

From: Jill van Koolwijk [<mailto:koolwijk1004@gmail.com>]
Sent: Thursday, May 16, 2019 9:31 AM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: St. Andrew's Church Historic Designation

City of St. Paul City Council Members
15 Kellogg Blvd. West
Saint Paul, MN 55102

Dear Amy Brendmoen, Council President,

As a St. Paul resident, German native and former employee of TCGIS, I am writing to support the historic designation of the former St. Andrew's Church on 1031 Como Avenue. The church is a gorgeous building that deserves upkeep and its place as a landmark in the Como neighborhood. Tearing it down would be a great loss to the community.

In last night's City Council Meeting, the Twin Cities German Immersion School tried to give the impression that a Historic Designation would mean the end to their school. Please don't be deceived! The Twin Cities German Immersion School is a very successful and growing Charter School that is here to stay. In fact, it is likely that they will grow out of space in their current location within a decade and move on to a larger campus regardless of their remodeling plans.

If they are allowed to tear down St. Andrew's Church, this landmark historic building will be lost forever to the city of St. Paul.

What surprises me most is that in Germany, it is the custom to preserve historical buildings at all cost and often to rebuild historic sites that have been destroyed by integrating them with modern architecture. How can a German school argue that the only way forward is to tear down the old and build the new? It's a German tradition to instill in the people and especially in the young generation a sense of history that includes the mindset of progress.

There are many examples of new modern buildings incorporating historic buildings throughout Europe and the US (e.g. the Mill City Museum, the MIA). It is innovative, progressive, and a forwardly thinking option that could be a win-win solution. I have been very disappointed by the current leadership at TCGIS that has claimed the narrative that the only solution is to tear down St. Andrew's Church. This is not true. It is not responsible. It is old-school thinking, and it is further poisoning the relationship between the school and the community in the Como neighborhood.

Of course, there needs to be support by our local public agencies. The city of St. Paul should declare St. Andrew's Church a heritage preservation site and provide some financial means to preserve it. This way, the Twin Cities German Immersion School could remodel without having to destroy the church exterior.

Sincerely,

[Jill van Koolwijk](#)

Meaghan Mammenga
380 County Rd B E
Maplewood MN 55117

City Council of Saint Paul
15 Kellogg Blvd. West
Saint Paul, MN 55102

Dear Council Member Brendmoen:

I am writing to oppose the historic designation of the former St. Andrew's Church.

The church was de-sanctified by the Catholic Church in 2010 and merged the parish with another local parish. The building has not been used as a sanctuary since then. When the Twin Cities German Immersion School (TCGIS) purchased the property over six years ago, the school adaptively reused the former church building as a makeshift gym and cafeteria. With the maintenance costs and need for pedagogically usable facilities, TCGIS needs to reconstruct part of its building.

The desire to historically designate a portion of the TCGIS building goes against the will of the school and has not received any form of consent. If historic designation is approved, the owner will not only have to deal with the added costs of maintenance of a decaying building but also with the strict regulations that are required of historic designations.

The Heritage Preservation chapter 4.5 states that the City should "acquire key threatened historic properties until a suitable owner can be found." St. Paul Senior City Planners have opined that this provision suggests that the will of a property owner should receive consideration. George Gause, Heritage Preservation Supervisor, has publicly stated that it is almost unheard of for a St. Paul property to receive historical designation status without the consent of the property owner.

I ask you to vote against historic designation of the former St. Andrew's church that is now a part of the TCGIS building.

Sincerely,

Meaghan Mammenga
Parent of a TCGIS student

Meaghan Mammenga
380 County Rd B E
Maplewood MN
55117

City Council of Saint
Paul 15 Kellogg Blvd.
West Saint Paul, MN
55102

Dear Council Member Brendmoen:

As a parent of a student at the Twin Cities German Immersion School, I oppose the historic designation of the former church that is currently part of TCGIS.

Although I live outside of Saint Paul, I decided to have my child attend school in Saint Paul because of the academic reputation TCGIS has in the Twin Cities and beyond. Many families like ours enjoy what the City of Saint Paul has to offer. We have a vested interest in the development of the city as the school brings us to Saint Paul every day. We do our various errands, shopping and freetime activities within the city. We support businesses along Grand Avenue and visit museums in downtown Saint Paul. Many students at TCGIS will also attend Saint Paul's Central High School, which will continue to bring in families like ours to spend time in the City of Saint Paul.

Our family has been so impressed with TCGIS, that we are now looking at moving into Saint Paul so that we may deepen our ties to the school and the community. We spend afternoons after school walking around Lake Como and will often eat dinner at the Pavilion or get ice cream from Sweet Science. We meet for play dates and birthday parties with other TCGIS families throughout Saint Paul. Because of TCGIS, our family spends much of our leisure time in Saint Paul.

TCGIS reaches out into the world, as well. Every year the 8th graders go to Germany for a few weeks and receive young people from Germany as visitors. Saint Paul becomes a place to visit for many from around world. The German Consulate has also come to visit the City of Saint Paul because of TCGIS.

I ask that the Saint Paul city council oppose historic designation as this issue would likely cause the school to suffer insurmountable financial hardships and drive families away from Saint Paul.

Most respectfully,

Meaghan

Mammenga

Good evening Saint Paul City Council President Brendmoen and Councilmembers,

Thank you for your attention at the St. Andrew's historic designation hearing and for the thoughtful discussion.

I encourage everyone to please read the packet of materials Save Historic St. Andrew's (SHSA) provided. We touch on many of the questions that came up tonight, and dispel some misconceptions that continue to swirl. We hope we can help you make an informed decision and demonstrate what HPC told us—historic designation is nothing to fear. Here are some answers to issues raised at the hearing.

1. Owner consent is not required for any level of historic eligibility. It's true. I know some struggled with this idea, but it's settled law. Has been for decades, but it sounded like neither TCGIS nor the City Council were familiar with it. It has been practiced nationwide, both Saint Paul and Minneapolis. It is NOT the same as eminent domain. There is no "taking" of property, as Christine Boulware of HC correctly stated. The idea is the basis for federal preservation laws. It was reaffirmed by the US Supreme Court. I don't think the City Attorney would advise challenging it. A member of Minneapolis' PED shared examples:

"Minneapolis has indeed designated many properties over owners' objections. Some property owners in Dinkytown did not want that district designated. Some property owners in Lowry Hill East did not want that district designated. The owner of the FE Day house did not want that landmark designated. Billy Graham sued the city over the designation of the Harmon Place Historic District, but that district was still designated. Many fraternities opposed designation of the Greek Letter Chapter House Historic District. Those are just the ones I remember off the top of my head...The German Immersion School's all-out resistance to designation is puzzling. Why would a school that values culture and heritage so much be so adamantly opposed to reuse possibilities in such a beautiful building?"

2. Buildings do NOT have to be used for their original purpose to be eligible for historic designation. If true, it would practically end historic protection, the opposite intent of preservation law. Few buildings would ever qualify for historic protection, since almost every building changes use at some time. The James J. Hill House, The Como Park Railroad Shops, the Historic Streetcar Station, and every warehouse building in Lowertown would not be considered eligible by this logic, and of course are all designated or eligible.

3. St. Andrew's religious past does not disqualify it from protection, or stop secular reuse.

TCGIS made sure you knew that the building was a former Catholic Church—they said it at least 3 times—hinting that it somehow prevented secular uses like a school. Many deconsecrated churches have been converted to secular use. TCGIS is using St. Andrew's in this way right now! Once deconsecrated, it is no longer a religious building. I listed 4 church properties last night that converted to charter schools in the Twin Cities. SteppingStone Theater in St. Paul is another great example of a historic church repurposed for educational use, at a price far less than building new. I didn't mention those converted to community centers, theaters, coffee houses, art galleries, condos, shops and more. The developers behind TCGIS, TenSquare, have done many conversions of older buildings into new charter schools. Many former churches are also on historic property registries. We provided a document to the City Council with over a dozen local examples of adaptively reused churches. We also publicly shared a document with TCGIS with 25 examples from the US and Germany.

4. Just because there are many churches does not justify tearing this one down.

St. Andrew's is not an empty, unused church. It has always been a vibrant community hub since it was built in 1927. I do not believe we are awash in empty churches, either, as was suggested last night. The Catholic Archdiocese closed 21 churches in 2010 as part of a strategic plan by merging parishes (we give more background in the packet). Many of those are churches again, or have been repurposed. A member of the Heritage Preservation Commission (HPC) told a story about 11 historic Synagogues in Saint Paul. There seemed to be so many, that no one thought they needed protection. No one seemed to care when first one, then another were demolished. Now, they are all gone because no one spoke up. The City of St. Paul lost a huge slice of its identity when that happened. I would not want something like that to happen on your watch, because what happened then is still talked about as a failure of the city to safeguard its memory and vibrancy.

5. You don't have to choose between the building and the school. This is not a Sophie's Choice moment. You can have BOTH. It's important the building stay whole on the exterior. Suggestions by TCGIS to save a few bricks or a wall would not satisfy anyone (they rejected saving the facade). A few shards from a broken Ming vase is not a substitute for the vase.

6. The future of adaptive reuse is easy to see. Last night we shared 1 idea slide about how that can happen. We can share a copy of the 3D walkthrough. Every trendy or cool neighborhood in the country seems to blend the old and the new. TCGIS, and the City Council would be missing a huge opportunity to do something bold, sustainable, and unique. Something we can proud to show our kids.

7. Historic protection ADDS value. A councilmember was concerned about historic designation causing a property to lose value. The opposite is true. The market rewards historic properties and their neighborhoods with better values, higher demand, and protection from economic downturns. Why? Because people love historic properties and are willing to pay for them. A Saint Paul study showed that preservation increased fastest in historic areas, and kept its value longer. Even during downturns when the rest of the real estate market suffered, historic priorities held value better than areas without historic buildings.

8. Historic designation does not create empty buildings. A Councilmember suggested that historic preservation would lead to an empty shell. This probably came from fearful assertions made by TCGIS. They really do fear designation. There is no evidence this is true. In fact, historic properties do better economically than similar new built, according to several national studies we've shared many times before. Again, Saint Paul seems behind the curve on the economics of preservation.

9. Saving and reusing St. Andrew's is cheaper than TCGIS' plan. Claims that maintaining St. Andrew's is financially burdensome are hard to swallow, when TCGIS wants another \$8M+ of conduit bond funding. The cost of rehabbing and maintaining the school was less than half the cost of their current proposed project. If finances were a true issue, they would go the cheaper route. They are not.

10. All hands on deck. SHSA (and some inside TCGIS) want to collaborate, talk, share ideas, debate, and craft a new plan that works for the entire community, not just the school. To do so, we need the City Council's help. A vote for designation is really a vote for constructive cooperation. The school wants a plan to meet its needs, and neighbors want their landmark St. Andrew's saved. Neighbors and teams of smart people are ready and willing to help hash this out constructively. But without a nudge from the City Council, the opportunity won't arise.

Thank you for your time and curiosity. I am happy to answer questions anytime, day or night.

Cheers,
Roy

Save Historic St. Andrew's

From: Kristi Marks [<mailto:kmarks132@gmail.com>]
Sent: Friday, May 17, 2019 9:42 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Saint Andrew's Church, St. Paul, MN

Good Morning Ms. Prince,

I have been following the plight of those that have been trying to save St. Andrew's Church, a Warrendale landmark, from being razed.

St. Andrew's was built in the early 1900's during a time of great development and immigration in the Warrendale community. The church not only brought people from all backgrounds together to celebrate their faith, but it also brought these individuals and families together, in turn forming a cohesive community that looked out for each other, and it still certainly does today.

I actually had the joy of growing up in St. Paul's Como Park and have so many fond memories of that time! I also had the pleasure of attending St. Andrew's school and being a part of the church parish. My family's history with St. Andrew's dates back to the mid-1900's. The parish was there supporting my family through many baptisms, first communions, confirmations and marriages.

I have many concerns about the recently released emails from TCGIS school officials. The emails are full of nefarious intentions. It's honestly an utter shock that school officials, in charge of the education and care of children, can be so deceitful. I am also very concerned about what appears to be a lack of understanding by the council of 'what' and 'who' can request historic designation. I just want to touch on a couple of issues that stood out to me from this last council meeting.

In the recent city council meeting, an individual mentioned that while the bells are still ringing at the beautiful St. Bernard's church, St. Andrew's is 'crumbling'. I cannot help but wonder what exactly is 'crumbling' at St. Andrew's. It has only been six years since TCGIS acquired \$8.2 million of conduit HRA bond funding to purchase and update the church to make it usable for school children and staff. To this day, children and staff still use this space. If it was indeed 'crumbling', I highly doubt TCGIS staff would allow the children in the building.

In regards to historic designation requests outside of the owners- Respected professionals concurred that St. Andrew's is worthy of local & national historical designation, including St. Paul's Heritage Preservation Commission (HPC) staff and commissioners, the Minnesota State Historic Preservation Office (SHPO), and an esteemed professional research team hired by Save Historic St. Andrew's (SHSA). The National Register Historian at SHPO determined that the former church was eligible for listing on the National Register of Historic Places for its architecture. Saving historic buildings is backed by the National Trust for Historic Preservation. The core chapters of the City's current 2010 Comprehensive Plan have 436 policies. Of those, 71 focus on historic preservation. Concerned citizens can nominate important buildings for historic designation—that's the law.

