

Meeting of the White Bear Lake City Council

Tuesday, July 11, 2017 – 6:00 PM

White Bear Lake City Hall
Expansion Room



Council interview with finalist City Attorney
candidate Andy Pratt of Eckberg Lammers,
Attorneys at Law



AGENDA
REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JULY 11, 2017
7:00 P.M. IN THE COUNCIL CHAMBERS

1. CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

Minutes of the Regular City Council Meeting on June 27, 2017

3. APPROVAL OF THE AGENDA

4. VISITORS AND PRESENTATIONS

A. Lake Links – Mike Brooks

B. David Unmacht – Executive Director League of Minnesota Cities

5. PUBLIC HEARINGS

A. Second reading of a request by Spade Landscaping to amend the text of the B-3 zoning district to allow contractor's yards as a conditional use

6. LAND USE

A. Consent

1. Consideration of a Planning Commission recommendation for approval of a request by Jassmin Hochhalter for a Special Home Occupation Permit for the property located at 4844 Peggy Lane. (17-3-SHOP)

2. Consideration of a Planning Commission recommendation for approval of a request by Cox Contracting on behalf of Reed Vanderzee for a variance for the property located at 4976 Stewart Avenue. (17-15-V)

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution authorizing the Armory application for National Register of Historic Places

10. CONSENT

A. Acceptance of May Park Advisory Commission Minutes, May Environmental Advisory Commission Minutes and June Planning Commission Minutes

11. DISCUSSION

A. Sports Center update

12. COMMUNICATIONS FROM THE CITY MANAGER

13. ADJOURNMENT



MINUTES
REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JUNE 27, 2017
7:00 P.M. IN THE COUNCIL CHAMBERS

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:04 p.m. Councilmembers Doug Biehn, Kevin Edberg, Steven Engstran, Dan Jones and Bill Walsh were present. Staff members present were City Manager Ellen Richter, Assistant City Manager Rick Juba, Community Development Director Anne Kane, Assistant City Engineer Jesse Farrell, City Clerk Kara Coustry and City Attorney Roger Jensen.

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

It was moved by Councilmember **Edberg** seconded by Councilmember **Biehn**, to approve the Minutes of June 13, 2017, as presented.

The motion carried unanimously.

3. APPROVAL OF THE AGENDA

Mayor Emerson requested the following additions to the Meeting Agenda:

- 9D. Resolution Approving Extension of Conditional Use Permit for Mizu Restaurant
- 10D. Additional License Application

It was moved by Councilmember **Jones** seconded by Councilmember **Biehn**, to approve the Agenda as amended.

The motion carried unanimously.

4. VISITORS AND PRESENTATIONS

A. Auditor Report – Brad Falteysek

Mayor Emerson welcomed Brad Falteysek, Abdo Eick & Meyers, the City's Auditors.

Mr. Falteysek provided a presentation related to the City's fiscal audit, and provided an unqualified opinion on the City's financial situation. He noted internal controls were reviewed, and are in accordance with federally accepted principles.

Mr. Falteysek stated General Fund revenues and expenditures were reviewed, there was a 5.1% increase over last year, which was within the 35-50% funding requirement over five years of General Fund activity. He added intergovernmental funding increased by approximately 25% over last year, due to activity related to a Safe and Sober Enforcement Grant and the County Crime Reduction Program. He noted, in terms of per capita expenditures, the City of White Bear Lake spends less than its "peer group" – 26 Minnesota cities with similar population ranges.

Mr. Falteysek reviewed the City's debt to assets ratio. He added other communities in the City's peer group have issued bonds to support projects, but White Bear Lake has not done that.

Councilmember Walsh requested clarification regarding the water fund deficit as it relates to the City's litigation fees. Finance Director Rambow stated the litigation fees will take approximately 3 - 4 years to recover, or \$150,000 annually.

Councilmember Edberg asked, regarding internal borrowing and lending, whether the City has a process to ensure that internal loans are repaid.

Mr. Falteysek stated schedules are developed with funding mechanisms to determine how and when funds will be paid back. He added it is not a case of specific payback as all the funds are internal, and the City addresses this issue by increasing rates.

Councilmember Edberg asked whether discrepancies in that process are something the auditors would catch. Mr. Falteysek stated the auditors would advise the City in the Management Letter of any potential risk, and provide recommendations.

Councilmember Edberg stated the City's per capita taxation and expenditures have been lower than its peer group, although the City employee's wage structure is not below market rates. He asked whether Mr. Falteysek had any insight as to why the City can maintain its high ratings. Mr. Falteysek stated that staff are efficient and effective, and the City has good accounting systems and management structures in place.

B. Rush Line - Presentation of Locally Preferred Alternative – Andrew Gitzlaff, Ramsey County Railroad Authority

Mayor Emerson welcomed Andrew Gitzlaff, Ramsey County Railroad Authority. Mr. Gitzlaff presented an update on the Locally Preferred Alternative (LPA) for the proposed Rush Line Rapid Transit project. He added a public hearing is scheduled for City Council's July 25, 2017, Regular Meeting. He noted the County Railroad Authority is hoping to secure support from the City of White Bear Lake for this project.

Mr. Gitzlaff stated Mayor Emerson has played a role on the Policy Advisory Committee, and Community Development Director Kane served on the Technical Advisory Committee, bringing other City Staff into the process. He added transit service improvement is sought that will satisfy long-term regional mobility needs for businesses and the travelling public, and provide a catalyst for sustainable economic development. He noted the project provides the opportunity to connect major destinations, activity centers and job concentration areas along this corridor.

Mr. Gitzlaff stated the project partners are identifying goals and alternatives, seeking community engagement, and evaluating transit needs based on project goals, cost, quality of life, and access to regional connectivity. He added this process has been ongoing since January 2014. He noted a core goal is to use the right of way to minimize property impacts.

Mr. Gitzlaff stated the LPA refers to the route, preferred type of transit vehicle, general service plan, general station locations, and estimates on cost and ridership. He added the route for the LPA is Robert Street and Phalen Boulevard, transitioning to the Ramsey County Rail right of way, which would be shared with the Bruce Vento Trail. He noted, north of I-694, the route migrates to Highway 61, with service stops at County Road E, Cedar Station, Marina Triangle Station, and an end station in Downtown White Bear Lake near 4th Street.

Mr. Gitzlaff stated a dedicated bus/rapid transit (BRT) service is preferred as it operates in its own lane on a dedicated service road, is frequent and reliable, and has a branding or image that is higher than regular bus service. He added BRT is the most cost-effective solution, and has been proven to generate economic development.

Councilmember Walsh asked whether the highway shoulder as constructed would be able to handle

the weight of the buses. Mr. Gitzlaff stated cost estimates include an assumption for reinforcement of the shoulders, but that issue will be reviewed further.

Mr. Gitzlaff stated Ramsey County Rail is seeking the support of the City of White Bear Lake so further study can be initiated related to environmental impacts and engineering requirements. He added support has been received from the cities of St. Paul, Maplewood, Vadnais Heights, Gem Lake, White Bear Township, and White Bear Lake, with Resolutions of support received from Gem Lake and Maplewood.

City Manager Richter stated a public hearing is scheduled for the City Council's July 25, 2017, Regular Meeting, as part of approval process.

Councilmember Edberg asked whether the service to downtown White Bear Lake will run until midnight. Mr. Gitzlaff stated station and schedule planning has not been finalized.

Community Development Director Kane stated the Economic Development Corporation has expressed a desire to see the termination point further north, to serve the City's Arts District. She added finding that balance will be the challenge.

Councilmember Jones asked how assumptions regarding "competitive travel time" are measured, and what are the parameters. He added it is a term that is loosely used in the report.

Mr. Gitzlaff stated travel time is compared to express bus service, as that is the highest level of service. He added providing a similar level of service as an express bus even with multiple station stops puts it in the competitive range for travel time.

Councilmember Walsh stated the County Transit Improvement Board is dissolved, and Ramsey County voted to raise the sales tax for transit projects. He asked whether the County can use additional revenue from the sales tax to fund these types of projects without legislative approval. Mr. Gitzlaff confirmed this, although the Rail Authority is required under Statute to provide a Capital Improvement Plan, which, in this case, includes the Rush Line.

Councilmember Walsh requested clarification regarding the Metropolitan Council's involved. Mr. Gitzlaff stated they will be the owner/operator of the Rush Line through Metro Transit, and after cooperative agreements are approved, the final engineering phase will be done by Metropolitan Council.

Mayor Emerson thanked Mr. Gitzlaff for his presentation. She added the City Council's July 25, 2017, Regular Meeting Agenda will include a public hearing and consideration of support for the project from the City of White Bear Lake.

5. PUBLIC HEARINGS

Nothing scheduled

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution Designating Parking Spaces for Acqua/Mizu in the Ramp at Boatworks Commons

Community Development Director Kane reviewed the staff report, and explained that staff is proposing to designate parking stalls for Acqua/MIZU use only, Wednesday – Sunday evenings during the summer season. She added this will provide parking spaces for all Marina Triangle businesses that were assessed to pay for a portion of the public parking stalls in the Boatworks Commons ramp. A Resolution for the Council’s consideration would designate reserved parking stalls for Acqua and Mizu Restaurants, Wednesday through Thursday between 5:00-10:00 p.m. during the peak season (May-September).

The project, as originally designed in 2011, did not include provision of designated parking spaces for specified uses, as it was based upon a shared parking model. Assigning some of the parking spaces deviates from that concept, but would be restricted time of day, days of the week and season.

City Manager Richter stated the Resolution should be amended to include a requirement that signage clearly states the times and days that the reserved parking would be available.

Councilmember Walsh stated he supports limiting the number of reserved spaces up to 20, and in general people will obey the rules.

In response to a question from Councilmember Walsh, Community Development Director Kane stated the shared parking agreement states “to the extent permitted by law” regarding the number of parking spaces, as there are restrictions due to financing methods used to construct the ramp.

Councilmember Biehn stated he supports the idea of reserved parking. He asked how late Acqua and Mizu Restaurants are open. Community Development Director Kane stated their kitchens stay open later than 10:00 p.m.

Councilmember Jones asked whether Acqua Restaurant asked for the reserved parking signs. City Manager Richter stated it was a discussion among many parties that occurred over a few weeks.

Councilmember Jones asked for the cost of the signs. Assistant City Engineer Farrell stated the signs are estimated to cost approximately \$20-30 each, for a total of \$400-500.

Councilmember Jones stated this issue is a direct result of Tally’s recent request for increased seating. He added the City should not have to pay for the signs.

Councilmember Edberg asked how City Staff can enforce the reserved parking, to ensure that those who paid for the parking will receive the benefit of their patrons using the parking spaces. He stressed the importance of honoring this initiative, and having some data to support it, or some type of monitoring, that could be instituted after a complaint is received.

City Manager Richter explained that other parking lots around the community and in other cities rely on businesses to self-monitor, unless an attendant is present. The business owners would call the police to issue a ticket and it would be incumbent upon the patron to produce a receipt for dismissal if wrongly ticketed.

Councilmember Jones asked whether this could be a temporary solution. City Manager Richter agreed, and requested that be clarified in the Resolution to correspond with the temporary CUP

Amendment granted for Tally's Music Nights. She added the signs will not be necessary outside of the summer season.

It was moved by Councilmember **Jones** seconded by Councilmember **Edberg**, to adopt **Resolution No. 12050** designating 20 parking spaces for Acqua/Mizu in the ramp at Boatworks Commons, with the following amendments:

- Item 1 (fourth paragraph, line 1) - remove "Certain" and insert "not to exceed twenty parking spaces"
- Item 2 (fifth paragraph, line 2) - after "spaces", insert "from 5:00-10:00 p.m., Wednesday through Saturday."
- Addition of Item #3. "This Resolution is approved for a limited trial period for Summer 2017."

The motion carried unanimously.

- B. Resolution Accepting Work and Authorizing Final Payment to Urban Companies, Inc., for Demolition of 2511 County Road E East (City Project No.: 17-17)

City Manager Richter stated this Resolution will not be presented for approval as the work has not been completed as expected. She added the contractor, whose bid was quite competitive, is a small operation and they are behind on projects due to weather.

Councilmember Jones stated he has received questions from residents about what is planned for the site, and whether the brush will be removed. City Manager Richter confirmed the brush will be removed, and the site will be left as a green space for the time being.

- C. Resolution in Support of a Comprehensive Plan Amendment Proposed by White Bear Township (Water Gremlin Expansion)

Community Development Director Kane stated a Comprehensive Plan Amendment for White Bear Township requires approval from neighboring communities. She added a commercial business, Water Gremlin, wants to purchase adjacent property that is currently zoned low density residential. She noted the property would be re-zoned to industrial, and staff supports the resolution.

It was moved by Councilmember **Jones** seconded by Councilmember **Biehn**, to adopt **Resolution No. 12051** supporting a Comprehensive Plan Amendment proposed by White Bear Township (Water Gremlin Expansion).

The motion carried unanimously.

- D. Resolution approving a 60-day time extension for a conditional use permit to establish MIZU Japanese Restaurant located at 4475 Lake Avenue South.

