

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Other <u>SIDEWALK</u> | |

2. PROJECT ADDRESS

Street and number: 344 SUMMIT AVE. Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: JOHN R. RUPP

Company: COMMONWEALTH PROPERTIES, INC.

Street and number: SUITE 900 SAINT PAUL BUILDING
16 WEST FIFTH STREET

City: ST. PAUL State: MINN Zip Code: 55102

Phone number: (651) 224-5845 e-mail: jrupp@commonwealthproperties.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: 344 S.A., LLC

Street and number: 90 COMMONWEALTH PROPERTIES, INC.

City: ST. PAUL State: MINN Zip Code: 55102

Phone number: (651) 224-5845 e-mail: SOME AS ABOVE

5. PROJECT ARCHITECT (If applicable)

Contact person: BRYAN FORD

Company: MCL ARCHITECTS

Street and number: SUITE 300 SAINT PAUL BUILDING
6 WEST FIFTH STREET

City: ST. PAUL State: MINN. Zip Code: 55102

Phone number: (651) 224-5845 e-mail: bford@mclarchitects.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

WIDEN SIDEWALK EAST OF MAIN SIDEWALK
(CONNECTING DRIVEWAY WITH SIDEWALK)
ADD SIDEWALKS TO SIDE ENTRANCE
AND FRONT ENTRANCE - SLIGHT GRADE CHANGE
CLOSE BASEMENT WINDOW (CAN BE REOPENED
IN THE FUTURE WHEN WALK REMOVED) TO ACCOMMODATE
HANDICAP WALK ADD TO SOLVE CURRENT
BASEMENT FLOODING

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the Design Review Process sheet for required information or attachments.

****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

☒ YES

Will any federal money be used in this project?
Are you applying for the Investment Tax Credits?

YES _____ NO X
YES _____ NO X

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____

Date: 10/29/14

Signature of owner: _____

Date: 10/29/14

FOR HPC OFFICE USE ONLY

Date received: 10-30-14

FILE NO. _____

District: Hill /Individual Site: _____

Contributing/Non-contributing/Pivotal/Supportive/:

Type of work: Minor/Moderate/Major

____ Requires staff review

Supporting data: YES NO

Complete application: YES NO

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____

X Requires Commission review

Submitted:

- ☒ 3 Sets of Plans
- ☒ 1 Set of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Asked for elevation drawings
Hearing Date set for: 11-19-14

with; without railing

City Permit # _____ - _____











20 November 2014

John Rupp
Commonwealth Properties
6 West Fifth Street
Suite 900, St Paul Building
St Paul, MN 55102

Re: 344 Summit Avenue

Dear John:

The First Floor access is by four entrances: the North principal entrance, the East carriage porch, the West service entrance and the South terrace. Only two; the North entrance and East carriage porch, provide direct access to public space.

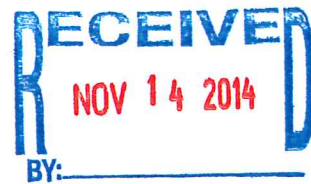
Accessibility at the East carriage porch would require a 65' long ramp with handrails and an intermediate landing. Without modifications to existing structure, ramp construction is limited by projected stone chimney, driveway, elevated door threshold and porch landing width. Alternatively, the enclosure required by a vertical lift platform would be visually intrusive.

Providing accessibility to the North principal entrance along the primary public pathway is consistent with the recommendations and considerations outlined in *Preservation Brief #32: Making Historic Properties Accessible*. The existing grade differential allows for a raised walkway to be provided without handrails and to be screened by landscape. A basement window will remain but be protected by removable masonry infill. The porch wall opening can be restored.

Sincerely,

Patrick F. McGuire, AIA
MCL Architects, Inc.

— submitted 11.20.14
during Public Hearings



Interior Remodeling - Residential Restoration

344 SUMMIT AVENUE

Saint Paul, Minnesota

DRAWING INDEX

- A0.1 Site Plan/Code Information
- A1.0 Lower Level Demolition & Floor Plan
- A1.1 First Floor Demolition & Floor Plan
- A1.2 Second Floor Demolition & Floor Plan
- A1.3 Third Floor Demolition & Floor Plan
- A2.0 Building Elevation

PROJECT DESCRIPTION

Interior Remodeling to restore historic single family residence (formerly occupied by College of Visual Arts) to Residential (R-1) Occupancy as permitted by Conditional Use Permit. Scope of work involves adding new Kitchens, new Bathrooms and related repair/restoration work to accommodate (10) One-Bedroom Living Units.

CODE

- 2007 Minnesota State Building Code (includes 2004 International Building Code with Minnesota amendments)
- 2003 Minnesota State Building Conservation Code (includes 2000 Guidelines for the Rehabilitation of Existing Buildings)

OCCUPANCY

Residential - Boutique Bed & Breakfast (R-1)

BUILDING HEIGHTS AND AREAS

ACTUAL BUILDING AREA	
Basement	4,313 SF
First Floor	4,887 SF
Second Floor	4,662 SF
Third Floor	3,856 SF
Total	17,718 SF

ACTUAL BUILDING HEIGHT
3 Stories w/ Basement

Building Height and Area deemed acceptable per MSBCC Section 502.1.2

FIRE PROTECTION SYSTEMS

Fire Alarm System to meet requirements of MSBCC Section 403.

MEANS OF EGRESS

Total Occupant Load: 66

No. OF EXITS	
Required per floor:	2
Provided - Basement:	3
Provided - 1st Floor:	4
Provided - 2nd Floor:	2
Provided - 3rd Floor:	2

Exit Access Travel Distance: 200' Max.

Common Path of Egress Travel: 75' Max.

See Code Plan for Additional Information

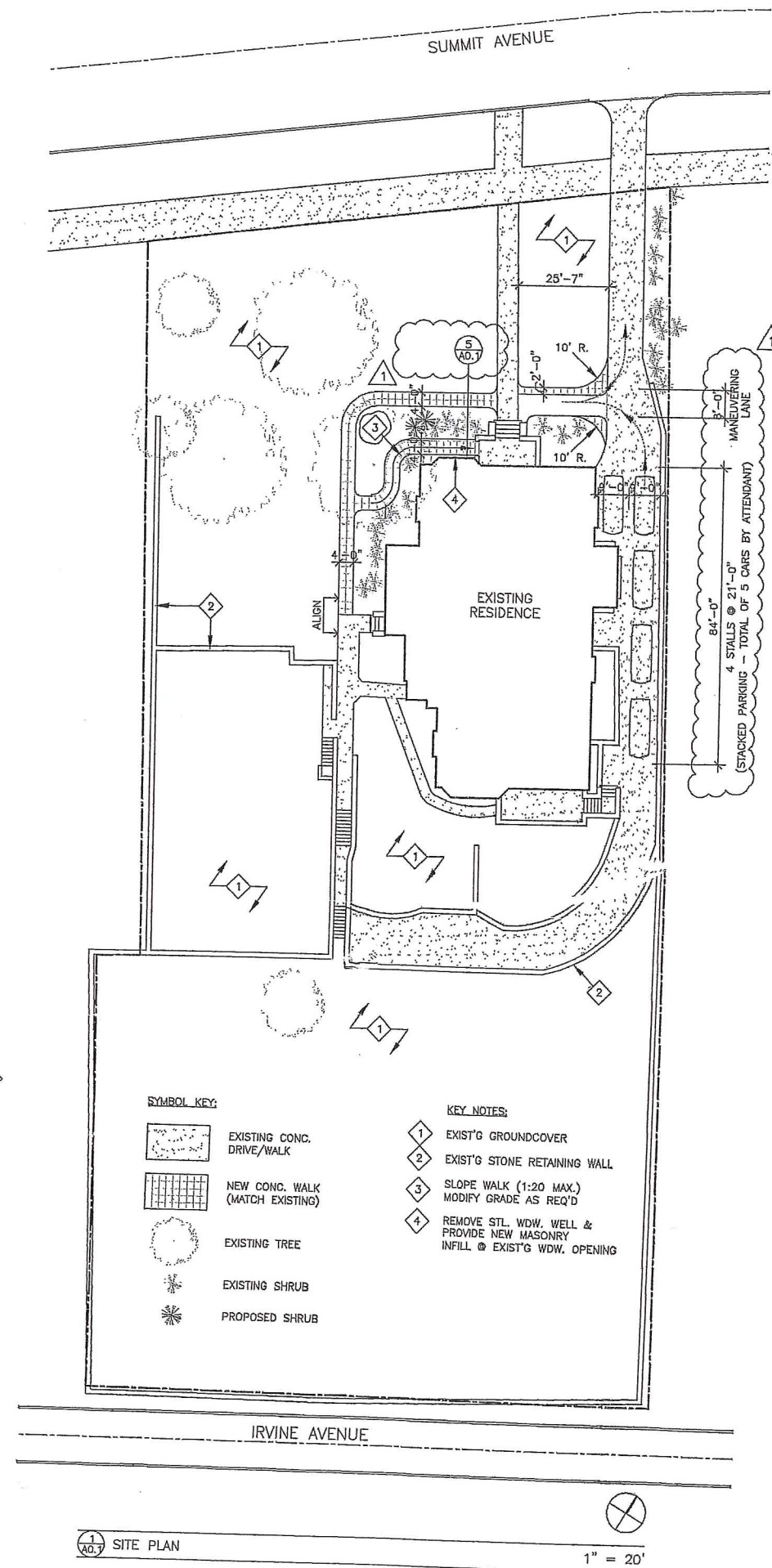
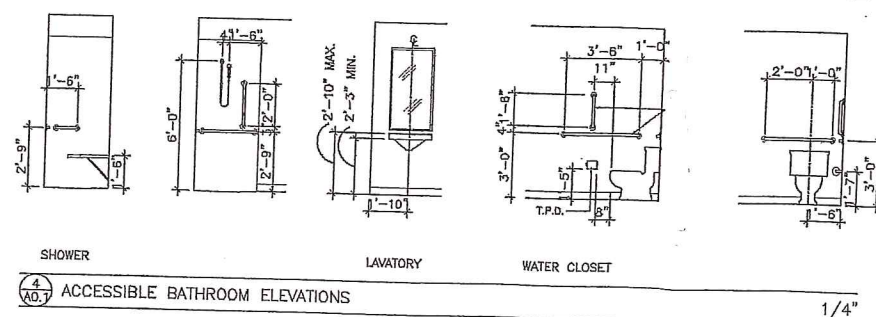
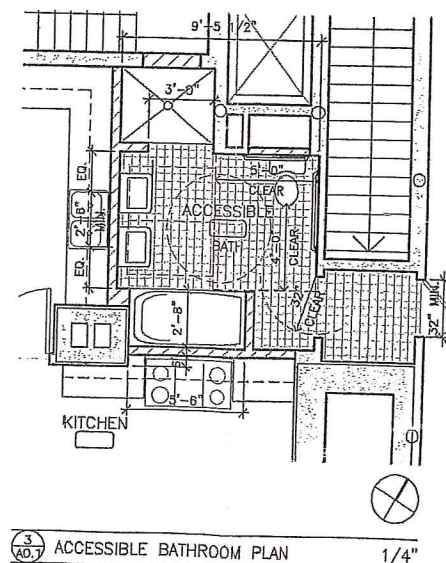
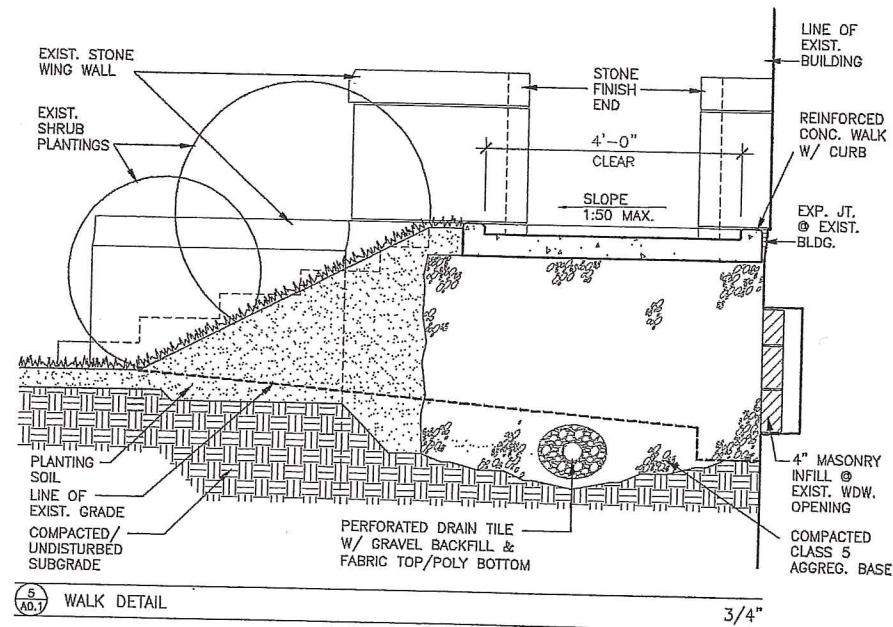
OCCUPANT CLASSIFICATION (IBC Section 302)

