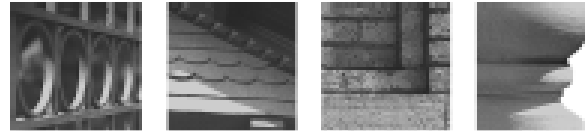


# PRESERVATION JOURNAL OF SAINT PAUL

A PUBLICATION OF HISTORIC SAINT PAUL



CELEBRATE HERITAGE | RENEW NEIGHBORHOODS | STRENGTHEN COMMUNITY

FALL 2008

VOLUME 1 ISSUE 2



Four business owners at Plaza Latina on Payne Avenue meet at the front entrance of the Plaza Latina before their shops open; they are, left to right: Jovita Cardoza of Novedades la Michoacana, Aracely Zagal of Dulceria la Piñata, Rosa Rodriguez of Los Potrillos, and Monica Elias of Angelitos Creaciones.

## Payne Avenue: East Side's Main Street Once More Gains Growth by Immigrants

Just as Payne Avenue provided Swedish immigrants in the 1880s with their first business locale in America, the lively street today forms an inviting commercial environment for Asian and Latino entrepreneurs. It was the Scandinavian influx that created Payne Avenue as the East Side's prime business district with its own sense of identity, the street's revitalization is now being propelled by this new class of immigrants. Self initiative and hard work accounts for much of this renewal, but the process receives assistance from the Payne Avenue Main Street Program, offering a variety of business development tools to new businesses.

The Main Street Program, now four years old, is sponsored by the East Side Neighborhood Development Company (ESNDC), and its executive director, Mike Anderson, says 25 storefronts have been rebuilt and occupied by new businesses that offer retail, services, restaurants, gifts and other goods and services. Anderson lists four main components of their economic assistance; physical development, marketing, design and safety. Design assistance is very important, he said, as it shows the type of expertise and vision that prospective business operators need to find success. DJR Architects have been providing architectural services that use historic preservation as the guide for design, to retain important architectural features while introducing new elements that complement the storefront's overall character. Marketing involves setting up advertising as well as organizing events such as the Harvest Festival, an antique stroll, and the farmers market. *continued on page 5*



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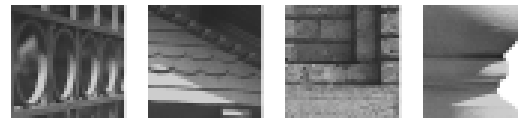
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## Executive Director Notes...

Thanks to all who responded so generously to our first edition of *Preservation Journal of Saint Paul*!



For this issue we have selected stories that help illustrate the exciting diversity of Saint Paul's historic resources. We will feature the reclamation of a local natural landscape with deep significance in the Native American culture, the renaissance of Payne Avenue's wonderfully intact commercial corridor that has long served a community of immigrants, and the creative adaptive reuse of a warehouse building on Saint Paul's riverfront. We will also highlight just a few of the many people involved in bringing the city's history to life - congratulating the work of a West Side community development organization and welcoming new board members to Historic Saint Paul.

Once again - we welcome your participation in the *Preservation Journal of Saint Paul*. Please forward story ideas, new information, or different perspectives to [presjournal@historicsaintpaul.org](mailto:presjournal@historicsaintpaul.org).

~Carol Carey

## Mission.

Historic Saint Paul works in partnership with private owners, community organizations, and public agencies to conserve neighborhoods, preserve the city's history and heritage, foster high quality urban design, and create a sense of common purpose and pride.

For updates on items previously featured in *Preservation Journal of Saint Paul*, please check our website: [www.historicsaintpaul.org](http://www.historicsaintpaul.org)

### Preservation Journal Staff

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## PRESERVATION 101: "Early Up"

To "early up" a building means to change its architectural character with features of a previous style, thus pretending the structure to be older than it actually is. The owners' motives for these makeovers generally come from a variety of misconceptions: that history means something "really old," and not from, but preceding the past, of the lifetimes of parents and grandparents that have been part of these owners' familial experience; that architectural features are applied elements and not intrinsic to the overall architectural character that is not as visually discernable. The problem with "earlying up" a building is that this



results in a false sense of history. To put this in the familiar context of car culture, putting a Victorian porch on a Cape Cod house is like welding vintage Cadillac fins onto a Ford Taurus.