I urge the council to please dig in deeper and educate themselves on historic designation laws before moving forward with any major decisions that would change the history and landscape of the Warrendale community forever!

In a time when builders are constantly destroying the history that has built our communities (all in the name of money), I plead with you to please stand up for history, the history that helped form the Warrendale community! Be different, stand out and say enough!

Thank you for your time.

Kristi Lewandoski Marks

Hello,

I am writing in support of the German Immersion School's plan to demolish the church and build a new facility. We already undervalue education enough in this country, we shouldn't stop them from building a new school facility. Instead, we are going to spend a ton of money preserving a building that doesn't fully serve its purpose? That would be asinine. The property owners should be able to do what they want with it. The group that wants to stop the demolition seem like entitled bullies to me. They don't have the right to push the school around like this. If they do want to preserve the church, tell them that they can pay for it.

David Melling
Minneapolis

From: Lisa Linnell <llinnell70@gmail.com>
Sent: Friday, May 17, 2019 2:30 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Fwd: Letter to the Editors

Councilmember Nelson,

As there has been a great deal of chatter about a recent City Pages article about my daughter's school, the Twin Cities German Immersion School, I want to share with you my letter to the editors of the City Pages.

Facts matter. This article is not what it seems. We should reject this kind of "journalism" that corrodes public discourse and confidence in journalism. I urge you to avoid manufactured distractions and phony outrage and review the facts of the matter at hand.

Thank you for your service to Ward 4 and St Paul.

Lisa Linnell
[1472 Holton Street](#)
[Saint Paul, MN 55108](#)

----- Forwarded message -----

From: Lisa Linnell <llinnell70@gmail.com>

Date: Fri, May 17, 2019 at 5:20 AM

Subject: Letter to the Editors

To: mmullen@citypages.com <mmullen@citypages.com>, pkotz@citypages.com <pkotz@citypages.com>

To the editors:

This week's cover story about the Twin Cities German Immersion School ("German Subversion") fails to mention that author Joey Peters is friends with David Alexander Greenwood Sanchez, Save Historic Saint Andrew's (SHSA) member and son of SHSA founder Steve Greenwood, who made the lengthy data practices request to the Twin Cities German Immersion School.

I think this is important context that your readers should know. Since the story is about transparency, I ask the City Pages to stand by that notion and publish email and text correspondence between the author (Joey Peters), the Greenwoods, and any other members of SHSA leadership, like Roy Neal, who referenced the City Pages article in testimony before the City Council on May 15, coincidentally (or maybe not) the same day as publication.

I look forward to the City Pages follow-through on this.

Lisa Linnell

From: Mary Burnison [<mailto:maryburnison@gmail.com>]

Sent: Tuesday, May 14, 2019 4:42 PM

To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>

Subject: Re: St Andrews Historic Designation

Dear Council Member Rebecca Noecker,

Please see attached letter about St Andrews/German Immersion School. Thank you for your time and attention to this.

Mary Burnison

May 14, 2019

To: St. Paul City Council Members: Dai Thao, Rebecca Noecker, Chris Tolbert, Mitra Jalali Nelson, Amy Brendmoen, Kassim Busuri, Chris Tolbert

From: Mary Burnison

Retired Youth Worker, Educator and University of MN Youth Studies Faculty Member 1131

Argyle Street, St Paul, MN 55103 maryburnison@gmail.com

Neighbor who has lived in Como Warrendale Neighborhood for 33 years

Re: Saving a Landmark Building

St Andrew's/German Immersion School

Dear St Paul City Council Members:

I urge you to approve historic designation for the former St Andrew's Building in Como Warrendale Neighborhood in St Paul. I lend my voice to others in the community urging you to preserve this building.

As a St Paul resident who values and understands the importance of history and place, I know what an important community anchor this landmark building has been and continues to be in our neighborhood. I'm asking you to recognize this as you look after the long-term interests of our community.

At this time I am asking you to vote for the former St Andrew's to be designated as a Local Historic Preservation Site in St Paul. As City Council Members and Elected City Leaders, you can save this beautiful Landmark from destruction.

I encourage you to request the German Immersion School to work with the City of St Paul and the Como Warrendale Neighborhood to pursue one of the many options they have. Through collaboration and real neighborhood input, a better plan and one that does not require demolition of this landmark, is possible. The extra time it takes to collaborate, compromise and come up with another plan will be worth it!

From: Joseph Huebsch [<mailto:Huebsch@bipl.net>]

Sent: Friday, May 17, 2019 9:46 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: May 22, 2019 vote by the Saint Paul City Council Regarding the St. Andrew's Catholic Church Building as a Saint Paul Heritage Preservation Site

Dear Council President Brendmoen,

Sorry for the second e-mail, but I realized in my haste to send you my letter on March 4, 2019 regarding the Saint Paul city council's meeting to discuss designating the St. Andrew's Catholic Church Building a Saint Paul Heritage Preservation Site I neglected to include my contact information at the beginning of my letter. I made the same oversight in the letters that I sent to the other Saint Paul city council members, whom I've copied on this e-mail so that they also have a copy of the letter with my contact information. I did not copy the American Civil Liberties Union of Minnesota or the Americans United for Separation of Church and State as they have already received a copy of the March 4, 2019 letter.

As with my previous e-mail, I respectfully request you please consider the attached letter in advance of your May 22, 2019 vote regarding designating the St. Andrew's Catholic Church Building a Saint Paul Heritage Preservation Site. Please feel free to contact me if you have questions regarding the attached letter. Thank you.

Best regards, Joe, Joseph C. Huebsch, 1201 Marquette Ave. S. #400, Minneapolis, MN 55403

May 17, 2019

Ms. Amy Brendmoen
Council President, Ward
5 St. Paul City Council
15 Kellogg Blvd. West, 320-A City Hall
Saint Paul, Minnesota, 55102

Dear City Council President Brendmoen,

My name is Joseph C. Huebsch. My daughter attends the Twin Cities German Immersion School (TCGIS). On May 22, 2019 the Saint Paul City Council will vote on the issue of whether to designate the St. Andrew's Catholic Church building (SACCB) a Saint Paul Heritage Preservation Site (SPHPS). I respectfully ask that you deny this request to make the SACCB a SPHPS for at least the following reasons.

Designating the SACCB a SPHPS will prevent the TCGIS from removing the SACCB from public property. This will force the TCGIS, a public school, to (1) publicly display permanent Catholic religious iconography and (2) encumber the TCGIS with spending public money for the maintenance of a Catholic church building. Both actions are a violation of the Establishment Clause of the Constitution of the United States of America.

The Establishment Clause of the Constitution of the United States of America prohibits a government entity from taking any action that communicates an endorsement of religion so as to maintain governmental neutrality between religious and nonreligious. With the understanding that the TCGIS is a public school, the consideration to designate SACCB a SPHPS should include whether this action has (a) a secular purpose; (b) whether its principal or primary effect is one that neither advances nor inhibits religion; and finally, (c) must not foster an excessive government entanglement with religion (*Lemon v Kurtzman* (403 US 602), *Lemon*). Designating SACCB as a SPHPS would violate each of these prongs of *Lemon*.

Designating the SACCB as a SPHPS would not have a secular purpose. The SACCB is a Catholic church building, festooned with a multitude of permanent Catholic religious iconography (please see appendix for list). Examples of such permanent Catholic religious iconography on the building include Latin crosses and Greek crosses that are visible and clearly recognizable on the exterior surfaces of the SACCB (Figs. 1-5 in Appendix). The most prominent is the large Latin cross in the middle of the window over the main Como Ave. entrance to the SACCB (Fig. 1). Equally as obvious to the casual observer is the shape of the SACCB itself, configured as a Greek Cross (as noted by City of Saint Paul Heritage Preservation Commission Staff Report and discussed in the Appendix). It is well established that both Latin and Greek crosses are the main symbols of Christianity.

In addition to the permanent Catholic religious iconography, I note that local government officials and agencies have consistently referred to the SACCB as a "Catholic church" (e.g., "The Church of St. Andrew of St. Paul", "St. Andrew's Church" and "St. Andrew's Catholic Church" in any number of documents prepared by government agencies including the City of Saint Paul Heritage Preservation Commission Staff Report and the December 12, 2018 letter from Josh Williams, Senior City Planner, to the Comprehensive Neighborhood Planning Committee). Additional examples of the permanent Catholic religious iconography and

references thereto by government agencies include those provided in the Appendix to this letter.

While it may be tempting to think or suggest that the secular purpose of designating the SACCB a SPHPS is due to alleged "secular" architecture features, the general public would see the architecture of the SACCB as directed to one specific religion, Christianity. No other symbols are as significantly or prominently present or represented. As such, this Catholic church building, now used and owned by a public entity, is not inclusive of other religions (e.g., Judaism, Islam, Animism, Hinduism, Buddhism or any number of other religions practiced by the residents of Saint Paul).

In addition, any suggestion of a secular purpose to promote architecture in Saint Paul is far outweighed by the untenable position of a public school being forced to expend public resources (i.e., public money) to prominently display permanent Catholic religious iconography. The TCGIS is a public school that must be welcoming to people of any religion or no religion. To force the TCGIS to keep and maintain this Catholic church building with its permanent Catholic religious iconography will run contrary to the mission of the TCGIS and run afoul of any secular purpose there may be in preserving this Catholic church building.

Clearly, the principal or primary effect of designating the SACCB a SPHPS advances religion. If the SACCB is designated a SPHPS, the TCGIS will be (1) forced to both publicly display permanent Latin and Greek crosses on the SACCB (including the shape of the very building), and (2) burdened with spending public money to maintain and publicly display such permanent Catholic religious iconography. As noted above, these symbols unmistakably signify Christianity, and in particular the Catholic religion. Forcing the TCGIS to maintain and display these Catholic religious symbols under the guise of some form of architectural significance by designating the SACCB a SPHPS would cause the public to both fund and promote religion. As a result, the principal and primary effect of designating the SACCB a SPHPS would be one that advances religion.

Moreover, the Saint Paul City Council designating the SACCB a SPHPS would foster an excessive government entanglement with religion. In particular, encumbering the TCGIS with the burden of using public money for the maintenance of a Catholic church building. This encumbrance at the public expense also clearly conveys a message of government endorsement of the Catholic religion on public property. As such, the city of Saint Paul would be excessively entangling itself with religion as it would be the primary reason and the enforcing entity to ensure the SACCB (i.e., a Catholic church building) is preserved on public display by a public school at public expense.

Therefore, for at least the reasons articulated above, designating SACCB a SPHPS would violate the Establishment Clause of the Constitution of the United States of America.

If the request to make the SACCB a SPHPS is denied, the TCGIS can move ahead with removing the SACCB and the above issue will be resolved. I therefore respectfully request you vote no on the request to make the SACCB a SPHPS.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph C. Huebsch", with a long horizontal flourish extending to the right.

Joseph C. Huebsch

Appendix



Fig. 1 – Large Latin Cross in central window.



Fig. 2 - Latin cross in brickwork on west elevation



Fig. 3 - Latin Cross seen in brickwork east elevation



Fig. 4 – Two examples of Latin crosses in the brick/tile work of the SACCB – (1) Latin cross located at top of center column; (2) second Latin cross defined by the tiles, where the "diamond- shaped" tiles define the end points of the Latin cross.



Fig. 5 - Greek Cross layout of SACCB

Publicly Visible Signs of a Catholic Church

- "The church is a large, imposing building" (Josh Williams, Senior City Planner, to the Comprehensive Neighborhood Planning Committee) having heavy brickwork, which confirms and identifies one of the hallmarks of a Catholic Church (*firmitas, venustas and utilitas*) – the stability/endurance of a Catholic Church. The idea of "stability" in the construction of Catholic churches is seen in the choice of materials and fanciful brickwork and roof tiles. As such, the very architecture of the SACCB broadcasts it as a Catholic Church.

Government Agencies Recognize SACCB as a Church

- The City of Saint Paul Heritage Preservation Commission Staff Report identifies the building type of the SACCB as "Church" (page 3 of Historical Abstract).

Government Agencies Recognize the Permanent Catholic Religious Iconography of the SACCB

An easily recognized feature of the Romanesque style of a Catholic church is the Greek cross floor plan.

- "The church also retains . . . its Greek-cross layout." (Section D, item 6 of City of Saint Paul Heritage Preservation Commission Staff Report (page 2, Section C). "The interior of the church is in the form of a Greek cross covered by a groin vault." (City of Saint Paul Heritage Preservation Commission Staff Report (page 5 of St. Paul Heritage Preservation Commission Individual Property Designation Form). "[T]he interior retains its original layout, proportions, and spatial arrangement." (page 6 of St. Paul Heritage Preservation Commission Individual Property Designation Form). "Design elements in St. Andrew's that reflect this style include the interior spatial arrangement in the form of a Greek cross and the interior groin vaults." (page 13 of St. Paul Heritage Preservation Commission Individual Property Designation Form).

- "Three towered church," City of Saint Paul Heritage Preservation Commission Staff Report (page 2, Section C). "The next bay on the south elevation includes the tall, bell tower." (City of Saint Paul Heritage Preservation Commission Staff Report (page 5 of St. Paul Heritage Preservation Commission Individual Property Designation Form). A bell tower is an important feature of a Romanesque Church, a feature that again is recognized as a symbol of the Christian Church.

