

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION**

FILE NAME Victoria Theater, 825 University Avenue

DATE November 18, 2010

WHEREAS, Chapter 73 of the Saint Paul Legislative Code directs that the Heritage Preservation Commission (HPC) shall recommend to the Mayor and City Council area and buildings which the Commission has reason to believe are eligible for designation as heritage preservation sites; and

WHEREAS, in the fall of 2009, the Frogtown District Council submitted a final *Individual Property Designation Form* to the Saint Paul Heritage Preservation Commission (HPC) and requested they consider recommending the property for listing as a Saint Paul Heritage Preservation Site. The request was discussed at the December 17, 2009 HPC Meeting and the Commission voted to accept the designation study and commence the designation process; and

WHEREAS, Chapter 73 requires that the Heritage Preservation Commission shall secure comments from the Planning Commission and the Minnesota Historical Society prior to forwarding the proposed designation to the City Council for its consideration; and

WHEREAS, Chapter 73 requires that the Heritage Preservation Commission hold a public hearing which was held on November 4, 2010 and sought the recommendation of all concerned citizens. The hearing was published in a newspaper of general circulation and notice was sent to the current property owner and to all owners of property within 200 feet of the boundary of the site proposed for designation. The public comment period and hearing were continued until November 18; and

WHEREAS, the Victoria Theater is an intact, two-story building sheathed with brick and terra cotta, located in the Frogtown neighborhood of St. Paul. It was designed in the Beaux Arts style by the St. Paul architect Franklin Ellerbe of the firm Ellerbe Architects. The theater was built in 1915 to show silent movies and was later renamed the Victoria Café and used as a dance hall for cabaret-style shows. In 1927, as part of the first commercial label recording sessions held in the Upper Midwest, the Victoria Café's house orchestra recorded "Moonshiner's Dance" for Gennett Records. The jazz/polka instrumental record was included on a 1952 recording, *The Anthology of American Folk Music*, which played a significant role in the development of American folk arts. The Victoria Café is also important for its association with the political history of Prohibition in St. Paul; and

WHEREAS, the Planning Commission supports the designation of the Victoria Theater and Resolution 10-68 states the proposal is generally consistent with the goals and objectives of the Comprehensive Plan and that designation will have a positive effect on the surrounding properties and act as an anchor for redevelopment in the Victoria Station Area; and

WHEREAS, the State Historic Preservation Office reviewed the proposal for local designation pursuant to Minnesota Statutes §471.193, subd. 6, and Section 73.05 (c) of Saint Paul's Legislative Code and in a letter dated April 15, 2010 commented that the Victoria Theater is an appropriate candidate for local designation; and

WHEREAS, the Victoria Theater is significant because of its unique and prominent role in *The Anthology of American Folk Music*, its interest and value as the site of a Prohibition-era nightclub, much of its exterior and interior features are intact, and it is one of few examples of the work of local architect Franklin Ellerbe designed in the Beaux Arts style. The Victoria Theater is eligible for local designation as a Heritage Preservation Site under criteria (1), (2), (4), (5) and (7) of Section 73.05 (a) of the Legislative Code;

NOW, THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission of the City of Saint Paul determines that the Victoria Theater is eligible for designation for heritage preservation and forwards consideration of the designation to the Saint Paul City Council.

MOVED BY Thomas

SECONDED BY Igo

IN FAVOR 9

AGAINST 0

ABSTAIN 0

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: Victoria Theater Heritage Preservation Site Nomination

LOCATION: 825 University Avenue West

DATE OF HEARING: November 4, 2010

LEGAL DESCRIPTION: PIN: 352923130198
DESCRIPTION: Syndicate No. 1 Addition Lot 24 Blk 4

WARD: 1

PLANNING DISTRICT: 7

STAFF INVESTIGATION AND REPORT: **DATE:** October 28, 2010 **BY:** Amy Spong

A. PURPOSE: To consider local designation of the Victoria Theater as a Heritage Preservation Site.

B. CODE CITATIONS:

1. Section 73.05 (a) of the City's Legislative Code states, In considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site; the commission shall apply the following criteria with respect to such designation:

- (1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.
- (2) Its location as a site of a significant historic event.
- (3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.
- (4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.
- (5) Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.
- (6) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural or engineering innovation.
- (7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

2. Section 73.05 states for *Planning commission review*. The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its

recommendation with respect to the relationship of the proposed heritage preservation designation to the comprehensive plan of the City of Saint Paul, its opinion as to the effect of the proposed designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or modification of the proposed designation. Said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.