Community Development Director Kane stated the Conditional Use Permit for Mizu Restaurant will expire on June 30, 2017. She added City Staff recommends a 60-day CUP extension, although Mizu is planning to be open around July 4, 2017.

It was moved by Councilmember **Edberg** seconded by Councilmember **Walsh**, to adopt **Resolution No. 12052** approving a 60-day time extension for a conditional use permit for the Boatworks Commons Building located at 4475 Lake Avenue South, with the following amendment:

-4th WHEREAS should read "August 30, 2017."

The motion carried unanimously.

10. CONSENT

- A. Resolution approving an amendment to the Water Efficiency Grant Agreement with Metropolitan Council. **Resolution No. 12052**
- B. Resolution authorizing execution of the Washington County Score Grant. **Resolution No, 12053**
- C. Resolution authorizing an amendment to Educational Facilities Revenue Note – Series 2011The Church of St. Mary of the Lake. **Resolution No. 12054**
- D. Resolution approving massage therapist and massage therapy establishment licenses. **Resolution No, 12055**

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to approve the Consent Agenda.

The motion carried unanimously.

11. DISCUSSION

12. COMMUNICATIONS FROM THE CITY MANAGER

- City Attorney Selection Process
City Manager Richter stated interviews were conducted with the four finalists selected for the new City Attorney appointment. The selection committee conducted interviews and will bring forward a finalist candidate to the City Council on July 11th prior to its regular meeting, for a final interview.
- Sports Center
City Manager Richter stated that at a recent meeting to discuss progress of Sports Center planning, Kraus-Anderson shared preliminary budget numbers that exceed original estimates by approximately \$1 million. Nearly 40% of those costs are associated with elements included to accommodate a refrigeration system that could operate a 2nd sheet of ice, if constructed in the future. 25% of the added costs account for construction contingency, with the remaining 35% associated with ADA required upgrades, site work and signage.

Councilmember Edberg asked whether it is still within the City's fiscal capacity to approve the project and provide increased funding, where the funding would come from, and how the City's share would be determined. City Manager Richter stated these issues will be reviewed in more detail by staff prior to the City Council's next meeting.

Councilmember Edberg stated the City Council's consensus on this matter has been support for one sheet of ice. City Manager Richter confirmed this, adding the City Council should consider whether the upgrades to accommodate the potential for a second sheet of ice is prudent.

Councilmember Jones thanked City Manager Richter for her update. He also thanked the White Bear Lake skating community for their commitment and dedication to this project. He added he supports the plan for a single sheet of ice.

- Police Department Events
City Manager Richter stated the White Bear Lake Police Department sponsored the Bike Rodeo at the Public Works Facility, which was funded using money that was raised from the Spring bike sale. She noted National Night Out is Tuesday, August 1, 2017, from 6:00 – 9:00 p.m., and she encouraged City Councilmembers interested in participating to contact Police Chief Swanson.

City Manager Richter stated the Police Department is planning a pedestrian safety awareness initiative, similar to the City of St. Paul's Stop for Me Campaign. She added this program seeks to educate motorists about stopping at pedestrian crossings. She noted pedestrian crossing awareness events will be planned for a few nights in August 2017.

Councilmember Walsh stated there have been a few incidents on his street over the past few days, including a car accident and a house fire. He thanked the Police and Fire Departments, adding his neighborhood really appreciated all their hard work.

➤ **Engineering Department Update**

Assistant City Engineer Farrell reviewed the City's roads projects including crack seal competed in the downtown area, to be followed by seal coating in July. He added mill and overlay as well as full reconstruction projects are ahead of schedule. City Staff are working with Vadnais Lake Water Management Organization (VLWMO) to increase water quality in Goose Lake. He added VLWMO is applying for a substantial grant to do some improvements over the coming years.

➤ **Community Development Department Updates**

Community Development Director Kane stated a new Code Enforcement Officer, Daniel Cahill, will start on July 5, 2017. She added Mr. Cahill is a combat veteran who served in Afghanistan. She noted he was previously employed in Code Enforcement at the City of Cottage Grove.

Community Development Director Kane stated a Lake Links Trail Project meeting on Wednesday, June 27th will be hosted by the Met Council at Boatworks Commons, and all participating communities will be represented. She added representatives of the Metropolitan Council, fiscal agents for the legislative funding, will also be present. She noted the next trail segment will connect Lions Park to South Shore Boulevard and the City's north/south trail connector along Hazel Street, enhancing the community's pedestrian and bike access.

Community Development Director Kane stated a Comprehensive Plan update was presented to the Planning Commission at their June 26, 2017, meeting. She added the update will be presented to the City Council at the July 25, 2017, Regular Meeting time permitting.

Community Development Director Kane stated a new local business, Culver's of White Bear Lake, will open this week. Mayor Emerson stated they will be opening on June 29, 2017.

Mayor Emerson stated the Lakeshore Players' groundbreaking ceremony was held that afternoon, June 27, 2017, at 4:00 p.m.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Walsh** seconded by Councilmember **Jones** to adjourn the regular meeting at 8:56 p.m.

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Ellen Richter, City Manager

From: The Planning Commission

Through: Samantha Crosby, Planning and Zoning Coordinator

Date: July 5, 2017 for the July 11, 2017 City Council Meeting

Subject: **SECOND READING – Spade Landscaping Case No. 17-3-Z**

REQUEST

A text amendment to the Zoning Code Section 1303.140 (the B-3 zoning district) as it relates to contractor's shops and yards.

SUMMARY

No one from the public spoke to the request. On a 7-0 vote, the Planning Commission recommended approval of the ordinance as proposed. Since the Planning Commission meeting, staff has made a couple of minor revisions to the proposed ordinance. In addition, staff has drafted a summary resolution (attached) to facilitate final publication.

RECOMMENDED COUNCIL ACTION

Approval of both the ordinance and the summary resolution is recommended.

ATTACHMENTS

Draft Ordinance
Draft Summary Resolution

ORDINANCE NO. 17-07-2026

**AN ORDINANCE AMENDING THE CITY OF WHITE BEAR LAKE ZONING CODE
AT SECTION 1303.140, “B-3 – AUTO-ORIENTED BUSINESS” DISTRICT
AS IT RELATES TO CONTRACTORS SHOPS AND YARDS (CASE NO. 17-3-Z)**

THE CITY COUNCIL OF THE CITY OF WHITE BEAR LAKE, MINNESOTA DOES ORDAIN
THE FOLLOWING:

SECTION 1. The Municipal Code of the City of White Bear Lake is hereby amended at Section 1303 as follows:

§1303.140 “B-3” AUTO-ORIENTED BUSINESS DISTRICT”

Subd.4. Conditional Uses. The following are conditional uses in a "B-3" District, which require a conditional use permit based upon procedures and provisions set forth in and regulated by Section 1301.050 of this Code.

a) through i) No proposed amendments.

j) Contractors Shops and Yards subject to the following requirements:

- 1) The site is 150’ from residentially zoned or used property.**
- 2) The site must be at least one acre in size but not more than two acres in size.**
- 3) The site may not be located on a corner lot at the intersection of two roadways.**
- 4) The site may not be a riparian lot.**
- 5) The site must have a principal building constructed of at least two different types of building materials on all four elevations, not including concrete block or precast concrete panels. No wall of the building may be without windows.**
- 6) The site must be owner occupied.**
- 7) No outside storage except as allowed in compliance with e) of this subdivision.**
- 8) All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.**

In addition to other remedies available through the Municipal Code, multiple failures to comply with any standard of this Permit shall constitute sufficient cause for revocation of the Conditional Use Permit, as determined by the City Council following a Public Hearing. (Ref. Ord. 17-07-2026, 07/11/2017)

SECTION 2: This ordinance becomes effective after approval shall take effect and be in force following its passage and publication (or, on “date”).

Passed by the City Council of the City of White Bear Lake, Minnesota.

First Reading: June 13, 2017

Initial Publication: June 28, 2017

Second Reading: July 11, 2017

Final Publication: _____

Codified: _____

Posted on web: _____

City Clerk Initials

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

RESOLUTION NO.

**A RESOLUTION ESTABLISHING THE TITLE AND
SUMMARY APPROVAL OF ORDINANCE NO. 17-07-2026**

CASE NO. 17-3-Z: AN ORDINANCE AMENDING THE CITY OF WHITE BEAR LAKE
ZONING CODE AT SECTION 1303.140
“B-3 – AUTO ORIENTED BUSINESS” DISTRICT,
AS IT RELATES TO ESTABLISHMENT OF CONTRACTOR’S YARDS

FOR PUBLISHED NOTICE.

WHEREAS, the City of White Bear Lake City Council may, pursuant to Ordinance No. 83-6-666, adopt a title and summary of a proposed ordinance to be published in lieu of lengthy entire ordinances, and

WHEREAS, in addition to adopting a title and ordinance summary, the Council shall direct the City Clerk to:

1. Have available for inspection during regular office hours a copy of the entire ordinance.
2. Post a copy of the entire ordinance at the White Bear Lake Branch of the Ramsey County Public Library.
3. Receive an affidavit of publication of the title and summary from the official newspaper.

NOW, THEREFORE, BE IT RESOLVED, that the City of White Bear Lake City Council hereby adopts the aforementioned title and summary for approved Ordinance No. 17-07-2026 as listed below:

CASE NO. 17-3-Z: AN ORDINANCE AMENDING THE CITY OF WHITE BEAR LAKE
ZONING CODE AT SECTION 1303.140
“B-3 – AUTO ORIENTED BUSINESS” DISTRICT,
AS IT RELATES TO ESTABLISHMENT OF CONTRACTOR’S YARDS

A text amendment to the B-3 zoning district to allow “Contractor’s Yards” as Conditional Uses. The text amendment would require a minimum one (1) acre site, but not more than 2 acres in size, a distance of 150 feet from any residential or residentially zoned property, that the use not be located at an intersection or on a riparian lot, that the use be owner occupied, and all outside storage subject to established minimum screening requirements.

FURTHER, BE IT RESOLVED, that the City of White Bear Lake City Council hereby directs the City Clerk to provide the inspection and publication requirements as listed above.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Ellen Richter, City Manager
From: The Planning Commission
Through: Elizabeth Showalter, Planning Intern
Date: July 6, 2017 for July 11, 2017 City Council Meeting
Subject: **Jassmin Hochhalter – Case No. 17-3-SHOP**

REQUEST

A Special Home Occupation Permit to operate a single operator pet grooming business from her residence.

SUMMARY

The owner of the property directly behind applicant's property spoke, expressing concerns over excessive barking. Condition 9 was amended to address these concerns. Staff spoke with the property owner after the Planning Commission meeting, and she expressed approval of proposal.

RECOMMENDED COUNCIL ACTION

On a 7-0 vote, the Planning Commission recommended approval of the Special Home Occupation Permit as amended.

ATTACHMENT

Resolution of Approval

RESOLUTION NO. _____

**RESOLUTION APPROVING A SPECIAL HOME OCCUPATION PERMIT
FOR JASSMIN HOCHHALTER AT 4844 PEGGY LANE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (17-3-SHOP) has been submitted by Jassmin Hochhalter to the City Council requesting a Special Home Occupation permit from the City of White Bear Lake at the following site:

ADDRESS: 4844 Peggy Lane

LEGAL DESCRIPTION: Lot 34, Block 3 of Interlake Park Plat 1, Ramsey County, MN (PID # 153022140060)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: Approval of a special home occupation permit to allow a single-operator dog groomer out of a room in a single-family residence, per Code Section 1302.120, Subd.4;

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on June 26, 2017;

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed special home occupation permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake after reviewing the proposal, that the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.
7. That the special conditions attached in the form of a conditional use permit are hereby approved.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested Special Home Occupation Permit subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. If within one (1) year after granting the permit, the use as permitted shall not have been initiated, then such permit shall become null and void unless a petition for extension of time in which to complete the work has been granted by the City Council. Such extension shall be requested in writing and filed with the Zoning Administrator at least thirty (30) days before the expiration of the original permit. There shall be no charge for the filing of such petition. The request for extension shall state facts showing a good faith attempt to initiate the use.
3. This permit is issued for a period of one (1) year, to expire on **July 11, 2018**, after which the permit may be reissued. The renewal shall be processed in accordance with the procedural requirements of the initial home occupation.
4. The business shall comply with all provisions of the Home Occupation Section of the Zoning Code (Section 1302.125).
5. The applicant shall not have the vested right to a permit by reason of having obtained a previous permit. In applying for and accepting a permit, the permit holder agrees that his monetary investment in the home occupation will be fully amortized over the life of the permit and that a permit renewal will not be needed to amortize the investment. Each application for the renewal of a permit will be considered de novo without taking into consideration that a previous permit has been granted. The previous granting of renewal of a permit shall not constitute a precedent or basis for the renewal of a permit.
6. Permits shall not run with the land and shall not be transferable.
7. Sign permit required prior to the installation of any signs.
8. The applicant shall comply with applicable zoning, building, fire and health department codes and regulations. Successful reinspection by Fire Marshall required prior to operation of business.
9. To prevent the use of the rear yard by clients' dogs, dogs may not be held for more than 4 hours. Clients' dogs may only use the rear yard if accompanied by the applicant.
10. Appointments shall not overlap.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.

