



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Date: September 3, 2015
To: Heritage Preservation Commission
From: Amy Spong, Mike Richardson
Re: *AMS*
Macalester Groveland Community Plan

Background

The attached plan is an update of the District 14 Macalester-Groveland Community Plan, which was developed by the Macalester-Groveland Community Council (MGCC). MGCC is requesting that the Planning Commission and the City Council adopt the Community Plan as an addendum to the City of Saint Paul Comprehensive Plan. The plan addresses the topic areas of: Economic and Business Development; Housing; Land Use; Historic Preservation; Parks and Recreation; Environment and Water Resources; Community Building; and Transportation.

MGCC began the community planning process in the spring of 2013 and included an extensive community outreach effort to engage residents and stakeholders. Engagement was conducted in the form of surveys, meetings, focus groups, newsletters, and outreach at community events. Parallel to the outreach effort, the District Council, in collaboration with the City of Saint Paul and the University of Minnesota's Center for Urban and Regional Affairs (CURA) also developed a community plan process guide for the city to use in future district plans.

The DRAFT District 14 Macalester-Groveland Plan has been reviewed by city staff in the following departments for consistency with city policies and the Comprehensive Plan:

PED – Planning	Forestry
PED – Housing	Parks
PED – Historic Preservation	Public Works
DSI – Zoning	Council Ward Offices 3 & 4
DSI – Water Resources	

District 14 representatives have made modifications to the Plan based on these comments.

Planning Commission Action

Acting on recommendation from the Neighborhood Planning Committee, on August 21, 2015, the Planning Commission released the draft, with revisions, of the Macalester Groveland Community Plan for public review and set a public hearing date for October 2, 2015. The plan will go back to the Neighborhood Planning Committee to take comments

into consideration and the plan will then be forwarded to the Planning Commission and City Council for final adoption.

Heritage Preservation Review Authority

The HPC serves as an advisory body to the mayor and city council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city. Further, all studies transmitted to the mayor and city council *shall contain the recommendations of both the division of planning and the heritage preservation commission*. A draft resolution is submitted for consideration by the HPC and a final copy will be forwarded to the division of planning, Planning Commission, Mayor and City Council.

HERITAGE PRESERVATION COMMISSION RECOMMENDATION

Heritage preservation staff discussed the plan with city staff during the process. Early comments addressed the potential role of historic preservation in the future of the neighborhood and provided consistent suggestions between the Macalester Groveland Plan and the Historic Preservation Chapter in the City Comprehensive Plan. The final Plan draft generally reflects these goals.

RESOURCES WITHIN MACALESTER GROVELAND COMMUNITY PLAN AREA

Applicable Saint Paul Context Studies:

Churches, Synagogues, and Religious Buildings: 1849-1950 (2001)
Neighborhood Commercial Centers: 1874-1960 (2001)
Pioneer Houses: 1854-1880 (2001)
Residential Real Estate Development: 1880-1950 (2001)
Transportation Corridors: 1857-1950 (2001)

1983 Historic Resources Survey

Designated Sites (1983)

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House

Designated Sites (1995)

- Summit Avenue West Historic District (NRHP)

Sites Eligible for Designation (1983)

- 123 Cambridge Street, Frank Harlowe House
- 161 S. Cambridge Street, David W. McCourt House
- 1830 W. Grand Avenue, Grandview Theater
- 151 Woodlawn Avenue, Eric Fridholm House

Sites of Major Significance (1983)

- 93-97 S. Cleveland Avenue, Bungalow Court
- 202 S. Cleveland Avenue, David Edwards House
- 336-338 S. Cleveland Avenue, Bungalow Court

- 1523 W. Fairmount Avenue, Fairmount Avenue United Methodist Church
- 1577 W. Fairmount Avenue, House
- 397 s. Fairview Avenue, Tri-State Telephone Exchange
- 1240 W. Goodrich Avenue, Shadycreech
- 1262 W. Grand Avenue, House
- 1406 W. Grand Avenue, Bungalow Court
- 1600 W. Grand Avenue, Macalester College Gymnasium (razed?) and Wallace Hall
- 348 S. Hamline Avenue, Randolph Heights School
- 2074 W. Jefferson Avenue, House
- 1737 W. Lincoln Avenue, House
- 2116 W. Lincoln Avenue, House
- 1227 W. Randolph Avenue, Charles Petzold House
- 2092 W. Sargent Avenue, William T. Francis House
- 196 S. Vernon Street, Goewey House
- 265 S. Woodlawn Avenue, Metal Experimental House
- Potential Historic District, 2260 W. Summit Avenue St. Paul Seminary Buildings and Chapel (extends south of Summit Historic District)

There may also be additional recommendations for sites and areas in Macalester Groveland herein:

2001 Saint Paul Historic Context Study: Churches, Synagogues and Religious Buildings (2001)

2001 Saint Paul Historic Context Study: Neighborhood Commercial Centers

2001 Residential Real Estate Development

- *Including study of Macalester Park as a potential historic district*

2001 Transportation Corridors

Attachments:

1. Draft HPC Resolution 15-MACGROV Recommendation
2. Macalester Groveland Community Plan as recommended by the NPC of the PC
3. Excerpt from the 1983 Survey for D14

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

FILE NUMBER 15-MACGROV

DATE September 10, 2015

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall “serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city...”; and

WHEREAS, the Macalester-Groveland Community Plan (the Plan) was developed by the Macalester-Groveland Community Council (MGCC) with community input; and

WHEREAS, the MGCC is requesting that the Planning Commission and the City Council adopt the Plan and the Planning Commission will hold a public hearing on October 2, 21015. Review and comments are requested by the Heritage Preservation Commission in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan areas most comprehensive cultural resource survey took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites; and

WHEREAS, the Plan area includes three properties and one district that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House
- Summit Avenue West Historic District; and

WHEREAS, the Plan area also includes the following properties listed on the National Register of Historic Places:

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House
- Summit Avenue West Historic District

WHEREAS, the Plan addresses the need to identify potential historic sites and districts and develop local contexts. Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 Historic Sites Survey was published, some of the properties identified as historic resources may have been razed; and

WHEREAS, there are several strategies and objectives of the Macalester-Groveland Community Plan that address historic preservation in a consistent manner that supports the general strategies and objectives within the Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the Macalester-Groveland Community Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert a map within the Historic Preservation chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the Macalester-Groveland neighborhood.
3. Add a strategy that states: "Implement necessary historic survey work prior to carrying out and implementing other strategies within this Plan, as applicable." This may mean revising the order of HP strategies to reflect a logical framework.
4. Revise the statement under LU 3.3 to strengthen and emphasize the importance of reinvesting in the rehabilitation of existing buildings. This may be done by citing the Comprehensive Plan goals that are also consistent with this strategy or going a step further to explore ways to incentivize reinvestment in existing building rehabilitations; and

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the Macalester-Groveland Community Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the Macalester-Groveland Community Plan to be consistent with the City's policy to identify, protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY **B. Bezat**
SECONDED BY **R. Ferguson**

IN FAVOR **Unanimous**
AGAINST
ABSTAIN