

CENTRAL PRESBYTERIAN CHURCH



500 Cedar Street, St. Paul, MN 55101
CPCStPaul.org ♦ Phone 651-224-4728 ♦ Fax 651-291-1469

Central Presbyterian Church – item AHPC 15-3

October 7, 2015

We respectfully request that the St. Paul City Council vote YES on our appeal of a condition of approval by the Heritage Preservation Commission regarding a necessary roofing project.

Nine different documents are included as agenda attachments, we hope this one-page document provides a summary of background information you need, the process we have followed, and what we hope this appeal will enable us to accomplish.

Background:

Central Presbyterian Church, located at 500 Cedar Street downtown, has about 225 adult members and is working hard to buck challenges of national trends against viability of downtown urban core churches. We have been growing in membership and financial support for ten years. We have been making improvements to our facilities. And we have been involved in the life of St Paul as our church motto is “in the city for good.” Throughout 2011-2015, knowing that our current asphalt shingle roof was at the end of its lifespan and having repaired damage caused from roof leaks, we have worked diligently to research attractive, long-lasting and affordable roof possibilities and raise funds for this project. We are listed on the National Historic Register, we share the values of historic preservation, and so we fully agree that materials must be selected with care. Any new plans must compare proposed materials to original materials and design; in our case, the original was a slate roof. Estimates to use slate shingles began at \$3,000,000. The lowest estimate to use synthetic slate shingles, an approved standard substitute, was for a base cost of \$702,000 while the lowest base cost bid for asphalt shingles was \$615,000.

After extensive research, we were pleased to get a base bid of \$267,000 to use DECRA stone-covered metal shingles from the contractor Jaegger Associates, Inc. Visits to four churches with these materials and telephone reference calls to four additional churches using these materials, along with research on the fifty year warranty that comes with these materials, satisfied our questions and concerns and we presented this proposal to the St. Paul Heritage Preservation Committee staff. On August 27, 2015, we met with the St. Paul Historic Preservation Commission, which voted eight to three to approve these materials for our roofing project.