I have read and agree to the conditions of this resolution as outlined above.

Jassmin Hochhalter Date



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Ellen Richter, City Manager
From: The Planning Commission
Through: Elizabeth Showalter, Planning Intern
Date: July 6, 2017 for July 11, 2017 City Council Meeting
Subject: **Reed and Tara Vanderzee, 4976 Stewart Avenue– Case No. 17-15-V**

REQUEST

A Special Home Occupation Permit to operate a single operator pet grooming business from her residence.

SUMMARY

A 10-foot variance from the 29.25-foot front yard setback determined by averaging the setbacks of the neighboring properties, to construct a new single family residence 19 feet from the west property line.

RECOMMENDED COUNCIL ACTION

On a 7-0 vote, the Planning Commission recommended approval of the variance as presented by staff.

ATTACHMENT

Resolution of Approval

RESOLUTION NO. _____

**RESOLUTION GRANTING A SETBACK VARIANCE
FOR 4976 STEWART AVENUE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (17-15-V) has been submitted by Emily Cox, on behalf of the property owners, Reed and Tara Vanderzee, to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4976 Stewart Avenue

LEGAL DESCRIPTION: Except for South 43 Feet, Lot 6 And All of Lot 7, Block 13 Auerbach's Rearrangement of Part of White Bear, Ramsey County, MN (PID # 133022220035).

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 10-foot setback variance from the 29.5 foot setback determined by averaging the setbacks of adjacent properties per Code Section 1303.040 Subd. 5; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on June 26, 2017; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variance upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the City Council accepts and adopts the following findings of the Planning Commission:

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance is a reasonable use of the land or building and the variances are the minimum required to accomplish this purpose.
3. The variance will be in harmony with the general purpose and intent of the City Code.
4. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- 5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested variances, subject to the following conditions:

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
- 4. A building permit shall be obtained before any work begins.

Prior to the issuance of a building permit, the applicant shall:

- 5. Successfully obtain an administrative variance for the front yard setback.
- 6. Provide a stormwater infiltration system plan for the excess impervious area per Section 1303.230 Subd. 5. Design to be approved by the City Engineer.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Reed or Tara Vanderzee

Date



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and City Councilmembers
From: Ellen Richter, City Manager
Date: June 22, 2017
Subject: Armory - application for National Register of Historic Places

SUMMARY

In 2016, the White Bear Lake Area Historical Society applied for and received a Minnesota Historical and Cultural Heritage grant through the Minnesota Historical Society to evaluate the building's eligibility for listing in the National Register of Historic Places (NRHP). It was concluded through this study that the building is likely eligible. The next step is submit a grant application to complete the nomination process.

If successful in achieving this status, there would be no additional restrictions on future building modifications beyond those that are already in place through the existing preservation easement. Furthermore, if successful, the City could at any time request to have the Armory removed from the National Registrar.

As described in the attached memorandum from Sara Hanson, Director of the WBL Historical Society, more projects would be eligible for grant opportunities if the listed on the National Registrar.

RECOMMENDED COUNCIL ACTION

Staff recommends Council adopt the attached resolution approving an application for nomination of the 1922 White Bear Lake Armory for listing in the National Register of Historic Places.

ATTACHMENTS

Resolution
Hanson Memo
Armory Evaluation Report
Virginia Way Email

RESOLUTION NO.

**RESOLUTION IN SUPPORT OF
APPLYING FOR A GRANT FOR COMPLETION OF THE NOMINATION
APPLICATION OF THE WHITE BEAR LAKE ARMORY
FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES**

WHEREAS, in 2016, the White Bear Lake Area Historical Society applied for and received a Minnesota Historical and Cultural Heritage grant through the Minnesota Historical Society to evaluate the White Bear Lake Armory's eligibility for listing in the National Register of Historic Places (NRHP); and

WHEREAS, initial findings indicate the Armory building would likely be eligible for listing on the national registry; and

WHEREAS, additional grant funding is required to complete the nomination application of the 1922 White Bear Lake Armory for listing in the NRHP; and

WHEREAS, grant funding from Minnesota Historical Society would be secured by White Bear Lake Area Historical Society to complete the nomination application; and

WHEREAS, properties listed in the NRHP are eligible for funding through the Minnesota Historical Society and potential federal funding for brick and mortar projects; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, that The City Council approves submission of the grant application to complete the nomination application of the 1922 White Bear Lake Armory for listing in the NRHP.

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

MEMORANDUM

TO: MAYOR EMERSON & WHITE BEAR LAKE CITY COUNCIL
FROM: SARA HANSON, WHITE BEAR LAKE AREA HISTORICAL SOCIETY
SUB: WHITE BEAR LAKE ARMORY NOMINATION FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES
DATE: 5/3/2017

Background

The White Bear Lake Armory was originally constructed in 1922, suffered a fire in 1928 and was rebuilt in 1929. The City of White Bear Lake took ownership of the building after it was decommissioned in the 1990s. It was remodeled and has served as the home for special events, the White Bear Center for the Arts, the White Bear Lake Lion's Club and the White Bear Lake Area Historical Society.

Summary

In 2016 the White Bear Lake Area Historical Society applied for and received a Minnesota Historical and Cultural Heritage grant through the Minnesota Historical Society to evaluate the building's eligibility for listing in the National Register of Historic Places (NRHP). The findings of that report are that the building would indeed be likely eligible for listing. The next step in that process would be to apply for an additional grant to complete the nomination application.

What are the restrictions/rules with the NRHP?

The building currently has a preservation easement in place through the State Historic Preservation Office (SHPO) that requires any proposed work on the building be reviewed by SHPO and approved before proceeding. This would apply to any "demolition in whole or in part" or "any modification" regardless of the funding source for the work to be done. Listing in the National Register does not impose any additional requirements if state or federal monies were used for the work. The current restrictions are, in fact, more stringent than listing in the NRHP would be. Lastly, listing on the National Registrar is an honorary recognition; the City has the option at any time to request that it be removed

What are the advantages to listing in the NRHP?

Properties listed in the NRHP are eligible for grant funding through the Minnesota Historical Society and potential federal funding for bricks and mortar type projects, particularly those that help retain or repair the historic character and elements of the building. An example would be the possibility of funding for the gym floor that is deteriorating rapidly. These grant funds are competitive and never guaranteed, but with listing, the property would become eligible to apply.

Listing in the NRHP is competitive and the label is credible. There are only one commercial building (1st National Bank on Washington Avenue) and three homes in the area (Fillebrown House-4735 Lake Avenue & Cobb House-2199 First Street in the City and the E.H. Hobe House-5590 West Bald Eagle Blvd in the Township) listed in the NRHP.

Recommendation

The White Bear Lake Area Historical Society recommends pursuing the nomination of the 1922 White Bear Lake Armory for listing in the National Register of Historic Places.

Estimated Cost

Approximately \$9,000 to be paid through grant funds secured by the WBLAHS through the Minnesota Historical Society.

Timeline

Nomination submitted through SHPO by end of 2018 after grant funds received and application produced.

Architectural History Evaluation of the White Bear Lake Armory, 2228 Fourth Street, White Bear Lake, Ramsey County, Minnesota

Submitted to:
City of White Bear Lake
4701 Highway 61
White Bear Lake, MN 55110

Prepared by:



Cultural Services LLC

207 4th Avenue North
South St. Paul, MN 55075

Report Author:
Andrea C. Pizza, Ph.D.

August 2016

MANAGEMENT SUMMARY

The City of White Bear Lake (City) received a Minnesota Historical and Cultural Heritage Grant for a qualified historian to complete an evaluation of the White Bear Lake Armory to determine its eligibility for listing in the National Register of Historic Places (National Register). The City contracted with Deco Cultural Services LLC (Deco) to conduct the evaluation. The evaluation, which included a literature review and field documentation, was performed in May and June of 2016. Andrea Pizza served as Principal Investigator.

The White Bear Lake Armory meets Criterion C in the area of architecture as an example of Minnesota National Guard armory design during the period of transition between the castellated and federal-relief eras, and as one of two early armories designed by P. C. Bettenburg. Although some alterations have occurred to the building since the 1920s, none have been substantial enough to seriously compromise its historic character. It retains excellent integrity of location, and good integrity of design, materials, workmanship, setting, association, and feeling. It is therefore recommended as eligible for listing in the National Register.

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INTRODUCTION

The City of White Bear Lake (City) received a Minnesota Historical and Cultural Heritage Grant for a qualified historian to complete an evaluation of the White Bear Lake Armory to determine its eligibility for listing in the National Register of Historic Places (National Register). The City contracted with Deco Cultural Services LLC (Deco) to conduct the evaluation, which was carried out in May and June of 2016.

The White Bear Lake Armory, located at 2228 Fourth Street in the city of White Bear Lake (Figure 1), was previously evaluated in 1993 as part of a larger study of seven Minnesota armories constructed during the 1920s, the result of which was that all seven were recommended as not eligible for listing in the National Register. The recommendation was based on a lack of important associations with historical patterns or events, such as significant community action in obtaining an armory or National Guard response to a labor strike, and on a perceived absence of architectural merit, particularly in comparison to the strongly medieval designs that preceded the 1920s and the Art Deco and Art Moderne designs that ensued (Burns and Martens 1994). The Minnesota Historic Preservation Office (SHPO), however, did not concur with the recommendation of non-eligibility for three of the seven armories studied, including the White Bear Lake Armory, noting that the 1920s encompassed “the most intensive expansion of state-owned armory buildings throughout the state [and therefore] some examples from this period should be evaluated as significant regardless of how restrained the overall styles of the period were.” The SHPO concluded that the White Bear Lake, Worthington, and Dawson armories “are among the best representatives of the period” and therefore potentially eligible for listing in the National Register (letter, Britta L. Bloomberg, SHPO, to Lieutenant Colonel Wayne A. Johnson, Minnesota Army National Guard, dated October 20, 1993, on file at the SHPO). A letter provided by the SHPO to the City in 2008 indicated that the White Bear Lake Armory was eligible for listing in the National Register (Britta L. Bloomberg, SHPO, to Mark Sather, the City, dated May 30, 2008, on file at the SHPO).

In 2015, information provided to the SHPO by the City indicated that the White Bear Lake Armory had been struck by a tornado in 1941. Neither this event nor its impacts on the architecture of the armory were addressed in the 1993 study or had otherwise been brought to the attention of the SHPO at the time it concluded that the property was potentially eligible or eligible. The SHPO therefore determined that an updated evaluation which takes into account the full history of alterations to the building must be completed before a final finding of eligibility or non-eligibility can be made.

1.2 STRUCTURE OF THE REPORT

The next chapter describes the methods used in the investigation and is followed by a chapter that provides detailed historic contexts for the property. The subsequent chapter provides an evaluation of the National Register eligibility of the property, examining the significance of the property within the framework of the historic contexts and its integrity based on the results of the field survey.



FIGURE 1. LOCATION OF PROPERTY

METHODS

The objective of the architectural history evaluation was to determine whether the White Bear Lake Armory is eligible for listing in the National Register. National Register eligibility is based on the significance criteria outlined below:

- Criterion A – association with events or patterns that have made a significant contribution in our past;
- Criterion B – association with the lives of persons significant in our past;
- Criterion C – embodiment of the distinctive characteristics of a type, period, or method of construction; or representation of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction; and
- Criterion D – potential to yield information important to prehistory or history (National Park Service 2002)

All work was conducted per the *Guidelines for History/Architecture Projects in Minnesota*, (Minnesota State Historic Preservation Office [SHPO] 2010), and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (National Park Service 1983).

2.1 LITERATURE SEARCH

The White Bear Lake Area Historical Society (WBLAHS) has identified and compiled numerous newspaper articles from the *White Bear Press* pertaining to the White Bear Lake Armory and historical images of the armory, which were provided to Deco. Deco conducted a literature search to obtain additional information on the history of U.S. armory architecture generally and the White Bear Lake Armory specifically, which was used in conjunction with the information provided by the WBLAHS to develop detailed, relevant historic contexts for the White Bear Lake Armory. Sources reviewed include the SHPO property type file for armories; the armory records of the Minnesota Office of the Adjutant General, held at the Minnesota Historical Society; additional newspaper articles; and secondary sources, including but not limited to *America's Armories* (Fogelson 1989) and *Historic National Guard Armories* (Everett 1994). In addition, online imagery of other Minnesota armories built during the 1920s was reviewed for comparative purposes.

2.2 FIELD SURVEY

A survey of the White Bear Lake Armory was performed on May 17, 2016. Andrea Pizza served as Principal Investigator and conducted the fieldwork. The exterior and the interior were examined and documented in detail to generate accurate descriptions and to evaluate the ability of the property to convey any potential historical significance, based on the seven aspects of integrity as defined by the National Park Service (2002): location, design, materials, workmanship, setting, feeling, and association. Documentation consisted of field notes and digital photography.