Basement				
	Area	Load Factor	Occupants	
Residential	2431	200 gross	13	
Mech./Storage/Equip.	669	300 gross	3	
Total Occupants			16	

First Floor				
	Area	Load Factor	Occupants	
Residential	2634	200 gross	14	
Office	129	100 gross	2	
Kitchen	190	200 gross	1	
Mech./Storage/Equip.	54	300 gross	1	
Total Occupants			18	

Second Floor				
	Area	Load Factor	Occupants	
Residential	3120	200 gross	16	
Mech./Storage/Equip.	11	300 gross	1	
Total Occupants			17	

Third Floor				
	Area	Load Factor	Occupants	
Residential	2794	200 gross	14	
Mech./Storage/Equip.	12	300 gross	1	
Total Occupants			15	



REVISION
DATE
21 APR 2014
DRAWN
B.L.F.
CHECKED
P.F.A.
JOB NO.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect/Engineer under the laws of the State of Minnesota.
PAUL L. FORT
PAUL L. FORT
Date: 21 APR 2014 Reg. No. 9933

MECHANICAL CONSULTANTS
JAMES H. HANIG
JAMES H. HANIG
1000 W. WASHINGTON
ST. PAUL, MN 55102
(612) 222-9431

ELECTRICAL CONSULTANTS
JAMES H. HANIG
JAMES H. HANIG
1000 W. WASHINGTON
ST. PAUL, MN 55102
(612) 222-9431

CIVIL CONSULTANTS
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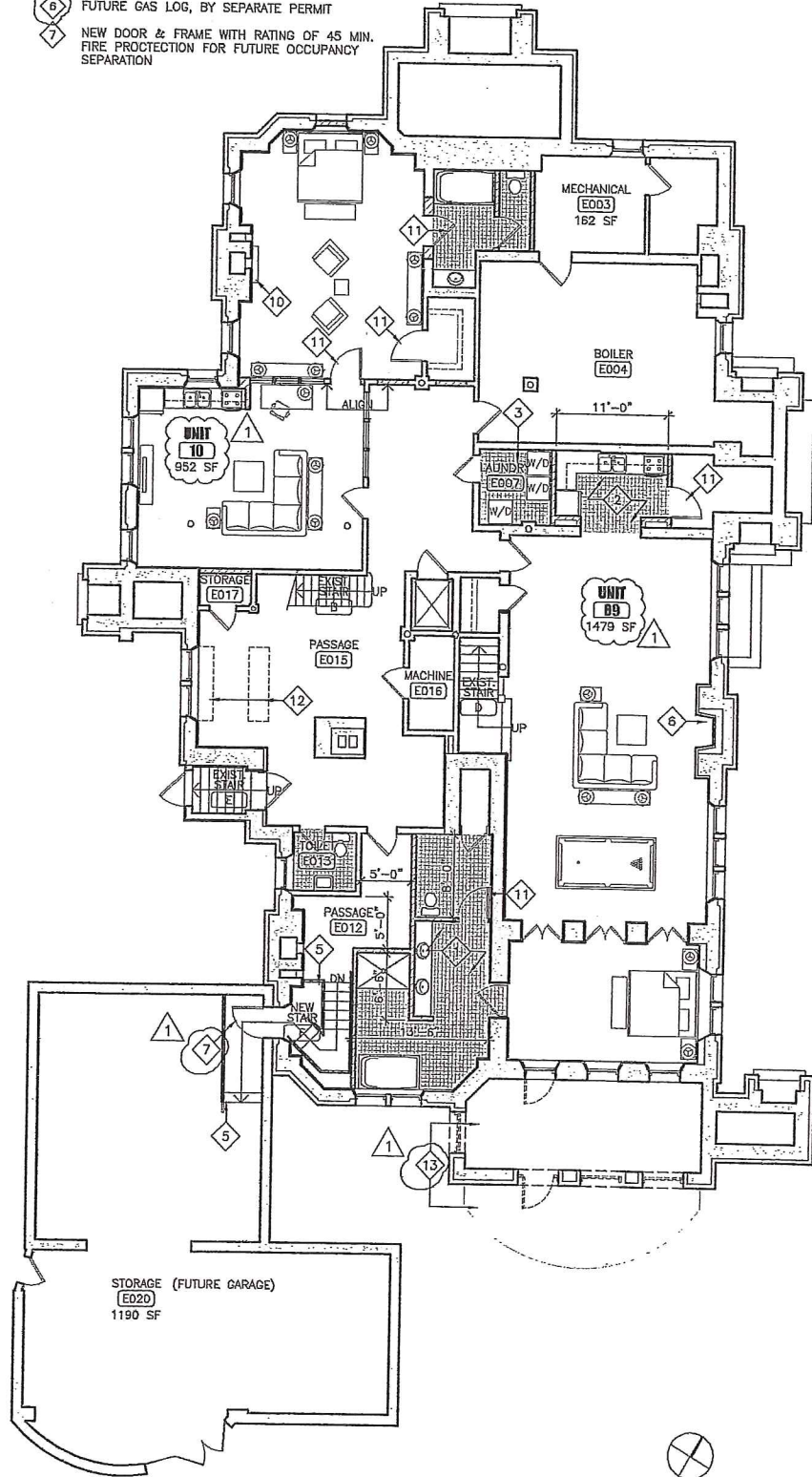
INTERIOR REMODELING - RESIDENTIAL RESTORATION
344 SUMMIT AVENUE
ST. PAUL, MN 55102

SHEET NO.
A0.1

SHEET TITLE PLAN/CODE INFORMATION

PLAN NOTES:

- 1 NEW BATHROOM - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH.
- 2 NEW KITCHEN - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH & CABINETRY INSTALLATION.
- 3 NEW LAUNDRY - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH.
- 4 NEW SHOWER STALL - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP SURROUNDING FLR/WALLS/CLG FOR NEW FINISH.
- 5 NEW CONC. STAIR W/ MTL HAND/GUARD RAIL, SEE DET.
- 6 FUTURE GAS LOG, BY SEPARATE PERMIT
- 7 NEW DOOR & FRAME WITH RATING OF 45 MIN. FIRE PROTECTION FOR FUTURE OCCUPANCY SEPARATION
- 8 FURR EXIST. WALL WITH NEW MTL. FURR'G CHANNELS & GYP. BD.
- 9 NEW WHIRLPOOL BATH - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP SURROUNDING FLR/WALLS/CLG FOR NEW FINISH.
- 10 FUTURE FIREPLACE, GAS, BY SEPARATE PERMIT
- 11 RELOCATE EXIST. DOOR & FRAME SALVAGED FROM DEMO.
- 12 FUTURE CASEWORK, BY OWNER
- 13 FUTURE CONC. FLR. SLAB & ENCLOSED PORCH, BY OWNER
- 14 EXISTING ROOF ACCESS



3 A1.0 BASEMENT RESIDENTIAL PLAN

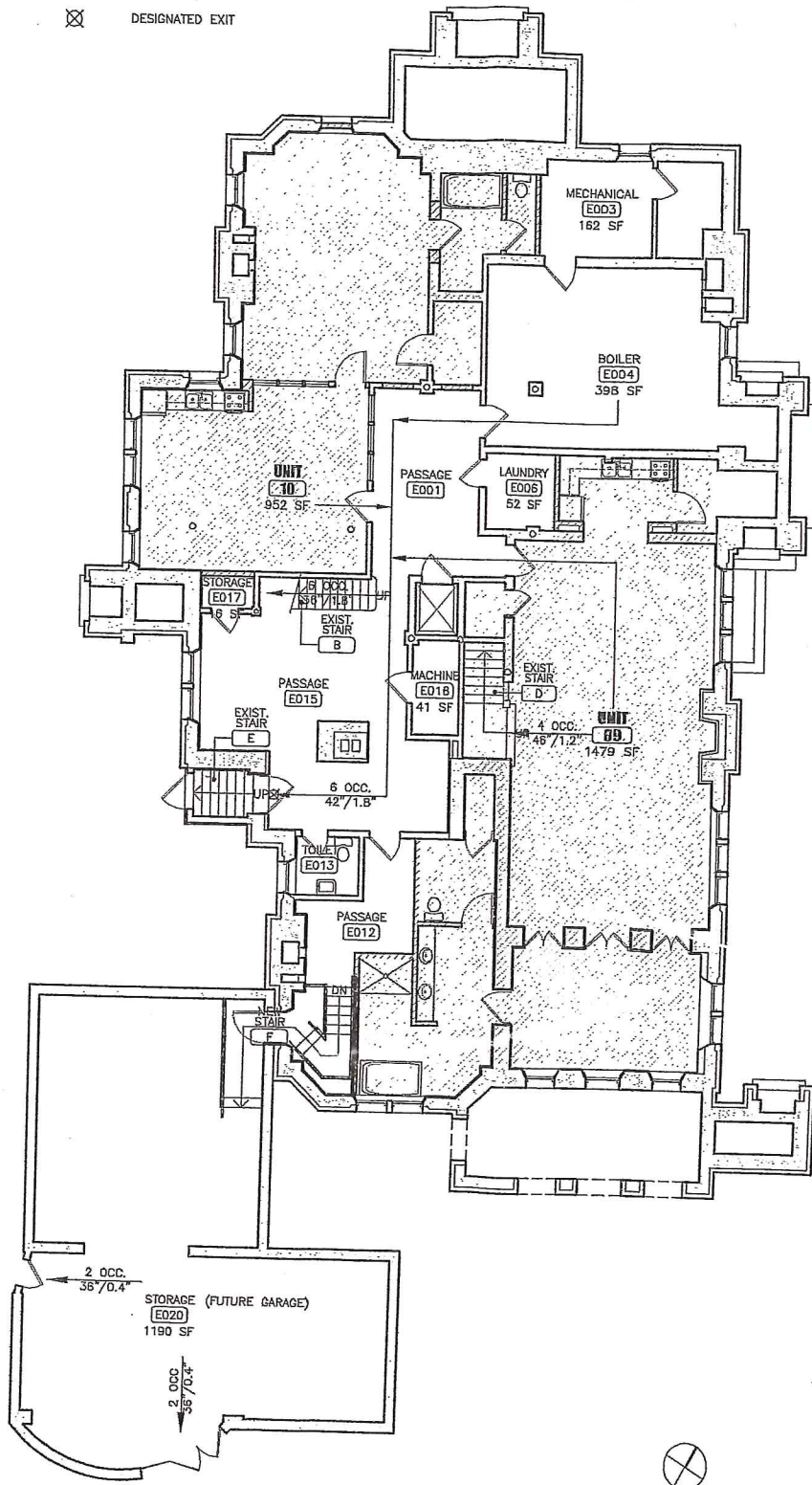
1/8"

