

Dear Mayor Carter, Council President Brendmoen, City Councilmembers, and Ms. Dadlez:

Please find attached images of several west Marshall Avenue historic structures located within the six-block stretch from Wilder to Wheeler streets. These blocks are covered by the 12-month interim ordinance, which was sponsored by former Councilmember Stark and passed unanimously by the City Council last October. The interim ordinance provided City staff breathing room to complete the West Marshall Avenue Zoning Study, uninterrupted by redevelopment pressures. And it protected the integrity of the West Marshall Avenue Zoning Study and the countless hours devoted by City experts, the Planning Commission, the Union Park District Council, and many others to this major effort.

The interim ordinance also provided City staff time to create a more precise zoning scheme to prevent the six-block stretch from Wilder to Wheeler from potentially turning into one long uninterrupted cavern lined with new five-story apartment buildings, which is actually permitted under the existing zoning code. (There is a sharp disconnect between the existing uniform high-density zoning code and the actual current land uses, some historic, over these six blocks; please see Map 2 in the City's attached existing land use maps).

Retaining the existing zoning code from Wilder to Wheeler would potentially sacrifice the heart of west Marshall Avenue's most diverse and historic neighborhoods, which provide a wide range of affordable housing options to many and are what attracts new residents (renters, homeowners, students, sober and transitional housing). We are not saying that all things old need to be frozen in time and recognize the City of Saint Paul is facing a significant affordable housing shortage. Balanced, higher density where it makes the most sense at Marshall intersections with better transit availability, and preservation of strong neighborhoods with ample housing for all current and new Marshall Avenue residents, renters and homeowners, are what we seek. Accordingly, between Wilder and Wheeler streets, the West Marshall Avenue Study's recommendations provide new higher-density Traditional Neighborhood mixed-use redevelopment opportunities at the traffic-controlled Prior and Fairview avenue intersections. And the Study recommends medium- and higher-density residential zoning immediately east of Wilder, at the Marshall/Moore intersection, east of Prior Avenue, on both sides of Dewey Street, and east of Fairview Avenue.

Thank you very much to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. **Please vote in favor of the west Marshall Avenue rezoning ordinance.**

Respectfully,
Dean Nelson

Dean Nelson
Marshall Avenue Resident &
Co-chair, Union Park District Council Committee on Land Use and Economic
Development
2000 Marshall Avenue
St. Paul, MN 55104

**A Sampling of Marshall Avenue
Structures Located Within the 2017
Interim Ordinance (Moratorium) Area
(Between Wilder & Wheeler Streets)**

Deemed Historically Important in 1983 HPC Survey
1824 Marshall Avenue (at Fairview), built in 1916
Charles Thompson Memorial Hall (Social Club for the Deaf)
Designer: Dr. Olof Hanson
On the National Register of Historic Places

Courtesy McGhiever/Gallery ©

Original architectural rendering



Deemed Historically Important in 1983 HPC Survey

1853 Marshall Avenue, built in 1896 for F. A. Bedell

Owners: Dr. Christopher Scorzelli & Erin Heitkamp

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1840 Marshall Avenue, built in 1902 for Dr. F. L. Beckley

Architect: Louis F. Lockwood



Deemed Historically Important in 1983 HPC Survey
1846 Marshall Avenue, built in 1904 for C. W. Turner
Architect: J. Walter Stevens
Original Cost: \$8,000 (a substantial sum in 1904)

Circa 1910

Courtesy Minnesota Historical Society ©



Deemed Historically Important in 1983 HPC Survey

1893 Marshall Avenue, built in 1891 for W. D. Madigan

Owners: Brian & Lisa Zinnel

Architect: Allen Stem (designed Grand Central Station in Manhattan)



Deemed Historically Important in 1983 HPC Survey

1894 & 1898 Marshall Avenue, both built in 1901 by Gust A. Anderson

Owners: Simmons and Donato-Hashmi Families



Merriam Park HPC Survey Area

1899 Marshall Avenue, built in 1897 for George C. Waller

Owner: Transition Homes (Sober House)