3. Section 73.05 states for *Communication with state historical society*. A copy of the heritage preservation commission's proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, shall be sent to the state historical society in accordance with Minnesota Statutes, Section 471.193, Subdivision 6.

4. Section 73.05 states for *Hearings*. Prior to the heritage preservation commission recommending to the city council any building, district or object for designation as a heritage preservation site the commission shall hold a public hearing and seek the recommendation of all concerned citizens. Prior to such hearing the heritage preservation commission shall cause to be published in a newspaper of general circulation notice of said hearing at least twenty (20) days prior to the date of the hearing, and notice of the hearing shall be sent to all owners of property proposed to be designated a heritage preservation site and to all owners of property within one hundred (100) feet of the boundary of the area to be designated a heritage preservation site.

5. Section 73.05 states for *Finding and recommendations*. The heritage preservation commission shall determine if the proposed heritage preservation site is eligible for designation as determined by the criteria specified in paragraph (a) of this section, and if the heritage preservation commission recommends to the city council that the site be designated as a heritage preservation site, the commission shall transmit to the city council with its recommendation its proposed program for the preservation of the site.

C. BACKGROUND:

1. The Victoria Theater was first surveyed as part of the *Historic Sites Survey of St. Paul and Ramsey County* in 1983. An inventory form was filed and the building was listed as a site of "Major Significance." Being located along the future Central Corridor Light Rail line, the property was surveyed again in 1995 as part of the cultural resources study for the project. It was determined that the property was not eligible for listing on the National Register of Historic Places. The HPC asked to have the property re-evaluated in 2005 and the same determination was made. However, the nearby Rath's, Mills & Bell Film Company building at 823 University Avenue was determined eligible for listing on the National Register for its association with the movie making industry in Saint Paul. As the designation study states, the building's association with American folk arts and Prohibition in Saint Paul was not fully known during the determination of ineligibility for listing on the National Register.
2. In the fall of 2009, the Frogtown District Council submitted a final *Individual Property*

Designation Form to the Saint Paul Heritage Preservation Commission (HPC) and requested they consider recommending the property for listing as a Saint Paul Heritage Preservation Site. The request was discussed at the December 17, 2009 HPC Meeting and the Commission voted to accept the designation study and commence the designation process.

D. FINDINGS:

1. The Planning Commission supports the designation of the Victoria Theater and resolution 10-68 found the proposal generally consistent with the goals and objectives of the Comprehensive Plan and that designation will have a positive effect on the surrounding properties and act as an anchor for redevelopment in the Victoria Station Area.
2. The State Historic Preservation Office reviewed the proposal for local designation pursuant to Minnesota Statutes §471.193, subd. 6, and Section 73.05 (c) of Saint Paul's Legislative Code and in a letter dated April 15, 2010 stated the following: "The Victoria Theater is an intact, two-story building sheathed with brick and terra cotta, located in the Frogtown neighborhood of St. Paul. It was designed in the Beaux Arts style by the St. Paul architect Franklin Ellerbe of the firm Ellerbe Architects. The theater was built in 1915 to show silent movies and was later renamed the Victoria Café and used as a dance hall for cabaret-style shows. In 1927, as part of the first commercial label recording sessions held in the Upper Midwest, the Victoria Café's house orchestra recorded "Moonshiner's Dance" for Gennett Records. The jazz/polka instrumental record was included on a 1952 recording, *The Anthology of American Folk Music*, which played a significant role in the development of American folk arts. The Victoria Café was also important for its association with the political history of Prohibition in St. Paul. As such, the Victoria Theater is an appropriate candidate for local designation."
3. The Victoria Theater is significant because of its' unique and prominent role in *The Anthology of American Folk Music*, its' interest and value as the site of a Prohibition-era nightclub, the fact that much of its exterior and interior features are intact, and it is one of few examples of the work of local architect Franklin Ellerbe.
4. The Victoria Theater is eligible for local designation as a Heritage Preservation Site under criteria (1), (2), (4), (5) and (7) of Section 73.05 (a) of the Legislative Code.

E. STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Victoria Theater at 825 W. University Avenue be designated as a Heritage Preservation Site along with the Preservation Program (design guidelines).

Attachments: Individual Property Designation Form (A)
Draft Preservation Program (B)
Planning Commission Resolution 10-68 (C)
State Historic Preservation Office letter, April 15, 2010 (D)
Letters of Testimony, (6) support, (0) against (E)

MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
November 4, 2010

Present: Robert Ferguson, Jennifer Haskamp, Pat Igo, Rich Laffin, John Manning, Matt Mazanec, Lee Meyer, David Riehle, Mark Thomas, Steve Trimble

Absent: Diane Trout-Oertel (excused)

Staff Present: Amy Spong, Christine Boulware,

BUSINESS MEETING (excerpt only)

CALL TO ORDER: 5:04 PM by John Manning (Chair)

- I. **APPROVAL OF THE AGENDA** - The agenda was approved as presented
- II. **CONFLICTS OF INTEREST** - None stated
- III. **APPROVAL OF THE MEETING MINUTES** - The minutes for August and September meetings were approved as presented.
- IV. **CHAIR'S ANNOUNCEMENTS** – None stated.
- V. **STAFF ANNOUNCEMENTS (not included)**
- VI. **PUBLIC HEARING**

A. Victoria Theater Designation, 825 University Avenue, Public Hearing to consider the property a Saint Paul Heritage Preservation Site and make a recommendation to the City Council. (Spong, 266-6714).

The Chair explained the public hearing process. Staff read the resolution and proposed preservation program for the building.

Bee Vue, owner, was present to testify. He stated that the building has been vacant for a while and that the designation process didn't start until the building was for sale. He stated that designation will limit his ability to sell the property to a developer. He added that he would prefer to have a developer for the building before designation. He noted that the City didn't find the property important enough to designate earlier and that it is only a particular group that wants to designate the building. Bee Vue stated that there are more significant properties on University Avenue than his and that designation will limit what the property can be and what can be built on the site. He also noted that someone outside of the city initiated the process and the HPC should take another look at the significance of the property.

Testimony in support of designation:

Tait Danielson-Castillo, District 7 Planning Council, gave a history of the designation process stated that two-and-one-half years ago an interested person applied for a Star Grant for work at the property and that Model Cities wanted to buy the property in order to turn it into a parking lot. He stated that designation needs to move forward as the site is significant to Frogtown and is in the Victoria Station area. He added that the community needs an entertainment venue/destination. He also noted that he is excited about the upcoming survey of the area and has learned a lot about the theatre and culture.

Kurt Gegenhuber stated he became interested in the building four-and-one-half years ago but wished that he had found the building earlier when he first heard Moonshiner's Dance on the Anthology of American Folk Music. He stated that the anthology has been very influential on modern musicians like Bob Dylan, Jerry Garcia and Elvis Costello. He added that the Smithsonian liner notes list the Victoria Café Orchestra, members unknown. He showed a map of the geographic distribution of the recordings on the anthology noting that the Victoria Theater is the only site in the Upper Midwest. He added that the HPC was established to preserve

properties of cultural importance and this occasion is why the HPC exists.

Denise Harris, a twenty-year resident of Frogtown, stated the community is in need of entertainment venues and the designation would assist the opportunity to get the building purchased and turned into an entertainment and meeting place in Frogtown. She stated she was present to represent 100s of people in Frogtown. She added that she respects the owner and his right to sell the property and noted that LRT is coming.