HISTORIC CONTEXTS

The White Bear Lake Armory is associated with the SHPO thematic context *State Owned Buildings: Armories*, which follows the historic context "Armories and Camp Ripley Military Reservation" (Murphy 1986). The historic contexts that follow were developed to assist in the evaluation of the White Bear Lake Armory by providing a more detailed framework for the evaluation of its historical significance.

3.1 NATIONAL GUARD ARMORY CONSTRUCTION IN THE U.S., 1877-1960s

The first National Guard armory to embody the concept of the building type as it is known today, a two-part, multipurpose building intended to not only store arms and equipment, but also to provide training space, administrative space, a clubhouse, and a point of assembly for mobilization, was constructed by New York's Seventh Regiment between 1877 and 1881 (Todd 2006:2). In prior years, munitions storage was often accommodated by armories that followed the traditional, more rigid definition of a building dedicated to the manufacture, repair, and storage of arms, also known as arsenals, or by armories that, while serving multiple functions, were not uniform with regard to the functions included. In fact, numerous pre-1877 armories incorporated commercial or other public, non-military spaces, with the latter located at street level. On the whole, therefore, armories constructed prior to 1877 were characterized by inconsistency in form, layout, construction, and stylistic conventions (Everett 1994:5-7; Todd 1-2). When the Seventh Regiment's armory was constructed, it set the standard for state militia armories as self-contained, military buildings. Further, it solidified the basic elements of armory architecture into the 1940s: masonry construction; a visually dominant, aesthetically expressive multi-story administration block, or head house; and a spatially dominant, functionally essential attached drill hall, or drill shed (Everett 1994:14; Todd 2006:2-3). Beyond these elements, armory architecture would experience distinct stylistic shifts over time based on prevalent societal perceptions and architectural trends.

In the years after the Civil War, as the Second Industrial Revolution created unprecedented inequality in the distribution of wealth and uneven class relations on the basis of power over labor, growing and increasingly vocal discontent in the working class fueled fears among the well-to-do of all-out class warfare and the resultant destruction of the sociopolitical status quo. These fears were exacerbated by the Great Railroad Strike of 1877, which suggested to many Americans that the United States was as vulnerable as any other country to class-based uprisings (Fogelson 1989:21, 24-25). Although the national consensus was that the state militias had made an incredibly poor showing with regard to their organization, conduct, and effectiveness in breaking the strike, the larger response was a call for reform rather than replacement by professional military forces (Fogelson 1989:38-40). Armory buildings fully appointed with a drill hall; weapons, ammunition, equipment, and uniform storage; and social/recreational spaces were promoted as necessary to such reform for attracting, retaining, training, and preparing guardsmen, a notion which at least those many Americans with an interest in having strikes broken were quick to accept (Fogelson 1989:44-47). New York's Seventh Regiment, a unit that performed well during the railroad strike, took advantage of the newly found sentiment regarding armories to complete what had until that point been an only moderately successful fundraising effort for its new armory, and other state-militia units throughout

the country would follow suit, with both the private sector and state legislatures making available money they previously had not seen reason to allocate (Fogelson 1989:55-59, 66-68).

In this atmosphere, National Guard armories, no longer randomly integrated with commercial operations or fraternal halls, were designed to not only function as dedicated military buildings but to look like dedicated military buildings. In the later part of the nineteenth century, as labor strikes requiring peacekeeping forces were on the rise, "the armory was supposed to help prevent troublemakers from joining in riots and other uprisings. It had to look formidable. It had to evoke a sense of fear and awe, to symbolize the might of the state, and to convey its willingness to use force to maintain order" (Fogelson 1989:211; Everett 1994:13). To this end, armories built between 1880 and 1900 were almost entirely in what is termed the castellated style, inspired by the medieval military castles and fortresses of twelfth- through fifteenth-century Europe. Translation to late nineteenth-century National Guard armories resulted in buildings that appeared as architectural anachronisms, located as they were within developed city neighborhoods, with features such as battered foundations, battlements, turrets, towers, machicolations, and sally ports (Fogelson 1989; Everett 1994:15-17; Todd 2006:4). While the use of drill halls for nonmilitary public gatherings occurred within these buildings prior to 1900, approval for such use was rare (Fogelson 1989:208).

After 1900, changes in the perception of threats to the nation's well-being and in the functioning of the National Guard brought about functional and stylistic revisions in armories. Specifically, violent class warfare was no longer a fear in the minds of most U.S. citizens, as by the early twentieth century participants in labor conflicts on the sides of both capital and labor were generally willing to engage in and make concessions to facilitate peaceful mediation. It was replaced by the fear of foreign warfare, catalyzed by increased U.S. involvement in foreign affairs, the Spanish-American War, and the European tensions that precipitated World War I. As the need for reserves to bolster the strength of the regular Army became evident around the turn of the twentieth century, National Guard leaders argued for the Guard to fill this role, leading to the Dick Act of 1903. By this act, the Guard became the backup for the regular Army and therefore subject to federal as well as state control. As it embraced this new role, the Guard was slowly but surely phased out of policing industrial disputes, and its domestic peacekeeping focus was replaced by those of military preparedness and emergency aid (Fogelson 1989:213-217). With the change in the functioning of the Guard came a reconceptualization of armories as combined military and community buildings. Allowing the rental of armory space provided the Guard with a way to generate goodwill and support in local communities as well as revenue, and in fact the potential for public use was a common platform upon which the Guard promoted the building of new armories during the twentieth century (Fogelson 1989:209; Todd 2006:248).

Accordingly, the castellated style gradually fell out of use in armory architecture, as it was not desirable for a force engaged in protecting, assisting, and accommodating citizens to intimidate them. Few castellated armories were built after 1910, around which year one newspaper made reference to the "light and decorative purpose for which an armory is intended" (*San Francisco Call* 1912), reflecting the extent to which the identity of armories had changed. While many armories of the 1910s and 1920s were designed to allude

to medieval military architecture, with the retention of features such as crenellated parapets, such features were ornamental instead of practical, and they were integrated into designs that were considerably less heavy and imposing than those of their predecessors. In other armories, the castellated style was abandoned altogether in favor of Classical Revival, early Art Deco, or other designs responding to popular architectural trends of the 1910s and 1920s (Fogelson 1989:189-196; Everett 1994:23-26, 29-30).

In the latter decade, whether referencing the castellated style or expressing an architectural trend, new armory buildings were, in general, much more visually restrained. The country was weary of military affairs after World War I and therefore less inclined to provide, time, money, or other resources to the building of elaborate armories. In New York, armory building was on a near-total hiatus between 1920 and 1930 for this reason (Everett 1994:33; Todd 2006:243). Yet, with the full federalization of the National Guard and its reorganization as one of three formal components of the U.S. Army under the National Defense Acts of 1916 and 1920, the Guard pushed for new armory construction throughout the country and was successful in many other states (Fogelson 1989:189; Everett 1994:30). As more armories were built with less financial backing and public interest, designs were simplified and sometimes replicated in multiple locations. Administration blocks, no longer requiring an imposing façade, “became less prominent, often being overshadowed by a very high, arched drill hall roof, which gave [armory buildings] a more modern, less military appearance” (Everett 1994:30-31).

The combination of New Deal funding, a need for associated projects, and the emergence of Adolf Hitler into the German political arena reinvigorated support for armory building and created a swell of armory construction and reconstruction nationally in the 1930s and early 1940s. While the Public Works Administration (PWA) and the Works Progress Administration (WPA) both ordered continued architectural simplicity, in part the implication was continued avoidance of the castellated style. Many armories built under federal-relief programs, although they did not approach the excesses of their late nineteenth-century predecessors, certainly outshined the armories of the 1920s with regard to aesthetics and architectural expression, chiefly occurring in the Art Deco and Art Moderne veins. Others, however, retained the austerity of the prior period. These were typically smaller, single-unit armories, the austerity of which in some cases resulted from the extension of the practice of using a limited number of basic designs in multiple locations (Everett 1994:34-41).

This practice reached new heights in the post-World War II era, with the passage of Public Law 783, also known as the National Defense Facilities Act of 1950, by which the Department of Defense would shoulder 75 percent of the cost for constructing new armories, still more of which were needed for the projected expansion of the country’s reserve forces. With federal funding came a standardized plan for a Modern, flat-roofed, clean-lined, one-story building, institutional in appearance and efficiently constructed, which was repeated in numerous locations throughout the U.S. with slight, where any, variations over the next two decades (Everett 1994:43; Wieger 2012:105, 108-112).

3.2 NATIONAL GUARD ARMORY CONSTRUCTION IN MINNESOTA, 1920-1929

According to a 1930 inventory of Minnesota's armories conducted for the National Guard as summarized in a 1994 report (Burns and Martens 1994:Table 5), 24¹ armories were newly constructed in the state during the 1920s, all between 1920 and 1924. The need for these armories was created by the National Defense Act of 1920, which "necessitated a complete new allotment of troops and allocation of units to the National Guard" (Rhinow 1922:6). In Minnesota, the reorganization resulted in an increase from 3,267 National Guard members in June of 1920, the month that the act was passed, to 5,024 members in June of 1921 (United States, National Guard Bureau 1921:92). In response, the Minnesota State Legislature approved a total of \$650,000 in 1921 and 1922 for the construction of 23 new armories, the majority of which were completed by the middle of January 1923 (Murphy 1986:69).

Most of these new armories were destined for smaller communities, many of which lacked community space and wanted the buildings for that purpose, as well as a point of civic pride. To be considered for an armory, a community had to raise a company; provide \$1,000 of funding to go along with the \$25,000 that was allotted to each armory by the state; and donate land for the building site. Competition arose between some cities and towns as they raced to meet the conditions and secure an armory before their rivals. After doing so, however, many discovered that the state allocation was not enough to incorporate all the features hoped for with regard to civic functions, and plans had to be scaled back until such time as the community could raise additional money. In other locations, disappointment was staved off by city contributions well above the required \$1,000; both Dawson and Jackson, for example, put up around \$20,000 to get the buildings they wanted (*White Bear Lake Press* 1922a, 1922b; Burns and Martens 1994:19-21). However they were initially constructed, armories presented enough of an improvement over previously available facilities that they were regularly used for public events, resulting in "the armories becoming real community centers and close co-operation between the National Guard units and the communities" (Minnesota Legislative Manual, 1925, quoted in Murphy 1986:69).

Seven architectural firms engaged in the design of 21 Minnesota armories newly built between 1920 and 1922, with multiple commissions going to Lang, Raugland and Lewis (7), Brown and Frazer (6), and Dennis and Knowles (4) between 1920 and 1922. Images available online suggest that by and large, the armories designed by these architects avoided reference to the medieval, most employing clean lines and strong stylistic restraint (Figures 2 through 4). Two of Dennis and Knowles' armories mildly alluded to the castellated era, the one at Long Prairie employing a sally port and projecting square corners that evoke towers, and the one at Sauk Centre a heavy medieval-like cornice. Although Brown and Frazer may have intended for the armories at Aitkin and Windom to be more medieval in their details (Burns and Martens

¹ The Red Wing Armory is listed as newly built in 1925 in the Burns and Martens report of 1994. Although the third story had to be removed and the interior of the lower two stories rebuilt after the armory was gutted by fire in 1925, it does not represent an entirely new build.



MNHS Runk 998
Stillwater, 1922



National Register nomination photograph
Dawson, 1995



Flickr.com
Worthington, 2013



Google Maps
Hastings, 2014



Flickr.com
Luverne, 2011

FIGURE 2. LANG RAUGLAND AND LEWIS ARMORIES



Lakeswoods.com postcard collection
Monteideo, 1960s



MNHS MC9.9 WN8 p1
Windom, circa 1955



Located on petescardsinmaine.com
Aitkin, 1940s



Google Images
Milaca, 1940s



Lakeswoods.com postcard collection
Jackson, 1930s

FIGURE 3. BROWN AND FRAZER ARMORIES



<https://izi.travel/en/1438-historic-long-prairie-mn/en#058c-armory/en>
Long Prairie, post-1940



MNHS MS6.9 Sk8 p1
Sauk Centre, 1925



Lakesnwoods.com postcard collection
Appleton, 1940s

FIGURE 4. DENNIS AND KNOWLES ARMORIES

1994:24), only the one at Montevideo, with its sally port and castellated parapet, has any strength of allusion to the castellated style.

Of the three armories completed in 1923 and 1924, one, the Hutchinson Armory, was designed by Kenyon, Maine and Brown, and the other two, at White Bear Lake and Ortonville, by Philip Charles (P. C.) Bettenburg. The White Bear Lake and Ortonville armories were strongly similar, simply detailed with low, stepped parapets; quoins on the administration block; non-recessed entries with contrasting door surrounds; brick pilasters dividing the bays of the drill hall walls; and the drill hall oriented perpendicular to the administration block (Figures 5 and 6). The Hutchinson armory, in the same vein, had a low, stepped parapet and incorporated brick pilasters on the drill hall, but it also incorporated contrasting stringcourses and had the drill hall oriented parallel to the administration block, which gave an impression of horizontality that did not occur with the Bettenburg armories (Figure 7). It appears, based on information contained in the 1930



Provided by White Bear Lake Area Historical Society

FIGURE 5. WHITE BEAR LAKE ARMORY, P.C. BETTENBURG, PRE-1928



Google Images

FIGURE 6. ORTONVILLE ARMORY, P. C. BETTENBURG, DATE UNKNOWN



MNHS MM1.9 HU8 p4

FIGURE 7. HUTCHINSON ARMORY, KENYON, MAINE AND BROWN, 1925

inventory and documentation held in the SHPO building type file for armories, that the Hutchinson Armory has the distinction of being the last Minnesota National Guard armory designed by a firm not associated with P. C. Bettenburg until after his death in 1968.