## 2003 Saint Paul Heritage Preservation Awards

725-733 East Seventh Street  
Upper Swede Hollow Neighborhood Association  
Cernak Rhodes Architects  
Rinnery Construction

374 Maria Avenue  
VP Associates

901 Portland Avenue  
Saint Clements Episcopal Church  
Richard Laffin Architects, Inc.  
Architectural Design and Remodeling  
Carlock-French Roofing

239 Selby Avenue  
Cathedral of Saint Paul  
Miller Dunwiddie Architects  
McDonough Construction

90 West Fourth Street  
Saint Paul Public Library  
Meyer, Scherer & Rockcastle  
MacDonald and Mack Architects  
TKDA, Inc.  
Osland and Associates

170 Virginia Street  
Swedenborgian Church  
Virginia Street Swedenborgian Church  
Vintage Restoration

RiverCentre Connection  
City of Saint Paul  
Saint Paul Port Authority  
Saint Paul Convention and Visitors Bureau  
Hastory County  
CNA Consulting Engineers  
Architectural Alliance  
Cy-Gon, Inc.

1029 Hudson Road  
Parlage for Youth  
Greg Costantini  
Robert Kaddatz & Sons Construction

60 Plato Boulevard  
Wellington Management  
Meyer, Scherer & Rockcastle  
BKRM Engineers, Inc.  
Stahl Construction

The Neighborhood Development Alliance  
Neighborhood Development Alliance  
BCN Construction  
The Saint Paul Foundation  
Local Initiative Support Corporation

## The Drake Marble Building Gives New Image to Saint Paul's Riverfront



Photo by Robert Roscoe

For over ninety years, the four story Drake Marble Building on Plato Boulevard stood as a hardworking structure serving the region's marble trade, its exterior's exposed concrete frame with rough surfaced infill panels gave the building an unfinished character. Last May, the Saint Paul Heritage Preservation Commission gave its new owner, Wellington Management Corporation, and its architect, Meyer Scherer & Rockcastle, Ltd. Architects (MS&R), a 2003 Saint Paul Heritage Preservation Award for their remarkable renovation of this former industrial structure.

MS&R studied the building's handsomely rugged but non-descript exterior and used its elements as reference to reinterpret the exterior grid with window patterns in character of original window sash and sheathed the walls with corrugated metal panels. New stairways and an elevator were added; during its marble-fabricating years, the building housed more marble than people, so fewer stairs were needed.

In 1910, Drake Marble Company razed their one story building on the Saint Paul Riverfront, and erected the present 4 story building. Poured concrete was the structural material of choice, with its durability and weight-bearing capability. According to MS&R, marble was hoisted from rail cars to the top floor, and various processes sent the marble down from one floor to another in tooling and finishing the marble products. Studios for craftspeople and show rooms occupied parts of the lower floors. A principal feature of the building interior is an interior light well serving hoistway machinery and providing daylighting for the craftworkers. Signature features on the exterior are two large "DRAKE" signs mounted on top of the stairway entry tower.

The architects provided a design aspect here rarely seen in historic preservation. Instead of designing new features that closely resemble existing features, MS&R used a more abstract interpretation of the original structure to create a modern expression that can be seen as an outgrowth of the old. The generalized nature of the original building allowed this, and the result is handsome.

## Preservation QuickNote

*"I love Saint Paul. I love the neighborhoods that are so enjoyable to walk through. Years ago, when I would visit there, I would love to smell the autumn leaves burning at the curb, that people used to do then."*

John Sandel  
National Trust for Historic Preservation staffmember  
Van Nuys, California



## New Park Celebrates Nature and a Rich History

By Sarah Clark



St. Paul's newest park, the Bruce Vento Nature Sanctuary, is a unique 27-acre former rail yard nestled at the foot of Dayton's

Bluff between the East Side and Lowertown communities. Situated on the floodplain where Phalen Creek and Trout Brook once joined the Mississippi River, the land possesses enormous ecological significance and a rich human history.

