of the Sholom Home Campus site into a senior housing option (see also HLU 2.2 above).

**NOW THEREFORE, BE IT RESOLVED**, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the District 10 Como Community Council District Plan for further consideration by the Saint Paul Planning Commission and City Council:

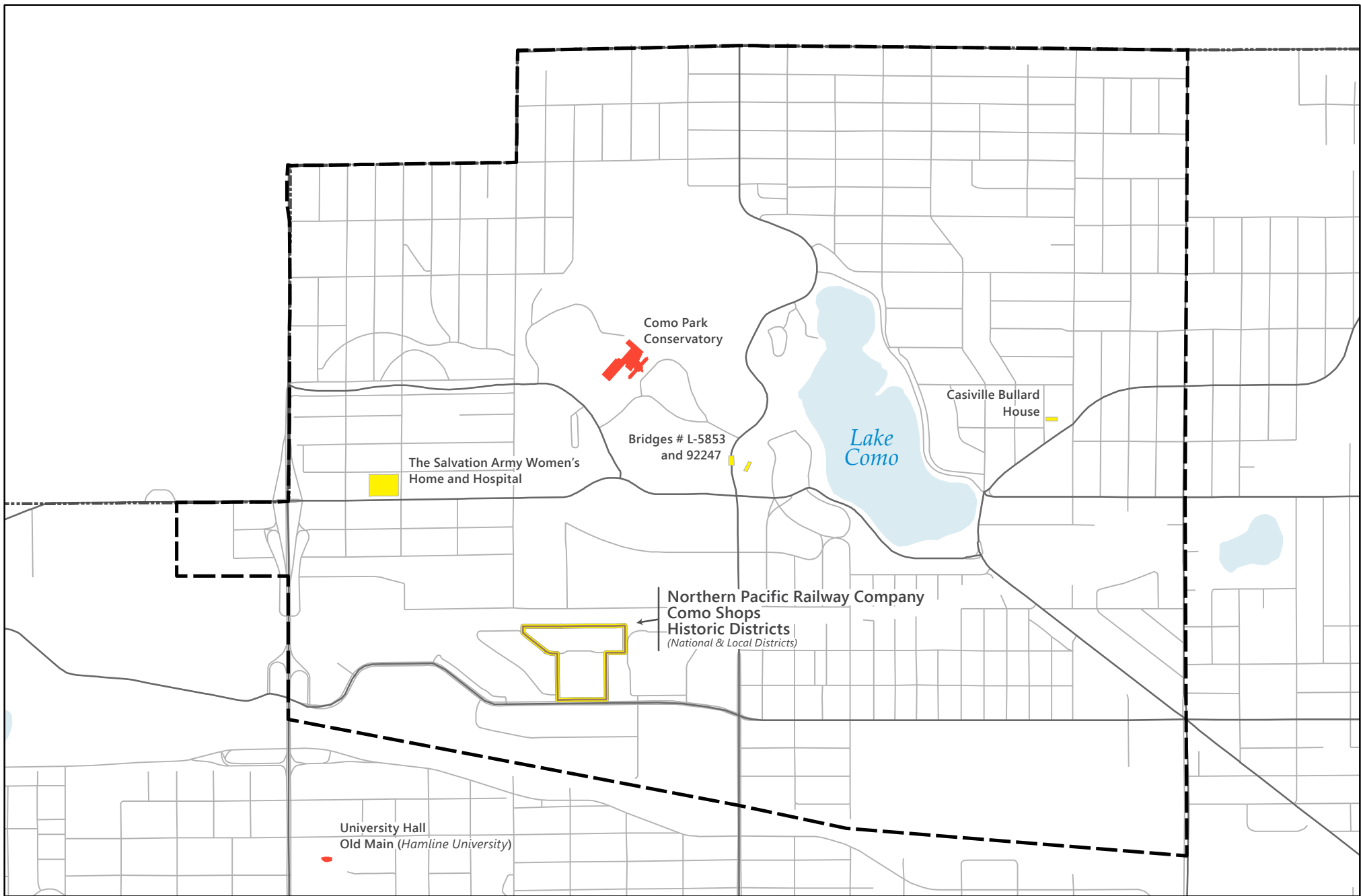
1. Insert maps within the Housing and Land Use chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable to the District 10 neighborhoods.
3. Revise HLU 4.1.3 to read: Work with the City of Saint Paul to educate property owners regarding affordable historic preservation and to develop strategies for ~~private~~-maintenance and improvement initiatives.
4. Add: Develop partnerships with the Heritage Preservation Commission and preservation organizations to fund and promote preservation initiatives.
5. Add: Support and/or implement an ongoing survey program to identify and evaluate all types of historic resources and historic contexts in the District 10 Plan area, including buildings, structures, objects, archaeological sites, districts, and landscapes.
6. Add: Support the designation historic resources, such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.
7. Add: Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.
8. Add: Increase community awareness about the distinctive features and characteristics of neighborhoods in the District 10 Como Community Council District Plan area.

