

**From:** Wallinga, David [<mailto:dwallinga@nrdc.org>]

**Sent:** Monday, April 02, 2018 9:04 AM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

**Subject:** Vote now on 9 month moratorium in Merriam Park

**Importance:** High

Dear Councilman Tolbert and other members of the City Council:

Our physical structures are one of the most important resources and legacies of our city. We rely on our Historic Preservation Commission to advise us on neighborhoods and structures that deserve our protection, because of the historic and amenity value they offer.

HPC began a survey of the Merriam Park neighborhood in 1981, but never finished it. Currently, the HPC has said it requires 9 months to finish that survey.

I'm writing to ask that all members of the City Council support a 9-month moratorium on lots splits and/or demos of the properties that were the subject of that 1981 survey so that the HCP can finish its work first, and determine with Merriam Park should be designated a Historic District. Such a designation of course would not impact interior projects but only would affect potential modifications to the exterior of structures in the District

What we know (from historic districts in Pasadena, Chicago, San Diego and elsewhere) is both that property values increase in historic districts, and that historic districts add greatly to the appeal of a city. Both would seem to be goals that City Council, residents and neighbors alike could agree upon for Merriam Park and other parts of St. Paul.

To reiterate: I call on you to support the 9-month Merriam Park demolition moratorium and so vote on it this coming Tuesday.

Thank you. I will be expecting a response, and an indication of how you voted. Best,

David Wallinga, MD  
305 Brimhall Street  
St. Paul, MN  
Ward 4

From: Patrick Sweeney [<mailto:pat.ann.sweeney@gmail.com>]

Sent: Monday, April 02, 2018 8:52 AM

To: #CI-StPaul\_Ward4; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: Merriam Park moratorium

Council Members:

My wife, Ann, and I live at 2006 Carroll Ave. in Ward 4.

I urge you to support Council Member Henningson's proposed moratorium on demolitions and lot splits in part of Merriam Park. I would prefer that the moratorium be more extensive and cover the full, relatively small, area the city plans to survey, rather than just the the 40 or so properties designated as historic more than 30 years ago.

Ann and I and our two young sons moved here in 1981 from Illinois. It is a neighborhood we moved into by chance because we wanted to live in the city and we found a mortgage we could assume at a time when interest rates were nearly 20 percent. But we have come to value the neighborhood for the people who live around us and for the fact that we can walk to our church, schools, the library, a cafe where we have made many friends, a barber, our bank, a liquor store where the proprietor grows shoulder-length hair so he can donate it for cancer victims' wigs, and other nearby institutions and businesses. We have had many visitors to our home admire Merriam Park as a safe and walkable city neighborhood. And we have significantly upgraded our home during time we have lived in it.

When we moved here, our block and much of the neighborhood were incredibly stable. Of the 11 properties on our block, three were occupied by people who either had grown up in them or moved into a grandparent's home. In the 39 years we have lived here, one duplex has been returned to a single-family home, the duplex next door to us was owner-occupied from the 1970s until just three days ago, the multi-family property on the corner is about to be re-sided and re-roofed and the other homes are mostly occupied by couples or families who have lived in them for a decade or more. We have two neighbors less than two blocks away on Wilder who grew up in our house. Our home was built in 1885, but it is not on the list of historical properties St. Paul designated in the early '80s. Four of the 11 properties on our block do have that historical designation.

We think our part of Merriam Park has the kind of stability any of you council members would want for your neighborhoods.

Parts of our neighborhood have been under assault from nonresident landlords buying homes and renting them to St. Thomas students. Sometimes it is parents buying homes for a child to live in while attending St. Thomas. But once the homes go into rental they do not return to single-family status. It seems that there is a surge of interest right now in converting or replacing many homes with multi-family uses. The dormitory approved at Marshall and Moore was the latest example. I believe we are at a tipping point at which the character of the neighborhood can significantly change for the worse.

We realize that the influx of sometimes-respectful, sometimes-rowdy college students is not the kind of problem some other city neighborhoods face. But Ann and I urge you to support this proposed moratorium on tear-downs and lot splits. We believe allowing any significant number of demolitions and conversions would mostly benefit non-resident, non-St. Paul speculators.

We believe achieving status as a historic district for any significant part of the Merriam Park survey area would help keep this neighborhood attractive to current and prospective residents

Thank you.

