

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 18-023

DATE: June 29, 2018

Memorializing the Saint Paul Heritage Preservation Commission's June 28, 2018 decision recommending City Council approve the Historic Use Variance for 1524 Summit Avenue, located within the Summit Avenue West Heritage Preservation District.

WHEREAS, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review Historic Use Variance applications and provide a recommendation that is forwarded to the Planning Commission and the City Council; and

WHEREAS, the subject property is located within the Summit Avenue West Heritage Preservation District, adopted by the Mayor and City Council in March 1990; and

WHEREAS, on June 28, 2018, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

WHEREAS, in accordance with Sec. 73.03.1, the HPC considered a staff report addressing the following five (5) findings, as follows:

1. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with section 73.04(5) of this chapter.

The proposal has no adverse impact to the historic structure or site.

2. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation, as applicable.

Minimal roof work and ADA ramp installation has been approved administratively for the property. None of the work adversely affects the Program for the Preservation and architectural control.

3. The historic use variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent with its historic use or that the new use is consistent with section 73.04(5) of this chapter, and that these difficulties were not created by the applicant.

The property is currently utilized currently by the Saint Paul Conservatory of Music) and Cities Church services on Sundays. The expansion of use is necessary to keep the property economically viable. The proposed expansions of use are similar to the religious use the structure accommodated for the last 102 years.

4. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.

The Planning Commission approved the Zoning File #18-028-380 application for a conditional use permit for Saint Paul Conservatory of Music earlier this year. The approval noted that the proposed use for music education was compatible with existing uses in the surrounding area and the underlying zoning classifications in the area, and that the proposed use was consistent with the comprehensive plan. The same reasoning can be extended to include the presentation of musical performances, weddings and other celebrations of life.

5. The proposed use is consistent with the comprehensive plan.

The Historic Preservation Chapter of the Comprehensive Plan Strategy 4 is to "Preserve and Protect Historic Resources." Built in 1912 and within a designated historic district, the property is a significant historic resource. HP Policy 5.3 reads "Realize the full economic potential of key historic resources." The plan for reuse of this structure will accomplish that goal while maintaining and protecting this valuable historic community resource.

WHEREAS, the HPC also considered the staff report's 6th finding addressing a requirement of Sec. 61.601, as follows:

6. The use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.

The property can be used for the proposed activities without any adverse impact the historic structure.

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission adopts the six (6) findings as detailed above; and

BE IT ALSO RESOLVED, the Heritage Preservation Commission recommends approval of the Historic Use Variance subject to the following condition:

1. By ordinance, the final decision of the city council shall be valid for a period not longer than two years following the date of the council's motion of intent approving the application unless a city permit(s) is obtained within that time and/or steady progress is being made to establish the use. A use variance shall terminate and any subsequent use of the property or premises shall be in conformance with the property's underlying zoning classification where the use permitted by the historic use variance is destroyed by fire or other peril.

MOVED BY	Dana
SECONDED BY	George
IN FAVOR	10
AGAINST	1 (Wagner)
ABSTAIN	0

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.