The Sanctuary land was acquired in November 2002 through the efforts of a public/private partnership—the Lower Phalen Creek Project—with leadership from the Trust for Public Land, the National Park Service, and the Minnesota Department of Natural Resources. The City of Saint Paul is managing its environmental cleanup activities, and is working with community partners to redevelop the land into a sanctuary that maximizes the area's natural and cultural value.

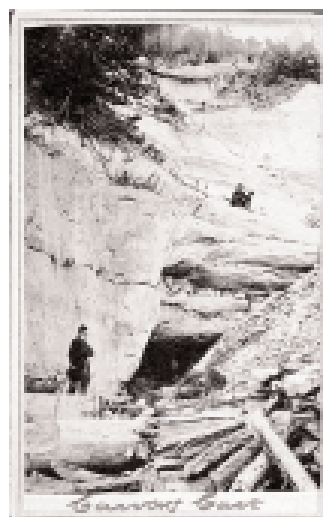
Remnants of the land's industrial use, including a historic railroad bridge and stone building foundations, can be found around the sanctuary and along the route of a new bicycle trail connection that will soon link East Side trails to the Sanctuary and Lowertown area. "The transformation of this land from an abandoned industrial area into a beautiful, clean park will add enormous beauty and vitality to our city," said Weiming Lu, a member of the Lower Phalen Creek Project Steering Committee and Board Member of Historic Saint Paul. "The history and natural charm of the area will be enjoyed by families and children from St. Paul and beyond."

Though less visible today, the land's history as a focal point of Native American cultures is considered extremely significant. "The Mississippi River played an important role in the



Party Of Blackfoot Indians Within Carver's Cave, 1913-1846 (MHS Image)

lives of the Native American cultures of the area, and the entire Nature Sanctuary has the potential to contain, and thereby protect, deeply buried American Indian archeology sites," said Anne Ketz of The 106 Group, leading an investigation of the Sanctuary's historic resources.



Photograph of Carver's Cave, 1875 (MHS Image)

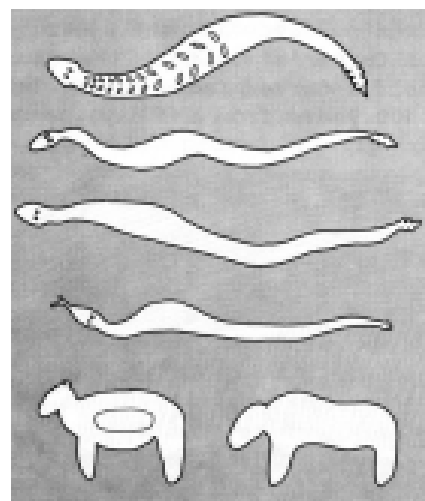
The Dakota village of Kaposia was located just to the south of the Sanctuary before it was moved to the west bank of the river in compliance with the treaty of 1837. The bluffs above the sanctuary were used for burial mounds, and the flats and marshes along the river provided sugar maples and wild rice.

Perhaps the most significant natural and

cultural features on the sanctuary are the caves just below the bluffs of Indian Mounds Park. Carver's Cave, located at a central point between three Dakota villages, was used as a gathering place for ceremonies and once contained a snake and other animal petroglyphs, according to tribal elders (see adjoining box). The cave was also an important landmark for European explorers including Jonathan Carver and Joseph Nicollet.

Dayton's Bluff Cave, located to the north of Carver's Cave, also once contained numerous petroglyphs. The entrance is now hidden by extensive rock fall and so it is not certain if any petroglyphs survive, though ear-

lier visitors indicate that they do not. A third cave on the land is more visible today and contains the inscription "Montana Bill 1917." Though not a clear focal point for Native American tribes, this cave documents a later phase of human use of the land when hobos "riding the rails" made their homes in the caves and bluffs of the Sanctuary. The North Star Brewery, located there in the late 19th century, also used this cave for storage.



Petroglyphs Within Carver's Cave Recorded By Lewis, 1890's (MHS Image)

Carver's Cave has been recommended as eligible for listing on the National Register of Historic Places, and is currently being reviewed by various agencies, including the State Historic Preservation Office and the National Park Service. As the redevelopment of the nature sanctuary land moves forward, the many partners in the project will be working to make sure that the caves and other historic resources are preserved and interpreted — and that visitors are given the opportunity to learn about the intersection of ecology and history in this special part of the city.