**FURTHER, BE IT RESOLVED**, that the Heritage Preservation Commission generally finds the objectives in the District 10 Como Community Council Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

**FINALLY, BE IT RESOLVED**, that the Heritage Preservation Commission finds, with the above recommendations, the District 10 Como Community Council Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

**MOVED BY**  
**SECONDED BY**

**IN FAVOR**  
**AGAINST**  
**ABSTAIN**



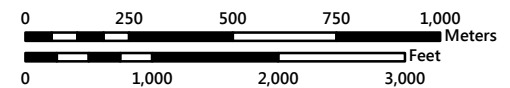
## Designated Historic Districts and Sites in District 10 (Como)

### Districts

- Local
- State
- National

### Sites

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



This drawing was prepared for the use of the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such.

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





*Data obtained from State Historic  
Preservation Office (SHPO)*

*\*Map is incomplete as of October 2<sup>nd</sup>, 2015. Sites will be added as time permits.*



<b><u>Inventory Number</u></b>	<b><u>Property Name</u></b>	<b><u>Address</u></b>	<b><u>NRHP</u></b>	<b><u>CEF</u></b>
RA-SPC-0014	house	1388 Albany Ave. W		
RA-SPC-0016	W.P. Hayes House	1400 Albany Ave. W		
RA-SPC-0017	house	1407 Albany Ave. W		
RA-SPC-0018	Laushlin A. McDonald House	1416 Albany Ave. W		
RA-SPC-0019	James R. Logan House	1429 Albany Ave. W		
RA-SPC-0020	house	1489 Albany Ave. W		
RA-SPC-0021	house	1498 Albany Ave. W		
RA-SPC-0022	house	1519 Albany Ave. W		
RA-SPC-0024	T.F. Shea House	1542 Albany Ave. W		
RA-SPC-0025	house	1557 Albany Ave. W		
RA-SPC-0051	house	1388 Almond Ave. W		
RA-SPC-0052	house	1395 Almond Ave. W		
RA-SPC-0054	Guy E. Clapper House	1504 Almond Ave. W		
RA-SPC-0055	Williams House	1531 Almond Ave. W		
RA-SPC-0056	house	1555 Almond Ave. W		
RA-SPC-0112	house	983 Argyle St. N		
RA-SPC-0113	Bailey/Beekman House	1131 Argyle St. N		
RA-SPC-0120	house	1395 Arlington Ave. W		
RA-SPC-0242	house	1267 Avon St. N		
RA-SPC-0274	A.G. Hirsch House	997 Barrett St. N		
RA-SPC-0275	Eibner House	1045 Barrett St. N		
RA-SPC-0379	house	1405 Breda Ave. W		
RA-SPC-0380	house	1472 Breda Ave. W		
RA-SPC-0381	house	1505 Breda Ave. W		
RA-SPC-0382	house	1525 Breda Ave. W		
RA-SPC-0383	house	1541 Breda Ave. W		
RA-SPC-0406	house	1022 Burgess St. W		
RA-SPC-0470	house	637 California Ave. W		
RA-SPC-0620	house	1056 Churchill St. N		
RA-SPC-0621	house	1117 Churchill St. N		
RA-SPC-0622	Schwalback House	1143 Churchill St. N		
RA-SPC-0623	house	1160 Churchill St. N		
RA-SPC-0624	house	1185 Churchill St. N		