Laurie Nevers, a thirteen-year resident of Frogtown, stated it would be nice to have central focus for arts and entertainment in the community and designation of the building is the first step in recognizing the unique heritage. She added that history makes Saint Paul what it is and the anthology is a "really big deal" and well known nationally. She concluded that the Victoria Theater is a significant piece of folk history.

Testimony in opposition:

Keith Johnson, of Minneapolis, state that he is ambivalent about the designation, as he has been corresponding with the building owner for two years, has been allowed access and has brought contractors, architects and investors in. He wants to see the building saved and architects have told him that the building is structurally sound. A mural expert has told him that the mural on the second level can be restored. He added that he would like to see the building used as an entertainment venue. Mr. Johnson informed that he was the founder of the "New Victoria Theater Project" and hopes that the owner will allow him to continue to look for investors for the project as it location with LRT and the Victoria Station are key. Reuse and rehabilitation would take this vacant building off of the list and discussion should shift to saving the building.

Written Testimony:

Staff read the written testimony into record noting that all was in support of the designation, none against.

Bee Vue, owner, returned to ask and answer questions. He reiterated that the HPC should look at the significance of the building and make a decision, as only a few people in an interest group are in favor. He stated that the property isn't significant enough to designate and as a property owner, he doesn't want to be restricted. He added that the history of the property has not been acknowledged by the community and the recording at the building is the only significant event. He continued that the building should be significant to the community as a whole, not just this group and he hopes the HPC makes an informed decision.

Igo stated he wanted to understand the owner's position and noted that the history has been verified. He asked about the fair market value of the property. Vue stated designation will limit what can be done with the site and buyer will back off. Manning stated there are benefits to designation.

Laffin asked Vue when he purchased the building. Vue replied either 2005 or 2006. Laffin asked if he has other options for the property. Vue replied he wants to sell the property or work with Mr. Johnson and that he supports the idea of saving and renovating the building for the community. He added that if there isn't a developer, the limitations will keep him from marketing the property. Laffin stated the building will be worth more in a few years. Vue stated he could not wait that long.

Thomas motioned to lay the recommendation over to the November 18, 2010 HPC meeting. Igo seconded the motion. The motion passed 10-0.

VII. NEW BUSINESS (not included)

VIII. COMMITTEE REPORTS (not included)

IX. ADJOURN : 6:17

Submitted by: C. Boulware

MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
November 18, 2010

Present: Robert Ferguson, Jennifer Haskamp, Pat Igo, Rich Laffin, John Manning, Matt Mazanec, Lee Meyer, Mark Thomas, Steve Trimble, Diane Trout-Oertel

Absent: David Riehle (excused),

Staff Present: Amy Spong, Christine Boulware,

BUSINESS MEETING (excerpt only)

CALL TO ORDER: 5:05 PM by John Manning (Chair)