PLAN KEY:

- EXIST. WALL TO REMAIN
EXIST. WALL TO BE REMOVED
NEW WALL - FULL HEIGHT
- NEW/RELOCATED DOOR & FRAME
EXIST. DOOR & FRAME TO REMAIN
- EGRESS PATH:
No. of OCCUPANTS
EXIT/STAIR / EXIT/STAIR
WIDTH PROVIDED / WIDTH REQUIRED
- LIVING UNITS SHADED (REFERENCE ONLY)
- DESIGNATED EXIT

GENERAL NOTES:

- 1.) MECHANICAL, ELECTRICAL, PLUMBING & FIRE LIFE SAFETY N.I.C. THIS SCOPE OF WORK TO BE PERFORMED AS DESIGN BUILD SERVICES BY OWNER UNDER SEPARATE PERMIT.
- 2.) NO STRUCTURAL MODIFICATIONS TO OCCUR DURING CONSTRUCTION.
- 3.) PROVIDE CONSTRUCTION MATERIALS CONSISTENT WITH THE CONSTRUCTION TYPE OF EXISTING BUILDING.

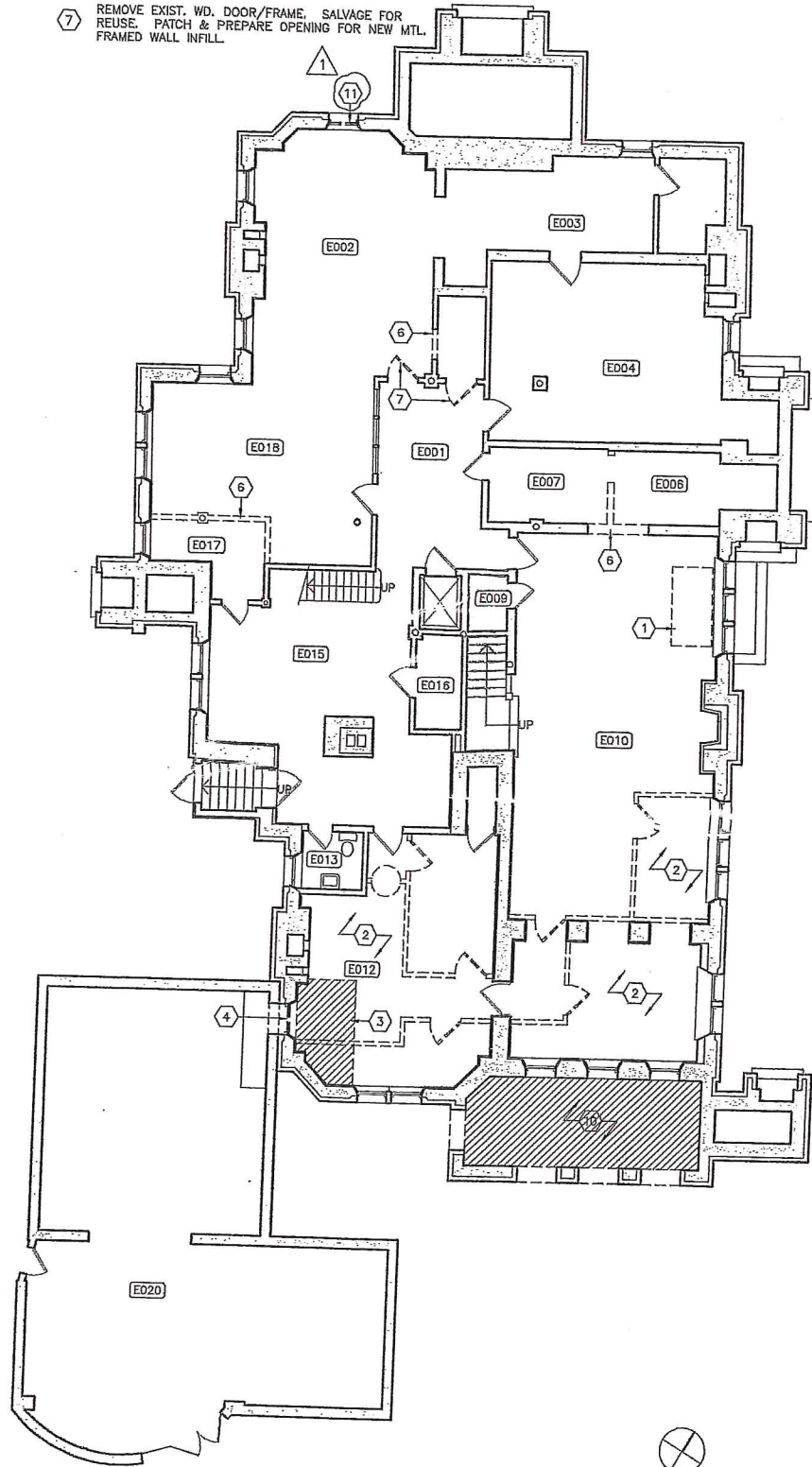


2 A1.0 BASEMENT EGRESS/CODE PLAN

1/8"

DEMOLITION NOTES:

- 1 REMOVE IN ITS ENTIRETY EXIST. SUPPLEMENTAL VENTILATION SYSTEM.
- 2 REMOVE EXIST. EDUCATIONAL SPACES AS SHOWN, INCL. MTL. FRAMED PARTITIONS (FULL HT.), FLR. FINISHES, CEILINGS, DOORS/FRAMES/HWDR, ALL ELEC. FIXT. & MECH. EQUIP.
- 3 REMOVE PORTION OF EXIST. CONC. FLOOR SLAB (SHADED) & EXCAVATE SUBGRADE FOR NEW STAIR.
- 4 REMOVE EXIST. WD. FRAMED WINDOW & PORTION OF EXIST. MAS. WALL AS SHOWN FOR NEW OPENING.
- 5 REMOVE EXIST. LAVATORY SINK KITCHEN AS SHOWN FOR NEW CABINETRY, COUNTER & SINK.
- 6 REMOVE PORTION OF EXIST. MAS. TILE PARTITION AS SHOWN FOR NEW OPENING.
- 7 REMOVE EXIST. WD. DOOR/FRAME. SALVAGE FOR REUSE. PATCH & PREPARE OPENING FOR NEW MTL. FRAMED WALL INFILL.
- 8 REMOVE EXIST. CLOSET AS SHOWN, INCL. MAS. TILE WALLS, FLR. FINISHES, CEILINGS, ALL ELEC. FIXT. & MECH. EQUIP.
- 9 REMOVE PORTION OF EXIST. PARTITION, INCL. WD. DOOR/FRAME AS SHOWN. SALVAGE DOOR/FRAME FOR REUSE.
- 10 REMOVE EXIST. YARD STORAGE (SHADED), INCL. PLYWD. INFILL, & OPENINGS & DOOR/HWDR. EXCAVATE SUBGRADE FOR FUTURE CONC. FLR. SLAB - VFY. T.O. SLAB ELEV. W/ OWNER.
- 11 REMOVE EXIST. WINDOW
- 12 REMOVE PORTION OF EXIST. STONE PORCH WALL FOR NEW WALK. SALVAGE STONE FOR REUSE.



1 A1.0 BASEMENT DEMOLITION PLAN

1/8"

INTERIOR REMODELING - RESIDENTIAL RESTORATION
344 SUMMIT AVENUE
ST. PAUL, MN 55102

INTEGRAL
McGuire Courtenay Lucke Architects, Inc.
6 W. 5th Street, Suite 400
St. Paul, MN 55102
651.222.8445

SHEET NO. A1.0
SHEET TITLE BASEMENT PLANS

MECHANICAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)
(Fax)

CIVIL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)
(Fax)

STRUCTURAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)
(Fax)

ELECTRICAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)
(Fax)

DATE 21 APR 2014
DRAWN B.L.F.
CHECKED P.F.M.
JOB NO.

REVISED 24 SEP 2014

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Patricia E. McGuire
Professional Engineer
Date: 21 APR 2014 Reg. No. 3933

PLAN NOTES:

- 1

NEW BATHROOM - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH.
- 2

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FUTURE GAS LOG, BY SEPARATE PERMIT
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EXISTING ROOF ACCESS

PLAN KEY:

