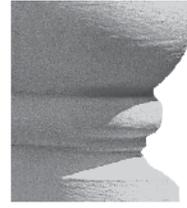
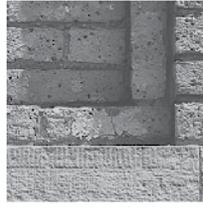
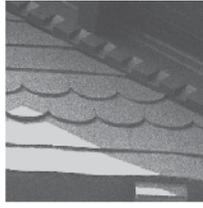


# PRESERVATION JOURNAL OF SAINT PAUL

A PUBLICATION OF HISTORIC SAINT PAUL



CELEBRATE HERITAGE | RENEW NEIGHBORHOODS | STRENGTHEN COMMUNITY  
SPRING 2007

VOLUME 5, ISSUE 1

CARLETON ARTIST LOFTS, UNIVERSITY-RAYMOND  
COMMERCIAL HISTORIC DISTRICT.

PHOTO BY MIKE KOOP



## PRESERVATION & TRANSIT

BY CAROL SWENSON

ON SAINT PAUL'S CENTRAL CORRIDOR

BY THE YEAR 2014, the Twin Cities will have undergone a major transformation—the construction of a light rail line linking downtown Saint Paul and downtown Minneapolis. Following a historic alignment, the \$1-billion “Central Corridor LRT Line” represents both a challenge and an opportunity for historic preservation. At least two proposed Saint Paul station locations lie within existing (or eligible) National Register historic districts—the

Minnesota State Capitol District and the Lowertown Historic District—and eight buildings with the same status front the currently proposed alignment. There are 18 additional Saint Paul properties and one district—the University-Raymond Historic District—that will undergo further evaluation for National Register eligibility.

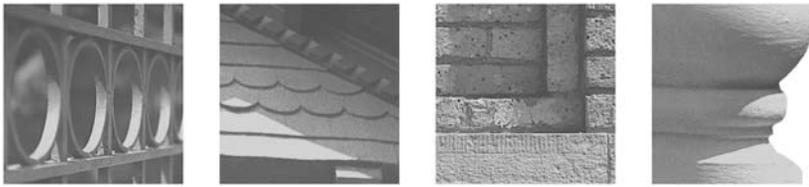
LRT construction itself does not threaten any of these Saint Paul structures or districts.

Rather, it presents a tremendous opportunity to utilize these cultural resources in the re-development that will inevitably take place downtown and in the diverse neighborhoods near University Avenue.

A study recently conducted by the National Trust for Historic Preservation and the Federal Transit Administration looked at 13 American cities and found that historic preservation contributes directly to urban development and to

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## HISTORIC SAINT PAUL

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## LETTER FROM THE PRESIDENT

DEAR SUPPORTERS:

THANK YOU for your gifts and support of HISTORIC SAINT PAUL. Your generous contributions have allowed us to continue our work of preserving, protecting and enhancing the historic character of Saint Paul neighborhoods.

Over the past year we have expanded our Restore Saint Paul Loan Fund to include commercial storefront rehabilitation and also added the Frogtown area as a new target neighborhood for the program. Our preservation loan program is a unique combination of historic design assistance and low-interest loans that allow owners to complete sensitive rehabilitations of their properties, whether they are vernacular houses or high-style commercial facades.

The board and staff of HISTORIC SAINT PAUL have been hard at work on a number of key initiatives for 2007. First and most notably, we've been working on the plans for the Na-

tional Trust for Historic Preservation Conference, which will be held in Saint Paul in October. The conference will bring 2,000 plus preservation enthusiasts to our City, offering us a tremendous opportunity to show off our accomplishments and continue our momentum. Secondly, we are investigating ways to make our Loan Program more efficient, self-sustaining, and solvent. Finally, our Education and Community Outreach Committee is reworking our website, reintroducing the brown-bag lunch lecture series, and upgrading our profile so that we can continue to be an accessible resource to the people of Saint Paul.

Our work is dependent upon your generous contributions. On behalf of the Board and Staff, thank you for your support of HISTORIC SAINT PAUL. We look forward to continuing our work with you this year.