Architect: Louis F. Lockwood



Deemed Historically Important in 1983 HPC Survey
1910 Marshall Avenue, built in 1889 for P. L. Therien
Owners: Dean & Laura Cummings
Architects: Diedrik Omeyer & Martin Thori



Merriam Park HPC Survey Area

1926 Marshall Avenue, built in 1901 for George Phipps

Owners: Tarrence Robertson-Bayless & Julia Bayless

Architect: Louis F. Lockwood



Deemed Historically Important in 1983 HPC Survey
1969 Marshall Avenue, built in 1889 by current owner's family
Owner: Mary Anderson
Architect: J. Walter Stevens



Merriam Park HPC Survey Area

1980 Marshall Avenue, built in 1904 for George H. Lawes

Owners: John & Ellen Anderson-Manz

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1990 Marshall Avenue

2.5-story historic apartment building, built in 1924



Merriam Park HPC Survey Area
1995 Marshall Avenue, built in 1910 for F. L. Hall
Owners: Richard & Melissa Smyth



Deemed Historically Important in 1983 HPC Survey

2000 Marshall Avenue, built in 1910 for Den E. & Cornelius A. Lane

Owner: Dean M. Nelson

Architect: Mark Fitzpatrick



Merriam Park HPC Survey Area

2006 Marshall Avenue, built in 1913 for George W. Oakes

Owners: Stefan Plambeck & Sharon Arad

Architect: Thomas G. Holyoke (partner of Cass Gilbert, designed MN Capitol)



Merriam Park HPC Survey Area

2005 Marshall Avenue, built in 1905 for J. P. Adamson

Owners: Dan & Anne Weston

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

2013 Marshall Avenue, built in 1902 for O. P. Shephardson

Owner: Jay F. Riggs



Merriam Park HPC Survey

1977 Marshall Avenue, built in 1906 for Albert A. Fry

(Demolished in July 2018 for Marshall & Moore Apartments)

Architect: Charles W. Buechner (worked for Clarence H. Johnston; notable 1908 commissions include three used today on University Avenue: Specialty Building at Raymond, Carleton Place Lofts, and fire station at St. Albans Street)