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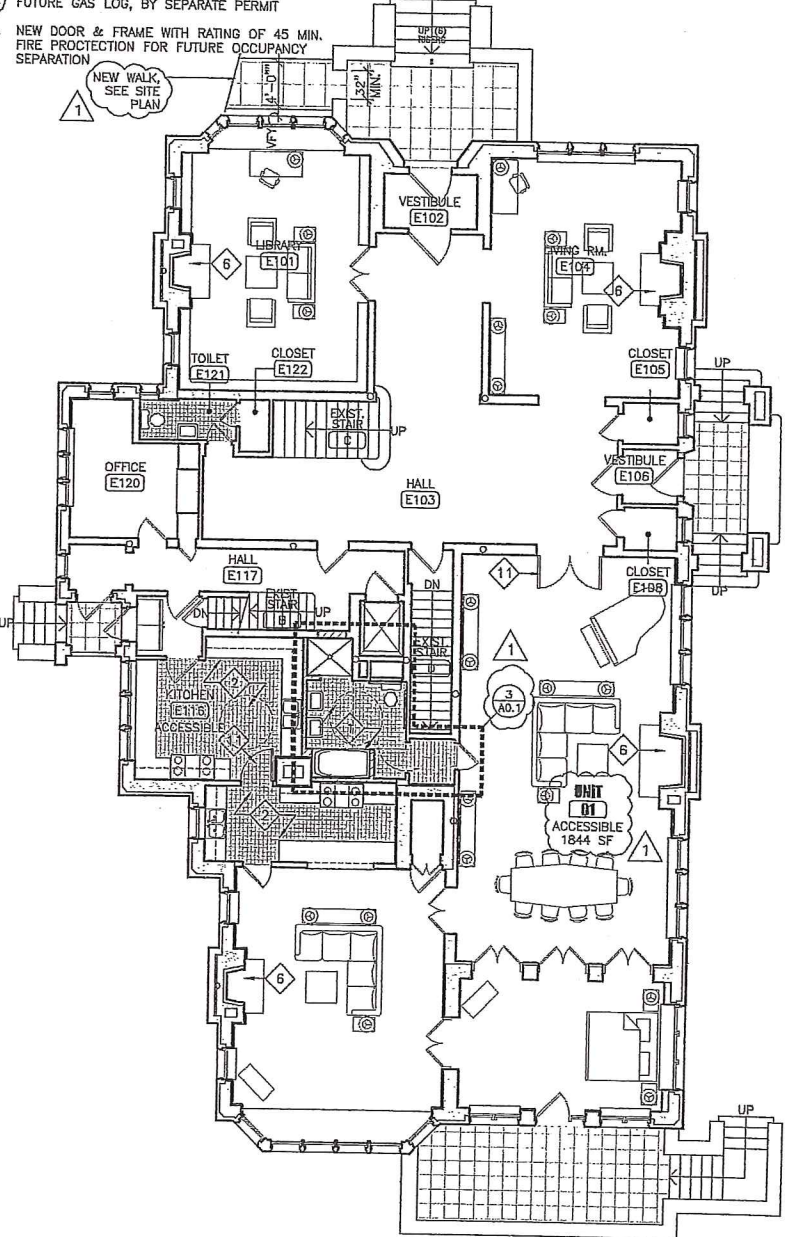
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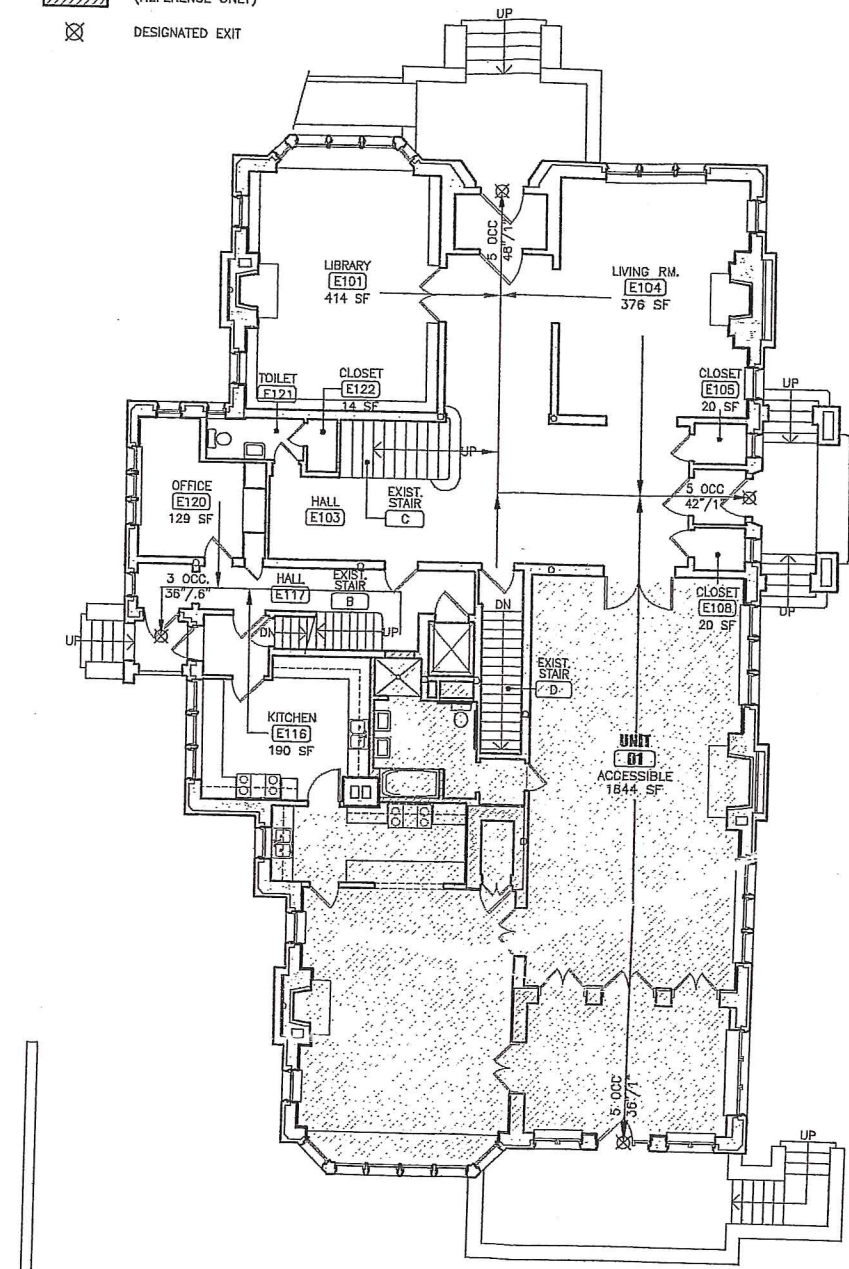
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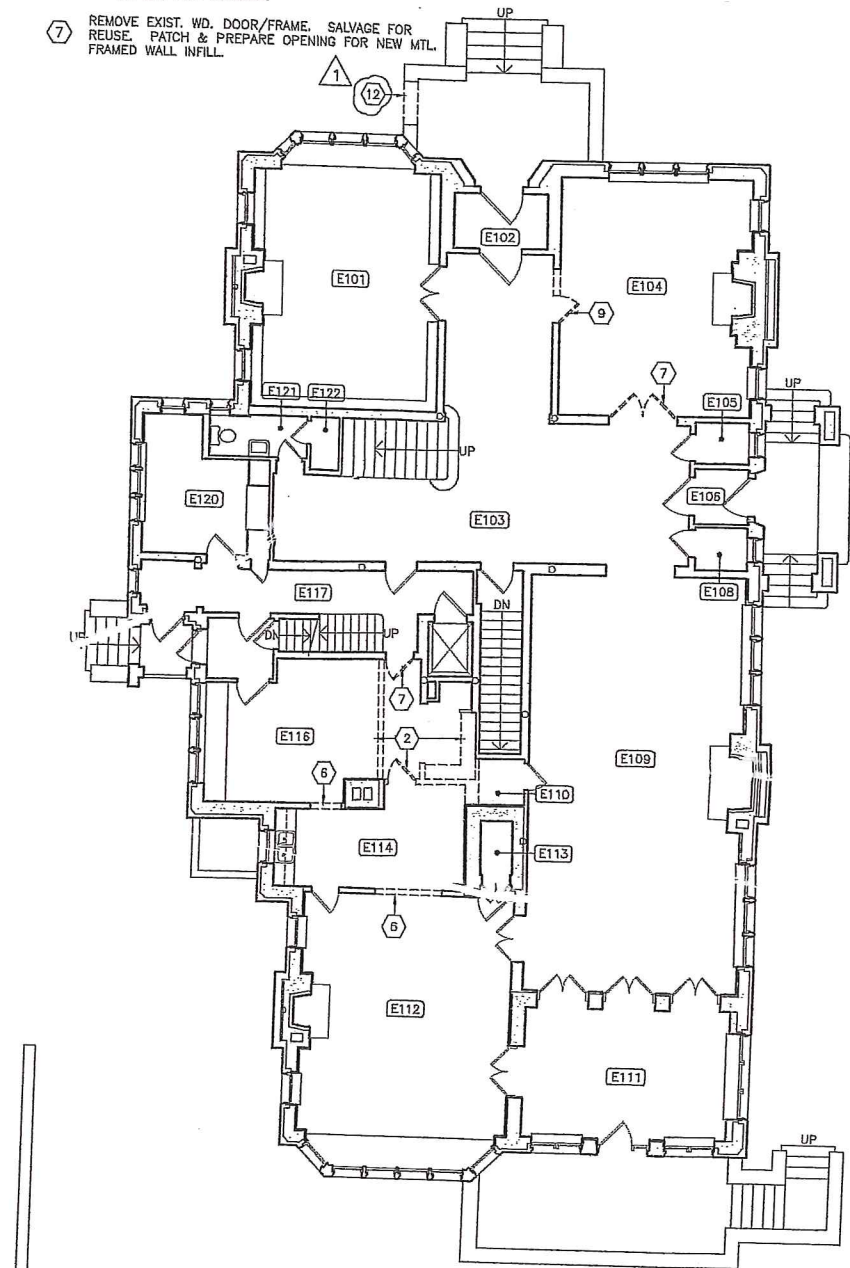
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3
AT.1
FIRST FLOOR RESIDENTIAL PLAN
1/8"



2
AT.1
FIRST FLOOR EGRESS/CODE PLAN
1/8"



1
AT.1
FIRST FLOOR DEMOLITION PLAN
1/8"

REVISION
24 SEP 2014

DATE
21 APR 2014

DRAWN
B.L.F.

DESIGNED
P.A.H.

DATE
21 APR 2014

REG. NO.
9833

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect/Engineer under the laws of the State of Minnesota.

Patrick F. McGuire

Architect/Engineer

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6 West 8th Street, Suite 400
Saint Paul, MN 55102
651.222.2451