Best,

*Philip Waugh, President*  
HISTORIC SAINT PAUL



**NATIONAL TRUST**  
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FOR MORE INFORMATION, GO TO  
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## MAKING OLD SKIN

# LOOK NEWER AND FRESHER

BY ROBERT ROSCOE

A FEW YEARS AGO, HISTORIC SAINT PAUL'S housing loan program looked at three properties whose walls were covered with layers of asbestos shingles, simulated stone pattern asphalt sheets, and other added-on siding that seemed to cover original wood siding and trim. Their homeowners became intrigued. Historic Saint Paul's technical assistance planners prepared rehab specifications outlining procedures for general contractors to remove the "artificial" siding and repair the underlying siding. This original siding restoration work for these houses was done as part of a broader scope of work that included other exterior improvements.

Today, these houses have been freshly painted, and other rehab work has give new life to these houses and the Swede Hollow neighborhood around them. In fact, these face-lifts may have inspired several nearby houses to strip away their added-on siding and bring back the architectural character they were built with.

At 619 Bates, this early twentieth century Colonial Revival displays a well-chosen palette of paint colors that allow architectural details to give the house a design quality that was previously hidden by layers of cement-asbestos shingles. A similar story repeated at 331 Maple, where the house's original wood shingles and sections of ornamental trim lay hidden under deteriorating layers of "artificial" siding. The Victorian-influenced house now has its exterior appearance restored, and a new front porch and a pleasant three color paint job adds the architectural upgrade.

Around the corner at 653 North Street, a tall Victorian Style house had experienced its so-called "no-maintenance" simulated shingle asphalt sheets becoming the shabby looking exterior covering it was intended to hide. When the added-on material was removed, the original narrow lap siding on the body was exposed, along with handsome wood panel work in the upper three gables. This rescued façade is located on a part of North Street that is visible from East Seventh Street just behind Swede Hollow Café. This house was awarded a Saint Paul Heritage Preservation Commission Award in 2006.



653 NORTH STREET PHOTO BY ROBERT ROSCOE



IN FEBRUARY, MAYOR COLEMAN launched Invest Saint Paul, a collaborative investment initiative focusing on Dayton's Bluff, Lower East Side, Frogtown, and the North End. Although still in its formative stages, Invest Saint Paul will involve the development and implementation of a comprehensive set of revitalization strategies, as well as enhanced accountability for results, and ultimately leading to healthier, more stable neighborhoods in the city.

Under the initiative, work assignments and investment priorities of different city departments (Public Works, Planning and Economic Development, Parks and Recreation, Department of Inspections and Safety, etc.) will be



FROGTOWN BRICK COTTAGE PHOTO BY ROBERT ROSCOE

# INVESTING IN SAINT PAUL'S UNDERUTILIZED NEIGHBORHOODS

re-examined, and new coordinated departmental action plans will be put in place.

Mayor Coleman has appointed Stacey Millett as director of Invest Saint Paul, and named the Twin Cities Local Initiatives Support Corporation (LISC) as a lead partner in the development of a cooperative community engagement process.

"In addition to challenges, each of these communities has remarkable strengths," said

Millett. "Identifying creative ways of focusing public and private resources to build on those strengths will be an exciting process and will lead to many new partnerships which we are confident will result in long-term tangible results."

There is significant overlap between Invest Saint Paul target communities and those identified recently as having high preservation potential (see accompanying article in this is-

sue on mapping preservation potential). These are some of the oldest neighborhoods in the city and have suffered from disinvestment and property abandonment over the past several decades.

Historic Saint Paul looks forward to partnering with the Mayor's office, Invest Saint Paul, LISC, and others in this extraordinary opportunity for community engagement and recovery.

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## PRESERVATION & TRANSIT

*CONTINUED FROM PAGE 1*

transit success. Historic buildings become dynamic gathering places and orient both the community and visitors to transit stations. Restoration or adaptive reuse of these properties spurs redevelopment in the surrounding areas, and strong preservation ordinances enhance the climate for private development in transit station areas.

The City of Saint Paul has been hard at work laying the groundwork for revitalization along the Central Corridor. The Mayor and the Planning Commission retained the consulting firm Urban Strategies to work communities and neighborhoods that will be affected by the LRT to craft a redevelopment framework that captures a grassroots desire to create a future that honors the past. The framework document calls for preserving the existing building

fabric, capitalizing on prominent buildings such as Union Depot, and ensuring that neighborhoods remain affordable and that their identities are acknowledged and celebrated.

