

ABSTRACT

Title of Thesis: AN INVESTIGATION OF HISTORIC CONSERVATION
DISTRICTS AS A VIABLE OPTION FOR
SAINT PAUL, MINNESOTA

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The theoretical question central to this thesis is whether the city of Saint Paul should introduce historic conservation districts in order to reinforce its preservation efforts. Conservation districts, as a blend of preservation and planning techniques, are controversial elements of preservation policy. This thesis seeks to define the concept, examine its application, and determine the viability of conservation districts within Saint Paul's preservation and planning efforts.

The thesis is based upon two major areas of research: the conservation district concept in general, and the City of Saint Paul in specific. Research for the former began

with three major studies of conservation districts conducted in the early 1990s. The work then performs a broad-based review of conservation districts nationwide, focusing on several case studies that appeared particularly applicable to Saint Paul's situation.

Saint Paul's specific situation is then examined, beginning with investigation into the city's governance and its planning and preservation systems. The thesis then considers the potential economic impact of conservation districts before recommending that the City of Saint Paul adopts conservation districts as part of a larger restructuring effort for both its preservation and planning efforts.