- I. **APPROVAL OF THE AGENDA:** The agenda was approved as presented.
- II. **CONFLICTS OF INTERESTP:** None stated.
- III. **CHAIR'S ANNOUNCEMENTS (not included)**
- IV. **STAFF ANNOUNCEMENTS**
- V. **PUBLIC HEARING/PERMIT REVIEW**
 - A. **95 Mackubin Street, Hill Historic District**, by Harvey Sherman, owner, for a building permit to remodel the front porch. **File #11-005** (Boulware, 266-6715)
(not included)
 - B. **308 Prince Street, Lowertown Historic District**, by Andrew Commers, Artspace Projects, Inc., for building permits for exterior improvements including: re-roofing, repointing the masonry and window repair and replacement. **File #11-006** (Spong, 266-6714).
(not included)
 - 260 Fifth Street East, Lowertown Historic District**, by Diane Nordquist, City of Saint Paul, for permits to construct a new, five-story, brick clad, mixed-use rental building with fifty-eight units. **File #11-007** (Spong, 266-6714).
(not included)
- VI. **OLD BUSINESS**
 - A. **Victoria Theater Designation, 825 University Avenue**, Recommendation to consider the property a Saint Paul Heritage Preservation Site and make a recommendation to the City Council. The public hearing was held on November 4th and was continued to November 18th. (Spong, 266-6714).
Staff received two more letters in support of designation.
Pat Lindgren, 582 Charles, testified that she feels strongly about preserving Frogtown History.
Ann Thom, 1355 N. Victoria St., testified that her 97 year old great aunt remember the café. The building is a connection to family, history and the city. It connects generations.
Dan Moffatt, 6433 Parnell Ave., Edina, testified that he has been speaking with Bee Vue, owner, and is interested in purchasing and developing the property. He stated it is a tremendous theater and he found out about the opportunity through Kurt Gegenhuber. He added that he wants to see the building preserved and give it new life for the next 100 years. He had questions about the process. Staff gave a brief explanation. Moffatt explained he would be interested in a mural on the exterior that recalls the history. Staff explained that the draft preservation program will go to City Council and it is based on Federal Standards. The next public hearing will be at City Council.

The public hearing was closed. **Thomas motioned to recommend designation to City Council. Igo seconded the motion. The motion passed 9-0.**

**VII. COMMITTEE REPORTS
(not included)**

VIII. ADJOURN : 7:07 pm

Submitted by: C. Boulware



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

1400 City Hall Annex
25 West Fourth Street
St Paul, Minnesota 55102

Telephone: 651-266-9078
Facsimile: 651-228-3220

October 13, 2010

Bee and Lamena Vue
21301 Furman St NE
Wyoming, MN 55092

Re: 825 University Avenue West, St. Paul, MN 55104

PUBLIC HEARING NOTICE

Dear Property Owner,

The Saint Paul Heritage Preservation Commission will hold a public hearing in Room 40, City Hall, 15 West Kellogg Boulevard, at **5:00 p.m. on Thursday, November 4, 2010**, to consider the nomination of the Victoria Theater at 825 University Avenue as a Saint Paul Heritage Preservation Site. Pursuant to the authority contained in Chapter 73 of the Saint Paul Legislative Code, prior to the commission recommending to the city council a site for designation, the commission shall hold a public hearing and seek the recommendation of all concerned citizens. Our records show that you are the property owner or responsible party.

Enclosed you will find the *Individual Property Designation Form*, a document titled *Historic Designation in St. Paul: Frequently Asked Questions*, and a form for you to fill out and return to our office indicating your position on the proposed designation. Please feel free to review the enclosed materials and call with any questions you may have. HPC staff are also available to meet in person if you would like to discuss the process further.

You may contact HPC staff, Amy Spong at (651) 266-6714 with any questions you may have regarding the HPC or proposed landmark status of your property. Property owners within 200 feet are also being notified of the Public Hearing as well. Anyone may attend the hearing and testify or send a letter or the enclosed form to: John Manning, Chair, St. Paul Heritage Preservation Commission, Department of Planning and Economic Development, 1400 City Hall Annex, 25 West Fourth Street, St. Paul, MN 55102

Sincerely,

John Manning, Chair
St. Paul Heritage Preservation Commission

AA-ADA-EEO Employer

7009 3410 0002 1315 8240

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This letter along with other docs Sent 10-14-10

Sent To: Bee Vue & Lamena Vue
Street, Apt. No., or PO Box No.: 21301 Furman St NE
City, State, ZIP+4: Wyoming MN 55092

PS Form 3800, August 2006 See Reverse for Instructions



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

1400 City Hall Annex
25 West Fourth Street
St Paul, Minnesota 55102

Telephone: 651-266-9078
Facsimile: 651-228-3220

October 13, 2010

<name>
<organization>
<address>
<address>

I sent individual letters to the following addresses (see attached)