Historic preservation is a key component that needs to be made explicit as both con-

struction of the LRT line and redevelopment implementation move forward. Preservationists should work with:

- The Metropolitan Council, to ensure that stations and station area designs in historic districts respect and maximize their character;

- The City of Saint Paul, to ensure that implementation of the Central Corridor Development Strategy integrates historic preservation as a key strategy; and
- District councils and neighborhood organizations to deliver programs that encour-

## THE FRAMEWORK DOCUMENT CALLS FOR PRESERVING THE EXISTING BUILDING FABRIC, CAPITALIZING ON PROMINENT BUILDINGS SUCH AS UNION DEPOT

age and enable residents and businesses to restore or conserve historic resources.

Through a concerted effort by policy makers and citizens we can apply lessons learned from other cities and keep historic resources at the forefront as we transform Saint Paul for the 21st century.



# AFRICAN AMERICAN HERITAGE CORRIDOR GUIDE TO BE PUBLISHED

AN EFFORT UNDER WAY in Saint Paul seeks to honor and build on the history of the Rondo neighborhood and other sites significant to African Americans by creating an African American Heritage Corridor that will appeal to the growing national heritage tourism market and sow the seeds of black entrepreneurship.

Spearheading the establishment of the African American Heritage Corridor is CultureBrokers Foundation, Inc., a nonprofit organization founded to help build cultural

literacy and to foster partnerships between organizations and people of different races and ethnicities. The foundation has developed a printed guide to culturally and historically significant sites and intersections within the heritage corridor that will be published and available to the public early this summer.

Sites featured in the guide include cultural and entertainment assets, such as Golden Tyme Coffee Café, Walker West Music Academy, The Legendary Roy Wilkins Auditorium, and Penumbra Theatre; several historically significant

black churches, including Camphor United Methodist, St. James AME, St. Peter Claver Roman Catholic and Pilgrim Baptist, which was founded in 1863 by former slaves; and other historic assets, including the site of Tiger Jack Rosenbloom's shack (the shack is now in the collections of the Minnesota Historical Society), St. Paul Central High School and the Hallie Q. Brown Center.

*For more information please contact Lisa Tabor from CultureBrokers Foundation, [lisa@culturebrokers.com](mailto:lisa@culturebrokers.com).*



PHOTO BY ANDREW HINE

## SCHMIDT IS HAPPENING!

BY ANDREW M. HINE

A LOT HAS BEEN HAPPENING at Saint Paul's Jacob Schmidt Brewery during the first quarter of 2007. At a news conference held in the brewery's Rathskellar on January 10, 2007, Jeffrey Cohen of Washington, DC, and his son Craig of St. Paul outlined their vision for the site. In an unprecedented move, they proposed working with the Fort Road Federation (District Council 9) so closely that ALL would share in the profits.

The Cohens have been working with local architects, engineers, lawyers, and community members, as well as their own accountants, dur-

ing a six-month period of due diligence. They have put a down payment on the property and have one year beyond the end of the due diligence period (June 2007) to pay the balance, should they decide to make the purchase.

Little was known about Jeffrey Cohen's work until recently. Councilman Dave Thune, whose ward includes the brewery site, went to Washington in mid-March to meet with Cohen and see his preservation work firsthand. Thune came away feeling that Cohen's heart is certainly in the right place. Other successful projects reinforced the feeling.

of the utmost importance in this case.

Many interesting reuse ideas have been discussed, including specific retailers. If you have any ideas of your own, or possess any preservation expertise that might be of benefit to this project, won't you please let us know? You will be helping HSP to help Saint Paul. E-mail me at [amhine2@gmail.com](mailto:amhine2@gmail.com) and I will see to it that the Cohens and the Federation hear your voice.

One more favor, please – keep your fingers crossed.

Save The Brewery – Save The World

# FOUR NEW BOARD MEMBERS



**SHAWNTERA HARDY** is a City Planner for the City of Saint Paul. A native of Youngstown, Ohio, she is responsible for various projects throughout the City, including planning for the proposed Central Corridor light rail transit project. Shawntera holds an undergraduate degree from the College of Human Ecology at The Ohio State University and a Masters degree in Urban & Regional Planning, with a specialization in Community Development, from the State University of New York at Buffalo, which she attended as a U.S. Department of Housing and Urban Development (HUD) fellow.