Bettenburg, whose "Army service began in 1918 when he joined a special unit" (*Star Tribune* 1968), was a career officer in the National Guard, eventually becoming commander of the 47th Infantry in 1954, a position he held until he retired in January of 1958 (Johnson n.d.:4). His status as a Guard member allowed him to obtain armory commissions first through his firm, P. C. Bettenburg & Co., and then through its successor, Bettenburg Townsend, and Stolte, formed in 1943, which became Bettenburg, Townsend, Stolte and Comb in 1951 (James T. White & Company 1964:345). After the Ortonville Armory was completed, Bettenburg's armory work through the remainder of the 1920s consisted of additions to the armories in Milaca, Aitkin, and Montevideo, and the designs for the reconstruction of the armories in Red Wing and White Bear Lake, which suffered fires in 1925 and 1928, respectively (Burns and Martens 1994:Table 5). Interestingly, the reconstruction of White Bear Lake eliminated the stepped parapet in favor of crenellation, such that the armory design then furthest removed in time from the era of castellated armories was among the most evocative of the style for the 1920s. It also marked the only instance in which Bettenburg would choose this style. The next wave of armory building in Minnesota did not begin until the federal-relief era, during which period Bettenburg's designs were of the PWA Moderne style, exemplified by the Minneapolis Armory, which has been referred to as the "queen of New Deal-era armories" (Everett 1994:41) and "the purest

expression of PWA Moderne design on a large scale" ("The Minneapolis Armory Reuse Study, 1990, quoted in Everett 1994:39).

3.3 THE WHITE BEAR LAKE ARMORY

In July of 1921, the *White Bear Press (Press)* reported that the city of White Bear Lake was in line to receive a National Guard armory if it could raise a company, but at that time it was largely a matter of hearsay, and therefore few details were available. It was not until the following year that the wheels were set in motion for the organization of a headquarters company, which indications are was driven by the desire of the Guard more so than of the city, the *Press* (1922a) noting on February 9th that "Sergeant H. W. Clark, headquarters company, Minnesota National Guard, has been doing some work in the city all week interesting the citizens in the organization of this unit." Like the rest of the country, White Bear Lake was weary of military affairs in the aftermath of World War II, and the *Press* (1922c) acknowledged, "We are so shortly rid of war that the thought of anything military is disagreeable to many." Still, the city was not totally averse to having a Guard company, as the plan was backed by approval of the city council and pledges of support from the local elite. By February 25, the enlistment threshold of 41 recruits had been reached, and the city was on its way to having an armory (*Press* 1922a, 1922d).

In late April, P. C. Bettenburg, on behalf of the National Guard, attended a meeting of the city council to address the city's provision of \$1,000 and a building site for the new armory. The council proposed connecting the armory to a new fire station or auditorium but learned that neither one of these could be achieved within the standard cost parameters. Between this meeting and one the following week, again attended by Bettenburg, the \$1,000 had been raised in pledges by community members, but a site was still under debate. The issue was resolved at the council meeting of May 9, when a petition was presented by the owners of properties near Fourth Street and Cook Avenue for locating the armory at that intersection adjacent to the existing auditorium, on a residential property for which the cost of purchase had already been obtained and on which an option had already been taken. Further, it would provide the benefit of eliminating the view of what was considered an unattractive exterior wall of the auditorium. Recommendations for the use of this property and Bettenburg as architect were submitted to the Minnesota National Guard Armory Board and approved by the same the following week. While Bettenburg was working on plans for the new building, the house then located on its site was moved to a new lot (*Press* 1922e, 1922f, 1922g, 1922h, 1922i).

With the plans completed near the end of June, the armory lot was cleared, and construction began in July with T. L. Bourquin as the contractor (*Press* 1922j, 1922k, 1922l). In September, the cornerstone was laid with great circumstance, on the same day as that for White Bear Lake's new Masonic Temple, so that "members of the city council, visiting officers, Masons, Oddfellows, representatives of the White Bear post of the American Legion, and members of the National Guard" (*Press* 1922m) were in attendance at both ceremonies. Although the interior was not yet fully furnished, construction of the armory was completed in late January/early February of 1923. Upon its completion, the National Guard, in cooperation with the American Legion Post, hosted the building's first community event, a three-night indoor carnival that would

raise money for furnishing the armory's club room, to be used by both groups (*Press* 1923a). The formal opening of the armory, already considered "one of the points of city pride" (*Press* 1923b) took place on February 27, with Governor J. A. O. Preus; National Guard officers, including P.C. Bettenburg; and White Bear Lake Mayor Earl Jackson all presenting speeches (*Press* 1923c).

Completion of the interior got underway in the summer of 1923 after a bill was passed by the state legislature in April providing an additional \$4,500 for that purpose, with the most important components being a rifle range in the basement and a ceiling in the drill hall, the latter of which would be of composition board (*Press* 1923d, 1923e; 1928a). For reasons unknown, however, the appropriation was held back, leaving these elements and others either unfinished or not finished well. An inspection by the Armory Board found several deficiencies in the conditions of and facilities present in the building, which began to be addressed after the appropriation was finally released in 1925. Reversal of these deficiencies included:

. . . partitioning off a property room in the basement for the security of clothing, and the building in of cupboards. The range was also finished in good style. The ceiling of the drill hall which was in bad condition was repaired. The club room walls and ceiling as well as those of the foyer, have been tinted and the Auxiliary ladies are making curtains for the windows. A loading platform has been erected at the rear door and a trap door cut in the floor and a runway into the basement has been constructed for the storing of the carts and various impediments. The showers have been repaired, windows have been repaired, toilets placed in good condition.

There still is some work to be done on the plumbing and on the boiler. A gas stove and sink are to be placed in the club room.

There are some repairs to be made on the roof, but that work comes under a state contract [*Press* 1925a].

As with many armories of the 1920s, the public made frequent use of the White Bear Lake Armory either by renting it for special events or attendance at Guard-sponsored fundraisers aimed at maintenance of the building and the unit. Both types of events most commonly occurred as dances, but other activities included concerts, roller skating, appearances by Santa Claus, carnivals, and sporting events (*Press* 1923f, 1923g, 1924, 1925b, 1926a, 1926b, 1927a). The White Bear Lake citizenry's enthusiasm for occupying the armory, however, apparently did not extend from the civilian to the military aspect. In late 1923, the Guard had replaced the headquarters company at White Bear Lake with a Howitzer company, a specialized artillery unit that required 60 members. Unable to keep up with the necessary number of enlistments, the city found itself faced with the potential closure of the armory a mere four years after its opening (*Press* 1927b, 1927c). Ultimately, in January of 1928, the decision was made to bring back a headquarters company and keep the armory open, even though it was already once again considered "run down and in bad shape" (*Press* 1928b).

However poor its condition at that time, it would not approximate that resulting after fire was set to the building on the morning of December 7, 1928, ravaging the administration block. The drill hall, minus some minor smoke and water damage, was spared thanks to the brick wall which separated the two sections of the armory (*Press* 1928c, 1929a). A bill for an emergency appropriation to repair the armory was submitted by White Bear Lake's state representatives in January and approved, but some delay was encountered when Bettenburg's design for the administration block resulted in construction bids greater than the allotted amount of \$12,850 and therefore required revisions, including the removal of a proposed balcony (*Press* 1929b, 1929c). Work commenced in July or August of 1929, the *Press* (1929d) noting soon after, "The exterior of the building has been greatly improved by the building up of the front several feet with battlements on the corners, giving a castle or parapet effect." Other noteworthy features of the restoration were new doors with a stone surround on the front of the administration block, new steel doors on the back of the drill hall, green paint on the exterior window casings, and overall improvements in the layout and furnishing of interior spaces, including a spacious, second-floor club room with kitchen and radio room (*Press* 1929e) (Figure 8).

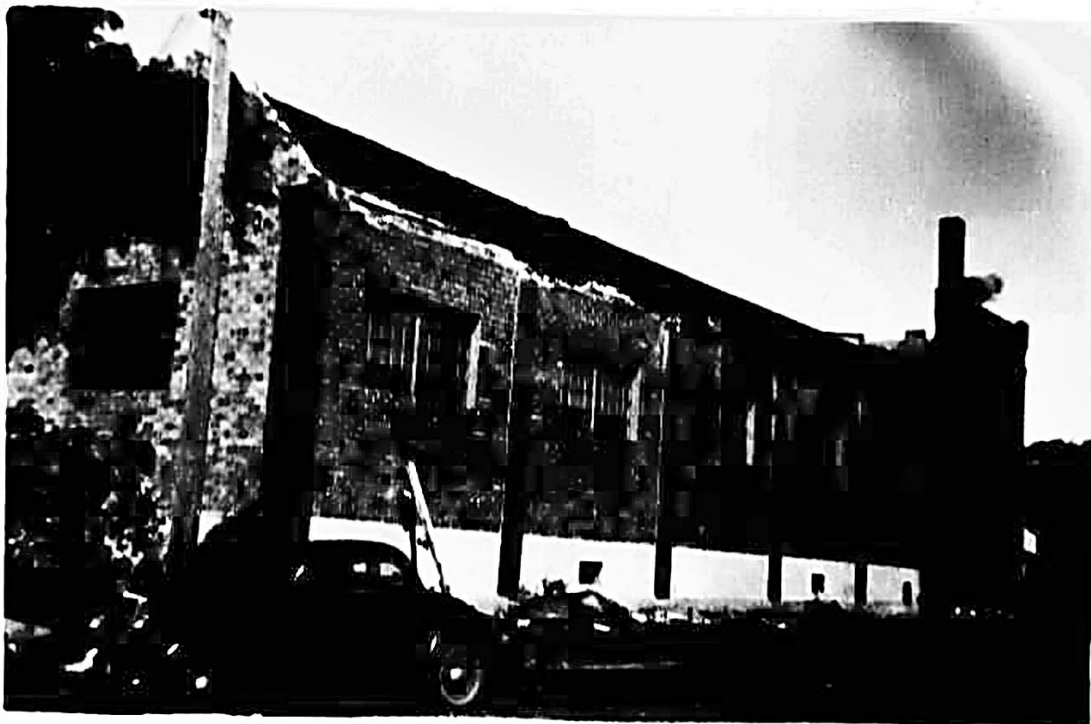
The armory had its formal reopening, promoted as "a big series of whoopee for three nights" (*Press* 1929f), from October 31st through November 2nd. Attendance at the event was low enough for the *Press* (1929g) to deem it unsuccessful, but soon the armory was again being used for regular roller skating, dances, and other special events in the previous manner (*Press* 1929h, 1929i, 1929j), and membership in the Guard unit remained at operational level from that point forward.

On September 4, 1941, eight months after the company had been ordered into federal service (*Press* 1941), the Armory suffered a second damaging event when a tornado went through White Bear Lake, primarily impacting the roof of the drill hall (Figure 9). A letter from then-Acting Adjutant General J. E. Nelson to the Minnesota Department of Administration (September 9, 1941) and a memorandum prepared by N. C. Bettenburg of P. C. Bettenburg & Company (September 17, 1941) indicate that, specifically, the roof had lifted along the south and east walls of the drill hall, and both the parapet on the south wall and a 70-by-10-foot section of the east slope of the roof had fully come off, the latter carrying with it two 20-foot sections of wall plates, the anchor bolts in which ripped tile and brick from the top of the east wall. In addition, five stone caps located along approximately one foot of the parapet and some built-up roofing were taken off of the administration block. Recommended repairs beyond in-kind replacements included improved bonding measures for the east wall, the addition of a metal gravel stop to the east edge of the roof to protect it from future lifting by the wind, adding additional courses of brick to the top of the south wall to create a parapet, which would allow for "proper metal flashing" to be installed, and capping the parapet with vitrified tile coping (Minnesota Office of the Adjutant General, Armory Records, held at the Minnesota Historical Society [MHS Armory Records]).



Provided by White Bear Lake Area Historical Society

FIGURE 8. VIEW OF WHITE BEAR LAKE ARMORY, CIRCA 1939



Provided by White Bear Lake Area Historical Society

FIGURE 9. VIEW OF TORNADO DAMAGE TO EAST WALL, LOOKING NORTHWEST

In 1960, the interior of the second floor of the administration block was remodeled by the addition of walls to provide for three classrooms, which also included the replacement of the kitchen sink in a different location, lighting and electrical improvements, heating improvements, and "complete decoration of remodeled areas" ("Rehabilitation of the National Guard Armory at White Bear Lake, Minnesota" dated December 30, 1958, MHS Armory Records). In 1963, new front entrance doors were installed (memorandum from Lieutenant Colonel John W. Hohncke to Colonel Leon H. Hagen, August 1, 1963, MHS Armory Records). Despite this later work, the armory was still an older building with condition issues, and in the early 1970s it was announced that White Bear Lake was in the queue for a new armory building to be built later in the decade. The announcement, however was met with a lukewarm response due to a combination of the cost to the city and the opinion that due to other options, an armory was no longer a necessity as a community facility (*Press* 1973). A new armory was never built. Circa 1990, all windows in the building were replaced and a new heating system was installed (*Press* 1992).