RA-SPC-0661	house	998 Colne St. N	
RA-SPC-0706	house	856 Como Ave. W	
RA-SPC-0707	St. Andrew's Convent	1031 Como Ave. W	
RA-SPC-0708	house	1429 Como Ave. W	
RA-SPC-0709	St. Andrew's Church	1051 Como Ave. W	
RA-SPC-0710	St. Andrew's Rectory	1051 Como Ave. W	
RA-SPC-0713	S. Grant Harris House	1383 Como Ave. W	
RA-SPC-0714	house	1418 Como Ave. W	
RA-SPC-0715	house	1419 Como Ave. W	
RA-SPC-0716	James A. Pringle House	1434 Como Ave. W	
RA-SPC-0717	house	1452 Como Ave. W	
RA-SPC-0718	The Salvation Army Women's Home and Hospital	1471 Como Ave. W	Y
RA-SPC-0719	Edward J. & Irene Spitzmueller House	1540 Como Ave. W	
RA-SPC-0721	International Institute	1694 Como Ave. W	
RA-SPC-0745	Sylvester B. Carter House	965 Como Blvd. E	
RA-SPC-0746	house	1005 Como Blvd. E	
RA-SPC-0747	house	1222 Como Blvd. E	
RA-SPC-0748	house	1472 Como Blvd. E	
RA-SPC-0749	Augustus F. Gauger House	1183 Como Blvd. W	
RA-SPC-0750	William H. Amos House	1185 Como Blvd. W	
RA-SPC-0752	Gibbons House	1193 Como Blvd. W	
RA-SPC-0753	Ericsson House	1205 Como Blvd. W	
RA-SPC-0754	house	1211 Como Blvd. W	
RA-SPC-0755	Joseph Jansen House	1217 Como Blvd. W	
RA-SPC-0756	house	1219 Como Blvd. W	
RA-SPC-0757	Swoboda House	1231 Como Blvd. W	
RA-SPC-0758	house	1245 Como Blvd. W	
RA-SPC-0759	house	1251 Como Blvd. W	
RA-SPC-0760	Wallingford House	1259 Como Blvd. W	
RA-SPC-0761	house	1269 Como Blvd. W	
RA-SPC-0762	house	1281 Como Blvd. W	
RA-SPC-0763	Wessel House	1285 Como Blvd. W	
RA-SPC-0778	Williams House	1033 Como Pl. N	
RA-SPC-0779	house	998 Como Pl. N	



RA-SPC-0780	house	1055 Como Pl. N
RA-SPC-0781	house	1113 Como Pl. N
RA-SPC-0885	Mundt House	1315 Dale St. N
RA-SPC-0889	house	1649 Dale St. N
RA-SPC-1115	house	1567 Dulap St. N
RA-SPC-1275	John F. Fastner House	1618 Fernwood St. N
RA-SPC-1287	house	1298 Folsom St. N
RA-SPC-1403	Calvary Cemetery Office	753 Front Ave. W
RA-SPC-1405	house	907 Front Ave. W
RA-SPC-1406	house	969 Front Ave. W
RA-SPC-1407	house	1010 Front Ave. W
RA-SPC-1408	apartment	1012 Front Ave. W
RA-SPC-1409	house	1014 Front Ave. W
RA-SPC-1411	commercial building	1039 Front Ave. W
RA-SPC-1413	Warwick House	1070 Front Ave. W
RA-SPC-1642	house	979 Grotto St. N
RA-SPC-1695	house	1151 Hamline Ave. N
RA-SPC-1696	house	1171 Hamline Ave. N
RA-SPC-1697	Margaret Weigel House	1359 Hamline Ave. N
RA-SPC-1698	house	1379 Hamline Ave. N
RA-SPC-1730	house	875 Hatch Ave. W
RA-SPC-1849	house	891 Hoyt Ave. W
RA-SPC-1870	Chelsea Heights School	1557 Huron St. N
RA-SPC-1871	house	1615 Huron St. N
RA-SPC-1875	Emmanuel Lutheran Church	1074 Idaho Ave. W
RA-SPC-3232	residence	1087 Ryde St. N.
RA-SPC-3319	John Baw House	1365 Sheldon St. N.
RA-SPC-3359	Kouri House	744 Simon Ave. W.
RA-SPC-3433	Engine House #23	1290 Snelling Ave. N.
RA-SPC-3448	residence	1279 St. Albans St. N.
RA-SPC-3449	residence	1284 St. Albans St. N.
RA-SPC-3450	residence	1308 St. Albans St. N.
RA-SPC-3548	William DeFreese House	1037 Stinson St. W.
RA-SPC-3964	commercial building	995 Van Slyke Ave. W.