- "A cross is centered in the window and is encircled with twenty, round window openings." (City of Saint Paul Heritage Preservation Commission Staff Report, page 4 of St. Paul Heritage Preservation Commission Individual Property Designation Form). The cross is a Latin cross, recognized by the courts as the main symbol of Christianity.

- "There is a cross just below the gable, which is formed by openings in the brickwork." (City of Saint Paul Heritage Preservation Commission Staff Report (page 5 of St. Paul Heritage

Preservation Commission Individual Property Designation Form). The cross is a Latin cross, recognized by the courts as the main symbol of Christianity.

The SACCB has NOT Stopped being a Church Building just because it is owned by a Public School

- "The strong visual presence of the church and its three primary elevations are not affected by the addition (of the new TCGIS school buildings)." (page 6 of St. Paul Heritage Preservation Commission Individual Property Designation Form). "The church . . . maintains a strong architectural presence, it is also among St. Paul's most distinctive period revival style churches." (page 7 of St. Paul Heritage Preservation Commission Individual Property Designation Form).

From: Kristi Marks [<mailto:kmarks132@gmail.com>]

Sent: Friday, May 17, 2019 9:34 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Saint Andrew's Church, St. Paul, MN

Good Morning Ms. Brendmoen,

I have been following the plight of those that have been trying to save St. Andrew's Church, a Warrendale landmark, from being razed.

St. Andrew's was built in the early 1900's during a time of great development and immigration in the Warrendale community. The church not only brought people from all backgrounds together to celebrate their faith, but it also brought these individuals and families together, in turn forming a cohesive community that looked out for each other, and it still certainly does today.

I actually had the joy of growing up in St. Paul's Como Park and have so many fond memories of that time! I also had the pleasure of attending St. Andrew's school and being a part of the church parish. My family's history with St. Andrew's dates back to the mid-1900's. The parish was there supporting my family through many baptisms, first communions, confirmations and marriages.

I have many concerns about the recently released emails from TCGIS school officials. The emails are full of nefarious intentions. It's honestly an utter shock that school officials, in charge of the education and care of children, can be so deceitful. I am also very concerned about what appears to be a lack of understanding by the council of 'what' and 'who' can request historic designation. I just want to touch on a couple of issues that stood out to me from this last council meeting.

In the recent city council meeting, an individual mentioned that while the bells are still ringing at the beautiful St. Bernard's church, St. Andrew's is 'crumbling'. I cannot help but wonder what exactly is 'crumbling' at St. Andrew's. It has only been six years since TCGIS acquired \$8.2 million of conduit HRA bond funding to purchase and update the church to make it usable for school children and staff. To this day, children and staff still use this space. If it was indeed 'crumbling', I highly doubt TCGIS staff would allow the children in the building.

In regards to historic designation requests outside of the owners- Respected professionals concurred that St. Andrew's is worthy of local & national historical designation, including St. Paul's Heritage Preservation Commission (HPC) staff and commissioners, the Minnesota State Historic Preservation Office (SHPO), and an esteemed professional research team hired by Save Historic St. Andrew's (SHSA). The National Register Historian at SHPO determined that the former church was eligible for listing on the National Register of Historic Places for its architecture. Saving historic buildings is backed by the National Trust for Historic Preservation. The core chapters of the City's current 2010 Comprehensive Plan have 436 policies. Of those, 71 focus on historic preservation. Concerned citizens can nominate important buildings for historic designation—that's the law.

I urge the council to please dig in deeper and educate themselves on historic designation laws before moving forward with any major decisions that would change the history and landscape of the Warrendale community forever!

In a time when builders are constantly destroying the history that has built our communities (all in the name of money), I plead with you to please stand up for history, the history that helped form the Warrendale community! Be different, stand out and say enough!

Thank you for your time.

Kristi Lewandoski Marks

From: Gretchen Nessel [\[mailto:nessetfamily@gmail.com\]](mailto:nessetfamily@gmail.com)

Sent: Friday, May 17, 2019 8:44 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: TCGIS Families

16 May 2019

Dear Council President Brendmoen,

As parents of former TCGIS students, we want to reach out and share some of the positive experiences the German school has made possible. As former board members, our level of involvement with the school was significant, so we understand the challenges of securing facilities that will suit both the needs of the community and the schoolchildren. Our children attended both of the temporary homes for the school. Our hope at the time was that the school would find a permanent home in a thriving community that would embrace a building filled with children rather than an abandoned structure. As teachers ourselves, we know the role that schools play in a community is integral to a community's success.

Unfortunately, we believe that you've been given a very negative picture of the impact this school has had. We'd like to take a few moments of your time to share some of the extremely positive benefits that our children and others gained from this school:

-
- All students have access
- to a true immersion experience in German.
-
-
- All students travel to Germany
- in 8th grade to see some of the doors their knowledge of this language will open for them.
-
-
- All students develop a global
- perspective which is vital in our increasingly connected world.
-

More specifically, here's how this school has impacted our children:

-
- Maggie:
-
-
- spent a gap year as an au
- pair in Austria
-
-
- went to high school in a
- more traditional setting where language and global perspectives were not valued and is now top
- of her German classes at university
-
-
- will have the opportunity
- to study abroad in Trier, Germany next year
-
-
-

- Ellie:
-
-
- who is planning to study
- international business will have a distinct advantage because of her knowledge of German
-
-
- who struggled in a traditional
- academic setting found success and gained confidence through her linguistic abilities
-
-
- Eamon:
-
-
- with a significant stutter
- in English found he could speak fluently in German
-
-
- is able to attend the university
- of his choice by winning a substantial scholarship partly based on his knowledge of German
-
-
- will be able to spend a
- year studying at a prestigious technical university in Germany and working a paid internship with
- a German company
-

The most important thing about our sharing with you the successes of our children is that this is an opportunity open to every child in St. Paul. We did not have to pay private school tuition. We are average people whose children could have access to an absolutely above-average education simply because TCGIS existed as a non-profit and public educational facility.

As it currently stands, the church building is an impediment to the school's ability to accept all the students who apply there. The number of families applying for admittance far exceeds the capacity of the current structure. With tiles falling off the roof on a regular basis, the church building is also a hazard to the current students. As we are sure you know, schools manage multiple demands on very tight budgets. TCGIS' option right now is to spend money to repair a structure that is ineffective to its needs and limits its ability to accept all students who desire entrance or to spend money on a safer, more effective structure that would increase its capacity.

Please allow TCGIS the opportunity to grow to better serve the needs of the children of St. Paul.

Thank you for your time,

Gretchen Nessel

Rebecca Hauth-Schmid

From: Jason Verber [<mailto:jason.verber@gmail.com>]
Sent: Thursday, May 16, 2019 10:32 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Cc: Sanders, Donna (CI-StPaul) <donna.sanders@ci.stpaul.mn.us>
Subject:

Dear Council President Brendmoen,

Good evening! My name is Jason Verber. I'm a resident of Ward 6 in Saint Paul and father of a kindergartner at the Twin Cities German Immersion School. You actually had the opportunity to meet her last night, and I know you know her mother, Deb, who lives in Ward 5. As you might expect, I'm opposed to designating the former church building as a heritage preservation site, and in favor of approving the school's requests for variances and their site plan. Given the limited time for testimony last night, I hope you might have a few minutes for me to share my thoughts now.

In addition to echoing the sentiments expressed by the TCGIS board, I'd like to draw your attention back to the *purpose* of designation as a heritage preservation site. Much has been made of the criteria for designating a site, and both sides have their view on which criteria the former church building meets, but I think it's appropriate -- especially for the city council -- to reflect upon the stated purpose of designation, as spelled out in Chapter 73, Sec. 73.01:

- (1) Safeguard the heritage of the City of Saint Paul by preserving sites and structures which reflect elements of the city's cultural, social, economic, political or architectural history;
- (2) Protect and enhance the City of Saint Paul's attraction to residents, tourists and visitors, and serve as a support and stimulus to business and industry;
- (3) Enhance the visual and aesthetic character, diversity and interest of the City of Saint Paul;
- (4) Foster civic pride in the beauty and notable accomplishments of the past; and
- (5) Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City of Saint Paul.

Taking these one at a time, I think the case can be made that, whatever criteria the building may or may not meet, any designation in this case would fly in the face of what the law is intended to accomplish.

1. "Safeguard the heritage of the City of Saint Paul..."

While proponents of designation argue vociferously that the church building represents an important part of the Como-Warrendale neighborhood's history, it is worth remembering that there are already similar sites with designation, and others that qualify -- notably, others still being used as originally intended. Perhaps more importantly, though, the process is not designed to protect *buildings* but rather the *heritage* of Saint Paul. Protecting buildings is merely a means to that end. But not the only one. We know what will happen to this site if it is denied designation -- it won't become a nondescript apartment building or a strip mall, but a school. And not just any school, but one with a proven track record of excellence, one that provides students from across the city and the metro area with an international perspective and an immersion experience. A school that has brought families and educators from across the country and around the world to the neighborhood -- building upon and adding to Saint Paul's heritage. The TCGIS community is very conscious of this role. Indeed, even before planning for a new addition to the school began, a large, prominent display in the

school's entrance celebrated its history and the school's relationship to the buildings it has occupied over the years. There is no reason to expect that won't continue.

2. "Protect and enhance the City of Saint Paul's attraction to residents, tourists and visitors..."

The reason my family and I moved to Saint Paul was so that our daughter *might* have the opportunity to attend TCGIS. The school attracts students from around the Twin Cities, bringing those families into the neighborhood and Saint Paul as a whole on a regular basis. It attracts families and educators from around the state, the country, and the world, serving as the impetus for people to move here who otherwise would never have considered it. Improving the school by making it possible for TCGIS to proceed with its construction plans will only increase its attractiveness, and therefore the attractiveness of Saint Paul. Indeed, it's worth noting that TCGIS is one of few German immersion schools in the country, and nearly unique in that it is a public charter school rather than an expensive private institution. It, along with the Germanic American Institute and the Center for German and European Studies at the University of Minnesota, have helped put the Twin Cities firmly on the map in terms of cultural centers. By contrast, the church building's notoriety at this point is likely more a product of a small group's efforts to save it than anything else -- most people I've spoken to outside of the Como neighborhood aren't otherwise familiar with it (though they have heard of the school), and I find it rather unconvincing that new residents moving into the city would place more value on a former church than on a top-notch educational facility. Certainly current residents do, as every neighborhood vote and District 10 Community Council decision has come down in support of the school and its site plan, which includes removal of the church building.

3. "Enhance the visual and aesthetic character, diversity and interest of the City of Saint Paul"

Again, this is a case where we know what will become of the site if there is no designation -- there is no danger of a blight upon the neighborhood or the city. Indeed, while other buildings share architectural elements (and even the same architect) with the current building, the new structure will be unique and help increase the diversity and interest and augment the aesthetic character of the city, and of the neighborhood.

4. "Foster civic pride in the beauty and notable accomplishments of the past"

The neighborhood is not without its landmarks to such accomplishments -- the old streetcar station, Como Park, and more are within walking distance. These sites really do foster civic pride -- everybody knows them, and almost everybody loves them. And yet the church building, just a stone's throw away, is largely unknown. Saddling the school with the responsibility of maintaining the structure won't change that. Making it easier for the school to educate students to appreciate that past and those accomplishments, by contrast, is entirely in keeping with the spirit and purpose of the law. Which ties in rather neatly with the fifth purpose of designation:

5. "Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City of Saint Paul."

It has been shown time and again how preservation of this particular building will do precisely the opposite. The preservation of this building would actively impinge upon the education and general welfare of the people of Saint Paul, unfairly burdening both the school and taxpayers across the state. As a public charter school, TCGIS is funded via tax dollars, and wasting those dollars on massive renovation, maintenance, and other associated costs at the expense of spending on education is a disservice to everybody involved, from students to educators to taxpayers. Some have suggested that tearing down a structure and building a new addition is also expensive, and it is, but the TCGIS board has shown their math, and in both the short and the long run preserving the building simply does not make sense. That money can more wisely and efficiently be spent on a building that meets student needs, both in terms of education as well as safety.

I'm no stranger to thinking about how the past is remembered in public spaces -- I earned my PhD in History from the University of Iowa, and my dissertation was in part about historical memory. I freely admit that the protection of historically significant sites can play an important role in the construction of that memory. But I am unconvinced that the preservation of this particular site would do that in any significant way. And even if it

would, the cost--the monetary cost and the opportunity cost--would be far too high. We can't afford to prioritize the past over the present and the future.

Thank you for taking the time to read this. And thank you for your thoughtful leadership at the meeting last night. I really appreciated your questions and comments, and I'm sure it must have felt like you had a tightrope to walk. You were right when you remarked on the long journey that has led to the decision before the council - I just hope next week you'll vote against designating the site, and that you'll support TCGIS's efforts in the weeks to come.

Jason Verber
Ward 6

From: Margaret Hamburger [<mailto:margaret.hamburger@oracle.com>]

Sent: Thursday, May 16, 2019 5:31 PM

To: Kim, Hwa Jeong (CI-StPaul) <Hwa.Jeong.Kim@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Re: Please vote YES to Historical Designation of former Church of Saint Andrews

Hi Amy,

I attended the meeting last night. I hope to be in the room for the vote too.