The author wishes to thank Anne Ketz of The 106 Group for her research into the history of the Sanctuary land, as well as Dakota elders and leaders who contributed invaluable information on Dakota traditions and history to Anne's research.

#### Preserving a Sacred Cave

One of the most significant places in the new Bruce Vento Nature Sanctuary is Carver's Cave, an important Dakota site. According to the British explorer Jonathan Carver, who visited this cave on November 14, 1766, the Dakota called it "Wakon Tepee" or "house of spirits."

Dakota elders have described the presence of snake petroglyphs, or sacred symbols, within the cave. Chris Leith (WAKINYAN SHUWAKAN OHITKA) explained that the snake petroglyphs within Carver's Cave indicate that it is a site for healing ceremonies. Furthermore, according to Leith, caves, in and of themselves, are sacred places because they allow one to enter simultaneously into the earth and darkness. The presence of a spring within Carver's Cave furthers its importance as a location of healing, as "water is the most powerful medicine in the world."

Gary Cavender, a Dakota elder, who visited the cave in the 1940s and 1950s, recalls that his grandfather, Running Walker Boy, would not let him go very far back in the cave, because a spiritual entity, the UN KTE HI, lives in the lake in the back of the cave.

Although the petroglyphs within the cave do not appear to survive, Carver's Cave is an important location within the traditional beliefs of the Dakota. The creation of the nature sanctuary provides the opportunity to preserve and interpret this important resource.

*Information provided by Anne Ketz, of The 106 Group*

Please check our website: [www.historyofstpaol.org](http://www.historyofstpaol.org) for more Saint Paul Preservation articles including:

-The Crane Building

-A Secluded Early Modern House in the Middle of Macalester Groveland

## Payne Avenue *continued from page 1*

Plaza Latina, at the corner of Payne and Simms, is a Mercado, an interior mall with open stalls, small enclosed stores open to the walkway, and a cantina with a table area. The Mercado's atmosphere is lively with music and color, and has become one of the more popular places on Payne Avenue. Plaza Latina is proving to be a catalyst for continued Latino business development.

Building elements such as tilework and broad wall expanses of color are architectural features that express cultural aspects taking hold in the longstanding built environment of Payne Avenue. Asian businesses use paint colors and signage to impart cultural identity. But finding more thoroughly developed architectural styles that would fuse the traditional European-based architecture with Latino and Asian elements in immigrant commercial areas may be premature. Over a century ago, the Scandinavian newcomers immersed themselves into the Victorian and Italianate buildings not found in their homelands, but after a decade or so, Swedish and Norwegian talent for woodworking emerged here and there in decorative features in nearby houses as well as local shops.



Swedish Bank Building

ENDC's next challenge, in cooperation with the Payne Arcade Business Association, is to find a way to develop the former Swedish Bank Building at the corner of Payne Avenue and Case. Built

in 1923, its Classical Revival facade makes it probably the most distinguished building on Payne Avenue, containing 8,000 square feet, is vacant, and, according to Anderson, is quite the opportunity for the right type of businesses. The ground floor retains its terrazzo finish, and its tall ceilings and mezzanine would be attractive for retail, while the second floor is set up for office use.



Schwietz's Saloon, one of many improved storefronts along Payne Avenue



## New Board Members

Historic Saint Paul is pleased to welcome the talents of four new members to our Board of Directors:

### Charlton "Chuck" Dietz



Chuck Dietz has been retired from 3M for ten years after a 41-year career concluding as Senior Vice President of Legal Affairs. He has had a life-long interest in history, having served on the Executive Council of the Minnesota Historical Society, the Board of the Ramsey County Historical Society, and

Trustee of the U.S. Supreme Court Historical Society in addition to an impressive range of civic organizations including the Wilder Foundation, Saint Paul Area YMCA, United Way of Saint Paul, and Lowertown Redevelopment Corporation. Mr. Dietz is also an amateur genealogist.

### David Heide



After eleven years with the preservation firm MacDonald and Mack Architects, David Heide began David Heide Design in 1997.

Specializing in residential architecture and interior design, the firm concentrates on period-sensitive additions, remodeling, and reconstruction of historical elements, as

well as the design of new construction within historic districts. Mr. Heide also served 5 years as a member of the St. Paul Heritage Preservation Commission including terms as both Vice-Chair and Chair.