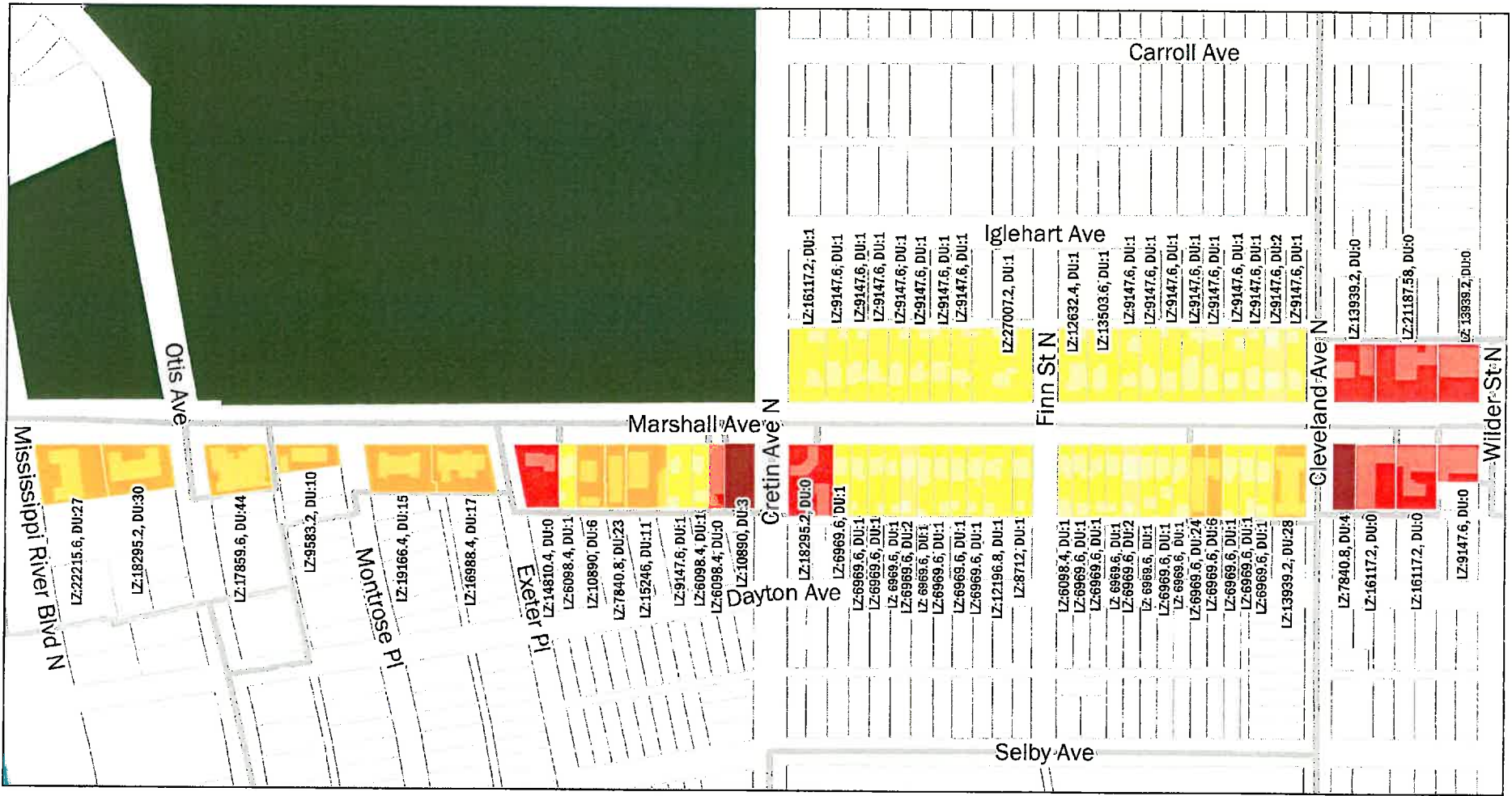




Merriam Park HPC Survey Area

1973 Marshall Avenue, built in 1906 for Harry Metcalfe

(Demolished in July 2018 for Marshall & Moore Apartments)





 Zoning District Boundaries DU: Dwelling Unit
 Parcel Boundaries LZ: Lot Size (In square feet)



Marshall Avenue: River to Wilder - Existing Land Use Map 1



Land Use

-  Single Family Residential
-  Mixed Use/Multiple Uses
-  2 to 3 Family Residential
-  Institutional
-  Multifamily Residential
-  Golf Course
-  Commercial
-  Miscellaneous
-  Industrial