While I agree that both sides appear resolute in their positions and frustrated with the *other* side, I do believe that there are many willing to step off their position and to FIND compromise. It's not too late. We look now to you and the rest of our respected city council members to lead the way and help find to bridge that compromise.

If we truly are a city that puts people first, recognizes and celebrates our complex and interrelated histories, and treasures our young and older residents as integral members of our community its imperative that you lead now.

With your help, I remain hopeful that a compromise between both sides can be met.

Margaret Hamburger
1263 West Como Blvd
Saint Paul, MN 55103

On 5/16/2019 3:27 PM, Kim, Hwa Jeong (CI-StPaul) wrote:

Hi Margaret,

Thank you for your recent email regarding the former Saint Andrews Church building. Currently both a proposed ordinance for historic designation another for several zoning variance decisions remain unresolved for this property. The historic designation ordinance is now scheduled to come before the City Council in the month of May and the three appeals regarding zoning will be heard together in June. As such, we will be submitting your email for the public record.

This matter has been discussed in many different formats and venues over the past year including the Como Park Community Council (District 10), the Historic Preservation Commission, the Planning Commission, as well as different subcommittees and many informal conversations. People on all sides of the issue have weighed in, and the differing opinions have understandably caused tension and disagreement in the immediate neighborhood. What is clear to me across these differences is that people care deeply about their community.

When this conversation started last year, I was advised not to prejudice my "quasi-judicial" role considering a zoning appeal by taking a public position about the building in advance of a formal action before the Saint Paul City Council. I

would never have dreamed it would have taken the better part of a year before it reached the council, and it has been very frustrating and atypical for me to be on the sidelines. That said, my Ward 5 staff or I have been to the majority of meetings and hearings to keep apprised along the way. To us, the sides appear resolute in their positions, and frustrated that the *other* side is unwilling to step off their position to find compromise. The passing of time has seemingly caused stakeholders to dig in deeper to their stances rather than seek an opportunity to find a consensus path forward.

As sides have not been able to reach agreement and as the City's advisory commissions are divided, the matter is now before the City Council. The public hearing regarding historic designation is scheduled for May 15th at 5:30pm. The hearing will take place in City Hall in the Council Chambers on the 3rd floor. The final vote will take place on May 22 at 3:30pm. The City Council will be holding the public hearing and final vote for the three zoning appeals regarding requests for variances on June 5th at 5:30pm in the Council Chambers.

I thank you for sharing your perspective.

Amy

Amy Brendmoen | Saint Paul City Council President

15 West Kellogg Blvd – Suite 320A | Saint Paul, MN 55102

From: Margaret Hamburger [<mailto:margaret.hamburger@oracle.com>]

Sent: Wednesday, May 15, 2019 10:42 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Please vote YES to Historical Designation of former Church of Saint Andrews

Dear Council President Amy Brendmoen,

Tonight is a historic night for preserving a local Como neighborhood historic landmark. While not as well known as the Como Park Pavilion, historically preserved Street Car Station, or our famous zoo, please vote to uphold the Heritage Preservation Commission's recommendation (near-unanimous 9-1 vote) to designate St. Andrew's as a local historic building.

Demolishing the old church building that has been successfully integrated into the School's Auditorium or Aula will not change the fact that the site is already too small for the 540 students they now serve and will only continue to exacerbate traffic, limit parking, or add more green space. The current site is simply too small for the German Immersion's growth plans to serve over 600 students. Their new site plan doesn't make sense when you compare their current site with other local Public schools with similar or smaller student populations. Crossroads Elementary has a population well over 600 students and their facility covers a complete city block. Como Park Elementary serves over 500 students on a site that almost covers a city block. Both are nestled into neighborhoods, but the impact on traffic, parking and local neighbors is reasonable.

I think there are solutions the Charter and the City could consider that would allow the Charter to serve more students. They've already proved they can attract students without building a state of the art gymnasium. If it's classroom space they need to serve middle school aged students then the city could work with the Charter to help them find space in our public school buildings that are currently under utilized. We read that enrollment in Saint Paul Middle schools is declining. The Charter and Saint Paul Public Schools could work together to help serve the middle school aged German Immersion students. This would be consistent with their stated [mission](#) and wouldn't require all students to be located in the same building. Why should the tax payers and residents of Saint Paul and specifically our Como Park neighborhood bare the brunt of poor site planning made by this charter school or any organization, private or public. We need elected leaders in Saint Paul to help find solutions that benefit both sides and help us move forward.

I've lived in Como Park for over 30 years. My daughter attended and graduated from Saint Paul Public schools in 2018. We live near the lake and close to the German Immersion School. We support school choice, but believe there is a limit to which our neighborhood should absorb the Charter School's poor site planning decisions as an excuse for demolishing a historic building that for many in Como Park represents the legacy of a neighborhood that lived, worked and worshiped together in a building THEY built with funds THEY raised. What's surprised me most since the school announced its plan to destroy this historic building is the number of people that NEVER worshiped in the space but stood up to preserve it.

Once again, please vote to uphold the Heritage Preservation Commission's recommendation (near-unanimous 9-1 vote) to designate St. Andrew's as a local historic building.

Regards,
Margaret Hamburger
1263 West Como Blvd
Saint Paul, MN 55103

From: Ryan McCoy <ryanmccoydesign@gmail.com>
Sent: Monday, May 20, 2019 1:37 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Please vote no for historic designation

Councilmember Thao,

I am writing to encourage you to vote no for the historic designation of St. Anthony. I attended the council hearing last week and was very impressed with the thoughtful consideration of the city council. I appreciate the desire to protect old buildings as I grew up in homes built in the 1830s and 1890s.

With this upbringing, I was personally conflicted about the historic designation vote. However, I have two children at TCGIS and after careful consideration, I believe voting no is the better option. While the building is charming, it is not practical for a school space. The open space in the church is very small, the roof is prohibitively expensive to maintain, and the cafeteria is too small to accommodate enough children to have them all eat at proper times.

The save historic St. Andrews team presented an alternative plan at the meeting. I encourage you to look at this plan critically and not to be fooled by a flashy presentation. I am a professional designer and I can assure you the work in that presentation was not realistic. The rendering depicted open working spaces in a second floor exposed balcony. Despite the fact that there is no second floor balcony in the current building, this would not be a safe or quiet place for learning. Also, the presentation showed a ring of chairs in the center of the open church space. I am not sure what this was intended to portray but it would not provide the quite focus of a real classroom or enough space to hold the school population. In general, the alternative plan presented at the meeting was not based in reality using the real dimensions of the site. The actual open space is not enough to hold even two basketball hoops simultaneously. When students want to play basketball, they bring out a temporary hoop and barely have enough room for a half court game.

More importantly, I encourage you to consider the finances of the situation. The school simply cannot afford the burden of a historic designation. Available grants will not come close to meeting the current and future needs of the building. The teachers in TCGIS are some of the lowest paid in St. Paul. This is what the school should be funding, not old roofs.

Please vote no on historic designation.
Thank you.

Ryan McCoy
[1529 Hoyt Avenue](#) W.

From: Jeffery <jthole@juno.com>
Sent: Thursday, May 16, 2019 9:55 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Minneapolis has designated several properties over their owner's objections

Council Member Dai Thao;

Below is a letter from John Smoley, Minneapolis Department of Community Planning and Economic Development to Bob Roscoe, Preservation Consultant, Historic St. Paul. In the letter, Mr. Smoley states that Minneapolis has designated several properties over their owner's objections. Bob Roscoe has given me permission to pass this information on to you.

Jeffery Thole
810 Idaho Ave. W
St. Paul, MN 55117

From: "Smoley, John" <John.Smoley@minneapolismn.gov>

Subject: RE: a designation question

Date: May 13, 2019 at 4:37:51 PM CDT

To: Robert Roscoe <bobroscoe@me.com>

Bob,

Minneapolis' Heritage Preservation regulations have no owner consent requirement, so owners cannot block designations.

They can oppose designations, and Minneapolis has indeed designated many properties over owners' objections. Some property owners in Dinkytown did not want that district designated. Some property owners in Lowry Hill East did not want that district designated. The owner of the FE Day house did not want that landmark designated. Billy Graham sued the city over the designation of the Harmon Place Historic District, but that district was still designated. Many fraternities opposed designation of the Greek Letter Chapter House Historic District. Those are just the ones I remember off the top of my head.

John Gross and Andrew Commers submitted a Demolition of a Historic Resource application to demolish the Brenda Ueland House, which was denied by HPC and eventually approved by City Council upon appeal. But Dave Gonyea tried the same approach at Oakland Apartments and City Council denied his appeal. The designation study is in process. The German Immersion School's all-out resistance to designation is puzzling. Why would a school that values culture and heritage so much be so adamantly opposed to reuse possibilities in such a beautiful building? I really think they're going to regret their decision in the future.

You turned the tide on Milwaukee Avenue Bob, and I'm not sure even Moses could have done that 😊. If anyone can bring about change here, it's you, my friend. Good luck!!!!!!

John
John Smoley, Ph.D.
Development Services Division
City of Minneapolis – Community Planning and Economic Development

From: Jane Smith <pdq997@yahoo.com>
Sent: Wednesday, May 15, 2019 9:25 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Deny historic designation for former st andrews

Dear Mr. Thao,

I am writing to ask you to vote against a historic designation for the former St. Andrews Church. This building was repurposed as a gymnasium and lunch room by the Twin Cities German Immersion School. It is not the church that was previously there. Before the property was purchased by TCGIS it had failed historic status. Now when the school needs to update the facilities by rebuilding the gymnasium/lunch structure, is not the time to suddenly invoke a historic status for the structure. This is unfair and unjust.

In addition, the argument that it has a special place in Hungarian American history has been debunked by the daughter of and man who was active in that society for the past 50 years.

When I attended the historical society committee meeting, a neighbor living across the street from TCGIS mentioned the it is her belief that the neighborhood is using the historical argument as a proxy for parking issues. She wished that folks would actually address this issue directly. I have no doubt that as a council member you are overwhelmed with parking issues, but I agree that folks should actually have direct discussions on issues and not deal with problems indirectly.

In fact, I fear that if the city grants historic status, the the parking issues may become worse. If TCGIS were unable to move or sell the property because of this designation, they may need to split the school in two. I currently know of two families who have children at two schools. They find it easier to drive their children rather than deal with different bus schedules. As it is, the buses are now full. Perhaps adding additional buses would reduce traffic and parking. This would be a better solution.

There is now an advanced German language program at Central high school in St. Paul. Forcing changes or moves to TCGIS will also negatively impact that program.

Thank you,
Lynn Hartweck
1398 Laurel Ave
Saint Paul
Ward one.

From: Cody Zwiefelhofer [<mailto:cody@czwief.com>]
Sent: Thursday, May 16, 2019 3:32 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: St. Andrew's Historic Designation

Hello Councilmembers,

I am emailing in regards to the proposed historic designation of St. Andrew's church and last night's council meeting. I am a District 10 board member and live four blocks from St. Andrews, so I'm really close to this issue, and also serve as a citizen board member for the Neighborhood STAR program representing Ward 5. I'm emailing not to show support or opposition to the historic designation, because surely you've heard enough opinions at this point, but instead to add my personal opinion about a council discussion point from last night.

During the council discussion last night about St. Andrew's, Ms. Prince mentioned multiple times that STAR money could be a potential cash funnel for TCGIS to help preserve the church if it were given historic designation. That's a good idea in principle, but note that today the STAR budget does not come close to meeting the needs of project requests, and there's a high probability St. Andrew's requests wouldn't make the cut. For example, this year, on the Neighborhood STAR side, there are over \$6M in high-quality, deserving projects I personally would love to fund and we only have a \$2.5M budget to work with. Many groups and people are going to be disappointed. Last year was the exact same thing. Because of its competition, to identify STAR as a potential funding source for St. Andrews renovation would be questionable *at best*. (Cultural STAR would also be a questionable source, because this year I am aware there were so many Cultural STAR requests that many of them ended up being repurposed as Neighborhood STAR requests because the competition in that space was too great as well.)

The alternative would be to use your year-round STAR budget, obviously, but whether that money is best used for St. Andrew's renovation would be your decision to make.

I hope this email was helpful. Thanks for your time.

Cody Zwiefelhofer
52 Maywood Pl

From: Katrina Mosser <katrinamosser@gmail.com>
Sent: Wednesday, May 15, 2019 3:18 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Support for historic designation of St. Andrew's

Councilmember Thao,

I am writing to you in support of historic designation of St. Andrew's which will have a public hearing at today's city council meeting and vote next week. It is vitally important that we protect our city's history and see the value of this every day as I live in one of the City's historic districts. Once a building is torn down, it is gone forever and along with it our history.

The Twin Cities German Immersion School bought the former St. Andrew's school and church approximately six years ago and used city bonds to renovate the building and turn the former church into a gymnasium. Now, only a few years later, they are seeking more city bonds to demolish a building that they were supposed to put millions of dollars into to renovate and maintain. This is an abuse of public funds. In addition TCGIS has been disingenuous with the community, claiming to solicit support but doing the minimum of community involvement and input and once their plans were public, opposing any efforts by the community to collaborate on how to find a compromise. Stating that using a window or bricks from the church as a "reuse" of a historic building is laughable, especially if you have seen the new building plans which are far from anything remotely historic.

The neighbors and community have volunteered time and effort to preserve a vital piece of the community and history. TCGIS has used their parents and students to mobilize opposition, including making many parents feeling afraid to express dissent (they have done so privately) and make this an argument of the community against the school. This is not the case, the community has repeatedly tried to find a compromise and have been met with no compromise or collaboration.