Re: 825 University Avenue West, St. Paul, MN 55104

PUBLIC HEARING NOTICE

Dear Property Owner,

As a courtesy to you and as required by law, we are notifying you that your property is located near 825 University Avenue, The Victoria Theater. The Saint Paul Heritage Preservation Commission will hold a public hearing in Room 40, City Hall, 15 West Kellogg Boulevard, at **5:00 p.m. on Thursday, November 4, 2010**, to consider the nomination of the Victoria Theater as a Saint Paul Heritage Preservation Site. Pursuant to the authority contained in Chapter 73 of the Saint Paul Legislative Code, prior to the commission recommending to the city council a site for designation, the commission shall hold a public hearing and seek the recommendation of all concerned citizens. Our records show that your property is located within 200 feet of this potential historic landmark.

If you have further questions about designation, feel free to review *Historic Designation in St. Paul: Frequently Asked Questions* by accessing:

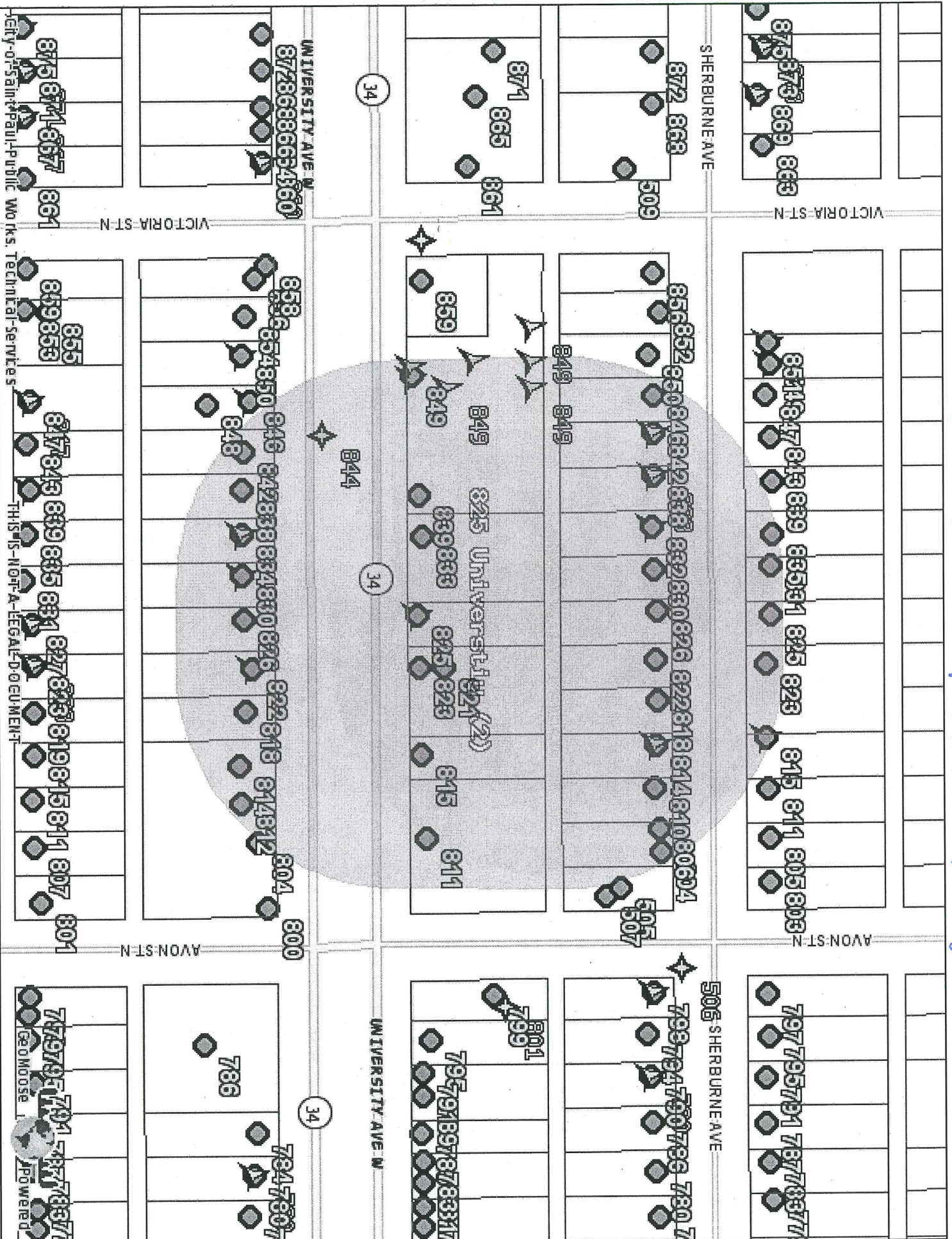
[www.http://www.stpaul.gov/DocumentView.aspx?DID=3496](http://www.stpaul.gov/DocumentView.aspx?DID=3496)

