



STATE HISTORIC PRESERVATION OFFICE

April 10, 2012



Patricia James, Planner  
City of St. Paul  
1400 City Hall Annex  
25 W. Forth Street  
St. Paul MN 55102

RE: Demolish house at 451 Selby Avenue  
St. Paul, Ramsey County  
SHPO Number: 2012-1387

Dear Ms James:


Thank you for the opportunity to comment on the above-referenced project. The project information has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing regulations at 36 CFR 800.

The project information submitted correctly notes that this property is located within and contributes to the locally-designated Historic Hill District. Your paperwork also indicates it is located within the National Register Historic Hill District. This is incorrect; 451 Selby lies just outside of the National Register District. However, the locally-designated District has been certified for federal tax incentive purposes. Therefore, this property is considered eligible for the National Register.

As you are aware, demolition of a contributing property within an eligible National Register Historic District would constitute an **adverse effect** requiring further consultation with the State Historic Preservation Office. Our strong recommendation would be to rehabilitate this structure rather than demolish it. If the property is converted to an income-producing use, qualifying rehabilitation costs could be eligible for federal and state tax incentives.

Please contact us again with more details about the City's plan for this property, including any change in plans intended to avoid or minimize adverse affect. If demolition is still recommended, you will need to notify the Advisory Council and invite their participation, as well as negotiate a Memorandum of Agreement with us to resolve the adverse effect prior to proceeding. Meanwhile, if you have any questions about our review, you can reach me directly at (651) 259-3456.

Sincerely,

  
Mary Ann Heidemann, Manager  
Government Programs and Compliance

cc: St. Paul HPC