

**From:** [George Gause](#)  
**To:** [David Hoban](#); [Marcia Moermond](#); [PGAdmin@ClarkCountyNV.Gov](#)  
**Cc:** [Robert Humphrey](#); [James Hoffman](#); [Megan Jekot](#); [Steve Magner](#); [Josh Ladd](#); [Yasmine Robinson](#)  
**Subject:** RE: 1156 Lincoln Ave: Order to Remove/Repair Building (Gary McWilliams property)  
**Date:** Tuesday, March 4, 2025 9:34:32 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Let me clarify. There are three different processes that are getting mixed together here.

### **Process 1: Saint Paul Heritage Preservation Commission (HPC) Permit Review**

Under Chapters 73 and 74 of the Saint Paul Legislative Code, an HPC permit review is required for locally designated properties. Since this property is **not** locally designated, HPC permit review is **not** required.

### **Process 2: Environmental Assessment Worksheet (EAW) Review**

According to Minnesota Statutes 116D.04 and Minnesota Rule 4410.4300 Subp. 31, any historically designated property that is **not** under the jurisdiction of a local HPC requires an EAW determination and possible EAW. This review is mandatory regardless of who is applying for the work. It is a State of Minnesota requirement, and the Saint Paul City Council cannot override this review.

### **Process 3: Environmental Review (ER) for Federal Funds**

Whenever federal funds are used for a project, an Environmental Review (ER) is required, regardless of the property involved. One key component of this review is Section 106 historic preservation, which assesses the impact of the project on historic properties or districts. This review is mandatory and is a Federal HUD requirement. The Saint Paul City Council cannot override this review.

### **Property in Question: 1156 Lincoln Ave.**

- This property is located within a state historic district.
- Complete demolition is proposed.
- An EAW may be required, pending a determination of the property's historic status.
- A historic consultant must be hired to survey the property and determine its historic status.
- If DSI utilizes CDBG funds, an ER will also be required.

Let me know if you have any questions.

Thanks

**George Gause**  
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**From:** David Hoban <David.Hoban@ci.stpaul.mn.us>  
**Sent:** Tuesday, March 4, 2025 9:00 AM  
**To:** Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; PGAdmin@ClarkCountyNV.Gov; tom@tomdistad.com; terrill.junie@clarkcountynv.gov  
**Cc:** Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>; Megan Jekot <Megan.Jekot@ci.stpaul.mn.us>; George Gause <George.Gause@ci.stpaul.mn.us>; Steve Magner <steve.magner@ci.stpaul.mn.us>  
**Subject:** RE: 1156 Lincoln Ave: Order to Remove/Repair Building (Gary McWilliams property)

Marcia,

I can confirm that no environmental review is required under a resolution adopted by the city council requiring the demolition of the structure.

In this case, the environmental review was associated with the use of the CDBG dollars. My understanding is that the property owner and the buyer are interested in completing the demolition without the CDBG dollars.

**Sec. 73.06. - Review of permits.**

**(a) Type of building activity. The heritage preservation commission shall review and approve or disapprove the issuance of city permits to do any of the following in a heritage preservation site in the City of Saint Paul:**

**(1) Remodel or repair in any manner, not including painting, that will change the exterior appearance;**

**(2) Construction;**

**(3) Move a building;**

**(4) Demolition; however, this does not apply to structures that are the subject of a resolution adopted by the city council requiring the demolition of the structure or that are the subject of an administrative order signed by the mayor requiring emergency demolition in accordance with Chapter 45, Legislative Code of the City of St. Paul or Minnesota Statutes, Chapter 463.**

**David Hoban**

Deputy Director

He/Him

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**From:** Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Sent:** Monday, March 3, 2025 5:00 PM  
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Good Afternoon,

Just reaching out to confirm a few details about this case. Here are notes on where I understand things to be:

- 8/7/24: Council granted 15 days for the removal of this property. Order indicates if removal is not undertaken by the owner/responsible party, the city will remove the building. <https://stpaul.legistar.com/LegislationDetail.aspx?ID=6808364&GUID=BAA03972-6D23-4870-B7A1-782393FEB023>
- Deadline for removal elapsed and parties continued to work with each other, understanding the result would be demolition. Also, ongoing discussion as to whether city or private party would get better bid for demolition and financing concerns.
  - *DSI please* confirm and share: do you have a bid tab from various contractors for the removal of this building.
- As city sought bids, it became apparent that an environmental assessment would need to happen, due to federal rules connected to city receipt of community development block grant funds. Environmental review is underway.
  - *DSI/PED please confirm:* if demolition is undertaken by the owner, a private party, **no**

environmental review is necessary.

- Tom Distad, the purchaser, is ready to move forward with demolition and new construction. However, city code indicates property cannot be transferred without first abating the nuisance condition (removing the building).
- *I will* prep a resolution for Council consideration 3/12 which **waives the requirement** for the abatement prior to transfer of title. This is anticipated to be adopted with no discussion.
- Purchaser can move forward with demolition, after 3/12 resolution passes.
- *DSI/PED please confirm:* No heritage preservation commission review of the demolition permit is required as it results from a Council-issued Order to Abate a Nuisance Building.

DSI/PED, please respond on the question posed above.

All, please let people know if there are outstanding questions, beyond those I have articulated above.

Thank you! -Marcia



**Marcia Moermond**

Sr. Policy Analyst & Legislative Hearing Officer

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