INTERIOR REMODELING - RESIDENTIAL RESTORATION
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ST. PAUL, MN 55102

SHEET NO.
A1.1

SHEET TITLE
FIRST FLOOR PLANS

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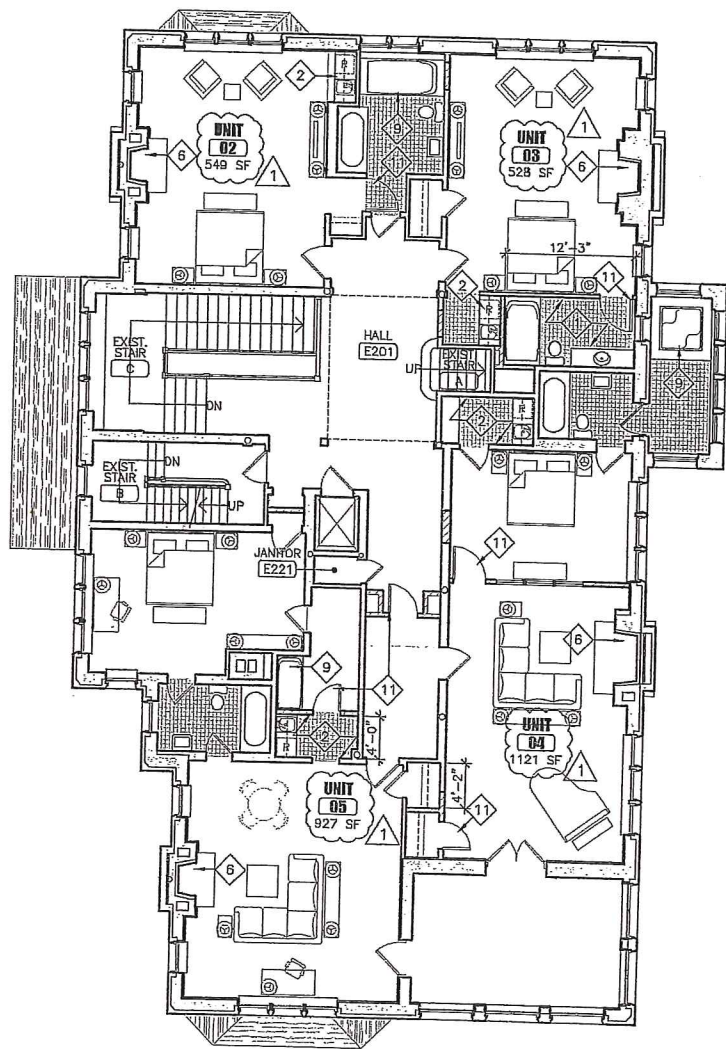
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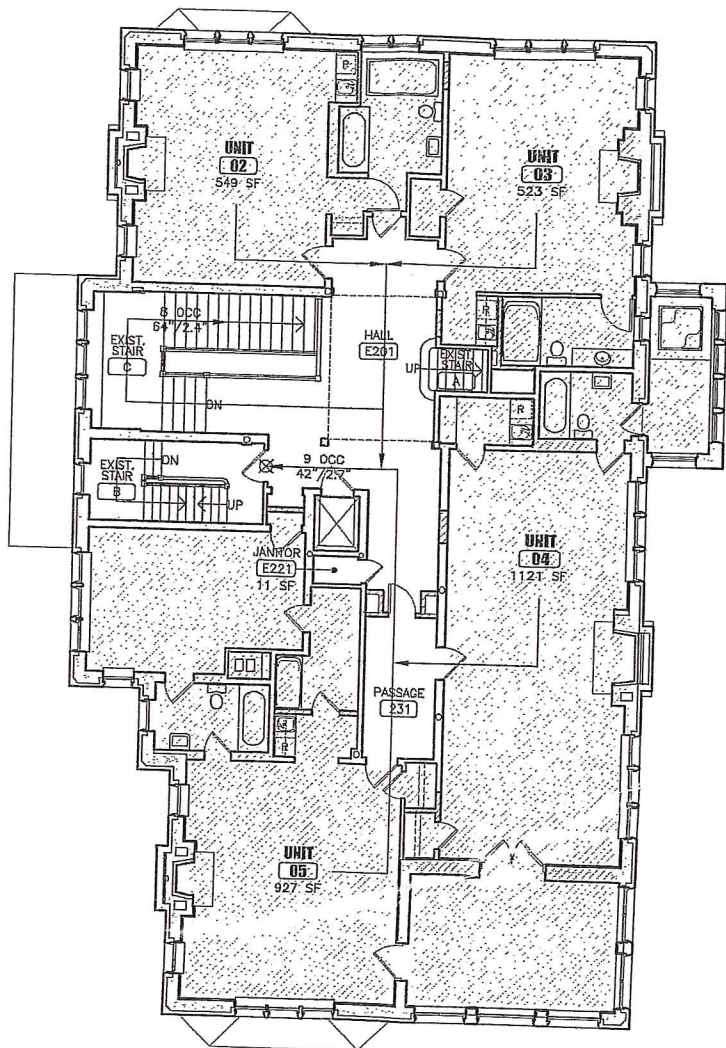
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- 6 REMOVE PORTION OF EXIST. MAS. TILE PARTITION AS SHOWN FOR NEW OPENING.
- 7 REMOVE EXIST. WD. DOOR/FRAME. SALVAGE FOR REUSE. PATCH & PREPARE OPENING FOR NEW MTL. FRAMED WALL INFILL.
- 8 REMOVE EXIST. CLOSET AS SHOWN, INCL. MAS. TILE WALLS, FLR. FINISHES, CEILINGS, ALL ELEC. FIXT. & MECH. EQUIP.
- 9 REMOVE PORTION OF EXIST. PARTITION, INCL. WD. DOOR/FRAME AS SHOWN. SALVAGE DOOR/FRAME FOR REUSE.
- 10 REMOVE EXIST. YARD STORAGE (SHADED), INCL. PLYWD. INFILL @ OPENINGS & DOOR/HDR. EXCAVATE SUBGRADE FOR FUTURE CONC. FLR. SLAB - V.F.Y. T.O. SLAB ELEV. W/ OWNER.
- 11 REMOVE EXIST. WINDOW.
- 12 REMOVE PORTION OF EXIST. STONE PORCH WALL FOR NEW WALK. SALVAGE STONE FOR REUSE.



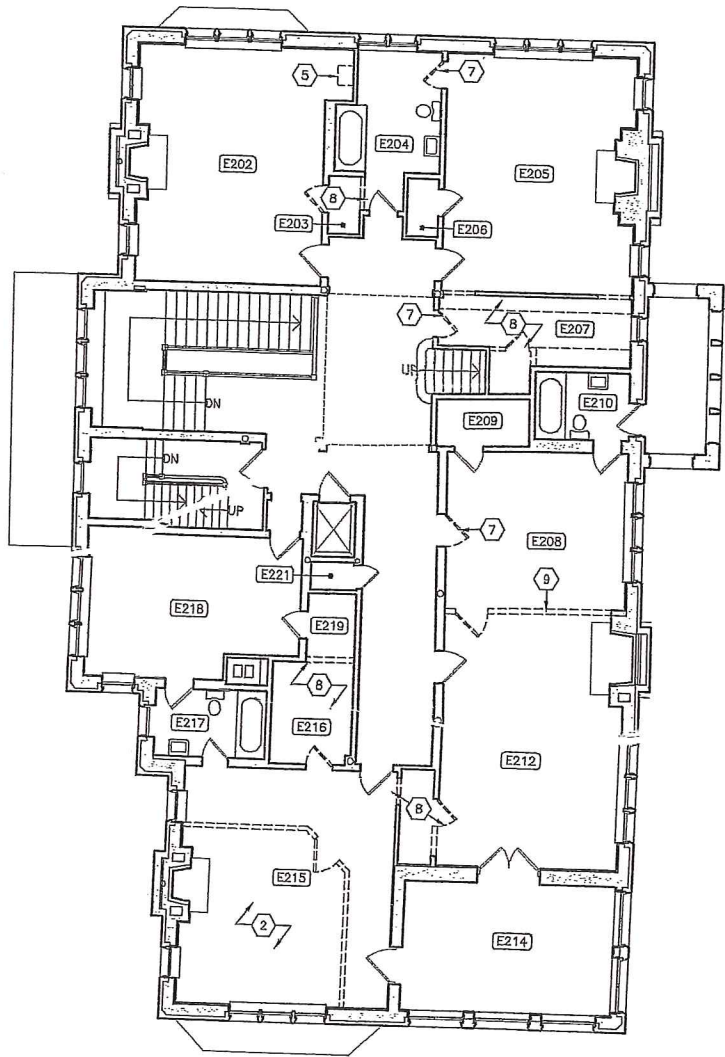
3
A1.2 SECOND FLOOR RESIDENTIAL PLAN

1/8"



2
A1.2 SECOND FLOOR EGRESS/CODE PLAN

1/8"



1
A1.2 SECOND FLOOR DEMOLITION PLAN

1/8"

INTERIOR REMODELING - RESIDENTIAL RESTORATION
344 SUMMIT AVENUE
ST. PAUL, MN 55102

SHEET TITLE SECOND FLOOR PLANS

A1.2

McGuire Architects, Inc.

6 West 8th Street, Suite 400
St. Paul, MN 55102
651.222.8401

CIVIL CONSULTANTS

MECHANICAL CONSULTANTS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

DATE 21 APR 2014
DRAWN B.L.F.
CHECKED P.F.M.
JOB NO.

REVISION
24 SEP 2014

PLAN NOTES:

- 1

NEW BATHROOM - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH.
- 2

NEW KITCHEN - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH & CABINETRY INSTALLATION.
- 3

NEW LAUNDRY - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP FLR/WALLS/CLG FOR NEW FINISH.
- 4

NEW SHOWER STALL - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP SURROUNDING FLR/WALLS/CLG FOR NEW FINISH.
- 5

NEW CONC. STAIR W/ MTL. HAND/GUARD RAIL, SEE DET.
- 6

FUTURE GAS LOG, BY SEPARATE PERMIT
- 7

NEW DOOR & FRAME WITH RATING OF 45 MIN. FIRE PROTECTION FOR FUTURE OCCUPANCY SEPARATION
- 8

FURR EXIST. WALL WITH NEW MTL. FURR'G CHANNELS & GYP. BD.
- 9

NEW WHIRLPOOL BATH - PROVIDE MECH. ROUGH-IN (VFY. REQUIREMENTS W/ OWNER) & PREP SURROUNDING FLR/WALLS/CLG FOR NEW FINISH.
- 10

FUTURE FIREPLACE, GAS, BY SEPARATE PERMIT
- 11

RELOCATE EXIST. DOOR & FRAME SALVAGED FROM DEMO.
- 12


FUTURE CASEWORK, BY OWNER
- 13


FUTURE CONC. FLR. SLAB & ENCLOSED PORCH, BY OWNER
- 14


EXISTING ROOF ACCESS


PLAN KEY:

- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- |||||

NEW WALL - FULL HEIGHT
- 

NEW/RELOCATED DOOR & FRAME
- 

EXIST. DOOR & FRAME TO REMAIN
- EGRESS PATH:
- No. OF OCCUPANTS
EXIT/STAIR / EXIT/STAIR
WIDTH PROVIDED / WIDTH REQUIRED
- 

LIVING UNITS SHADED (REFERENCE ONLY)
- 

DESIGNATED EXIT

GENERAL NOTES:

- 1.) MECHANICAL, ELECTRICAL, PLUMBING & FIRE LIFE SAFETY N.I.C. THIS SCOPE OF WORK TO BE PERFORMED AS DESIGN BUILD SERVICES BY OWNER UNDER SEPARATE PERMIT.
- 2.) NO STRUCTURAL MODIFICATIONS TO OCCUR DURING CONSTRUCTION.
- 3.) PROVIDE CONSTRUCTION MATERIALS CONSISTENT WITH THE CONSTRUCTION TYPE OF EXISTING BUILDING.

DEMOLITION NOTES:

- 1

REMOVE IN ITS ENTIRETY EXIST. SUPPLEMENTAL VENTILATION SYSTEM.
- 2

REMOVE EXIST. EDUCATIONAL SPACES AS SHOWN, INCL. MTL. FRAMED PARTITIONS (FULL HT.), FLR. FINISHES, CEILINGS, DOORS/FRAMES/HDWR, ALL ELEC. FIXT. & MECH. EQUIP.
- 3

REMOVE PORTION OF EXIST. CONC. FLOOR SLAB (SHADED) & EXCAVATE SUBGRADE FOR NEW STAIR.
- 4

REMOVE EXIST. WD. FRAMED WINDOW & PORTION OF EXIST. MAS. WALL AS SHOWN FOR NEW OPENING.
- 5

REMOVE EXIST. LAVATORY SINK KITCHEN AS SHOWN FOR NEW CABINETRY, COUNTER & SINK.
- 6

REMOVE PORTION OF EXIST. MAS. TILE PARTITION AS SHOWN FOR NEW OPENING.
- 7

REMOVE EXIST. WD. DOOR/FRAME. SALVAGE FOR REUSE. PATCH & PREPARE OPENING FOR NEW MTL. FRAMED WALL INFILL.
- 8

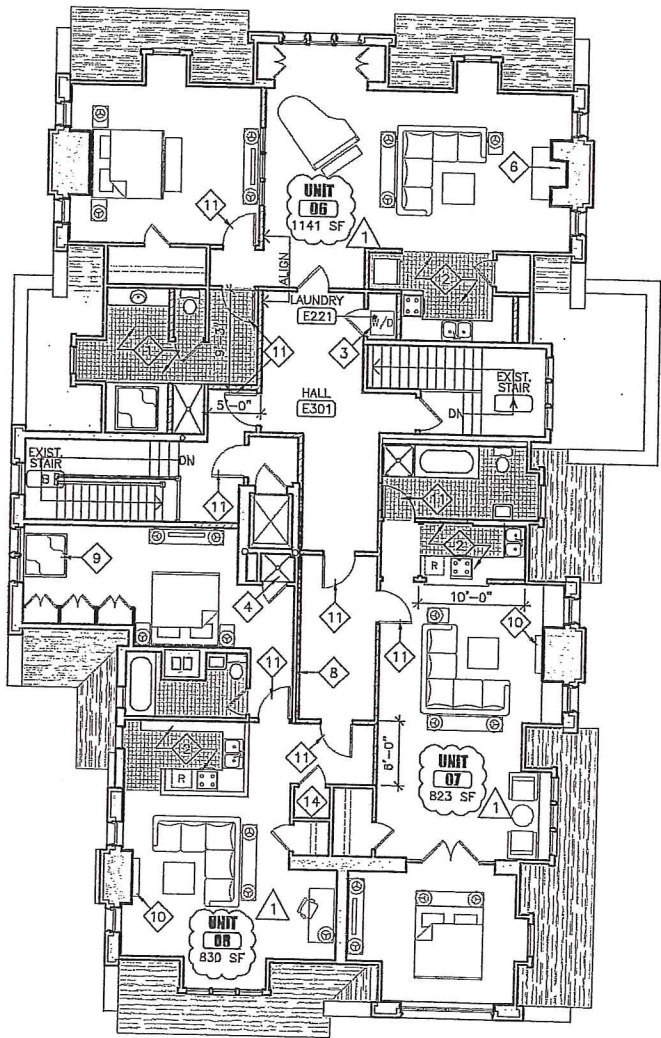
REMOVE EXIST. CLOSET AS SHOWN, INCL. MAS. TILE WALLS, FLR. FINISHES, CEILINGS, ALL ELEC. FIXT. & MECH. EQUIP.
- 9

