

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 15-COMOPLAN Recommendation

DATE October 22, 2015

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

WHEREAS, the District 10 Como Community Council District Plan (the Plan) was developed by the District 10 Como Community Council (Community Council) with community input; and

WHEREAS, the Plan was adopted by the Community Council on July 21, 2015 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

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

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

- 1325 Aida Place, Como Park “Marjorie McNeely” Conservatory (local 1979)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District (local 1985)

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

- 1325 Aida Place, Como Park “Marjorie McNeely” Conservatory (NRHP 1974)
- 1269 DeCourcy Drive (Energy Park Drive), (1010-1012 & 1020 Bandana Boulevard West; 1021 Bandana Boulevard East; 1217 & 1295 Bandana Boulevard North) Northern Pacific Railway Company Como Shops Historic District (NRHP 1983)
- Lexington Avenue and Como Park – Bridges No. L-5853 and No. 992247 (NRHP 1989)
- 1471 Como Avenue West, Salvation Army Women’s Home and Hospital (NRHP 1983)
- 1282 Folsom Street, Casiville Bullard House (NRHP 1997)

WHEREAS, the Plan addresses the need to identify potential historic sites and districts.

Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 Historic Sites Survey was published, one of the properties identified as historic resources have been razed; and

WHEREAS, the strategies and objectives of the Community Plan that generally address historic preservation include the following:

- HLU 4 Enhance physical cohesiveness of the neighborhood by supporting initiatives that strengthen neighborhood identity.
- HLU 4.1 Support programs, studies, and policies that serve to preserve its historical character.
 - HLU 4.1.1 Support citizen-led preservation activities in the neighborhood.
 - HLU 4.1.2 Support cultural resource surveys in the neighborhood to both re-survey and to survey new historic sites and districts.
 - HLU 4.1.2.a Support survey work and potential designations for the historic “tangle town”/“warrens” area south of Como Lake
 - HLU 4.1.2.ab Support survey work and potential designations for the western portion of the neighborhood, between Midway Parkway and Breda Avenue
 - HLU 4.1.3 Work with the City of Saint Paul to educate property owners regarding affordable preservation and to develop strategies for private maintenance and improvement initiatives.
 - HLU 4.1.4 Promote the use of historic tax credits and develop strategies for economic development through historic preservation.
 - HLU 4.1.5 Promote ongoing preservation and continued use of all designated sites in the neighborhood.
- PRK 3 Support efforts to preserve, maintain, and utilize the historic structures and elements within Como Regional Park.
 - PRK 3.1 Support efforts to rebuild the historic Compass Point on the east side of Como Lake
 - PRK 3.2 Support efforts to rehabilitate the Schiffman Fountain (mermaid fountain on the south side of the Lakeside Pavilion)
 - PRK 3.3 Support efforts to restore the Mannheim Memorial Steps
 - PRK 3.4 Support efforts to restore the Kaufman Cascade
- ENV 2 Preserve and enhance the quality of the neighborhood’s natural environment.
- BUS 1 Partner with appropriate stakeholders to develop a plan for the redevelopment of the Sholom Home Campus site into a senior housing option (see also HLU 2.2 above).

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the District 10 Como Community Council District Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert maps within the Housing and Land Use chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable to the District 10 neighborhoods.
3. Add HLU 4.1.3a to read: Work with the Historic Preservation Commission to educate property owners regarding historic preservation and to develop strategies for encouraging property owners to consider historic significance when making improvements.
4. Edit PRK 3: Support efforts to survey, designate, preserve, maintain, and utilize the historic structures and elements within Como Regional Park.
5. Add: Develop partnerships with the Heritage Preservation Commission and preservation organizations to fund and promote preservation initiatives.
6. Add: Support and/or implement an ongoing survey program to identify and evaluate all types of historic resources and historic contexts in the District 10 Plan area, including buildings, structures, objects, archaeological sites, districts, and landscapes.
7. Add: Support the designation of historic resources such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.
8. Add: Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.
9. Add: Increase community awareness about the distinctive features and characteristics of neighborhoods in the District 10 Como Community Council District Plan area.

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission finds the objectives in the District 10 Como Community Council Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the District 10 Como Community Council Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY **Bezat**
SECONDED BY **Trout-Oertel**

IN FAVOR **9**
AGAINST **0**
ABSTAIN **0**