In 1992, after the Pentagon ordered the National Guard to reduce its forces and the state of Minnesota ordered the National Guard to assess whether cost savings could be realized by closing any of its armories, the White Bear Lake Armory was selected for closure. Its selection was based on insufficient space for monthly training with no room to expand, the cost of projected repairs, and its lack of accessibility accommodations (*Press* 1992). The building was turned over to the city in the fall of that year, which continues to use it for community events and rent it out for numerous functions. In 1995, a major renovation replaced the front stairway; constructed an elevator, new restrooms, and a small kitchen in the administration block; and made accessibility, electrical, and ventilation upgrades (*Press* 1995).

EVALUATION

4.1 DESCRIPTION

The White Bear Lake Armory is located at the southwest corner of 4th Street and Cook Avenue at the east edge of White Bear Lake's downtown commercial district; the east side of Cook Avenue is entirely single-family homes, and the west side is entirely commercial buildings (Figures 10 through 12). The armory adjoins a neighboring commercial complex to its west. The armory comprises a two-story administration block, attached one-story drill hall, and a basement that extends beneath both components and rises partially above street grade. The foundation walls are poured concrete.

The walls of the administration block, which fronts 4th Street, are brown brick laid in a stretcher-bond pattern. The basement level is divided from the portion above by a water table formed of a course of projecting rowlock brick over a course of projecting soldier brick. Above, the façade is divided by brick pilasters into three bays, a wide central bay flanked on each side by a narrow bay. The pilasters, having one course of inset brick for every four courses of projecting brick, mimic the brick quoining on the three corners of the administration block visible from 4th Street and Cook Avenue (Figure 13). The pilasters and quoining extend up to a corbelled brick architrave, above which is a brick frieze. The architrave is not present on the west wall, leaving the frieze undefined. On the façade only, the frieze contains minimal decorative brickwork, consisting of regularly spaced, rectangular insets consisting of two header bricks with three stacked stretcher bricks above and below (Figure 14). Above the frieze on the east wall and the façade is a corbelled brick cornice, which extends to the west wall of the administration block. Above the cornice on the east



FIGURE 10. WHITE BEAR LAKE ARMORY, LOOKING SOUTHWEST



FIGURE 11. VIEW FROM ARMORY, LOOKING WEST-NORTHWEST



FIGURE 12. VIEW FROM ARMORY, LOOKING NORTHEAST



FIGURE 13. DETAIL OF PILASTER DIVIDING EAST AND CENTRAL BAYS, LOOKING EAST-SOUTHEAST



FIGURE 14. DETAIL OF UPPER NORTHEAST CORNER, LOOKING SOUTHWEST

and west bays of the façade and wrapping around to the east and west walls of the administration block are crenellated brick parapets that combine with the quoining and pilasters to create the impression of corner towers. Both merlons and crenels are capped with metal coping, which is also present along the roofline of the center bay. The roof is flat, and an interior brick chimney extends above it near the northeast corner of the building.

Wide concrete stairs with metal railings on each side and supported by brick sidewalls extend from the sidewalk on 4th Street up to the main entrance, which features wide, metal double doors, likely the ones installed in the 1960s (Figure 15). Metal infill is present above these, to make up for the loss of additional door height and transom window present in the 1920s. A skim coat has been applied to the door surround and drip molding, and the surround has been painted dark brown. Above it, a decorative stone inset has been replaced or faced with concrete. Globe light fixtures attached on both sides of the surround are not original but are similar to those present during the 1920s. The only other entrance to the building via the administration block consists of metal-framed glass double doors located at street level to the east of the concrete stairs. These doors were added during the 1990s for accessibility, in a location that previously contained two 1/1 double-hung sash separated by a brick mullion, as occurs in the same location on the



FIGURE 15. MAIN ENTRANCE TO ARMORY, LOOKING SOUTH

other side of the stairs. A pre-fire postcard shows paired 1/1 double-hung sash with mullions of another material in these two locations (see Figure 5). It is not known whether the brick was added in 1929 or later.

The replacement windows in the first and second story of the administration block are within the original openings, which have rowlock brick sills, and they maintain the configuration present in the 1920s. On the façade, both stories feature paired 1/1, double-hung sash windows centered in the east and west bays, and symmetrically placed, alternating paired and single 1/1 double-hung sash windows in the center bay. The east wall has paired 1/1 double-hung sash windows on the north and a single 1/1 double-hung sash window on the south in both the first and second stories. The second story of the west side, which is the only portion visible above the adjacent building, contains one set of paired 1/1 double-hung sash.

The drill hall is on the south side of and oriented perpendicular to the administration building. The walls of the drill hall are structural clay tile. The east wall, which is brown clay structural tile, is divided into five bays by brick pilasters, and one more pilaster is located at the south end of the wall (Figure 16). Each bay contains a centered window opening with a newer concrete sill and containing tripled 1/1, double-hung sash windows. The east slope of the bowstring roof, which is covered in built-up roofing, extends beyond the wall, forming narrow eaves.

The south wall of the drill hall exhibits variations in building material resulting from the tornado of 1941 (Figure 17). At approximately the base of the arched portion, the color of the structural tile shifts from red and gray to the tan and brown above it. Above the tan and brown tile is a stepped brick parapet with



FIGURE 16. EAST SIDE OF DRILL HALL, LOOKING SOUTHWEST



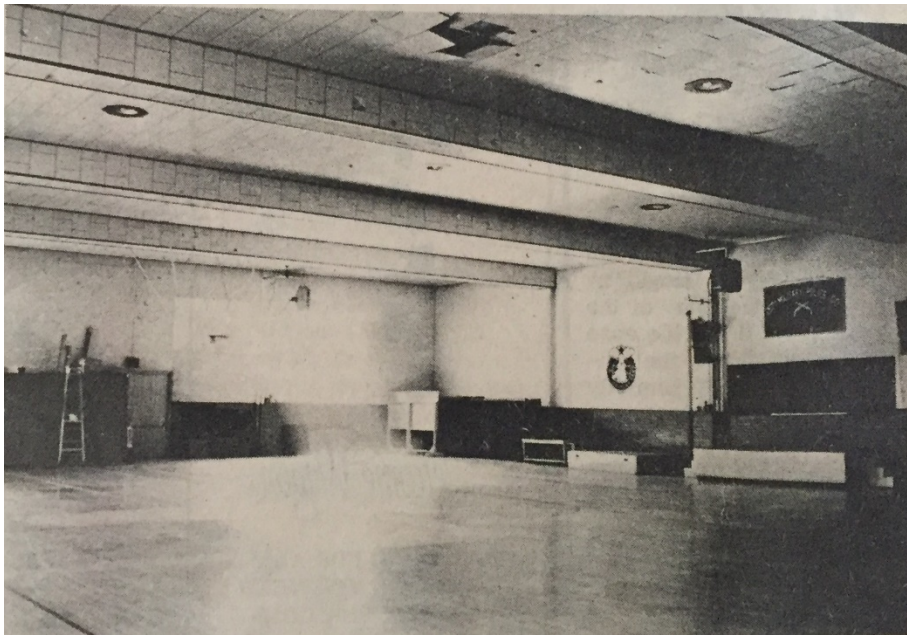
FIGURE 17. SOUTH END OF DRILL HALL, LOOKING NORTH

vitrified tile coping, indicating that the recommendations of N. C. Bettenburg were implemented. On this side of the drill hall are wooden stairs with a central metal railing and flanking wooden railings, which lead up to centered double steel doors. Symmetrically located on either side of but slightly higher than the doors are window openings with rowlock brick sills. These hold windows similar to those in the east wall, except that the outer two upper lights of each contain louvered vents. Symmetrically placed above these windows near the roof line are two more louvered vents.

The first floor of the drill hall remains a single open space (Figure 18). It features original hardwood flooring, which is marked with black paint for basketball. The trap door cut into the floor in 1925 is present in the southwest portion of the floor. The walls of the drill hall are painted stretcher-bond brick and brick pilasters on the west wall mirror those on the east. The ceiling is covered in acoustic tiles, which are carried around the lower chords of the ceiling trusses; the trusses are otherwise masked from view. As indicated by a 1928 newspaper article referencing the composition board ceiling and a 1973 photograph of the drill hall interior, the structural framework in the drill hall roof has never been exposed (Figure 19). Centered between the lower chords are fluorescent lights, and basketball hoops are installed on the lower chords of the outermost trusses. A staircase with metal railings leading to the second floor of the administration block has been added in the northwest corner of the hall. Underneath the staircase in the north wall is a door to the first floor of the administration block. In the center of the north wall are steel double doors surrounded by brick infill under a rowlock lintel indicative of a once larger opening. Additional brick infill is evident at the east end of the north wall.



FIGURE 18. FIRST FLOOR OF DRILL HALL, LOOKING SOUTHWEST



Provided by White Bear Lake Area Historical Society

FIGURE 19. INTERIOR OF DRILL HALL, 1973

In the basement of the drill hall, the former shooting range extends along its west side. It is now used for the storage of a variety of items by the White Bear Lake Lions Club, whose offices are located in the basement of the administration block (see below). An added wall and door bisect the range, the northern half of which has been carpeted and the southern half of which has had its floor covered in plywood, and the entirety of which has had the walls and ceiling covered in sheet rock. Its length and linearity, however, remain evident (Figure 20). A sliding door at the south end of the east wall of the range leads to the storage area accessed from above by the trap door. The storage area, which extends under the remainder of the drill hall, features concrete posts, substantial wood beams, an open wood ceiling, and a dirt floor.

At the north end of the shooting range is a door leading to an office situated in the southwest corner of the basement level of the administration block. On the other side of this office on the north is the former munitions room, which has concrete block walls and a concrete floor (Figure 21). Located in the northwest corner of the administration block, it is now used for records storage. Off the east side of the office and munitions room is the office of the Lions Club. East of the south end of the Lions Club Office is a storage room, and east from the storage room, in the east end of the basement of the administration block, is the furnace room. East from the north end of the Lions Club office is the elevator shaft added in 1995, and on its north a stairway that leads up to the east. At the top of the stairs is a landing, also added in 1995, which is accessed through the street level door of the administration block. The landing provides access to the elevator and a set of stairs to the first floor².

When entering the first floor of the administration block through the main entrance, one faces a short, wide hallway at the end of which are the main doors to the drill hall (Figure 22). Immediately on the east are a stairwell and the elevator shaft. South of the elevator shaft is another stairwell down to the landing, and south of that stairwell is a hallway that leads to the restrooms. Starting again at the main entrance, immediately on the west is a recess containing a door that leads to a storage room, beyond which is a catering kitchen, located along the west side of the administration block. The kitchen connects to the drill hall via the previously mentioned door on the west end of its north wall. To the south of the recess along the west wall of the short, wide entrance hall is a door leading to a supply closet, beyond which is another door leading to a small office. In other words, the west walls of the closet and the office correspond to the east wall of the storage room. Materials in these renovated spaces are from the 1995 renovation and include rubber flooring and sheetrock walls with beadboard wainscoting in the public access spaces, sheetrock walls and a tile floor in the kitchen, sheetrock walls and a linoleum floor in the storage room, and the concrete block with exposed aggregate that surrounds the elevator shaft.

² It is noted that since the renovation of the armory in 1995, the basement level is referred to as the first floor, the landing as the second floor, the original first floor of the armory as the third floor, and the original second floor of the armory as the fourth floor. This report refers to the floors as they were originally designed.



FIGURE 20. SHOOTING RANGE FROM MIDWAY POINT, LOOKING SOUTH



FIGURE 21. FORMER MUNITIONS ROOM, LOOKING WEST



FIGURE 22. VIEW FROM MAIN ENTRANCE, LOOKING SOUTH

The second floor of the administration block contains two offices, one along the west side and one along the east side, both of which are currently used by the White Bear Lake Area Historical Society. Outside of the offices is a single open space, in approximately the center of which is the elevator shaft and adjacent stairwell. A walkway runs around all four sides of these. On the sides of the walkway adjacent to the stairwell is a metal railing for the prevention of falls. The second floor appears more dated than the first, with 1960s-era pressed-wood paneling remaining behind forced heating units along the lower portion of the north wall of the center section and linoleum flooring in the west office (Figures 23 and 24).