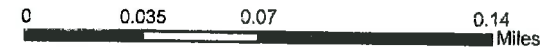
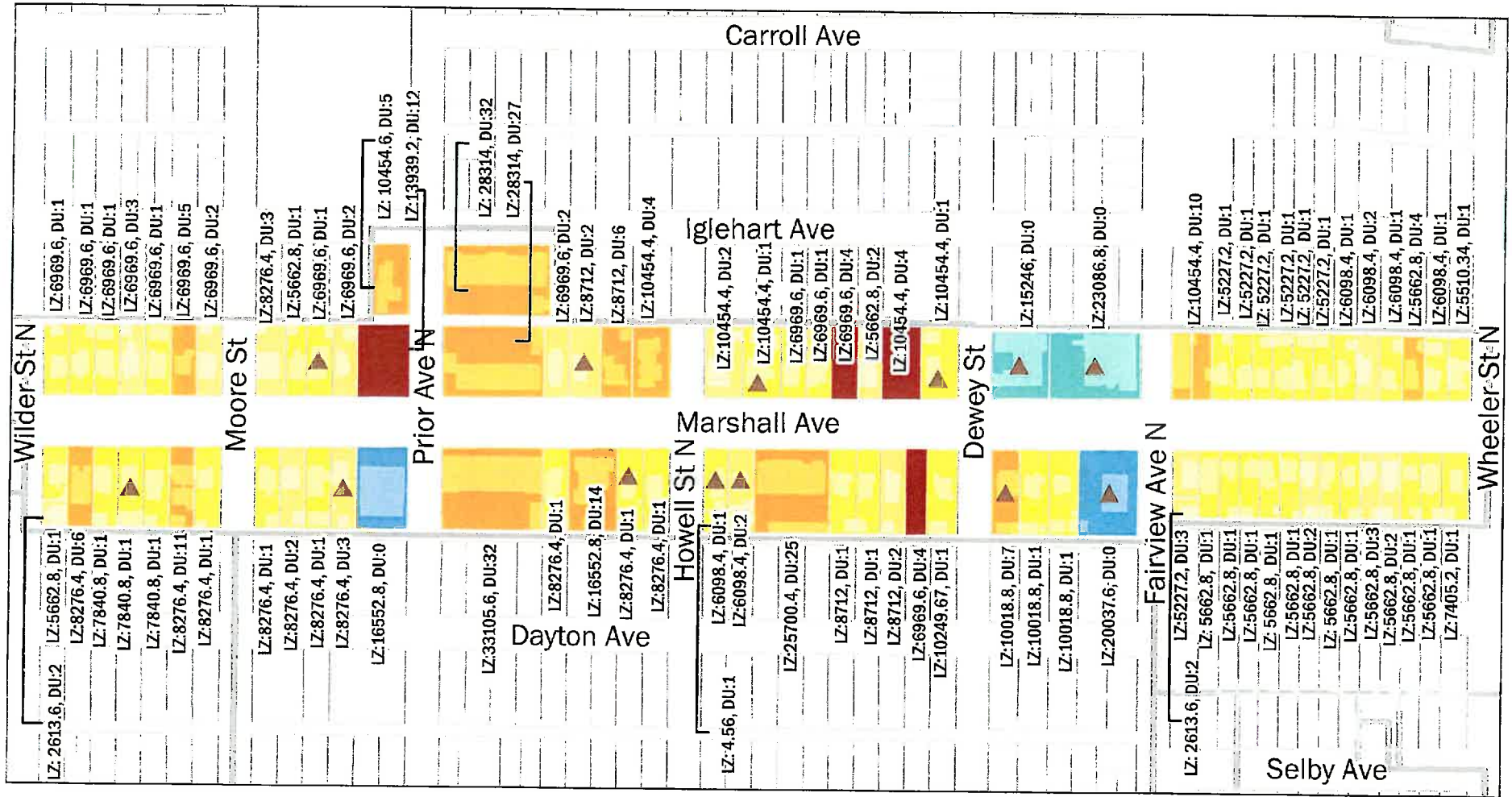