Please vote in favor of historic designation of St. Andrew's. Our city's history, from all cultures and time periods, should be protected. A compromise, re-use could easily be found with TCGIS as has been done by numerous former churches in the Twin Cities and around the country and world that would protect our history and allow it to live in the future.

Katrina Mosser, 610 Marshall Ave, St. Paul, MN 55102

From: mary peters <marypeters@usfamily.net>
Sent: Monday, May 20, 2019 3:07 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: Saint Andrews

I have been following the Saint Andrews issue since the inception of possible demolition. This is abominable to me and reminds me of the 1960's when historic buildings were routinely torn down to make way for more "modern" structures. The German Immersion Charter School is attempting to sabotage historic preservation with their tactics including attempts to partially demolish the structure. I strongly urge you to vote in favor of saving Saint Andrews. It is a beautiful building and can never be reproduced. The charter school needs to find another location.

From: Connolly, Michael J [<mailto:michael.connolly@usbank.com>]
Sent: Monday, May 20, 2019 4:10 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: St. Andrew's former church building - historic designation vote

Dear St. Paul City Council,

I am writing to you regarding the upcoming Historical Preservation Site designation vote on the former Church of St. Andrew building in Como Park. As you know this has been a long and controversial project and I want to emphasize that your decision on this matter will no doubt greatly impact the neighborhood and the history of St. Paul.

I urge you to vote **YES** for historic designation.

The Heritage Preservation Commission and the State Historic Preservation Office both concur that the building is historic and should be granted protection. The consideration that you have before you on this vote is only in the framework of historic designation which has been clearly extensively studied, confirmed and recommended by an independent commission and many qualified individuals on historic eligibility.

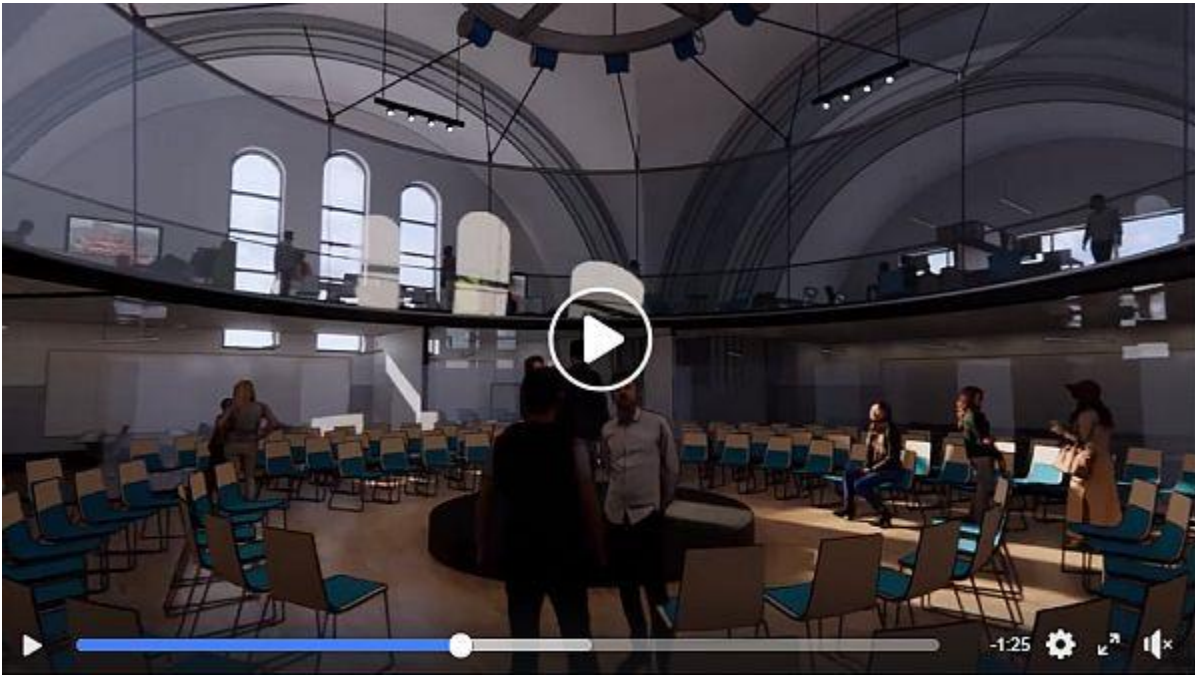
Sincerely,

Michael Connolly
993 Chatsworth St. N
St. Paul MN 55103

From: Jeffery [<mailto:jthole@juno.com>]
Sent: Monday, May 20, 2019 4:31 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: A Proposal For The Future of TCGIS

Council Member Jane Prince;

The Twin Cities German Immersion School could have the most beautiful and unique educational space in the state of Minnesota. A large modern flexible space for classrooms, auditorium, or whatever they desire. More "Green" and more affordable than tare down and rebuild. Please click the link and watch the following video... <https://www.facebook.com/watch/?v=436935737124648>



Jeffery Thole

810 Idaho Ave. W

St. Paul, MN 55117

Dear Councilmember Brendmoen and City Councilmembers,

As a resident of District 10 in Saint Paul, despite reservations about the overall quality of the Twin Cities German Immersion School (TCGIS), I oppose the historic designation of the former St. Andrew's church and recommend that you vote against any such designation.

The reasons to vote against historical designation have been amply described by others, so let me simply summarize that I believe such designation should occur over the wishes of the property owner only in extraordinary circumstances, and that the community value of a good, effective neighborhood school vastly, vastly outweighs the benefit of architectural preservation. This is a residential, family-oriented neighborhood, and having good schools is critical for neighborhood health, now and in the future.

That being said, in the rest of this letter, I want to explore how "good" TCGIS really is. I will look at two related questions: what students or community does TCGIS serve, and how effective is TCGIS at educating that community? To answer these questions, I wanted to compare TCGIS to the relevant neighborhood Saint Paul Public Schools (SPPS) elementary schools, Chelsea Heights and Saint Anthony Park (SAP). Como Park Elementary was not included because, although it is geographically closest to TCGIS, its overwhelmingly minority student body made a statistical comparison to TCGIS impossible. Also chosen was SPPS L'Etoile du Nord, a language immersion elementary school, all grade 4 students in SPPS, Brimhall Elementary, a Roseville public school where District 10 parents sometimes send their children, and Normandale, another public language immersion school located in Edina. All test and demographic data was obtained from the Department of Education's Minnesota Report Card¹ and further neighborhood demographic data was taken from the Census Factfinder website.²

The first thing that is immediately noticeable when looking at the student body or community at TCGIS is that it is overwhelmingly white, as seen in Figure 1 and Figure 2. TCGIS is about 87% white, far more than the other area SPPS schools (even SAP is only about 60% white) and even greater than Normandale in Edina. If you believe, as I do, that diversity is important because it improves educational outcomes for both minority and majority students, and that it

¹ <https://rc.education.state.mn.us/#mySchool/>

² <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

helps students accept cultural diversity and difference, this should be troubling. Publically funded schools should reduce the effects of structural racism and inequality, and one way they can achieve this is by ensuring diverse learning environments.

Furthermore, the percentage of students not receiving free or reduced lunch (which I will categorize as “non-poverty” students) is also much higher than the other neighborhood schools, although in this case less than in Edina. In short, TCGIS is a segregated school, by both race and class. This is not a value judgement on the parents that send their children there or the teachers and staff, but it is simply an empirical observation. Therefore, to compare the educational performance of TCGIS to other schools, we need to account for these particular demographics.

A final comment about the student body: the neighborhood surrounding TCGIS is itself segregated. The effects of housing discrimination are present throughout America, and they are particularly present in Saint Paul. Bounded by Dale Street to the east and Front/BNSF/Pierce Butler to the south, this neighborhood is a relatively white, relatively wealthy enclave in a larger poorer, more diverse community. However, the other neighborhood public schools do not exhibit this degree of segregation, and the broader demographics of the 55103 and 55117 zip codes are far less segregated than TCGIS, according to the 2010 census.

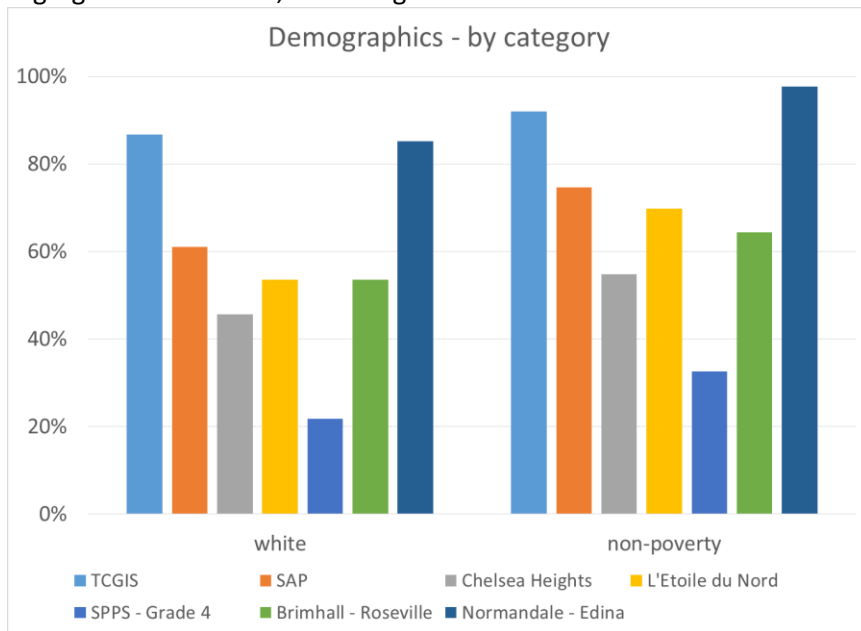


Figure 1. Demographics of comparison schools, organized by category

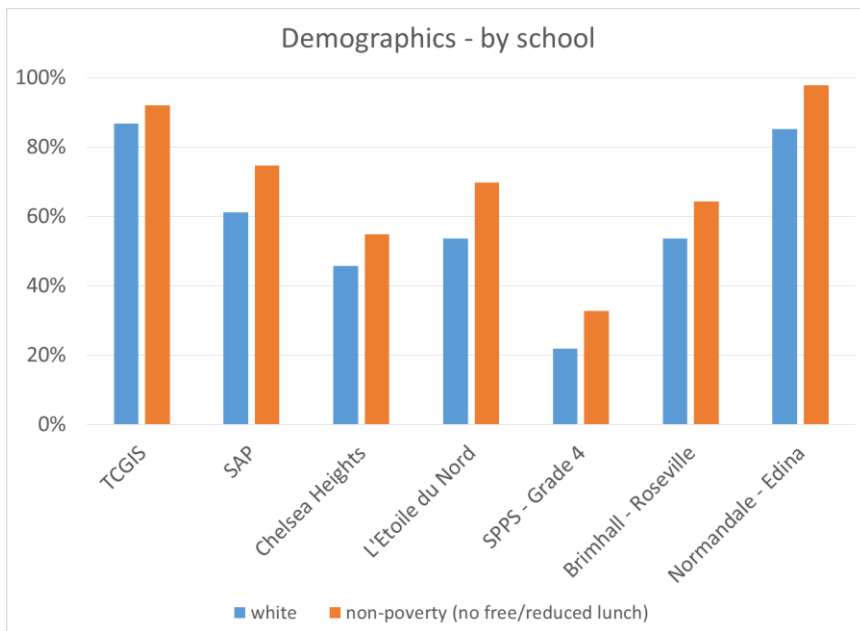


Figure 2. Demographics of comparison schools, organized by school

So how good a job does TCGIS do in educating students? To determine that answer, I will look at the MCA-III achievement levels available from the Minnesota Report Card. Simply looking at aggregate scores would be misleading, however, given the particular demographic profile of the TCGIS students. Due to the shameful historical legacy of discrimination in jobs, housing, and education, as well as the challenges present in non-native English speaking households, minority students perform particularly poorly on standardized testing in Minnesota. Furthermore, wealth and high socio-economic status correlate with high standardized test scores. Since white, wealthy students make up the majority of the TCGIS student body, I will disaggregate the data and compare the test results for only white, non-poverty students. Ideally, I would be able to answer not only “how well does TCGIS do at educating students from the dominant social class?” but also “how well does TCGIS teach poor and minority students?” Unfortunately, there are simply not enough minority or poor students at TCGIS to draw statistically significant conclusions on this second question. Results on the MCA-III in reading and math for all white, non-poverty (no free/reduced lunch) students are shown in Figure 3 and Figure 4. In reading, perhaps somewhat surprisingly for a foreign language immersion school, TCGIS performs in the middle of the pack – worse than Edina, but roughly comparable to the local SPPS elementary schools. In math, TCGIS performs substantially worse than all comparison elementary schools, with Normandale in Edina once again setting the high mark.

Concerning its primary mission of educating students, it seems reasonable to conclude from these data that the charter TCGIS does no better than its traditional public counterparts at teaching basic reading, and likely does worse in math, in spite of the fact that it fails to reach many poor and minority children.

