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Telephone:  
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October 22, 2015

Richard Dana  
Chair, Saint Paul Heritage Preservation Commission (HPC)  
C/O Christine Boulware  
Saint Paul Department of Planning and Economic Development  
25 West 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102

Re: Appeal of HPC decision  
**700 4<sup>th</sup> Street East**

Dear Chair Dana,

On October 8, 2015, the HPC denied the Housing and Redevelopment Authority's (HRA) application for a demolition permit to raze the building at 700 4<sup>th</sup> Street East (HPC File #16-003). I wish to appeal the HPC's decision and ask that the City Council consider the matter per HRA's rights as the applicant under Chapter 73 of the Saint Paul Legislative Code.

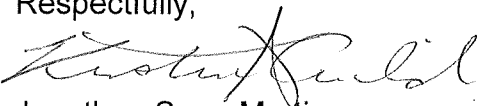
I set forth the following grounds for appeal in accordance with §73.06(i)(2) and §74.90(j):

- The HPC staff report indicated that the building is classified as contributing, but not pivotal to the Dayton's Bluff Heritage Preservation District.
- According to the HPC staff report, the building's integrity has been compromised and HPC staff considers its architectural integrity to be fair-to-poor.
- A Structural Condition Review, prepared by a third party structural engineering firm, was submitted with the application, and was discussed via verbal testimony at the public hearing. The Structural Condition Review concluded that the building is in poor structural condition and repairs would likely be costly. Issues contributing to this condition include improperly carried loads, failing retaining walls and over-spanned framing members.
- As was testified to in the public hearing, HRA staff has worked diligently to find an economically viable rehabilitation proposal for the building.
  - HRA staff has offered the property via Requests For Proposals 3 times; in 2009, 2013 and 2014.
  - HRA staff received 2 proposals, one in 2013 requesting a subsidy of \$325,622, and one in 2014 requesting a subsidy of \$311,054. HRA staff determined that both of these proposals were not economically viable.

- In the spring of 2015, HRA staff requested assistance from HPC staff and the Preservation Alliance of Minnesota to identify interested developers. Three new developers were contacted, but no proposals emerged.

While the structure is classified as contributing and the context considered good, the HRA submits that those factors are outweighed by the fact that the garage is non-contributing and there have been alterations to the structure that have resulted in a loss of character and compromised architectural integrity. Additionally, the HRA submits that the structural condition is poor, which contributes to the lack of an economically viable rehabilitation proposal. In consideration of these factors, the HRA respectfully requests approval of this appeal under Saint Paul Legislative Code Sections 73.06(i)(2) and 74.90(j).

Respectfully,

  
for Jonathan Sage-Martinson  
HRA Executive Director

Cc: Patty Lilledahl, Director of Housing, PED  
Joe Musolf, Principal Project Manager, PED  
File