**ANDREW HINE** is an Advanced Product Development Engineer at 3M in Maplewood where he has spent most of his 18-year career in the field of nanotechnology. He was born on Dayton's Bluff in 1962 to immigrant parents and raised near the birthplace of Minnesota—Stillwater. Andrew and his wife Becca live in an 1898 brick house in St. Paul's West End. Andrew has been active in community efforts to promote innovative re-use ideas for the neighboring Schmidt Brewery. He was named 2004 Citizen of the Year by his local District Council.



**GAR HARGENS , AIA**, owns Close Associates, Inc. Architects in Minneapolis where he has worked for thirty-eight years. Gar has broadened the firm's work to include many award-winning preservation projects. He taught and directed a studio in the U of M's School of Architecture for ten years. He just retired after nine years on the Saint Paul Heritage Preservation Commission, three years as its Chair. Gar feels privileged to live in Cass Gilbert's Portland Terrace townhomes.



**MAREK MINO** moved to Minnesota in 1994 from Chicago after finishing a degree in finance at Northeastern Illinois University. His work experience includes finance positions at US Bank, Ecolab, and Metris Companies, and he is currently a lead financial analyst at Deluxe Corporation. A native of Czechoslovakia, Marek came to the United States in 1983. He has a European appreciation for old buildings and is looking forward to working in historic preservation on the HSP Board. He lives in an 1878 house in Stillwater—his very own "preservation" project—with his wife Amy, son Jonathan, and their two dogs and cats.

## TOURIST CABINS SIGN GOES TO MNHS

BY MATT ANDERSON  
*Minnesota Historical Society curator*

AFTER SIX DECADES as a Maplewood landmark, the St. Paul Tourist Cabins sign is down from its perch on Frost Avenue. As the site is cleared for new development, the property owner donated the sign to the Minnesota Historical Society. The sign speaks to the growing economic influence of tourism in the mid-20th century, and documents an overlooked phase in the transition from downtown hotels to freeway interchange motels.

The St. Paul Tourist Camp was established about 1931 as a campground convenient to Lake Phalen and U.S. Highway 61. In 1945 new owners added cabins as a source of year-round revenue and renamed the business St. Paul Tourist Cabins. It is believed that the sign was installed around that time. More recently, the cabins provided affordable housing for longer-term residents.

After refurbishment, the sign is expected to become a part of the Historical Society's upcoming Minnesota's Greatest Generation exhibit. There, along with other artifacts of Minnesota's postwar years, it will remind viewers of a time when a booming economy and an expanding highway network beckoned young families of the postwar era to take to the road.



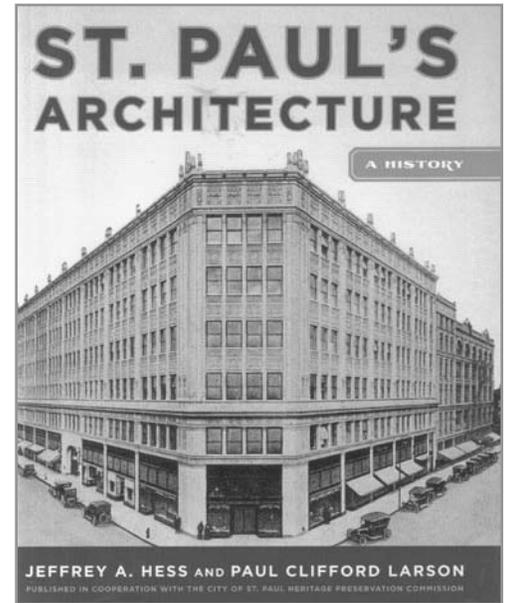
# BOOK NOTES

## ST. PAUL'S ARCHITECTURE: A HISTORY

REVIEWED BY ANDREW M. HINE  
JEFFREY A. HESS AND PAUL CLIFFORD LARSON  
UNIVERSITY OF MINNESOTA PRESS, 2006  
\$34.95 HARDCOVER

SAINT PAUL WASN'T BUILT IN A DAY. Nor was *St. Paul's Architecture – A History*, but this book was worth the wait. Published in cooperation with the City of St. Paul Heritage Preservation Commission, the book clearly and cleverly traces 160 years of local architecture, beginning around 1840 as St. Paul was about to be named the territorial capital, until the turn of the 21st century. The reader is sure to find something interesting about buildings he or she had formerly taken for granted.