FIGURE 23. SECOND FLOOR WALKWAY, LOOKING NORTH



FIGURE 24. SECOND FLOOR, WEST OFFICE, LOOKING WEST

4.2 SIGNIFICANCE

The White Bear Lake Armory is one of 24 National Guard armories that were constructed during the 1920s as part of a general effort by the Guard to accommodate increased membership after the National Defense Act of 1920. It was not the result of any significant action by the Guard or the result of a major community initiative. Further, the armory was not the site of any historically significant events, either civilian or military, and none of the various companies headquartered there during its seven decades as a National Guard facility played a particularly noteworthy role in any such event. The White Bear Lake Armory therefore does not meet Criterion A.

While the possibility exists that an individual who played a significant role in the U.S. military was trained at the White Bear Lake Armory, no evidence suggests that any individual obtained importance through their activities at or in relation to the building. The White Bear Lake Armory therefore does not meet Criterion B.

Although the 1922 design of the armory was partially lost in the fire of 1928, most notably in the revision of the parapet, the 1929 design remains within the transitional period for National Guard armory design, in Minnesota and nationally, between heavy, castellated buildings and the lighter Art Deco and Art Moderne designs of the federal-relief era. The White Bear Lake Armory strongly reflects the transitional-period convention of retaining mild stylistic referents to the preceding castellated era, but as elements of substantially more restrained designs, and it is one of but a few that achieves this effect in Minnesota. The White Bear Lake Armory, additionally, is one of only two armories fully designed (i.e., not additions to another architect's earlier design) by P. C. Bettenburg during this period and representative of his early work in Minnesota National Guard armory design. Bettenburg would go on to become well-recognized for his achievements in armory design, particularly through the Minneapolis Armory, and the primary, if not sole designer of Minnesota National Guard armories over the next four decades. The White Bear Lake Armory therefore is significant in the area of architecture at the state level under Criterion C.

4.3 INTEGRITY

The White Bear Lake Armory meets Criterion C in the area of architecture as an example of Minnesota National Guard armory design during the period of transition between the castellated and federal-relief eras, and as one of two early armories designed by P. C. Bettenburg. The most important aspects of the armory's integrity, therefore, are location, design, materials, and workmanship.

- *Location* is the place where the historic property was constructed.

The White Bear Lake is in the place where it was constructed, and it therefore has excellent integrity of location.

- *Design* is the combination of elements that form plan, space, structure, and style of a property, including organization of space, proportion, scale, technology, ornamentation, and materials. It reflects historic functions and technologies as well as aesthetics. *Materials* are the physical elements that were

combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. *Workmanship* is the physical evidence of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a property.

The key elements of National Guard armory design from the late 1870s through the 1940s were masonry construction; a visually dominant, aesthetically expressive administration block; and a spatially dominant, functionally essential attached drill hall. From an exterior perspective, all three of these design elements are readily evident, and the materials are largely unaltered from the 1920s. The portion of the east wall damaged by the tornado was replaced with in-kind materials, and although courses of brick were added to the south wall at that time, this minor addition created only a slight increase in height and only on the rear, less frequently viewed wall of the building; it does not affect the aesthetics of the administration block or alter the armory's reflection of its function.

The greatest alterations to materials have occurred in the windows and front entry of the building. With regard, however, to the windows, all are within their original openings, and the replacement windows in the administration block are 1/1 double-hung sash of the same size that they were historically. The exception is where one set of windows on the ground floor were replaced with the accessible entrance, but because the double doors mimic the location of the paired sash, the symmetrical arrangement of the windows on the façade essentially is maintained. The windows in the east wall of the drill hall are less in keeping with the original, as the paired 20-light windows have been replaced by tripled 1/1 double-hung sash and the basement-level windows have been filled in. With regard to the front entry, the doors were replaced by the National Guard in 1963. The surround was skim-coated and painted, and the sidewalls of the staircase were lowered to accommodate the installation of hand railings at an unknown date. Still, the entry generally retains its original form and appearance. Overall, the alterations to the windows and entry do not strongly detract from the overall aesthetics of or have a modernizing effect on the appearance of the building.

On the interior, the integrity of design, materials, and workmanship is bolstered by the fact that the main level of the drill hall remains a singular open space with original wood floors and brick walls (minus replacement in kind on the east wall after the tornado) and a ceiling that appears as it did historically, except that acoustic tiles have replaced the composite board. Despite the addition of a staircase in one corner and a few infill locations within the north wall, this level is largely intact and conveys its function as a drill hall and community gathering space.

The integrity of design, materials, and workmanship within the interior of the administration block is poor due to the renovations carried out in the modern era; however, as it is still primarily occupied by office spaces, its original functional intent has not been completely erased. Because the primary design consideration of the armory administration block was the exterior, the condition of the interior alone would not be enough to negate the overall ability of the White Bear Lake Armory to convey its significance.

- *Setting* is the physical environment of a historic property, and includes how, not just where, the property is situated and its relationship to surrounding features, either natural or manmade, and open space. It reflects the basic physical conditions under which a property was built and the functions it was intended to serve. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. It requires the presence of physical features that convey a property's historic character.

The White Bear Lake Armory was constructed at the edge of downtown White Bear Lake, with primarily commercial buildings to the west, and single-family homes to the east, a condition which remains today. Although a few of the commercial buildings in the vicinity are modern, they are not out of scale with earlier commercial buildings, and therefore do not greatly alter the character of the armory's surroundings. Alterations to the lot upon which the armory is located include the addition of parking spaces at the south edge of the lot and plantings in the front portion of the lot, most notably of trees that were placed directly in front of the building during the modern era. Because they obstruct portions of the façade, these trees, along with those added curbside in front of the armory, somewhat diminish the integrity of setting and association, but the condition could easily be reversed. Overall, the White Bear Lake Armory has good integrity of setting and association.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

Integrity of feeling is by and large an outgrowth of the other six aspects of integrity, as it is only logical that the greater the retention of a property's composition, surroundings, and associations from a given historical period, the more the property will evoke the feeling of that period. As can be surmised, therefore, from the discussion of the other six aspects, the White Bear Lake Armory retains good integrity of feeling.

4.4 RECOMMENDATION

The White Bear Lake Armory is recommended as eligible for listing in the National Register.

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1921 White Bear May Have an Armory. 21 July.

1922a White Bear May Soon Have \$26,000 Armory and Militia. 9 February.

1922b Recruiting Continues for National Guard. 23 February.

1922c Mass Meeting Last Tuesday for Armory. 16 February.

1922d National Guard Company is Raised in Final Spurt—Twenty in One Day. 2 March.

1922e To Raise Funds for White Bear Armory. 27 April.

1922f Armory is Rapidly Becoming Reality. 4 May.

1922g Armory to Stand with Auditorium. 11 May.

1922h Armory Assured—Board Approves. 18 May.

1922i Lot is Ready for Armory Building. 15 June.

1922j Notice to Contractors. 27 June.

1922k Trees Cleared from Armory Location. 13 July.

1922l Work Well Under Way on Armory. 3 August.

- 1922m Cornerstone Laying Biggest Event Held in White Bear. 28 September.
- 1923a Big Carnival Opens Tonight. 8 February.
- 1923b Gov. Preus to Open Armory. 22 February.
- 1923c New Armory is Dedicated. 1 March.
- 1923d Bill for Armory Completion Passes. 19 April.
- 1923e Armory Improvements. 21 June.
- 1923f Easter Ball at Armory Monday, April 2, 9:30 P.M. 22 March.
- 1923g Advertisement: "White Bear Shrine Club presents The Minstrels of Osman Temple." 19 April.
- 1924 Armory Board Gets Back of Howitzer Co. Dances. 3 January.
- 1925a Inspection of Armory Made by Board Friday. 15 October.
- 1925b Citizens Dance to Buy Armory Piano. 15 October.
- 1926a Roller Rink Open. 4 February.
- 1926b Santa Claus Visits With White Bear Children Tuesday. 16 December.
- 1927a Howitzer Athletics. 22 September.
- 1927b Howitzer Committee to Meet Monday Night. 25 August.
- 1927c Shall White Bear Lose These Which Should be Its Pride? It May. 15 September.
- 1928a Trouble is Brewing in Armory Matters. 9 February.
- 1928b White Bear Loses Howitzer Company. 5 January.
- 1928c Early Morning Fire Seriously Damages White Bear Armory. 13 December.
- 1929a White Bear Fires Set, Says Deputy. 3 January.

1929b Armory Repair Bill \$12,850 Introduced. 31 January.

1929c Armory Repairs. 4 July.

1929d Armory Work Progressing. 15 August.

1929e Armory Restored Nicer Than Ever. 3 October.

1929f Will Celebrate Armory Oct. 31. 5 September.

1929g Armory Opening Was Not Success. 7 November.

1929h Roller Rink Opens. 19 December.

1929i I. O. O. F. Dance 31st. 26 December.

1929j No Fire Carnival With Corn Show. 26 December.

1941 Soldiers To Be Inducted Into U. S. Service Next Monday, Jan. 6. 3 January.

1973 Preparation needed for chance at Armory. 15 November.

1992 National Guard Armory to Close. 11 March.

1995 Armory Times. 15 September.

Wieggers, Robert P.

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From: Mary Virginia Way [ginny.way@mnhs.org]
Sent: Friday, September 23, 2016 12:53 PM
To: Sara Hanson; erichter@whitebearlake.org; Andrea Pizza
Subject: Property Evaluation for the White Bear Lake Armory, White Bear Lake, Ramsey County

Dear Ms. Richter and Ms. Hanson,

Staff at the Minnesota Historic Preservation Office (MnHPO) completed review of the draft National Register nomination for the White Bear Lake Armory in White Bear Lake. Based on the information provided, the property appears eligible for listing in the National Register of Historic Places. However, it is always possible the additional research required to complete the formal National Register nomination may reveal information that render the property ineligible.

As the submitted material suggests, we encourage the nomination preparer to explore the building's significance under Criterion C, embodying distinctive characteristic of the period of "transitional" or "middle-period" armory construction. The nomination documentation should reference the characteristic of the design discussed on pages 14 and 15 in the January 1993 report entitled *Minnesota National Guard Armory Expansion between World War I and the Great Depression (1919-1929)*. The current documentation also recommends the building be eligible for its association with P.C. Bettenburg. Future documentation needs to express what, if anything, Bettenburg learned from the design and how it influenced his future work in order for the building to be significant as the work of a master. The MnHPO is especially interested to learn if there was any communication between the City of White Bear Lake and the architect regarding the re-design of the armory after the fire.

Additionally, we encourage further research into the role the armory played to the White Bear Lake Community. We feel there may still be potential for significance under Criterion A in the area of entertainment/recreation or social history; particularly in during the WWII era, which was not explored in the property evaluation.

This report does not require any additional information. I encourage you to close this grant at your earliest convenience. If you have any questions about my comments on the evaluation, feel free to contact me directly. If you have questions about the final submittal, please direct them to Melinda Hutchinson.

Best,
Ginny

Ginny Way | National Register Architectural Historian
Minnesota Historical Society | 345 Kellogg Blvd W | St. Paul, MN 55102
tel: [651-259-3493](tel:651-259-3493) | fax: [651-282-2374](tel:651-282-2374) | e: ginny.way@mnhs.org

City of White Bear Lake Environmental Advisory Commission

MINUTES

Date: May 17, 2017	Time: 6:30pm	Location: WBL City Hall
COMMISSION MEMBERS PRESENT	Sheryl Bolstad, Bonnie Greenleaf, Greg Pariseau, Gary Schroeder, June Sinnett, Eric Wagner (chair)	
COMMISSION MEMBERS ABSENT	None	
STAFF PRESENT	Connie Taillon	
VISITORS	None	
NOTETAKER	Connie Taillon	

1. CALL TO ORDER

The meeting was called to order at 6:37pm.

2. APPROVAL OF AGENDA

Staff added a water efficiency rebate update to Item 7. Discussion. Commissioner Greenleaf moved, seconded by Commissioner Bolstad, to approve the agenda as amended. Motion carried, vote 6/0.

3. APPROVAL OF MINUTES

a) April 19, 2017 meeting

The commission members reviewed the April 19, 2017 draft minutes and had the following change: add the date of the Water Symposium to Item 7 Discussion. Commissioner Bolstad moved, seconded by Commissioner Pariseau, to approve the minutes of the April, 2017 meeting as amended. Motion carried, vote 6/0.

4. VISITORS & PRESENTATIONS

None.

5. UNFINISHED BUSINESS

a) Temporary Fence – Commissioner Wagner

Commissioner Wagner gave an update on two types of mobile fencing that could be placed near Handlo's Pond and Willow Creek Wetland to control trash at these locations. One style is a rigid fence installed on a base. This fence comes in different heights and colors, but is heavy and would need to be positioned into place by machinery. The other style is a lighter weight netting material that is secured by cables and posts. Other options discussed include putting up no littering signs or installing a permanent fence. The commission members will continue looking at other options.

b) Environmental Resource Expo

Commission members provided updates on their exhibitor contacts. Commissioner Wagner is waiting to hear back regarding the tiny house, Chevy Volt and Tesla electric cars. Met Council and Conservation MN confirmed that they will be attending.

c) Budget List

Commission members discussed purchasing a rain barrel from the City to give away at the Environmental Resource Expo. Expo participants will enter their name in a drawing for the rain barrel. The winner does not need to live in White Bear Lake. Commission members asked staff to take a photo of the winner when they pick up their barrel. Other ideas included purchasing plant seeds to give away at the expo and handing out coins to kids who play the recycling fishing game. The giveaway would be limited to 10 coins each hour. Commissioner Bolstad moved, seconded by Commissioner Sinnett, to purchase a rain barrel to give away at the Environmental Resource Expo at a cost of \$84 to come out of the EAC budget. Motion carried, vote 6/0.

d) Review last month's do-outs

A representative from Republic Services is scheduled to attend the June meeting to talk about recycling and organics collection and to answer questions.