A couple of comments on the statistics presented here: test achievement levels were averaged over the previous three years (2016-2018) available on the Department of Education’s website, in order to reduce year-to-year or specific cohort variation. Also, the results for TCGIS cover all students tested by the MCA-III, up to grade 8, whereas the other schools only include students up to grade 5 (as they are elementary schools). It is possible that this difference could skew the data negatively for TCGIS, but further refinement of the data was not possible through the MN DoE website. I can make my excel spreadsheets available to you upon request.

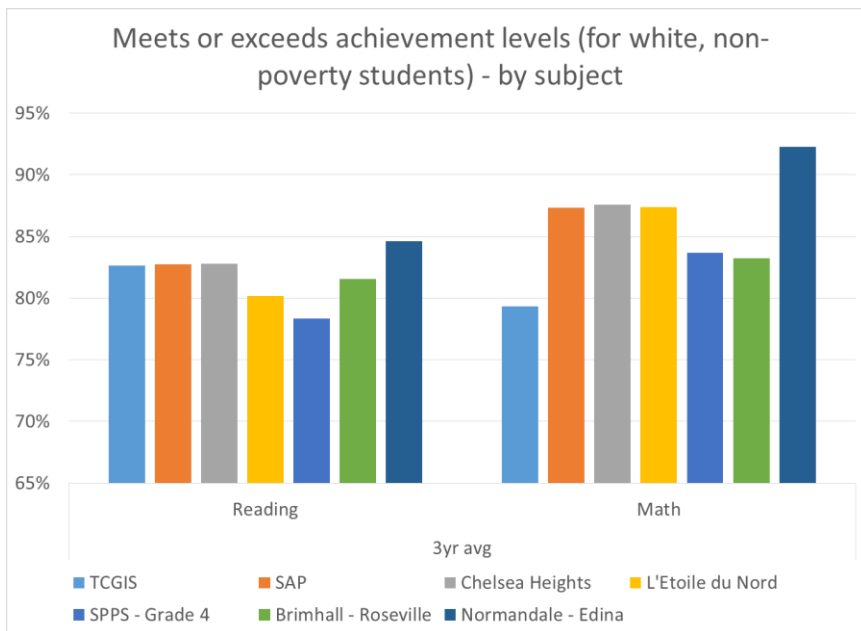


Figure 3. Standardized test results by subject

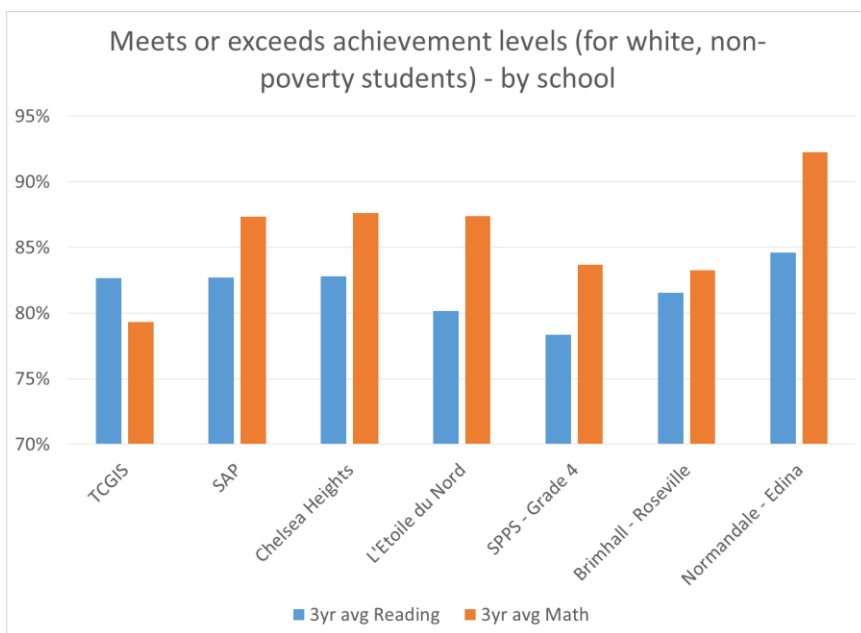


Figure 4. Standardized test results by school

Learning a second language can be enormously important; on a personal level, learning a foreign language was one of the most consequential events in my life. However, this privilege is not just for wealthy children, but should be available to all. I understand that TCGIS is beginning steps to increase the relatively limited diversity of its student body (although one would have hoped such efforts had begun upon the founding of the school). But it is up to community members, politicians, and parents to ensure that this is effective and that these efforts continue, so that, with a new physical building to replace the inadequate Aula, TCGIS can remain a true community asset far into the future.

Sincerely,
 David Sessoms, 1362 Avon St N, Saint Paul, MN 55117
 Hello Saint Paul City Council Members,

The basics of preservation law can be found here. Required reading I'd say before the May 22 decision concerning historic designation. The part that applies to this situation is **Permit Denials**.

https://forum.savingplaces.org/learn/fundamentals/preservation-law/constitutional-issues/takings?fbclid=IwAR07ID4S2AndblU5W-YW0Cxr2b6OSIKXI2AtZp_zHkjUsKcTvJzCCXN7S6g

Please save St.Andrew's.

Thank you.

Kitty Croswell

27 year resident of St. Paul

Dear Councilmember Thao:

My name is Erin Dooley. Thank you for taking a moment to speak with me after attending last week's City Council Meeting. I am writing to share some thoughts that I have.

From my perspective, as a member of Friends of Warrendale, Save Historic St Andrews, and a community member living directly across the street from the building, I would have preferred that this entire topic be handled in an completely different manner. My professional position as a Restorative Practices Facilitator lends itself to adaptive solutions when there are conflicting opinions, rather than technical solutions. Technical solutions often consist of an array of facts on either side and either a chipping away at one or the other, or "compromise" solution of chipping away at both. This "problem solving" technique diminishes both the end technical product *and* relationships. In my work, we seek to understand both perspectives and create solutions that both sides can agree to. My hope has always been that there be a time and space created for just such a discussion – if not series of discussions.

I do not know what steps, at this point, could be taken to create space for restorative, pro-outcome work, however, this remains my hope.

In the meantime, there were several "technical" arguments presented at the meeting on which I would like to offer a different perspective:

- Maintenance Costs

The cost of maintaining an older building may, in fact be more than maintaining a new building, but as Councilmember Prince pointed out, demolition and new construction are not free. The cost for a new roof in the TCGIS slideshow was, according to information that we received from them, from an email from a roofing company that was giving a ball park number. My husband and I paid out of our own pocket to have another roofing company do an actual inspection of the roof and their estimate – including clay tiles *and* additional insulation – was far lower than the number shared by TCGIS in their presentation. Please let me know if you are interested in documentation on this.

- Property Rights.

The building is owned, in name, by a building company, which leases the property to TCGIS. In the state of Minnesota, charter schools are not allowed to own buildings. However: the funds are all coming from public money. This is *not* a case where "Mom and Pop" set up a shop, cashing in all of their retirement funds to live out their American Dream. The school is using public money without public input or oversight.

- The St Andrew's building status changing from "not historic" to "historic."

While I understand that learning that an historic building has been deemed eligible by many experts, and city staff, along with state and national historians could be disappointing. I contend that this means that the building has been eligible throughout the entire process, and was only now recognized as such. Much as Christopher Columbus "discovering" America wasn't really a discovery. The land mass has existed for millions of years, it was simply unknown to Europeans

because they hadn't looked. In any case, from my understanding, local designation does not bring the same level of limitations as national designation, it only requires that HPC approval.

- A change in status affecting decision making.

Zoning regulations aren't a perfect simile when looking for issues with a change in status, as it is more difficult to predict zoning changes several years out than it is to predict whether a building is historically significant. I would liken it more to the fact that several years ago, churches, schools, and other non-profits had to pay for road assessments and now they do not. As a home owner, this means that I pay more for road assessments. This change was not foreseen by any of us, but is a part of living in a city, and now I need to pay more.

Thank you for your time and consideration. Please let me know if you have any questions or need more information on any of the points above. I will, unfortunately, not be able to be present at the vote on Wednesday, as I will be on an extended day field trip with my own students.

Erin Dooley
1035 Van Slyke Ave
St Paul MN 55103

Good Morning,

Tomorrow is a big day for our Como Park community. The fate of historical St. Andrews is in your hands. I would like to say a few things prior to your voting...the German Immersion School has done a fantastic job in educating their students. I believe they started out very small, K-1 or 2 and then there was enough interest to become K-6. Now the school is K-8, which is wonderful. To me it means they are offering an education of great interest to the public. Even so, this is their 3rd location. My concern is that they will again grow out of this location, move on to a place that will be able to accommodate their growing enrollment and the community will most definitely and permanently lose a Historical building. The school will be spending quite a bit of money whether they tear down and rebuild or update and maintain the historical building. There are funds that the school may use for the upkeep so the financial burden is pretty much equivalent either way. Why not provide the accommodations the school needs while keeping the historical site in tact? Sounds like everyone is a winner if that route is taken.

Thank you for your time and consideration.

Josie Belde Mell

Dear Friends,

In support of saving St. Andrew's Church in the Como neighborhood, please take a moment to write a note to your St. Paul City Councilperson to support the Historic Designation of the structure. The current owner wants to demolish this wonderful artful landmark. The City Council will vote on whether to give the church a Historic Designation on Wednesday this week.

In Solidarity for the Arts! Craig

[Who We Are — Save Historic St. Andrew's](#)

<http://www.citypages.com/news/a-charter-schools-attempt-to-sabotage-historic-preservation-and-the-people-trying-to-save-it/509921501>

Dear Councilmember Nelson,

Thank you for your thoughtful comments at the 5/15/19 public hearing about the request for historic designation for the Aula at the Twin Cities German Immersion School (TCGIS). I strongly urge you to vote against historic designation.

Historic designation would be an unfunded mandate on TCGIS

As Council President Brendmoen and Councilmember Tolbert highlighted during the hearing, no money comes automatically with a historic designation. It would be an unfunded mandate forced on a unwilling property owner. Historic designation supporters tried to paint an optimistic picture of grants and “other sources of funding” that could potentially be available. However, these rosy scenarios are not based in reality. First, TCGIS has a very lean staff that is rightly focused on the education of students. Who on the TCGIS’s staff should be responsible for finding and applying for many small amounts of money that could be used for small projects around the school? Second, grants are competitive and finite in nature and fund specific projects, not operating budgets or continued maintenance. A school cannot run a substantial portion of its operating budget on project-based, no-guarantees grants. And finally, those who preach about the outpouring of grant money that supposedly follows a building’s historic designation need only look at the Victoria Theater on University Avenue. Its supporters have spent nearly a decade since being historically designated trying to raise the funds necessary to get the doors opened again. I’m sure anyone involved in that endeavor will tell you how long and difficult the journey has been, and still not knowing when it will end.

Precedent

As Councilmember Tolbert noted, there are a lot of churches in St Paul; there are a lot of old buildings of many kinds. Is the city prepared to set the precedent that buildings can be bought in good faith by people willing to invest in the future of St Paul, only to have their plans derailed by a small group of activists? Why would anyone want to take on an older building in St Paul with that kind of uncertainty hanging over their head? City Council action to historically designate the Aula at TCGIS and prevent the school from using its property to fulfill its mission will send a message to potential property owners that the same could happen to them.

Owner Consent

Activists incorrectly state that TCGIS contends historic designation *cannot* (emphasis mine) happen without owner consent. Not true. TCGIS contends historic designation *should not* happen, for the reasons mentioned above and many others outlined in the letters the Council received before the hearing and since and in the presentation made by TCGIS board member Kelly Laudon at the 5/15 public hearing. The building was not designated historic when purchased by TCGIS. The Catholic Church made no effort toward historic designation before selling the building. A historical survey by Ramsey County (1983) specifically stated that the building was not eligible for National, State, or Local Designation. A 2001 St Paul historic context study did not list St Andrew’s as a candidate for further study around potential for historic designation. TCGIS knew what it was buying: a building that had been judged not worthy of historic designation. Quite simply, the very recent effort to designate the building historic is solely and deliberately designed to thwart the plans of TCGIS to design a new facility that better meets its educational needs. Buildings must be functional. To ask TCGIS -- the building owner - to put its mission, its time, its financial resources, and the best interests of its students second to the wish to maintain the look of the Aula's façade for the enjoyment of people who do not use the building and do not have any responsibility for its upkeep is preposterous.

Thank you again for your thoughtful comments at the hearing and your consideration of the plight of my daughter’s school. Please vote against this misguided effort to force a ruinous historic designation on TCGIS and set a dangerous precedent for the city. And, as always, many thanks for your service to Ward 4 and St Paul.

Lisa Linnell
1472 Holton Street
Saint Paul, MN 55108

From: cathedral [<mailto:cathedral55@yahoo.com>]
Sent: Tuesday, May 21, 2019 7:48 AM
To: Councilmember Jane Prince <councilmemberjaneprince@public.govdelivery.com>
Subject: St Andrew's Church

Good Morning,

I am asking you to vote NO on historic preservation for St Andrew's Church.

While I understand how people feel about the church building, it is not fair to the school that purchased the building when there was no historic preservation. Obviously, they paid too much to now not be able to use the building as they see fit.

If the neighbors really felt strongly about saving St Andrew's the time to have filed for historic preservation was long past due. They should have filed for the designation immediately instead of waiting until another plan was underway for the school.