REMOVE PORTION OF EXIST. PARTITION, INCL. WD. DOOR/FRAME AS SHOWN. SALVAGE DOOR/FRAME FOR REUSE.
- 10

REMOVE EXIST. YARD STORAGE (SHADED), INCL. PLYWD. INFILL @ OPENINGS & DOOR/HDWR. EXCAVATE SUBGRADE FOR FUTURE CONC. FLR. SLAB - VFY. T.O. SLAB ELEV. W/ OWNER.
- 11

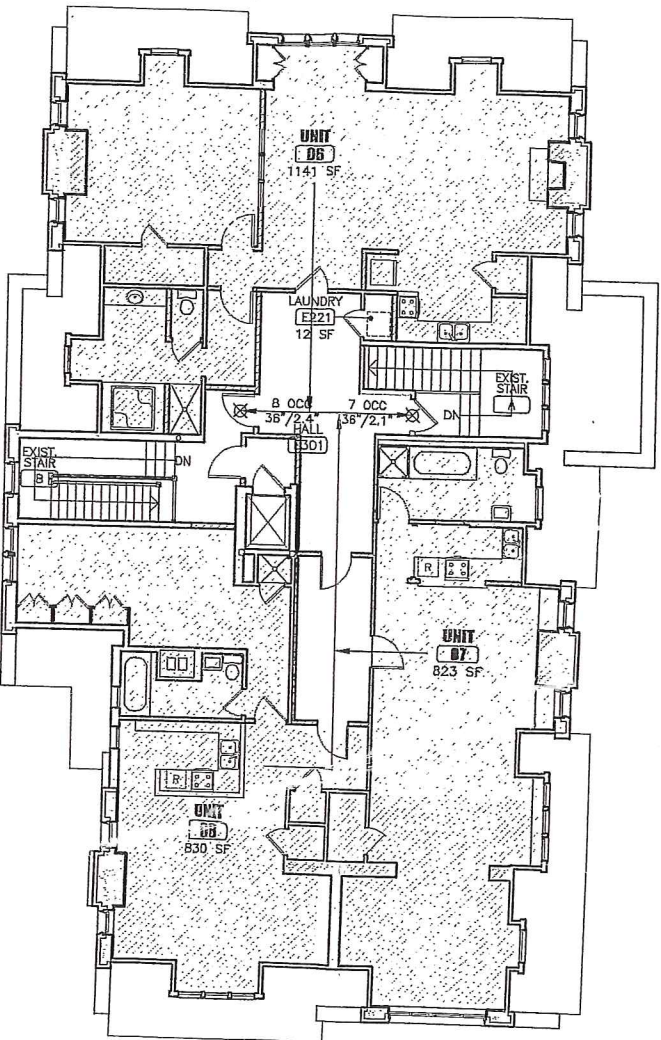
REMOVE EXIST. WINDOW
- 12

REMOVE PORTION OF EXIST. STONE PORCH WALL FOR NEW WALK. SALVAGE STONE FOR REUSE.



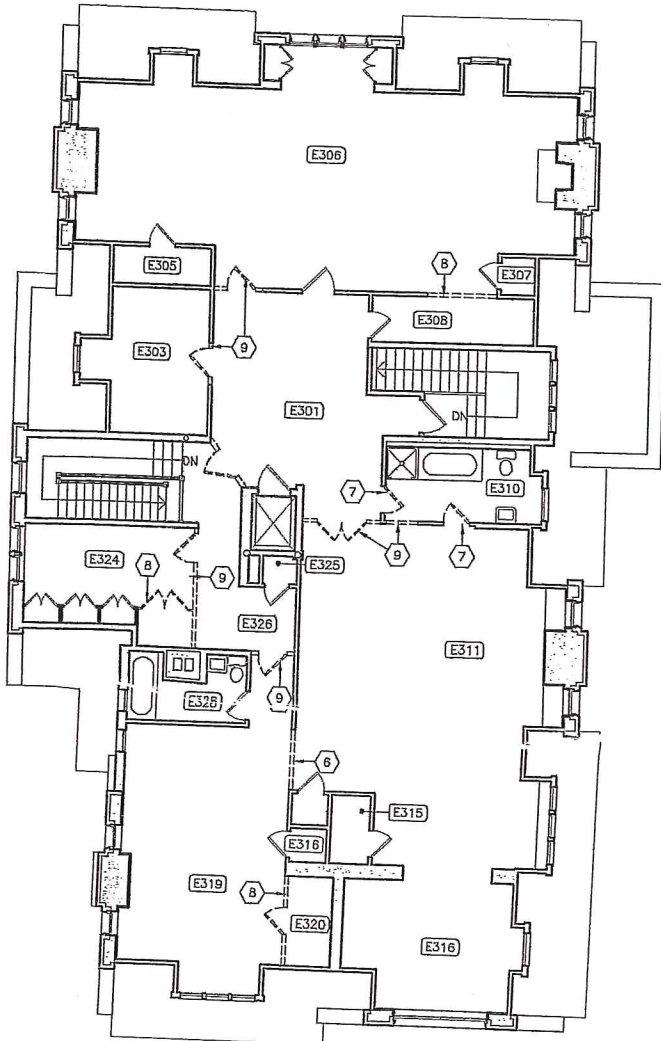
3
A1.3 THIRD FLOOR RESIDENTIAL PLAN

1/8"



2
A1.3 THIRD FLOOR EGRESS/CODE PLAN

1/8"



1
A1.3 THIRD FLOOR DEMOLITION PLAN

1/8"

INTERIOR REMODELING - RESIDENTIAL RESTORATION

344 SUMMIT AVENUE

ST. PAUL, MN 55102

SHEET TITLE THIRD FLOOR PLANS

A1.3

SHEET NO.

I hereby certify that this plan was prepared by me or a duly Licensed Architect under the laws of the State of Minnesota.

DATE

21 APR 2014

DRAWN

BLF

CHECKED

P.F.A.

JOB NO.

REVISED

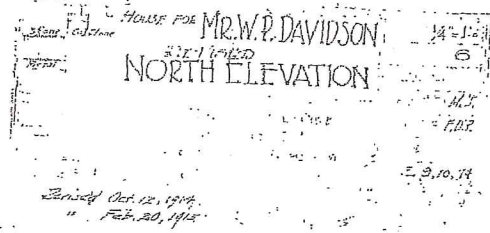
24 SEP 2014

21 APR 2014

21 APR 2014

21 APR 2014

21 APR 2014





THIRD FLR.
EL.=127'-0"

SECOND FLR.
EL.=116'-10"

FIRST FLR. _____
L=105'-0"

BASEMENT
EL.=94'-10"

MR. W. P. DAVIDSON
NORTH ELEVATION

1/4"

SHEET NO. A2.1

JOHN
-
TUCKER

McGuire Courteau Locke Architects, Inc.
15 West 5th Street, Suite 400
Saint Paul, MN 55102
651.222.8451

CIVIL CONSULTANTS
[COMPANY NAME]
[Address]
[City, State, Zip]
[Phone]

STRUCTURAL CONSULTANTS
[COMPANY NAME]
[Address]
[City, State, Zip]

MECHANICAL CONSULTANTS
[COMPANY NAME]
[Address]
City, State, Zip]

Electrical Consultants
Company Name
Address
City, State, Zip

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect/Engineer under the laws of the State of Minnesota.

DATE 21 APR 2014
DRAWN

REVISED
1 24 SEP 2014

Patrick F. McGuire
Date 21 APR 2014 Reg. No. 9833

DATE
JOB NO.

Testimony - 344 Summit
from Nov. 2014
HPC hearing

2

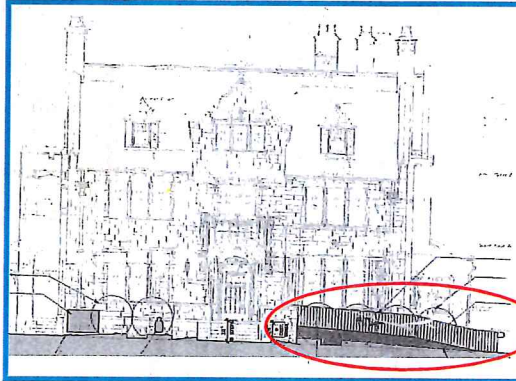
Date: November 18, 2014

From: Eric Lein, 361 Summit Avenue, St. Paul, MN 55102

To: Amy Spang, City of St. Paul HPC, 1400 City Hall Annex, 25 W. 4th Street, St. Paul, MN 55102

344 SUMMIT, File #15-012: I respectfully request that the St. Paul Heritage Preservation Commission: 1) deny the current request for permits to alter the grade, alter the front porch, and enclose a basement window on the front elevation of the "boutique hotel" at 344 Summit Avenue; and 2) deny, or recommend denial of, "stacked" parking in the driveway.