### Terri Olson-Stepp



Terri Olson-Stepp has been with Lawson Software for three years as a Strategic Planner, helping the organization formulate a strategy for future growth. She received her MBA from the University of St. Thomas and received training in Balanced Scorecard, an approach to improving corporate governance, at Harvard University. Ms. Olson-Stepp hopes to bring an objective business perspective to assist Historic Saint Paul in accomplishing its goals.

### Weiming Lu



Weiming Lu is President of Lowertown Redevelopment Corporation, an independent non-profit that has spearheaded the transformation of Lowertown, Saint Paul's sixteen-block historic district, into an urban village. Lowertown has become a national model of successful central city revitalization through the use of public-private partnerships. An internationally recognized urban planner and designer, Mr. Lu brings years of historic preservation experience to Historic Saint Paul.

## Historic Saint Paul Congratulates NeDA on their Outstanding Accomplishments



Historic Saint Paul congratulates the Neighborhood Development Alliance (NeDA) on their 2003 Heritage Preservation Commission award in recognition of their efforts to preserve the cultural heritage of Saint Paul's West Side.

Since its inception in 1989, NeDA has carefully selected projects and initiatives that have a high visibility in the community as well as a large potential for neighborhood improvement and economic stimulus. Particularly noteworthy are NeDA's efforts to strengthen and celebrate the West Side's multicultural identity through its youth program involvement, and by providing services in both English and Spanish. NeDA provides local youth an opportunity to learn about construction and

rehabilitation through its participation in Project Explore, Youthbuild, the Guadalupe Alternative Program, and City Academy Charter School. Other projects include the Wabasha Initiative, State Street Rowhouses, Mount Hope Homes, Oakdale Prescott home improvements, and Bluff Park Homes.

Karen Reid, Executive Director of NeDA, described the West Side's newfound character and economic viability: "It is a vibrant neighborhood, with a very low crime rate, in a location that is unique in physical beauty as well as convenience. We have a diverse population in terms of age, ethnic and economic background, and housing and opportunity to match."



## News and Events

Check out our new Web Site!  
[www.historicsaintpaul.org](http://www.historicsaintpaul.org)

We are pleased to unveil our web site, complete with links to news and events, and our growing catalog of Preservation Journal articles. The site also highlights partnerships, resources, initiatives, and the exciting momentum of our activities at Historic Saint Paul. We are extremely grateful for the web and graphic design services of Bryan Sleeter, whose contributions to Historic Saint Paul are innumerable.

### Brown Bag Lunch Series Planning Underway

With the support of the Lowertown Redevelopment Corporation, Historic Saint Paul is planning for its first brown bag series on preservation issues and opportunities facing Saint Paul. The series of five presentations will take place on the second Wednesday of the month, beginning November 12, from 12:00 – 1:00 p.m. Topics will include 25 years of preservation success in Lowertown, major development opportunities such as the Hamm's and Schmidt Breweries in Saint Paul, and others. Please check our website, [www.historicsaintpaul.org](http://www.historicsaintpaul.org) in October for information on dates, topics, and location.

### Preservation Alliance of Minnesota Moves to the Landmark

We are pleased to report that Preservation Alliance of Minnesota (PAM) has moved its offices to the fifth floor of the Landmark Center in Saint Paul. This move will enable HSP to cooperate more closely with PAM in the hopes that the work of both organizations will be strengthened through increased partnership. "We are looking forward to our move and the opportunity to work more closely with the staffs of Minnesota Landmarks, Historic Saint Paul, and the Ramsey County Historical Society," says PAM Board Chairman, Jack Manley.

### Year-End Sale!

Join the growing list of Historic Saint Paul contributors today! Make a donation to HSP of \$45.00 through the remainder of 2003, and you will receive up to 40% off all purchases at Sherwin-Williams paint stores, and up to 10% off services from A-Craft Windows. Remember—it pays to invest in the architectural integrity of your home, as well as in Historic Saint Paul.