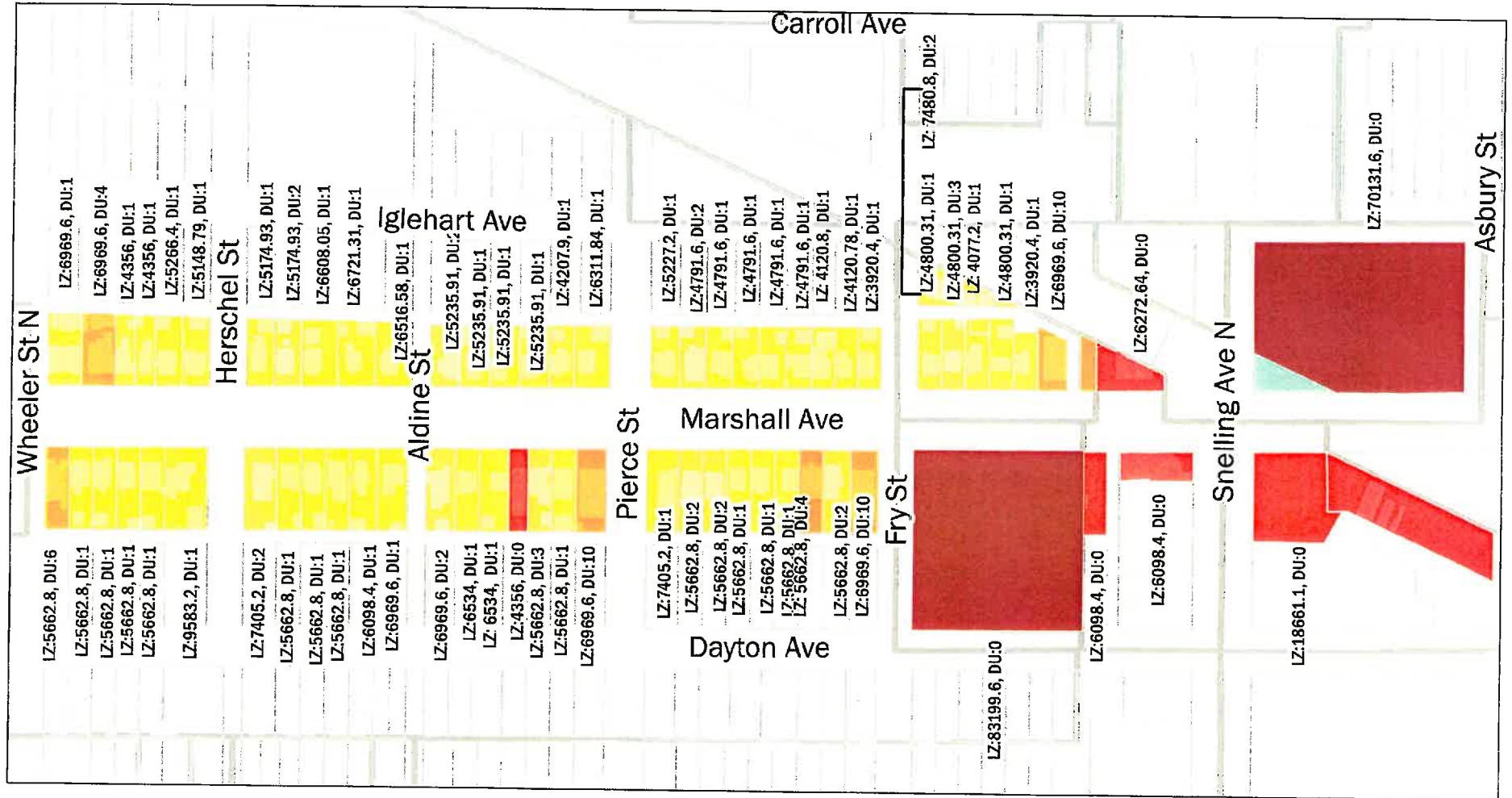
Marshall Avenue: Wilder to Wheeler - Existing Land Use MAP 2



-  Zoning District Boundaries
-  Parcel Boundaries
- DU: Dwelling Unit
- LZ: Lot Size (in square feet)

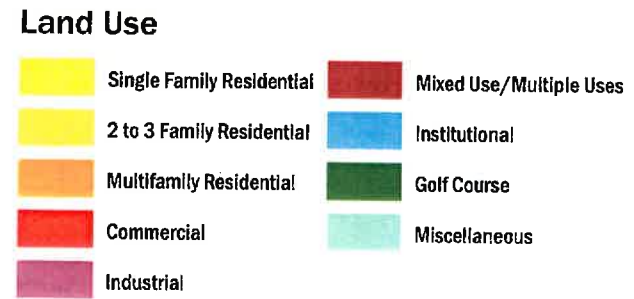
Land Use

-  Previous Merriam Park Historic Resource Inventories
-  Single Family Residential
-  2 to 3 Family Residential
-  Multifamily Residential
-  Commercial
-  Industrial
-  Mixed Use/Multiple Uses
-  Institutional
-  Golf Course
-  Miscellaneous