Patrick D. Sweeney

**From:** Anne Yuska [<mailto:ahyuska@centurylink.net>]  
**Sent:** Sunday, April 01, 2018 4:25 PM  
**To:** #CI-StPaul\_Ward1  
**Cc:** Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul)  
**Subject:** In favor of the Merriam Park Interim Historic Building Demo and Lot Split Moratorium

Dear Councilmember Thao,

Please know that I am in support of the 9-month

**Merriam Park Interim Historic Building Demo and Lot Split Moratorium.**

Please do not destroy the historic nature of our neighborhoods.

Sincerely,  
Anne Yuska  
1249 Osceola Avenue  
Saint Paul

**From:** The Morrows [<mailto:mcmorrow@comcast.net>]  
**Sent:** Monday, April 2, 2018 11:00 AM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** We support the proposed Merriam Park historic preservation interim protections

Dear Council Member Prince,

We live at 1984 Carroll Avenue, which is one of the 41 homes impacted by the proposed moratorium. We support the proposed moratorium. When an old house is lost, it is lost forever. We request that you vote for the moratorium in order to give the Historic Preservation Commission the time it needs to complete its research, and to give the neighborhood the time it needs to chart a path forward.

Respectfully,

Mark and Cecilia Morrow  
1984 Carroll Avenue  
St. Paul, MN 55104

From: Kathryn McGuire [mailto:mcguire.kathy56@gmail.com]  
Sent: Friday, March 30, 2018 6:26 PM  
To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7  
Subject: Merriam Park Interim Historic Building and Lot Split Moratorium

Dear Members of the Saint Paul City Council, I am writing at this time to express my support for the Merriam Park Interim Historic Building and Lot Split Moratorium. Unquestionably, these structures should be protected for their historic significance. Furthermore, what is true for these structures, and what is true for many, if not all, existing buildings in Saint Paul is that they have usefulness and should be preserved for that reason. The tearing down of homes and buildings is wasteful and environmentally irresponsible as much of that goes into landfills. I respectfully urge that you vote in favor of this moratorium so that historic buildings can be preserved and the future of Saint Paul neighborhoods can be protected.

Sincerely, Kathryn McGuire  
2203 Fairmount Avenue  
Saint Paul, MN 55105

**From:** Sarah Robinson [mailto:mrssrobinson@mac.com]  
**Sent:** Friday, March 30, 2018 10:28 AM  
**To:** Sanders, Donna (CI-StPaul) <donna.sanders@ci.stpaul.mn.us>  
**Subject:** In Favor of 9-Month Moratorium

Dear Ms. Sanders,

I am writing in favor of the City Council's proposed 9-month interim protections to stop demolitions of the 41 historic Merriam Park structures designated as historic and special during the City's 1981 historic resource survey. I believe it is critical to keep these structures safe while the Heritage Preservation division completes a renewed and updated historic resource survey this year for all Merriam Park buildings.

Thank you for your time and consideration,

Sarah Robinson  
1883 Iglehart Avenue  
Saint Paul MN 55104

**From:** Jim Wilgenbusch [mailto:jwilgenb@gmail.com]  
**Sent:** Monday, April 02, 2018 10:10 PM  
**To:** #CI-StPaul\_Ward6 <Ward6@ci.stpaul.mn.us>  
**Cc:** Renstrom, Scott (CI-StPaul) <scott.renstrom@ci.stpaul.mn.us>; Lagos, Heidi (CI-StPaul) <heidi.lagos@ci.stpaul.mn.us>  
**Subject:** In Favor of the Merriam Park Interim Demolition Ordinance – Resident at 1921 Selby Ave

Dear Council Member Bostrom,

I am writing to state my strong support for the proposed Merriam Park interim demolition ordinance. Four years ago my family and I moved to Merriam Park, from Florida because of the neighborhood's unique and historic homes. We now own of a Merriam

park home that was built in 1907 and we are actively restoring the house and its gardens. We are not alone in greatly valuing the historic quality of this neighborhood and hope that you will support this proposal before it is too late and an important piece of Minnesota history is lost forever.