Regarding this month's proposed exterior alterations and parking configuration:

- **Accessibility Requirements** – My understanding is that this month's proposed alterations to the exterior front porch of the building at 344 Summit will address longstanding ADA requirements (disability access, etc.). Mr. Rupp frequently touts his many years and extensive experience as an owner and manager of large and small commercial buildings (including hotels). Thus, he and his architect certainly must have realized very early on that a "hotel" at 344 Summit would require an accessible entrance. Yet, until now Mr. Rupp carefully avoided publicizing this essential topic. Instead, in his quest for a CUP he disclosed as little as possible, for as long as possible.
 - **Failure to Disclose** – In June 2014, in order to obtain the written "Consent of Adjoining Property Owners," the developer delivered a copy of his CUP Application to each property owner. As the developer, Mr. Rupp had a duty to provide complete and accurate information (including relevant site plans, diagrams, and other documentation). The Planning Commission would rely on that information. Owners asked to sign the consent petition would rely on that information. Mr. Rupp has pointed out, frequently, that all owners who live within 100-feet of "his" hotel signed his petition. Planning Commission Resolution 14-316-432, Section 5(d) notes that, "There are no exterior changes proposed for the property." **PROBLEM** – Developer is testing the limits of the CUP, the HPC, and neighborhood tolerance. This month's proposed alterations to the exterior of 344 Summit contradict seemingly clear but carefully evasive statements made by the developer at neighborhood meetings and in his CUP Application:
 - "No exterior modifications are *planned*." "There are no *proposed* structural alterations or additions."
 - **A Poke in the Neighborhood's Eye** – The north-facing front and the westerly side of the building at 344 Summit are easily visible from Summit Avenue. Mr. Rupp claims in his CUP Application that "The building will be carefully and sensitively restored..." and that the project will be "...sympathetic to the neighborhood – (as) one of the finest, if not the finest, projects of its kind in the state." Many neighbors, and probably most Planning Commissioners, believed that he meant what he said. But now, Mr. Rupp proposes to add an out-of-character ramp at the most visible and obtrusive location on the building. In my opinion, this indicates that Mr. Rupp's desire to pinch pennies "trumps" his historic sensitivity. Placing a ramp at the far less-visible east side or rear of the building could complicate "stacked" parking as shown in the site plan provided for this week's HPC public hearing.
- 
- **Parking** – Planning Commission Resolution 14-316-432, Section 4(d) [**Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures**] finds that, "...three to four parking spaces could be reasonably accommodated in the area of the existing garage if the garage were substantially restructured or removed, and that this condition can be met subject to the condition that such parking is provided." Resolution Section 6 finds that, "Providing the required off-street parking of three spaces would not result in exceptional undue hardship." CUP Condition #1 states that, "A minimum of three off-street parking spaces must be provided on the property, subject to approval by the Heritage Preservation Commission."
 - "Stacked" parking in the driveway, as shown in this month's site plan for 344 Summit, appears to be an attempt to avoid the condition in Resolution Section 4(d) that says, "...this condition can be met subject to the condition that such parking is provided." (i.e., "**such parking**" = **spaces in the area of the existing garage**)
 - I strongly urge the HPC to deny, or recommend denial of, "stacked" parking in the driveway
 - **Rubbish Dumpster / Illegal Parking** – 1) When COVA occupied 344 Summit, their dumpster sat in the driveway next to the northeast corner of the building. Each time the trash truck arrived and a car was parked in the driveway, the truck driver would sit in the middle of Summit and blow his very loud air horn – until the car moved. 2) At "his" University Club, developer consistently ignores illegally-parked delivery trucks. 3) I urge the HPC and other City Planners to keep these likely activities in mind when reviewing this "boutique" hotel's ever-changing site plan(s).

This hotel's developer, via carefully camouflaged loopholes that create as much space as possible for his always-distinctive business ventures, incessantly tests the limits of statutes, ordinances, conditional use permits, contracts, agreements, testimony, applications, statements, long-term follow-through and neighborhood tolerance. *Semantics* define each facet, can be almost impossible to pin down, and have *become business as usual*.

Thank you to those who seek, identify and sincerely honor a community's input! It shows. We notice.

344 Summit Avenue, St. Paul, MN 55102

In its Resolution #14-316-432, Section 4(d) – *Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures* – the Planning Commission found that, “...three to four parking spaces could be reasonably accommodated in the area of the existing garage...and that this condition can be met subject to the condition that such parking is provided.” The Resolution and its findings were upheld by the City Council. Not satisfied, developer proposes disallowed parking in the required side yard as shown on the site plan provided to HPC on 11/14/2014.

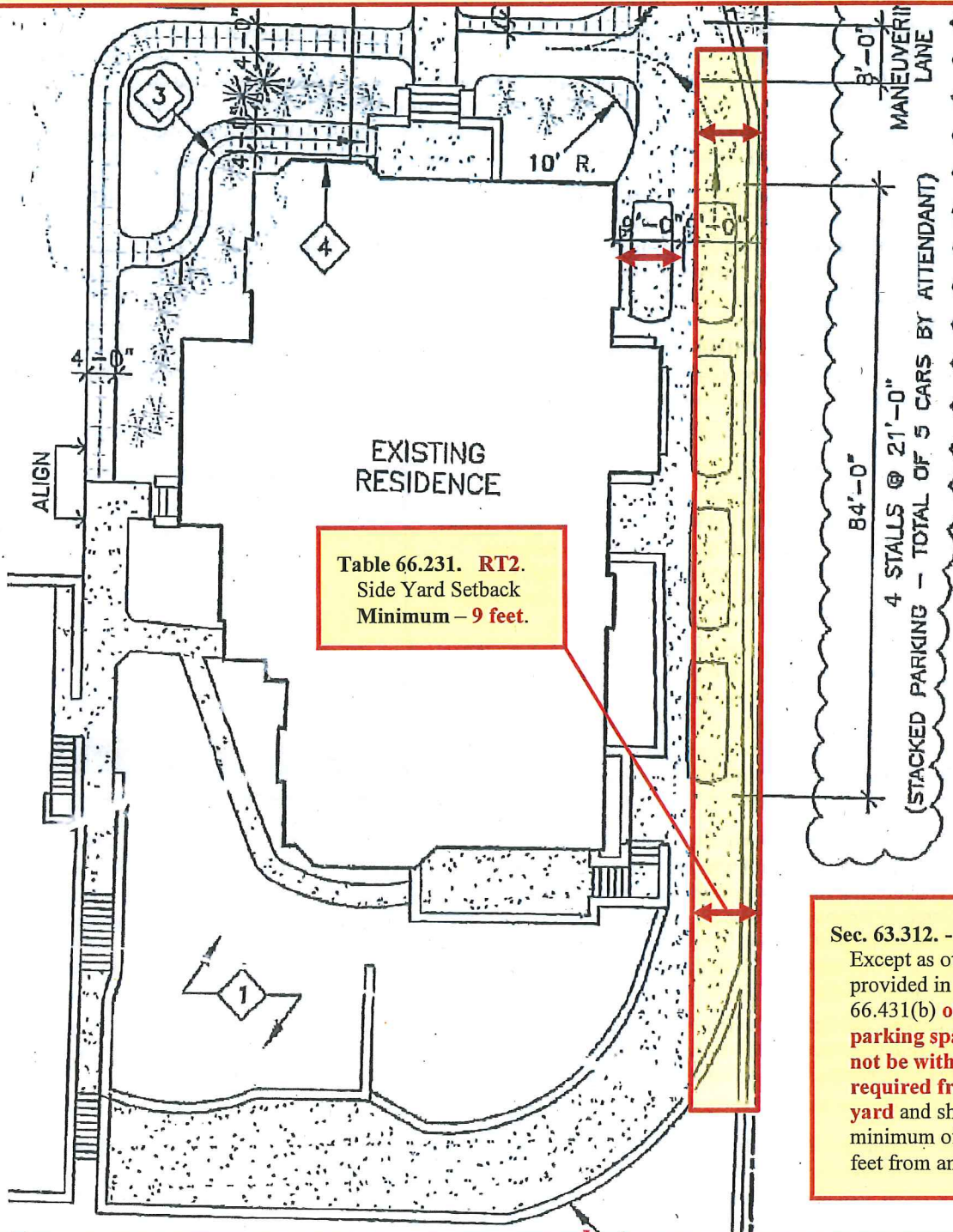


Table 66.231. RT2.
Side Yard Setback
Minimum – 9 feet.

Sec. 63.312. - Setback.
Except as otherwise
provided in 66.442(a) or
66.431(b) **off-street
parking spaces shall
not be within a
required front or side
yard** and shall be a
minimum of four (4)
feet from any lot line.

Table 66.231. - Residential District Dimensional Standards.

Zoning District – **RT2**. Side Yard Setback Minimum – **9 feet**. Note (h): For permitted and conditional principal uses allowed in residential districts other than residential uses, the front yard shall be equal to the front yard required for residential use and **the side and rear yards shall be equal to one-half the height of the building but in no instance less than the minimum requirements of the district in which said use is located.**

Spong, Amy (CI-StPaul)

From: Martin Lorenz-Meyer <martinlorenzmeier@gmail.com>
Sent: Thursday, November 20, 2014 12:51 PM
To: Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul)
Subject: 344 Summit - HPC FILE #15-012

To: Amy Spong & Christine Boulware, City of St. Paul Historic Preservation Commission

I am writing to you in support of the HPC staff report findings. I live right across from 344 Summit and in the future will have to look every day at the changes which are before you today.

The HPC staff report does not support the building of a ramp as proposed by the developer. Elevating the grade to build such a ramp would mean destroying part of the stone wall at the entry landing where the ramp connects with the landing itself and tearing down the landscape on the west front side of the building. The ramp itself will cover and extend beyond the whole west front side of the building thus greatly altering the whole front façade of the building.

The report points out that the application violates some of the general standards of the HPC preservation district (1,2, and 10; top, page 5). In my mind Standard 2) is especially important here which states that "the distinguishing original qualities or character of a building...and its environment shall not be destroyed." (page 2, bottom), a standard which the proposal completely disregards.

My impression is that this is a proposal done on the cheap with no real desire to take historic sensitivity into account. No attempt has been made to submit a plan which considers some of the general standards of the HPC preservation district though the developer claimed a careful and sensitive restoration in his original CPU application.

I thus agree with the HPC staff report finding that the developer has to submit further evidence "that all possible accessible routes into the first level of the house have been fully explored..." (page 6, staff recommendations) and hope that the commission will come to the same conclusion.

Sincerely,

Martin Lorenz-Meyer
353 Summit Avenue
St. Paul

- testimony
344 Summit

Spong, Amy (CI-StPaul)

From: bethany gladhill <bethany@gladhillrhone.com>
Sent: Monday, November 17, 2014 9:25 PM
To: Spong, Amy (CI-StPaul)
Subject: SARPA

Here's SARPA's unanimous decision from tonight's meeting:

One of the reasons that SARPA opposed — and still stands against — commercial development on Summit was that such use would necessarily cause alterations to the homes involved. As such, SARPA opposes the proposed exterior changes to 344 Summit.

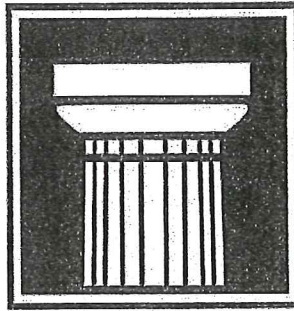
We would also like to point out that the property's Conditional Use Permit application — as submitted to and relied upon by the City Council and Planning Commission — states on page 2 that “No exterior modifications are planned.” While front sidewalk widening might be seen as a later change required by the CUP conditions, the developer would certainly have known about the proposed accessibility modifications at the time of submission. This further calls into question the validity of the CUP.

You referred to the plans, which is the second time I have heard that plans have changed since the CUP. How would we get our hands on the new ones?

Bethany Gladhill
Arts and Non-Profit Management Consultant
bethany@gladhillrhone.com
612.414.3790 mobile

web - <http://www.gladhill.org>
blog - <http://prologuist.blogspot.com>
twitter - @bethanyg

344 Summit
Applicant response
from HPC lay over
decision from Nov. 2014



STEVEN K. BUETOW

A R C H I T E C T

1288 East Como Boulevard

St. Paul, Minnesota 55117

651-489-6955

December 30, 2014

Heritage Preservation Commission
City of Saint Paul
25 West 4th Street, Suite 1400
Saint Paul, MN 55102

Dear Commissioners:

Saint Paul's Summit Avenue is well established as one of the finest collections of Victorian residential architecture in America and the residence at 344 is among its best examples. The architect for 344 Summit, Thomas Holyoke, gave the Davidson House the stance and character of an English manor with a beautifully composed and carefully detailed limestone exterior set back from the street in a broad expanse of lawn. It was designed to have a sculptural aspect and to be seen from many angles while passing along the avenue.