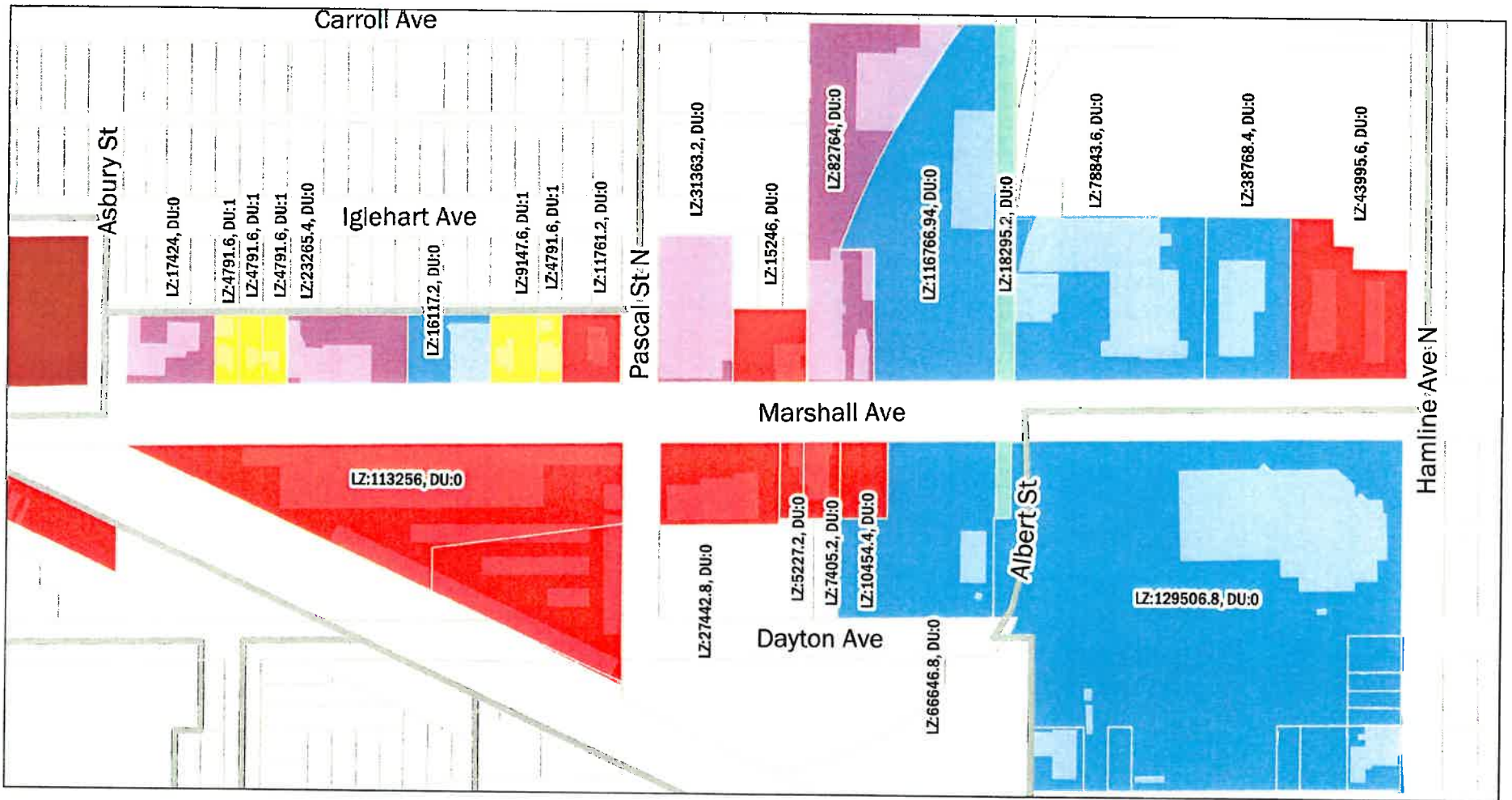
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


Marshall Avenue: Wheeler to Asbury - Existing Land Use

MAP 3





 Zoning District Boundaries DU: Dwelling Unit
 Parcel Boundaries LZ: Lot Size (in square feet)

Land Use

- | | |
|---|---|
|  Single Family Residential |  Mixed Use/Multiple Uses |
|  2 to 3 Family Residential |  Institutional |
|  Multifamily Residential |  Golf Course |
|  Commercial |  Miscellaneous |
|  Industrial | |



Marshall Avenue: Asbury to Hamline - Existing Land Use Map 4