Sincerely,  
Jim

**From:** Lori Williamson <[llwilliamson@gmail.com](mailto:llwilliamson@gmail.com)>

**Sent:** Monday, April 2, 2018 11:01 PM

**To:** #CI-StPaul\_Ward1; Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); #CI-StPaul\_Ward2; Maki, Taina (CI-StPaul); #CI-StPaul\_Ward3; McMahan, Melanie (CI-StPaul); #CI-StPaul\_Ward4; Kelley, Pattie (CI-StPaul); Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul); #CI-StPaul\_Ward5; OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); #CI-StPaul\_Ward6; Renstrom, Scott (CI-StPaul); Lagos, Heidi (CI-StPaul); #CI-StPaul\_Ward7; Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

**Subject:** In Favor of the Merriam Park Interim Demolition Ordinance – Resident at 1972 Iglehart Ave.

Dear Councilmembers and Council President Brendmoen:

My family and I live at 1972 Iglehart Avenue, one of the 41 included in the proposed Merriam Park interim demolition ordinance. I strongly support the proposed demolition moratorium. Our house was built in 1888, and is a beautiful piece of architecture as well as a well-cared for, functional home. But even more than our house itself, the neighborhood drew us here to raise our kids. It is safe; beautiful; historic; and full of character. I understand that taxes and density are important, but not at the expense of losing who we are as Saint Paul. Our neighborhoods make us unique, and we need to find a balance to keep them intact while planning for smart, strategic growth.

The moratorium and planned historic review are measures to do this. Please support them with me.

Thank you for your work and your time.

Best,

Lori Williamson

1972 Iglehart Avenue

Saint Paul, Minnesota

**From:** [ericlein@gmail.com](mailto:ericlein@gmail.com) <[ericlein@gmail.com](mailto:ericlein@gmail.com)> on behalf of Eric L <[eric@apts.cc](mailto:eric@apts.cc)>

**Sent:** Monday, April 2, 2018 7:36 PM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

**Subject:** Proposed Ordinance # 18-5 -- Preserving Merriam Park Status Quo

Dear City Council Members,

**I am writing in support of** City of Saint Paul - **File # Ord 18-15**, preserving the status quo in the boundaries of the potential Merriam Park Heritage Preservation District.

**HISTORY of a related controversy** (Newspaper clippings attached)

- In March 1977,

- the City of Saint Paul was about 10-months into a process aimed at creating recommendations for preservation and architectural control within its Historic Hill District;
  - the anticipated controls were still speculative and had not been enacted or recommended;
  - my father (Max Lein, that year's controversial developer) received valid building permits from the City of St. Paul for construction of two duplexes on vacant land located in the Historic Hill District - on Summit Ave. near Western Ave. His plans had not been subjected to "historical design" review, because controls did not exist.
  - An hour or two after workers plus a bulldozer arrived on site and tree-removal began, neighbors erupted in protest. Within days, plaintiffs (State of MN, Ramsey Hill Association, a Neighbor, MN Historical Society) sued defendants (Max Lein, Hamm Construction Co., City of St. Paul) in a case that made its way to the MN Supreme Court.
- When the opponents finally stopped arguing:
    - the two duplexes were built;
    - minor changes were incorporated into the buildings' exterior design;
    - the Ramsey Hill Association was left close to bankruptcy;
    - Max Lein's project never realized a profit;
    - lawyers collected tens of thousands of the combatants' dollars;
    - the status quo had been (mostly) preserved at enormous financial and emotional expense; AND
    - Saint Paul's Historic Hill District had been "saved" from who-knows-how-many future eyesores.

My parents are gone and I live across the street from my dad's controversy. The buildings' design remains very different from other homes in the area. My dad liked "modern." I prefer "turn-of-the-century." But somehow, after 41 years, the duplexes no longer stand in defiance.

**Today, I ask you to vote for the proposed 9-month protection of Merriam Park's status quo.** Regardless of whether this moratorium is enacted, there will be (there already has been) emotional and financial expense. It could be much worse. Ultimately, I believe that preservation of Saint Paul's historic neighborhoods is very important.