**You gotta love your house!**



## Preservation Development Initiative Update

The National Trust for Historic Preservation has recently completed Saint Paul's Community Assessment Report. The report outlines observations and recommendations on how Saint Paul can utilize its historic resources to achieve community and economic development goals, and will provide the framework for the investment of the financial resources the Preservation Development Initiative (PDI) will bring to Saint Paul. Chapters in the report include public policy, downtown development, neighborhood preservation/conservation, commercial redevelopment, and heritage tourism.

### A sample of PDI recommendations included in the report:

Work on Statewide Advocacy to expand the incentives available to projects such as:

- A State Historic Tax Credit
- A City/Statewide Main Street Program

Encourage a vision of downtown housing in historic office buildings to support the strategy of creating a downtown residential neighborhood while maximizing the reuse of historic structures.

Develop a citywide, multi-district neighborhood Main Street program to foster an expanded network of efforts engaged in the revitalization of Saint Paul's commercial districts.

Work with the National Trust Community Investment Corporation (NTCIC) and other organizations with New Markets Tax Credits allocations to increase commercial lending in historic commercial areas.

Designate Conservation Districts to encourage a preservation ethic and stabilize and enhance housing stock without perceived restrictions.

Establish a Lending Pool to assist in renovating smaller historic homes, both owner-occupied and rental properties that can be purchased, rehabilitated, and sold to low- and moderate-income families.

Create a Preservation Development Fund to improve the streetscape and marketability of historic neighborhoods.

Gain public control of key properties when available.

Develop an assessment process for historic properties and an early intervention strategy to work with neighborhood residents and preservationists to assess objectively the feasibility of historic property rehabilitation.

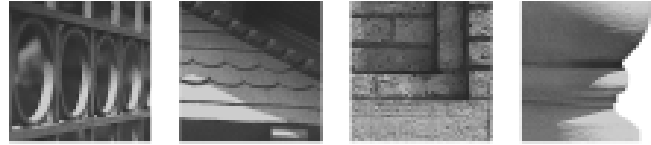
Develop and implement a Heritage Tourism plan to attract and serve heritage travelers in Saint Paul.

Mac Nichols, Director of Preservation Development Initiatives for the National Trust for Historic Preservation, will be in Saint Paul on Wednesday, October 15, 2003 to present and answer questions on the findings and recommendations included in the National Trust Preservation Development Initiative Community Assessment Report. Please join us from 12:00-1:00 p.m. at Landmark Center, 75 West 5th Street, Saint Paul, MN for Mr. Nichols' presentation.

For more information on the Preservation Development Initiative, or to view a copy of the Assessment Report, please see Historic Saint Paul's website [www.historicsaintpaul.org](http://www.historicsaintpaul.org).



Historic Saint Paul's mission is to celebrate heritage, renew neighborhoods and strengthen community. This publication is our way of thanking you for sharing our interests. The Preservation Journal of Saint Paul can be a source to inform, enlighten and create for all of us a sense of pride in our city.



Steve Buetow  
President, Historic Saint Paul

## Support for Historic Saint Paul is provided by:

The Saint Paul Foundation, Saint Paul Companies, McKnight Foundation, City of Saint Paul, Lowertown Redevelopment Corporation, The Dietz Family Fund of the Saint Paul Foundation, Carole and Roland Faricy Foundation of the Saint Paul Foundation, Saint Paul Convention and Visitors Bureau, Saint Paul Port Authority, Ramsey Hill Association, Saint Paul Riverfront Corporation, HRK Foundation, Nicholson Family Foundation, Bolger Concept to Print, ArchiStron, CommonBond Communities, Design for Preservation, John B. Eriar General Contracting, Garsten/Perennial Management Corporation, Close Associates Inc. Architects, Jet Construction and Remodeling, Inc., Keller Fence Company, Landscape Research, Lawson Software, James Miller Investment Realty Company, Oertel Architects, Saint Anthony Park Bank, SALA Architects Inc., Western Bank, Edina Realty, The 106 Group, Shaw-Lundquist Associates, Authentic Construction, Park Dental, Alex and Mollie Tankenoff Family Foundation, The Saint Paul Hotel, Twin City Group, Flannery Construction, Quivik Consulting Historian Inc, the generous contributions of our Board Members, and a growing list of individuals to whom we are very grateful. Many, many thanks to all!

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