I'm not writing this without feeling. My grandparents, great uncles and aunts, lived on Churchill Street and attended St Andrew's. I have read the historic preservation documents and history provided by the different agencies and my great uncle was the "one boxer" who attended the church that the priest named in his interview. There is sentimental value there, but those can live on in our memories.

The school needs the building to be functional for their purposes, and if people are serious about "doing it for the kids", I'd think this is one school, where students are thriving, that they'd be happy to make the sacrifice for.

Thank you for your consideration,

Kathy Lamphere

From: Rich Iwen [<mailto:richiwen@gmail.com>]
Sent: Tuesday, May 21, 2019 10:41 AM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; *CI-StPaul_Mayor <Mayor@ci.stpaul.mn.us>
Subject: Additional comment regarding TCGIS and St. Andrews: Please vote No Designation

Dear St. Paul City Council,

I'd like to make a few comments following up on the May 15 public hearing regarding historic designation for St. Andrew's Church, which is owned by Twin Cities German Immersion School. I encourage you to vote No to historic designation.

1) There are no historic preservation funds. Education dollars should be used for education.

I spend some time this weekend researching where and how TCGIS could find the money to maintain St. Andrews in a historically appropriate way. I found these options:

St. Paul STAR Grant funding: Any grant dollars over \$50,000 must be matched by another non-city entity. TCGIS is already applying for a STAR Grant to improve the fence along the east property line and apparently there are grant requests totaling \$6 million, and grant funding of \$2.5 million.

MN Historical & Cultural Heritage Grants (Legacy Amendments) average \$21,000.

There is no Federal government historical preservation grant funding available. (Citation 1, below)

A best case result for these grants would be \$71,000 – if the grant proposals are written and approved – when the school is looking at a million-dollar roof repair project. A staff member would need to research, write, and defend these grant proposals. Teachers and school staff should spend their time and earn their paychecks educating children, not researching grant options because the St Paul City Council decided to burden the school with an unwanted historical designation.

TCGIS's sole source of funding are state education dollars, and that money should be used for education, not historic preservation.

2) Historic Designation is unworkable and a regulatory burden

I'd like to point out again that the HPC's proposed borders for the historic designation are literally unworkable. The preservation boundary line runs right down the middle of the storage shed that is located between lot 11 and 12. (Citation 2, below) The eastern half of this storage shed on lot 12 would need to be preserved as is, but the western half of the shed on lot 11 could be altered or torn down. How is this boundary at all workable? As another example, note that the boundary designates a portion of the western entrance that was constructed as part of the 2013 addition. (It is the portion of the building that runs on the same line as the diagonal stroke of the number 4 on the document.) The doors of this 2013 addition would be forever preserved, but the windows on the north side of this addition which face Lot 23 only a few feet away would not. Again, how is TCGIS supposed to possibly manage this?

I think that Christine Boulware did not directly address some of the Council's concerns regarding how designation would affect TCGIS. She was correct that designation would have no immediate impact on TCGIS, just as a zoning change would not impact any particular building. No, the full regulatory burden of historical preservation would be applied the minute TCGIS tries to make *any* change the building. The Heritage Preservation Office has the complete authority approve or reject construction or renovation plans, materials and processes. For example, the HPC's Preservation Program requires that "Original roofing material should be retained if possible, otherwise it should be replaced with new material that matches the old in composition, size, shape, color, and texture. When partially re-roofing, deteriorated roof coverings should be replaced with new materials that match the original in composition, profile, size, shape, color and texture. When entirely re-roofing, new materials which differ to such an extent from the original in composition, size, shape, color or texture that the appearance of the building is altered shall not be used." (Citation 3). The entire 17 page document lays out in exacting detail what TCGIS can and cannot do to the building.

A public school should not be burdened with this potentially ruinous regulatory oversight.

3) SHSA is not a desirable partner for "collaboration"

Mr. Roy Neal used a clever phrase during his presentation on behalf of Save Historical St. Andrews: "A vote for designation is a vote for collaboration." The Council cannot compel TCGIS to work with SHSA. I believe that some of SHSA's actions show why SHSA would not be a good partner.

- SHSA stated that they have no interest in any discussion unless their demands are met in full. Please see the 2:10:20 mark of the video recording of TCGIS's presentation to the Council on May 15, which presents an email from Teri Alberico to the school which reads "Until demolition is off the table we see no value in further meeting with TCGIS."

- SHSA is unable to meet the same preservation standards that they wish to hold TCGIS to! Their fictitious rendering presented on May 15 fails to account for the rose window on the south side of St. Andrews! SHSA stated online (attachment named "SHSA FB") that they didn't have access to the school's space needs when they created their rendering - yet the exact square footage and classroom requirements of the proposed building is available online (<https://www.tcgisbuildingproject.org/building-design>) and has been for some months. Not one child is depicted in the

rendering. SHSA has zero interest in the needs of TCGIS or TCGIS students.

- SHSA continues to refuse to recognize the constraints in which TCGIS must operate. In a FB post (attachment "SHSA FB post") SHSA states that a "different building next door" could contain the gym and cafeteria and "that by repurposing the Aula to include classrooms, office space, etc, you could meet the overall programmatic needs of the school." TCGIS considered several options for building on either side of St. Andrews and all were rejected in part due to the major lot coverage zoning variances required. (Citation 4). Without delving into the issue of variances, I'll note that SHSA is challenging the current planned loss of a few parking spots but would have you believe that they would support a plan which would eliminate 30 parking spots.

- SHSA has not even suggested that it raise any money to address the physical deficiencies of the building. Instead, SHSA believes that the entire financial burden should be placed on the school, even though TCGIS bought the school without any preservation conditions from the Archdiocese.

- SHSA has touted the Victoria Theater as a preservation success story. That theater has been searching for funding for 9 years.

- SHSA posits that the history of the parish and the building was a net-positive for the area. The HPC application does not mention the fact that abusive priests served at St. Andrews: Joseph Wajda in 1987 and potentially John McGrath in 1969. (Citation 5). This building does not represent the same thing to all people, and any City-approved historic documentation should reflect all the known history that occurred there. It would be highly ironic if a church building that the Archdiocese sold in order to settle abuse claims was preserved by St. Paul without any mention that an abusive priest served there.

- Finally, SHSA has made some highly concerning public statements, most notably on February 19 2019 where SHSA promised to "blast the school at every chance on social media". SHSA also stated that stepping away from demolition would be "healthier for everyone - including your kids". SHSA never identified the author of this essay, nor clarified what was meant regarding the health of TCGIS students. The entire essay appears as screenshots as an attachment. An organization wishing to act as a collaborative partner should not threaten the school it wishes to partner with.

In conclusion

Education dollars should be used for education, not historic preservation. Historical designation would unfairly burden TCGIS with financial responsibilities and regulatory oversight that it can not and should not meet. TCGIS should be allowed to choose who it partners with for the building project.

Thank you

-Rich Iwen

TCGIS Parent

2436 30th Ave S
Mpls, MN 55406

Citations:

1) - No Federal government historic preservation grants

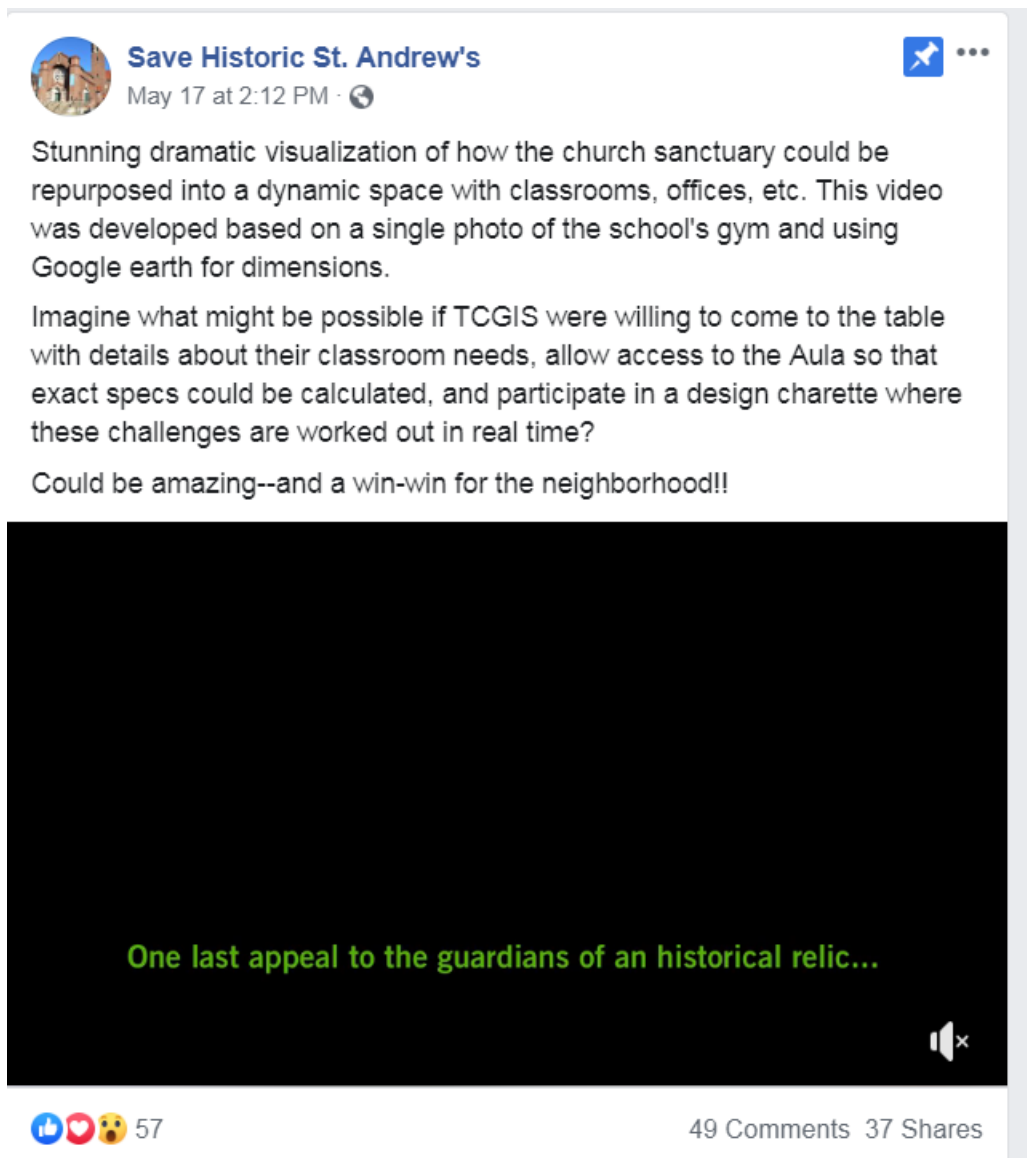
available: https://edit.doi.gov/sites/doi.gov/files/uploads/fy2019_bib_bh071.pdf?fbclid=IwAR02atm-kX_ggQeajY8uWc9eiyKyAQx84Apl6nbxD_BeBhCxODpcQH1w6VE). This is noted at the bottom of page 2 and the top of page 3, under "Historic Preservation" where it states that "the budget does not fund other competitive grant programs."

2) - The proposed historic preservation boundaries can found on Legistar as item #12, "St Andrews Proposed Local Heritage Preservation Site Boundaries.

3) - The HPC's Preservation Program is posted on Legistar as item #11, "Ord 19-1 St Andrew's Presevation Program CC Draft 1-16-19") and the roofing quote comes from page 4.7.

4) - Slides 47-50 of this presentation given to the St Paul Zoning Commission on December 20, 2018 <https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/TCGIS%20Zoning%20Committee%20Slides%20-%202012202018.pdf> show the options considered for building to the east or west of St. Andrews.