Sincerely,

~ Eric Lein  
 Homeowner in Ward 1  
 361 Summit, near Western Avenue

P.S. -- Next (not on this month's agenda), before piling more neighborhoods onto the Heritage Preservation Commission's work load, I hope the City will provide substantial additional funding for the HPC. The HPC's highly-qualified and dedicated staffers seem to be overworked and are slow to respond to requests for information, feedback and project approvals. It takes too long to obtain seemingly-simple building permits. It is far too easy for HPC staffers to delay approval by claiming, "Your application is not complete because not enough information was provided." The HPC's choke-hold on building permits is extremely frustrating for contractors and property owners.



362-364\_Condo-Ker  
fuffle-NEWSPAPER-(

**From:** kate grotheer <[ksgrotheer@yahoo.com](mailto:ksgrotheer@yahoo.com)>

**Sent:** Monday, April 2, 2018 6:31 PM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7; Kantner, Libby (CI-StPaul); Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); Maki, Taina (CI-StPaul); McMahan, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); Renstrom, Scott (CI-StPaul); Lagos, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

**Subject:** We Are In Favor of the Merriam Park Interim Demolition Ordinance – Residents at 1889 Iglehart Ave

Dear Councilmember,

We live within the Merriam Park historic area that will be surveyed by HPC this year, and we strongly support the proposed Merriam Park interim demolition ordinance.

Please give Merriam Park time to assess the historic significance of the 41 homes listed before any decisions or actions are taken to demolish them. These historic homes are the anchor to our neighborhood look. They are irreplaceable.

Thank you for your time and consideration,  
Kate Grotheer and Jim Bruns

**From:** Jay Riggs <[jay.f.riggs@gmail.com](mailto:jay.f.riggs@gmail.com)>

**Sent:** Monday, April 2, 2018 6:27 PM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7; Kantner, Libby (CI-StPaul); Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); Maki, Taina (CI-StPaul); McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); Renstrom, Scott (CI-StPaul); Lagos, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

**Subject:** In Favor of the Merriam Park Interim Demolition Ordinance – Resident at 2013 Marshall Avenue

Dear Councilmembers and Mayor Carter:

I live at 2013 Marshall Avenue in a beautiful 1902 4-Square. My house was originally built by the Fleugler family, who owned a fruit distribution company. The Fleugler's lived here until the 1960s. I know the history of this house because it is unique. And uniquely St Paul.

Marshall avenue and the Merriam Park is the home to many unique, historical homes. Accordingly, I strongly support the proposed Merriam Park interim demolition ordinance.

Thank you for your time and attention.

Jay Riggs



**From:** Carol Carey <[ccarey@historicsaintpaul.org](mailto:ccarey@historicsaintpaul.org)>

**Sent:** Monday, April 2, 2018 5:08 PM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7; Kantner, Libby (CI-StPaul); Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); Maki, Taina (CI-StPaul); McMahan, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); Renstrom, Scott (CI-StPaul); Lagos, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

**Subject:** RE: Support for Interim ordinance Merriam Park

2 April 2018

Members of the Saint Paul City Council 15 Kellogg Blvd. W.#310  
Saint Paul, MN 55102

RE: Interim ordinance Merriam Park

Dear Council President Brendmoen and Councilmembers:

Historic Saint Paul's mission is to preserve and promote the cultural heritage, character, and vitality of Saint Paul neighborhoods. We strongly encourage the City Council to adopt the interim protection ordinance, preserving the status quo in the boundaries of the potential Merriam Park Heritage Preservation District pending the completion of a report, recommendation and nomination to place the potential Merriam Park Heritage Preservation District on a register of historic places and possible amendments to the City's official controls for protecting historic properties.

As many are aware, the city has fallen behind with survey and designation work, and with the adoption of up-to-date, effective tools to monitor, protect, and encourage investment into heritage resources as important features of the city's growth and ongoing development. As has been demonstrated time and time again in recent years, this can compromise everyone's ability to engage in timely and thoughtful planning and decision making.

It is very hopeful that Heritage Preservation Commission (HPC) staff, with support from the City Council, has been focusing on those efforts - with additional survey work underway, and much needed ordinance revisions – including Interim Protection - under consideration.

The city's Heritage Preservation Commission recently directed city staff to prepare a designation study and nomination form for the Merriam Park historic district that was recommended in the 1983 city-wide historic resources survey and in the city's 2001 Saint Paul Real Estate Development 1880-1950 context study.