You may contact our HPC staff, Amy Spong, at 651-266-6714 with any questions you may have regarding the HPC or the Victoria Theater. Anyone may attend the hearing and testify or send a letter to John Manning, Chair, St. Paul Heritage Preservation Commission, Department of Planning and Economic Development, St. Paul, MN 55102.

Sincerely,

John Manning, Chair
St. Paul Heritage Preservation Commission

825 University Ave - for folder



352923420011
Thomas Phung
1600 128th Ln Nw
Coon Rapids, MN 55448-1573

352923420001
City County Federal Cred Union
6160 Summit Dr N
Mpls, MN 55430-2118

352923130186
Ha Duong
1507 Margaret St
Saint Paul, MN 55106-4824

352923130182
Oluwadare Rabi
478 Marshall Ave Apt 3
Saint Paul, MN 55102-1785

352923130171
Robert C Kellner
831 Sherburne Ave
Saint Paul, MN 55104-2714

352923130168
Paul Otto Hardt
843 Sherburne Ave
Saint Paul, MN 55104-2714

352923130235
Peter P Nguyen
1300 Lafond Ave
St Paul, MN 55104-2034

352923130183
Lawrence Walker
629 St Anthony Ave
St Paul, MN 55104-4846

352923130181
Vang Khang
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St Paul, MN 55104-2713

352923130202
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St Paul, MN 55104-4808

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Ben Van Thorre
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Minneapolis, MN 55419-2047

352923130175
Ounheuan Thephrasouvanh
1732 Ryan Ave W
Roseville, MN 55113-5613

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HRA
25 4th St W Unit 1100
Saint Paul, MN 55102-1634

352923130179
Gregory T Ryan
811 University Ave W
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352923130169
Denise M Armstead
839 Sherburne Ave
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352923130189
Tai Vo
846 Sherburne Ave
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352923130185
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25 4th St W Ste 1100
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352923130180
Michael F Green
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St Paul, MN 55104-4808

352923130184
Doris M Alexander
822 Sherburne Ave
St Paul, MN 55104-2713

352923420006
Antonio Marco
822 University Ave W
St Paul, MN 55104-4807

352923130235
Peter P Nguyen
823 University Ave W
St Paul, MN 55104-4808

352923420007
Gilbert C Marty
826 University Ave W
St Paul, MN 55104-4807

352923130187
Saeid Nadimi
832 Sherburne Ave
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352923420010
Gregory G Habisch
838 Univeristy Av
St Paul, MN 55104-4807

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352923130190
Tai Van Vo
846 Sherburne Ave
St Paul, MN 55104-2713

352923130202
Beverly J Ryan
981 Beam Ave
St Paul, MN 55109-1056

352923130176
Bruce Ford
1414 Larkspur Dr
Woodbury, MN 55129-4810

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21301 Furman St Ne
Wyoming, MN 55092-9626

352923130233
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823 Sherburne Ave
St Paul, MN 55104-2714

352923130172
Ngia Koua Yang
825 Sherburne Ave
St Paul, MN 55104-2714

352923420008
Albert Harris
830 University Ave W
St Paul, MN 55104-4807

352923130170
Fuad A Mohamed
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