5) - MPR reported that Joseph Wajda served at St. Andrews in 1987 and that John McGrath in 1969. <https://minnesota.publicradio.org/collections/catholic-church/special/archdiocese-priest-list/printlist.html>. Other sites confirm the details regarding Wajda, but do not confirm that McGrath served at St. Andrews. <https://bishop-accountability.org/member/psearch.jsp>



Save Historic St. Andrew's
May 17 at 2:12 PM · 🌐

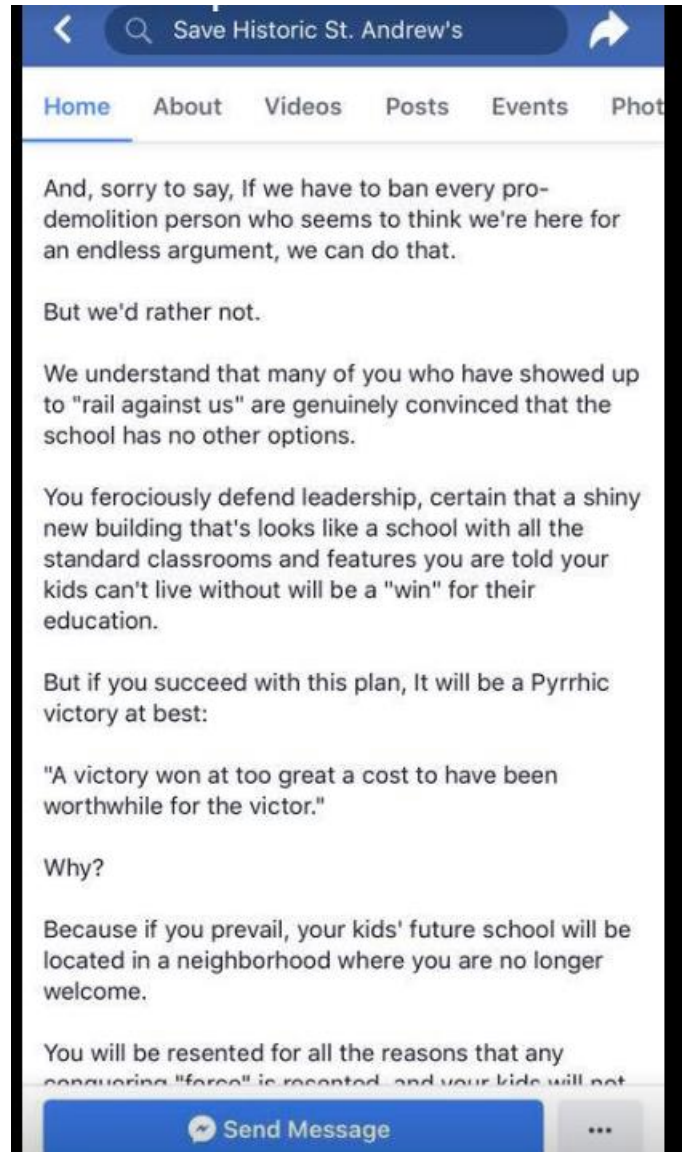
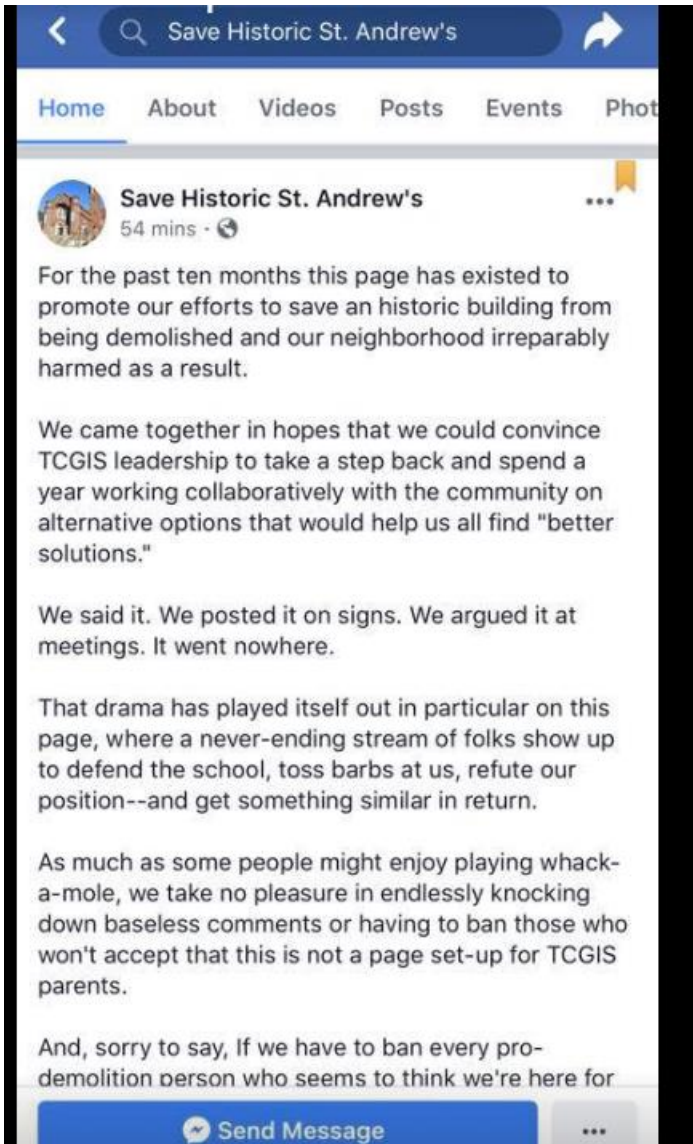
Stunning dramatic visualization of how the church sanctuary could be repurposed into a dynamic space with classrooms, offices, etc. This video was developed based on a single photo of the school's gym and using Google earth for dimensions.

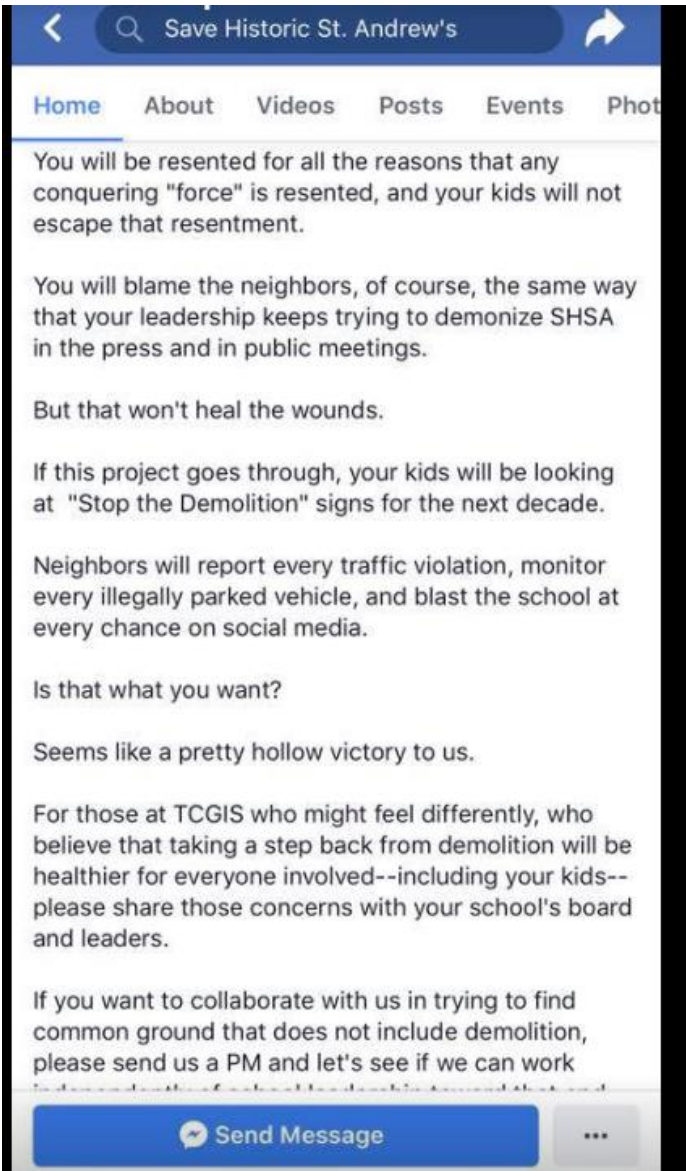
Imagine what might be possible if TCGIS were willing to come to the table with details about their classroom needs, allow access to the Aula so that exact specs could be calculated, and participate in a design charette where these challenges are worked out in real time?

Could be amazing--and a win-win for the neighborhood!!

One last appeal to the guardians of an historical relic...

49 Comments 37 Shares





Additional image with timestamp in the lower right corner:

The image is a screenshot of a Facebook page for the organization "Save Historic St. Andrew's". The browser address bar shows the URL "https://www.facebook.com/historicstandrews1/". The page header includes the name "Save Historic St. Andrew's" and a search bar. The main content area features a profile picture of a brick building, the name "Save Historic St. Andrew's" with the handle "@historicstandrews1", and a "Home Port" menu with items like "Arrrbout", "Bewitched Portraits", "All yer mates scrawls", "Grog Fests", "Portraits", "The Crew", and "Info and Ads". A green button labeled "Hoist a new flag" is visible. The main text of the post discusses the demolition of a school building, mentioning "SHSA" and "TCGIS". The right sidebar contains an "About" section with a "Send Message" button, the website "www.savehistoricsaintandrews.org", and a "Related Pages" section listing "Saint Paul Public Sch...", "The Friends of the Sai...", and "District 10 Como Com...". At the bottom right, a system tray shows the time "8:48 PM" and date "2/19/2019", which is circled in red. A partial comment "Parley, Thar' be" is also visible.

Dear Council President Brendmoen and Council Members;

I was unable to attend last week's City Council meeting in support of historic designation for St. Andrews, but just saw the design simulation that was presented and was incredibly impressed. If this city is serious about historic preservation, and wants to encourage adaptive reuse of our irreplaceable historic structures, this is the direction we must take to both respect our heritage and move forward into the future.

This is not just about saving a building. It's about respecting our collective heritage, the integrity of our unique and diverse neighborhoods, and the ability of neighbors to trust that our elected officials understand what makes our city unique and protect that.

Please vote yes to historic designation for St. Andrews!

Lori Brostrom
710 Summit Avenue

Dear St. Paul City Council,

A few days ago, I learned about an issue surrounding a church located in St. Paul. This was the first I had heard of this issue but long story short, a German immersion school would like to tear it down and build a new structure in order to increase their gym and classroom space (<https://www.tcgisbuildingproject.org/>). As an art historian, my initial instincts said "Noooooo!" and then I did some research.

I am horrified.

Look at the church. (<https://www.gofundme.com/savehistoricstandrews>.) Then look at the proposal. Please note the areas in the plan where they have allowed for a "public art piece." Let me get this straight. The plan is to tear down a church, an already-existing work of art created by a community of people over a number of years (the ultimate public art piece) to create a modular, uninspiring "box" of a space to be dotted with a piece of public art that would "decorate" 5% of the facade?

Churches hold history and beauty. As art historians, we study them to learn more about the way people hundreds and thousands of years ago thought about space, spirituality, and ultimately, life. We take our own sorts of pilgrimages to these same churches today. These structures inspire us by showing us what the human mind and body were (and still are) capable of achieving. Churches are works of art we can walk through and touch. We can feel the power in them even if we're not "religious." Just recently, we were reminded how devastating it can be when these structures are taken away. Just last month, Notre Dame experienced that horrible fire. That fire was an accident. Can you imagine taking down a church (albeit far less well-known than ND) on purpose?

The thing that makes me the most upset. According to the Twin Cities German Immersion School's website, the school's mission and strategic focus areas stress the importance of the institution's desire to "foster an environment in which students, families, and staff are connected with and care for one another, the school and our global world, and we manage our resources with care." It also mentions the importance of honoring "problem-solving." This plan lacks both proper resource-care

management and problem-solving. When parents send their children to educational institutions of this nature, they do so in order to enrich their children's lives by immersing them in an environment designed to preserve and promote a language. What are we teaching those same children when we willingly tear down another powerful form of communication?

"Save Historic St. Andrew's" (<https://www.gofundme.com/savehistoricstandrews>.) is a group looking to raise some money to preserve the church. The church was designed by Charles Hausler, the first person to hold the office of city architect in the city of St. Paul. He designed public buildings, 6 of which are listed on the National Register. As you can see, this organization is working with architects and designers to think about how the space can be re-imagined. Creative solutions and stakeholders are key!

As a new Ward 2 resident, I urge St. Paul city councilmembers to press pause on demolishing the building. I also urge you to support the idea of historic designation.

This building deserves to be preserved.

Sincerely,

Alexandra Prince

894 Grand Ave
Apt 302
St. Paul, MN 55105

Dear Honorable Council Members,

In regard to the legality of forced historic designation. SHSA routinely points to Penn Central Transp. Co. v. City of New York as the constitutional underpinning for this type of infringement on private property rights. However, the affirmed constitutionality in that case was specifically predicated upon conditions that are unmet in the current situation.

This case is much more in line with Lutheran Church in America v. City of New York, 35 N.Y.2d 121, 359 N.Y.S.2d 7, 316 N.E.2d 305 (1974). In this case, the New York Court of appeals ruled that historic preservation constituted an unconstitutional takings because the plaintiff;

*was unable to continue its present use of the structure because it required more space and adjoining structures had already been integrated with the building. In addition, plaintiff, as a religious organization, was unable to take advantage of the ameliorative tax provisions of the act.*³

The parallels here are striking. TCGIS requires more space and has already integrated the existing classroom building into the Aula structure through the construction of an adjoining modern classroom and office wing. Moreover, as a public school, TCGIS cannot gain any benefit from tax incentives attached to historic designation.

³ <https://law.justia.com/cases/minnesota/supreme-court/1979/49708-1.html>

Moreover, the DePaul Law Review discussed this case in an article titled “Landmark Preservation: The Problem of the Single Landmark - Lutheran Church in America v. City of New York” I quote;

*Limitations on demolition and change of exterior, and architectural controls on new construction, although accomplishing a public end, may sometimes improperly place the burden for achievement on the individual landowner. These same controls as incident to **historic district** ordinances, however, have been typically upheld. This approach can be easily justified on the basis of reciprocal benefits. **Such justification is not apparent in the case of controls imposed upon individual historic property not a part of a historic district because the owner does not receive the benefits of area wide regulation.** ⁴ (emphasis added)*

Historic preservation policy needs to align with the larger goals of the city. Piecemeal forced-designation of individual properties will chill the will of other organizations looking to make long term investments in vitality of our shared community.

I thank you for your thoughtful deliberation.

Anthony Radecki

¹ <https://law.justia.com/cases/minnesota/supreme-court/1979/49708-1.html>

¹ Soler, Nilda. “Landmark Preservation: The Problem of the Single Landmark - Lutheran Church in America v. City of New York.” *DePaul Law Review* Vol. 25 Issue 1 pp. 160-178.