The book is handsomely designed, with a splendid historic postcard image of the Hamm Building on the front. The engaging text is not only highly readable, but also well documented and indexed. Each site's name is in bold-face in the text, making it easy to locate your favorites. Nearly every one of the 241 pages of text includes at least one black & white photograph, map, or other illustration, making it a great book for those of us who just like to look at pictures. This is THE book to have for all of us fans of our city's great buildings.



## MAPPING HISTORIC PRESERVATION POTENTIAL

A STANDING-ROOM-ONLY CROWD of more than 100 people packed a Landmark Center courtroom on April 10th for Preservation Talks, a lunch-time forum on historic preservation issues hosted by Historic Saint Paul. The topic was "Mapping Historic Preservation Potential," presented by Paul Singh, graduate student in urban planning at the U of M's Humphrey Institute. Using geographic information systems

(GIS), Paul highlighted areas of the Dayton's Bluff, Payne-Phalen, North End, Thomas-Dale and West Seventh neighborhoods where historic resources can serve as a catalyst for neighborhood revitalization (see map).

This was a timely presentation, since the City is seeking to target public and private resources to underserved areas of the city through the Invest Saint Paul initiative. Using feedback

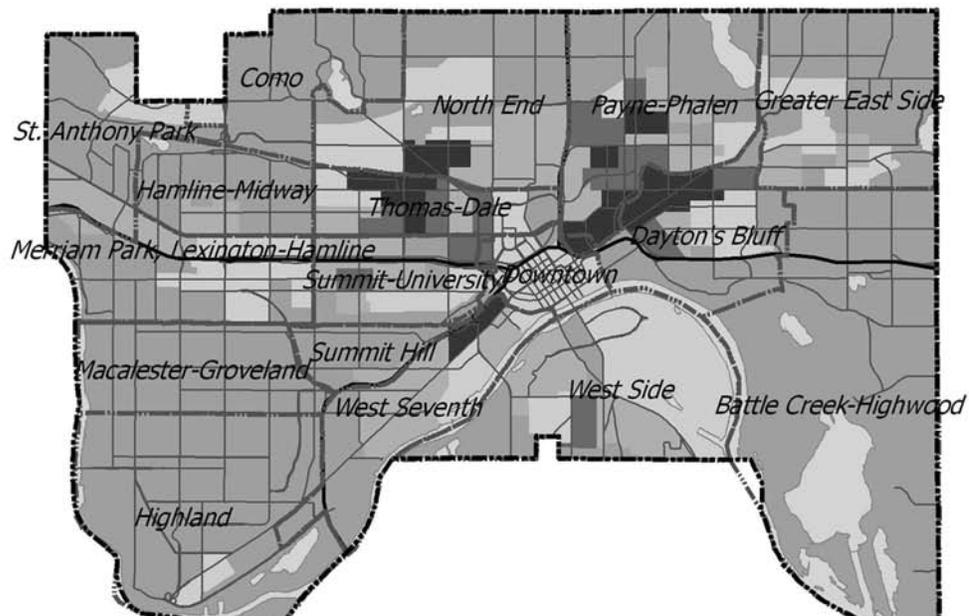
from policymakers and community organizations, Historic Saint Paul hopes to build on the mapping project to identify areas prime for future historic preservation activity. Based on the lively exchanges that followed the talk, there is a great deal of excitement about these issues. HSP is grateful to Paul Singh for sharing his path-breaking work and to all of the attendees who offered their insight and support.

### Historic Preservation

#### Potential

- Low
- Medium-Low
- Medium
- Medium-High
- High

- Interstates
- Major Roads
- Water
- Planning Districts
- Saint Paul



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**KATHERINE B. ANDERSEN FUND OF THE SAINT PAUL  
FOUNDATION HELPS HISTORIC SAINT PAUL BUILD CA-  
PACITY, SUSTAINABILITY WITH \$25,000 GRANT**

In 1998 Historic Saint Paul was established with limited seed money from the city of Saint Paul. Since 2001 support for HSP operations has come from the generous investments of foundations including The Saint Paul Foundation, the Bush Foundation, Saint Paul Traveler’s; The John S. and James L. Knight Foundation through the National Trust for Historic Preservation; contributions from local businesses; and gifts from individuals.

**Funding from the Katherine B. Andersen Fund of The Saint Paul Foundation will assist Historic Saint Paul with efforts to cultivate and expand our base of individual contributions as a source of long-term support for operations.**

HSP is excited about this opportunity to reach out to new contributors and work with existing donors to increase their knowledge and commitment to the important work we do!