



CITY OF SAINT PAUL

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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 4th Street, Suite 1400
Saint Paul, MN 55102

Re: Appeal of HPC decision
767 4th 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 767 4th Street East (HPC File #16-004). 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):

- Based on the findings presented in the HPC staff report, HPC staff recommended approval of the demolition permit application. The staff report indicated that the residential context is fair to good; however, the building has been architecturally and structurally compromised.
- 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 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 the condition include failing retaining walls, water damage and mold.
- 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 received 1 proposal in 2012 requesting a subsidy of \$310,300. HRA staff determined that this proposal was not economically viable.

- HRA staff offered the property via Requests For Proposals 2 times; in 2013 and 2014. These requests did not result in any interest or proposals.
- 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 building is classified as contributing, the HRA submits that this factor is outweighed by the fact that the overall integrity has been compromised. The architectural and structural integrity are considered poor and there are indications that the rehabilitation of this structure is not economically viable.

Respectfully,



for Jonathan Sage-Martinson
HRA Executive Director

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