6. NEW BUSINESS

a) Solar Power Hour

Minnesota Renewable Energy Association (MREA) contacted staff about conducting another Solar Power Hour in July or August. Commission members suggested having the event at Boatworks Commons on a Tuesday or Thursday, making sure to schedule around City Council meetings.

b) Matoska Park trash bags

Staff suggested the possibility of providing plastic bags at Matoska Park that residents could use to pick up trash. The commission members do not see much trash at Matoska Park, but suggested possibly providing bags at the disc golf course, boat launch, or City Hall.

c) New do-outs

- Continue contacting organizations to table at the Expo
- Count how many coins are left and report to Eric
- Bring coins to Expo
- Group photo at Expo

7. DISCUSSION

• **Staff Updates**

- **Water Symposium Event – request for volunteers**

The 1st annual Water Symposium will be held at the WBL High School – South Campus on June 3rd from 9am to noon. Staff asked if any commission members would like to volunteer to help sell rain barrels at the event from 9am to 11am. Paul Putzier, a hydrologist from the DNR, will be presenting from 11am to 11:30am.

- **Water Efficiency Rebate**

The City received another \$10,000 for the water efficiency rebate program through the end of June. Staff will email the rebate link to the commission members.

• **Commission Member Updates**

Commission members gave an update on the conservation and energy meet and greet with local legislator's event held by Conservation MN last month. The current legislation is looking at ways to cut funding and is not as interested in environmental issues as the previous legislation. It is important to email or local representatives to express concerns about cutting environmental funding.

• **June agenda**

A representative from Republic Services is tentatively scheduled to attend the June meeting.

8. ADJOURNMENT

The next meeting will be held on June 21, 2017 at 6:30pm at City Hall. Commissioner Bolstad moved, seconded by Commissioner Greenleaf, to adjourn the meeting at 8:14 pm. Motion carried, vote 6/0.

Park Advisory Commission Meeting Minutes

MAY 18, 2017

6:30 P.M.

CITY HALL

MEMBERS PRESENT	Dan Louismet, Mike Shepard, Don Torgerson, Joann Toth,
MEMBERS ABSENT	Bill Ganzlin, Bryan Belisle, Anastacia Davis,
STAFF PRESENT	Mark Burch, Mike Natterstad
VISITORS	Ryan Schutte, Heidi Christopherson
NOTE TAKER	Mark Burch

AGENDA TOPICS

1. CALL TO ORDER

Dan Louismet called the meeting to order at 6:30 pm.

2. APPROVAL OF MINUTES

Approval of the minutes from April 20, 2017 was moved by Mike Shepard and seconded by Joann Toth. Motion carried.

3. APPROVAL OF AGENDA

Joann Toth moved to approve the May 18, 2017 agenda, seconded by Don Torgerson. Motion carried.

4. COMMITTEE REPORTS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

a) Arbor Day 2017 Recap

Mark Burch updated the Park Advisory Commission on successful projects completed on Arbor Day by the White Bear Lake Rotary and Lions Clubs.

b) 2017 Summer Park Tour

The Park Commission reviewed proposed field layouts and facility improvements being promoted by the White Bear Lake Lacrosse Association. Ryan Schutte and Heidi Christopherson from the Lacrosse Association were present to discuss their plans. The group discussed field layouts, fencing needs, restroom/concession/storage building possibilities and other miscellaneous improvements. The Lacrosse Association will explore additional options and the City will review utility and irrigation options for review at the June Park Commission meeting.

2017 Meeting Locations

June	McCarty Park
July	Matoska Park
August	White Bear Lake Municipal Marina (Dan’s boat)
September	To Be Determined

7. OTHER STAFF REPORTS

a) Potential Clark Avenue Flagpole Memorial Restoration Project

The White Bear Lake Lions Club is leading the fundraising effort while White Bear Press will be assisting with publicity. The goal is to have the project completed by Veterans Day 2017.

b) Sports Center Update

The City and White Bear Lake Hockey Association are pursuing a renovation of the facilities at the Sports Center including new refrigeration system, roofing lighting, HVAC, etc. The project is scheduled for 2018 summer construction.

c) Marina Dock Replacement update

The Municipal Marina dock system is in place almost all the slips are rented.

8. COMMISSION REPORTS

None.

9. OTHER BUSINESS

None.

10. ADJOURNMENT

The next meeting will be held on June 15, 2017 at 6:30 p.m. at McCarty Park.

There being no further business to come before the Park Commission, the meeting was adjourned. Moved by Mike Shepard and seconded by Joann Toth. Motion carried.

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
JUNE 26, 2017**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, June 26, 2017, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Chair Jim Berry.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Chair Jim Berry, Erich Reinhardt, Mary Alice Divine, Marvin Reed, Peter Reis, Ken Baltzer and Mark Lynch.

MEMBERS EXCUSED: None.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director, Samantha Crosby, Planning & Zoning Coordinator, Elizabeth Showalter, Planning Intern and Amy Varani, Recording Secretary.

OTHERS PRESENT: Reed and Tara Vanderzee, Jim Krita, Emily Cox, Jassmin Hochhalter, Mike Anderson and Lois Zemke.

2. APPROVAL OF THE JUNE 26, 2017 AGENDA:

Member Reis moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved (7-0).

3. APPROVAL OF THE MAY 22, 2017 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Reis seconded the motion, and the minutes were approved (7-0).

4. CASE ITEMS:

A. Case No. 17-3-SHOP: A request by **Jassmin Hochhalter** for a Special Home Occupation per Code Section 1302.120, in order to provide dog grooming services in a room of her single-family residence for the property located at 4844 Peggy Lane.

Showalter discussed the case. Staff recommends approval.

Reed asked about Condition #9, "Applicant cannot hold dogs for more than four hours" and Condition #10, "Appointments shall not overlap," which might affect

clients who want to drop off in the morning before work and pick up after.

Showalter stated that the conditions were discussed with the applicant prior to this meeting and she raised no concerns about these conditions.

Reis asked if the backyard is fenced-in. Showalter confirmed that it is.

Berry opened the public hearing.

Jassmin Hochhalter, 4844 Peggy Lane, stated that she grooms one dog at a time. Usually people pick up their dogs in an hour or hour and a half.

Reed stated that he didn't want to restrict the length of the appointments if it would negatively impact her business.

The applicant responded that she would not take a client that would require overlap or holding a dog for an extended period of time, regardless of the conditions of approval.

Reis asked how she markets her business. Hochhalter stated that it's mostly word-of-mouth, but also some online marketing and talking to dog owners she sees.

Reis asked how she gained her expertise. Hochhalter stated that she worked at PetSmart and was trained at the PetSmart academy.

Lois Zemke, owns the property at 4843 Karen Place, currently occupied by renters. Tenants have complained about excessive barking from the applicant's two dogs and dogs at neighboring properties. She is concerned additional dogs would create more noise.

Berry closed the public hearing.

Reis asked if there's a city statute that addresses barking dogs. Kane stated that she will need to investigate further to provide the specifics, but the City does have an ordinance, which is enforced by the Police Department. She would like staff to address this issue separately prior to City Council.

Hochhalter stated that her client's dogs are never in the backyard and that she brings her own dogs inside when they are barking.

Lynch stated that this case will be looked at again next summer, so if barking is an issue it can be addressed at that time.

Reed referred to Condition #9, which was included to prevent the use of the backyard for dog exercise. He recommended including a reference to that intent, and language to prohibit the use of the backyard by clients' dogs.

Kane suggested accompanied dogs may use the backyard, to allow for special circumstances.

Member Reis moved to recommend approval of Case No. 17-3-SHOP with the change to Condition #9 as to read as follows:

To prevent the use of the rear yard by clients' dogs, dogs may be held for more than 4 hours. Clients' dogs may only use the rear yard if accompanied by the applicant.

Member Lynch seconded the motion, and it passed by a vote of 7-0.

B. Case No. 17-15-V: A request by **Cox Contracting on behalf of Reed Vanderzee** to consider an application for a 10 foot variance from the 29.5 foot front yard average setback per Code Section 1303.060, Subd. 5.c.1. for the property located at 4976 Stewart Avenue.

Showalter discussed the case. Staff recommends approval.

Reis knows that Cox Contracting built a similar house in the area, and it's very nice.

Berry opened the public hearing.

Jim Kritta, 4986 Stewart, came up to speak. He supports the variance.

Berry closed the public hearing.

Berry asked about the location of the previous home. Showalter responded it was setback approximately 5 feet, so the proposal is a 15-foot larger setback.

Member Baltzer moved to recommend approval of Case No. 17-15-V with the conditions listed in the staff report. Member Reis seconded the motion, and it passed by a vote of 7-0.

5. DISCUSSION ITEMS:

A. Comprehensive Plan Update.

Showalter discussed the different components of the 2040 Comprehensive Plan. They are Housing, Transportation, Land Use, Water Resources, and Parks, with two optional elements, Economic Competitiveness and Resilience.

Staff has held four open house events, engaging approximately 50 community members. Showalter provided examples of the research presented at open house events, including analysis of job loss and gain during and after the recession, park access and facilities, transit access, and affordable housing availability.

The primary engagement effort has been an online survey, taken by 115 community members. Showalter provided the most common responses including the following key concerns and priorities:

- Pedestrian Safety
- Water Conservation and Protection

- Downtown Parking
- Code Enforcement
- Attracting Younger Residents and Families
- Trail Connections
- Transit Options
- Affordable Housing
- Park Maintenance and Upgrading
- Around the Lake Trail
- Increase Diversity of Residents

The next stage of engagement is pop-up meetings, followed by preliminary public hearings on individual sections of the Plan beginning in November.

Divine asked about affordable housing, and the projected new units by 2040. Showalter explained that the Met Council has limited enforcement authority, and is primarily looking at the amount of land guided for denser housing that currently exists. These units can be a combination of single and multifamily housing and can include renter and owner occupied units.

Berry asked how accurate the numbers are for single-family homes that are being rented. Kane stated that it's a healthy program and she estimates fewer than ten percent of homes are being rented without a license.

Reis stated that reaching the affordable housing number goals are helpful for obtaining grants. Showalter added that with the Rush Line, the Transit Oriented Development grants are important, so the City should prepare to make competitive applications.

Reis read a comment from the survey expressing disappointment in the Marina Triangle development. Reis felt that the City could encourage better utilization of nearby Lions and Veteran's Parks. He suggested food trucks and exercise stations could be added and an ad hoc committee could study how to encourage the use of the Marina Triangle area.

Kane talked about the green space at Boatworks Commons, and how it can be better used for the community's benefit. Commissioners and staff suggested adding picnic tables, Bryant Park tables, grills, paddle board lessons, yoga, and ice sculptures.

Kane stated that the City received a grant for underground stormwater management which limits what can be done in the area.

Reed asked if the City could host a band on the site. Kane thought that was a great idea. Divine suggested a holiday tree lighting.

Lynch expressed concern that the terminus of the Rush Line in downtown White Bear Lake could contribute to the parking problems in the area. Kane indicated that the City and Rush Line staff are exploring options for a park and ride facility that could prevent the use of downtown for parking.

Kane stated the EDC continues to work on downtown parking and reducing the use of short term parking spots by business owners and employees.

Commissioners expressed concern over the high number of hair salons. Kane noted a moratorium could be implemented, but would require research and justification. The general consensus was to allow the market to correct itself.

Lynch asked how our current housing stock and affordable housing allocation compares to other cities in regards to affordable housing. Showalter responded that the numerous affordable single family homes in the City reduce the allocation, particularly at income levels above 30% of Area Median Income. Kane added that our allocation may be higher than peer cities, likely due to anticipated transit development.

B. Sports Center Renovation Update.

Crosby discussed the proposed new refrigeration system, as well as the proposed interior and exterior remodeling.

Berry asked if the White Bear Hockey Association would be pitching in financially towards the project. Kane stated that they're contributing 50%.

Berry wondered if it would be more cost effective to tear it down and start over. Kane stated that the Planning staff was not involved in those discussions.

C. City Council Meeting Minutes of June 13, 2017.

Kane discussed the Tally's case. The vote was 3-2 to approve the temporary Conditional Use Permit, with changes made through meetings with applicants and staff between the Planning Commission and City Council meetings. Staff are considering how to best monitor the situation over the summer and intend to meeting with the Dehnerts throughout the Summer to discuss issues with the interim solution.

D. Park Advisory Commission Meeting Minutes – May 18, 2017.

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6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reed. The motion passed unanimously (7-0), and the June 26, 2017 Planning Commission meeting was adjourned at 8:35 p.m.