RA-SPC-3965	residence	1048 Van Slyke Ave. W.
RA-SPC-3966	Matt Jensen House	1062 Van Slyke Ave. W.
RA-SPC-3978	residence	1031 Victoria St. N.
RA-SPC-3979	Como Park Farm	1388 Victoria St. N.
RA-SPC-4083	house	1032 Kilburn St. N
RA-SPC-4084	house	1070 Kilburn St. N
RA-SPC-4256	house	984 Lexington Pkwy. N
RA-SPC-4257	Fred Hastedt House	1144 Lexington Pkwy. N
RA-SPC-4551	house	817 Maryland Ave. W
RA-SPC-4553	house	1251 Maywood St. N
RA-SPC-4575	Thomas Frankson House	1349 Midway Pkwy. W
RA-SPC-4576	house	1395 Midway Pkwy. W
RA-SPC-4577	Church of the Holy Childhood	1435 Midway Pkwy. W
RA-SPC-4578	Jewish Home for the Aged of the Northwest	1554 Midway Pkwy. W
RA-SPC-4823	house	988 Oxford St. N
RA-SPC-4824	Thomas Dolan House	991 Oxford St. N
RA-SPC-4825	house	1010 Oxford St. N
RA-SPC-4826	house	1093 Oxford St. N
RA-SPC-4863	Lake Park Baptist Church	1220 Pascal Ave. N
RA-SPC-5066	Molin House	711 Wheelock Pkwy. W.
RA-SPC-5067	store, apartments	779 Wheelock Pkwy. W.
RA-SPC-5068	Como Park School	780 Wheelock Pkwy. W.
RA-SPC-5159	residence	1409 Wynne Ave. W.
RA-SPC-5160	residence	1437 Wynne Ave. W.
RA-SPC-5161	Herbert Morrison House	1483 Wynne Ave. W.
RA-SPC-5162	residence	1493 Wynne Ave. W.
RA-SPC-5163	residence	1497 Wynne Ave. W.
RA-SPC-8114	Hagstrom Dormitory (Building No. 7)	1475 N Arona Ave
RA-SPC-8387	commercial building (Nelson's Cheese & Deli)	1562 Como Ave
RA-SPC-0023	Como Dental Clinic	1520-1522 Albany Ave. W
RA-SPC-0053	Mt. Olive Lutheran Church	1464 Almond Ave. W
RA-SPC-0407	house	1087 Burgess St. W
RA-SPC-0711	house	1352-1354 Como Ave. W
RA-SPC-0712	Peter Pearson House	1282 Como Ave. W

RA-SPC-0720	Midway Creamery Co. Building (State Farm Insurance/Bliss Yoga Studio)	1565-1567 Como Ave. W	
RA-SPC-0769	Bridge No. 92247 (Como Park)	ca. 1228 Lexington Pkwy. N	Y
RA-SPC-0771	Como Park Conservatory	1225 Estabrook Dr (Como Park)	Y
RA-SPC-0773	Como Park Streetcar Station	1224 Lexington Pkwy. N	Y
RA-SPC-0774	Bridge No. L5853 (Como Park)	ca. 1226 Lexington Pkwy. N	Y
RA-SPC-1404	house	879 Front Ave. W	
RA-SPC-1410	Como Building	1038 Front Ave. W	
RA-SPC-1412	commercial building	1041 Front Ave. W	
RA-SPC-1922	house	623 Iowa Ave. W	
RA-SPC-2000	house	1009 Jameson St. N	
RA-SPC-3320	Como Park Lutheran Church	1547 Sheldon St. N.	
RA-SPC-3434	Bethel Academy Library (Building No. 2)	ca. 1482 Snelling Ave. N.	
RA-SPC-3435	Bethel Academy Theological Seminary (Building No 3)	1492 Snelling Ave. N.	Y
RA-SPC-3436	Bethel Academy (Building No 1)	1480 Snelling Ave. N.	Y
RA-SPC-4550	house	689 Maryland Ave. W	
RA-SPC-4728	church	886 Nevada Ave. W	
RA-SPC-4783	house	845-847 Orange Ave. W	
RA-SPC-4864	grocery store	1337-1339 Pascal Ave. N	
RA-SPC-5065	Dale-Wheelock Lutheran Mission	670 Wheelock Pkwy. W.	
RA-SPC-5164	shop	1601 Wynne Ave. W.	
RA-SPC-5165	residence	1617 Wynne Ave. W.	
RA-SPC-2975	Harry E Orr Residence	1556 Snelling Ave N	
RA-SPC-2976	Theo F. Maertz Residence	1552 Snelling Ave N	
RA-SPC-2977	John F and Lottie S Rosacker Residence	1506 Snelling Ave N	
RA-SPC-2978	Harry E Foster Residence	1504 Snelling Ave N	
RA-SPC-2979	Thomas and Lois Carroll Residence	1562 Albany Ave	
RA-SPC-2980	Como Crossings Commercial Building	1608-1612 Como Ave	

# Northern Pacific Railway Co. Como Shops Heritage Preservation District