Adopting an interim protection strategy for a limited number of properties, that have been identified in past processes as worthy of further study, is consistent with adopted preservation policies in the city's comprehensive plan that support the preservation and protection of historic resources, both designated and undesignated. Among them, the Historic Preservation Chapter of the comprehensive plan sets forth seven preservation strategies, one of which is:

Strategy 4: Preserve and Protect Historic Resources

*Given the many benefits associated with preserving historic resources, it must be recognized that there is a finite number of irreplaceable historic resources in Saint Paul. To ensure that these limited historic resources*

*retain their ability to convey their meaning and are preserved for future generations to appreciate and enjoy, they must be properly protected.*

*Undesignated Historic Resources*

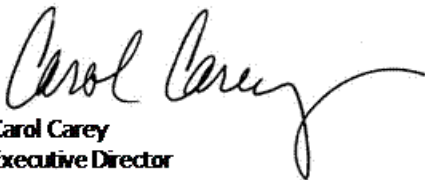
*Only a small percentage of significant historic resources are designated as heritage preservation sites. Currently, significant, but undesignated, historic resources, including properties listed on the NRHP, could be significantly altered or destroyed without consideration by the HPC. Some level of protection should be provided to undesignated historic resources until the HPC has had an opportunity to consider the significance of a property and act to protect it.*

In addition, the Union Park Community Plan, an addendum to the comprehensive plan, calls for "finding a balance that preserves desirable assets and neighborhood character while evolving to meet present and future needs."

If Saint Paul is to thoughtfully and successfully integrate the past, present, and future, and enhance rather than diminish the character of its great neighborhoods, the city must have the information it needs to identify its important heritage resources and the tools it needs to protect them.

Please vote in support of the proposed interim protection ordinance for Merriam Park.

Sincerely yours,



**Carol Carey**  
**Executive Director**

**From:** TerryKaiser

**Sent:** Monday, April 2, 2018 2:32 PM

**To:** [mai.chong.xiong@ci.stpaul.mn.us](mailto:mai.chong.xiong@ci.stpaul.mn.us)

**Subject:** In Favor of Merriam Park Interim Demolition Ordinance-Owner at 1976 Iglehart Ave.

Dear Councilmembers,

I strongly support the Merriam Park Interim Demolition Ordinance. I have lived in that neighborhood for over 35 years, raised 2 great children, with a strong and supporting wife, during those years. We have seen the neighborhood improve with many families moving in and updating broken up, run down homes, back into well kept single family homes. I now own two homes within the proposed ordinance boundary, and will continue to live in the neighborhood for many years to come. Please represent us, and support the proposed ordinance on Wednesday.

Sincerely,

Terry Kaiser, PE, PG, CGWP

Owner at 1976 Iglehart;

Owner and Resident at 1844 Iglehart Ave.

**From:** Douglas Allchin <[allch001@umn.edu](mailto:allch001@umn.edu)>  
**Sent:** Monday, April 2, 2018 1:07 PM  
**To:** [allch001@umn.edu](mailto:allch001@umn.edu)  
**Subject:** Merriam Park Historic temporary moratorium

Dear Members of the City Council:

I am writing to express, first, my appreciation for the Council's action in instituting a moratorium on development on the West Marshall Avenue corridor while a zoning study re-examines the threats of inappropriate development taking hold.

Unfortunately, the action was not soon enough to allow a 5-story commercial dormitory, housing 63 individuals in a mere one-third acre to be approved in a neighborhood of predominantly 2.5 story single family residences (1977 Marshall Ave.). Opportunistic developers now threaten several other historic properties in the surrounding area, including some properties that owners have failed to keep in good repair and that have accordingly proven unattractive to more serious neighborhood-oriented buyers.

Please support the TEMPORARY HISTORIC MORATORIUM in Merriam Park, as a complement to the Marshall Avenue moratorium, and halt the hasty demolition and property subdivision of these properties, so essential to the character and scale of this stable residential neighborhood. I highlight that this is a temporary measure, just while the zoning study is completed and a more thorough and thoughtful analysis can help resolve the challenges of growth in this part of the city.

We value our neighborhood as a community unit, and hope that the Council will recognize the need to preserve traditional neighborhoods, even as we search for opportunities for new housing for aging citizens and a growing workforce.

Yours truly,

Douglas Allchin  
2005 Carroll Avenue