Holyoke's strong and slightly asymmetric street façade focuses on the magnificently hooded entry door. It is a warmly welcoming architectural gesture. An incline to this entry is the clear choice for barrier free access to the building. As stated in Preservation Brief 32: Making Historic Properties Accessible, the first priority should be "making the main or a prominent public entrance and primary public spaces accessible". An inclined walkway placed against the north wall, and hidden within the evergreen foundation plantings, allows a gracious and intuitive path to the entrance and public spaces. The front door is large, the luxurious terrace outside the door seems designed for accessibility, and the point of entry to the interior floor plan is ideal.

Concealing the ramp against the building will require a cut in the existing low cheek wall at the entry terrace. The existing shrubbery hides this wall from the street but the opening will become visible as people approach the entry door. This arraignment precludes the need for signage directing people to the ramp and it will become an asset to all patrons of the building. The cap of the wall can be retained to make the cut more easily reversible. Covering the basement window (which cannot be seen from anywhere except while standing at the front door) will have minimal impact on the historic quality of the building.

There is presently no other access to the structure for patrons with a heavy rolling suitcase, a young family with a stroller, or an individual of limited mobility that chooses to use a wheel chair. The driveway entrance on the east is further elevated than the front entry as the driveway drops toward the garage in the rear. An incline to this entrance would be

excessively long, architecturally intrusive, and the resulting exterior landing would be too small. There is a servant's entrance on the west that is elevated, narrow, circuitous, and puts the entry into the kitchen. There is no entrance on the south, no access from the garage, and the decline of the driveway exceeds accessibility standards. Keeping the structure as it was designed precludes creating a new opening—particularly one that is visible from the street. The topography at the rear drops off too precipitously to add an entrance. A lift to the front entry would be visible from the street, awkward to use, difficult to maintain, and would also require the same changes to the cheek wall as a ramp.

I feel that preserving the historic quality of this building, while increasing accessibility, must be paramount. I find the proposed modifications to the front entry best fulfill the guidelines while providing access.

Please contact me if there are any questions or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven K. Buetow", written over a horizontal line.

Steven K. Buetow AIA



23 December 2014

John Rupp
Commonwealth Properties
6 West Fifth Street
Suite 900, St Paul Building
St Paul, MN 55102

Re: 344 Summit Avenue

Dear John:

Accessibility within the structure will be provided in the First Floor living unit and to all building public space (First Floor: Kitchen, Reception & Library). First Floor access is by four entrances: the North principal entrance, the East carriage porch, the West service entrance and the South terrace. Only two; the North entrance and East carriage porch, provide direct access to public space.

Accessibility at the East carriage porch would require a 65' long ramp with handrails and an intermediate landing. Without modifications to existing structure, ramp construction is limited by projected stone chimney, driveway, elevated door threshold and porch landing width. Alternatively, the enclosure required by a vertical lift platform would be visually intrusive.

At the North principal entrance, existing grade differential allows for new walk to wind up an earthen berm to provide accessibility along the primary public pathway. Landscaping will screen the walk and minimize visual impact. A basement window will remain but be protected by removable masonry infill. The porch wall opening can be restored. In addition, the new grade will provide drainage away from the building, relieving existing basement wall leakage.

Providing accessibility to the North principal entrance is consistent with the recommendations, considerations and illustrated examples outlined in *Preservation Brief #32: Making Historic Properties Accessible*.

Sincerely,

A handwritten signature in dark ink, reading "Patrick F. McGuire". The signature is fluid and cursive, with the first name "Patrick" and last name "McGuire" clearly legible.

Patrick F. McGuire, AIA
MCL Architects, Inc.



PROFESSIONAL QUALIFICATION

PATRICK F. McGUIRE, AIA
PRESIDENT, MCL ARCHITECTS, INC.

EDUCATION: B. Architecture, University of Minnesota

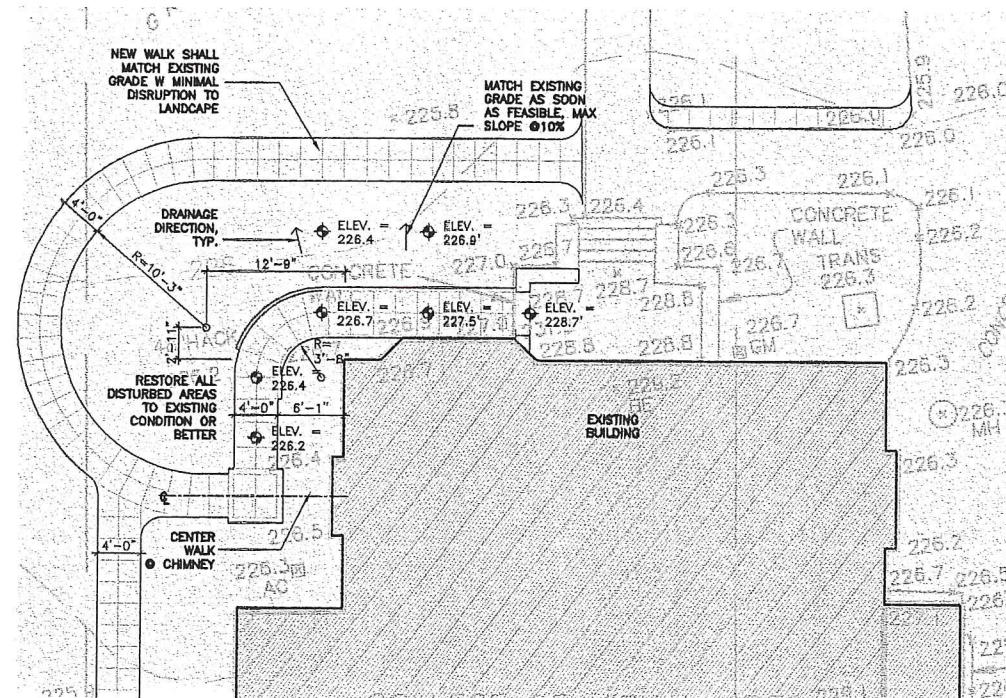
REGISTRATION: Minnesota No. 9833

PROFESSIONAL ASSOCIATIONS Corporate Member, American Institute of Architects
Minnesota Society, American Institute of Architects

EXPERIENCE: Over fifty years of professional service in programming, planning, design, construction document production, contract administration, field inspection, and client service for public, educational and church facilities. Pat's experience has included the renovation and restoration of several local and regional historical projects, notably Thomas Theodore Comes' Church of St. Thomas More (formerly St. Luke's) at 1065 Summit Avenue; Emmanuel-Louis Masqueray's Chapel of St. Thomas Aquinas on the St. Paul North Campus of the University of St. Thomas and Cass Gilbert/Clarence H. Johnston's St. John the Evangelist Episcopal Church at 60 Kent Street North. Pat's experience includes over forty additional church and educational building projects and Campus Architect for the University of St. Thomas for over 30 years.

LEGEND

AC	Denotes air conditioner
BE	Denotes building entrance
BTC	Denotes bituminous curb top
CB	Denotes catch basin
GC	Denotes granite curb
GM	Denotes gas meter
GP	Denotes guard post
HYD	Denotes fire hydrant
LP	Denotes light pole
MG	Denotes metal grate
MH	Denotes manhole
OHE	Denotes overhead electric line
PKS	Denotes parking sign
STC	Denotes top of surmountable curb
TC	Denotes top of curb
TRANS	Denotes electric transformer box
UGE	Denotes underground electric line
WMH	Denotes water manhole
WV	Denotes water valve
BAS	Denotes Basswood tree
HACK	Denotes Hackberry tree
MPL	Denotes Maple tree



2 AD.1 AREA PLAN @ NEW WALK

1/8"

BENCHMARKS

- 1.) Top of top nut of fire hydrant northwest corner of Summit Avenue and Virginia Street. Elevation = 226.07 feet.
- 2.) Top of iron pipe SLS station #1005 approximately 50 west of southwest property corner. Elevation = 160.63 feet.

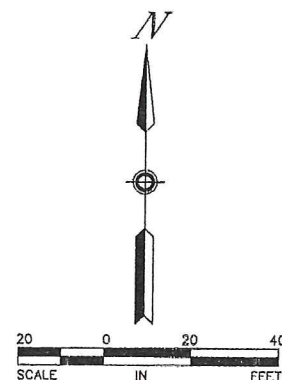
NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

We hereby certify that this sketch, plan or report was prepared by me or under my instruction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of October, 2006

SUNDE LAND SURVEYING, LLC.


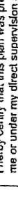
By: *John K. Barnes*
John K. Barnes, P.L.S. Minn. Lic. No. 16456



Revision		By	Date
Drawing Title: LOCATION AND TOPOGRAPHIC SURVEY FOR: COLLEGE OF VISUAL ARTS			
Sunde Land Surveying, LLC.		Date: 10/18/2006	Project: 2006-181
1001 East Bloomington Freeway (SNY) Suite 118 Bloomington, Minnesota 55420-3435 Business 952-881-2455 • FAX: 952-888-9026		Drawing: 2006181001.dwg	Sheet: 1 of 1

1 AD.1 EXISTING CONDITIONS

1"=20'

SHEET NO. A0.2	INTERIOR REMODELING - RESIDENTIAL RESTORATION 344 SUMMIT AVENUE ST. PAUL, MN 55102	 McGuire Courbeau Lucke Architects, Inc. 6 West 5th Street, Suite 400 St. Paul, MN 55102 651-222-0606	CIVIL CONSULTANTS [COMPANY NAME] [Address] [City, State, Zip] [Phone]		MECHANICAL CONSULTANTS [COMPANY NAME] [Address] [City, State, Zip] [Phone]		I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect/Engineer under the laws of the State of Minnesota.  PATRICIA E. MCGUIRE Date: 21 APR 2014 Reg. No. 39533	DATE 21 APR 2014 DRAWN B.L.F. CHECKED P.F.M. JOB NO.	REVISED 22 DEC 2014
			STRUCTURAL CONSULTANTS [COMPANY NAME] [Address] [City, State, Zip] [Phone]		ELECTRICAL CONSULTANTS [COMPANY NAME] [Address] [City, State, Zip] [Phone]				
SHEET TITLE: EXISTING CONDITIONS/PARTIAL SITE PLAN									

Recent correspondence
w/ the staff & applicant

Spong, Amy (CI-StPaul)

From: Steven Buetow <steve@stevenbuetowarchitect.com>
Sent: Friday, April 03, 2015 2:36 PM
To: Spong, Amy (CI-StPaul)
Cc: John R. Rupp
Subject: Re: 344 Summit

Amy,

Thank you for the clarification. Below I have drafted responses into the points that you identified.

Please let me know if you would rather have them compiled into a letter and if there is anything else you require.

Have a wonderful holiday,

Steven K BuetowAIA

From: Spong, Amy (CI-StPaul) [mailto:amy.spong@ci.stpaul.mn.us]
Sent: Tuesday, March 31, 2015 12:40 PM
To: John R. Rupp
Cc: 'Steven Buetow'; Ubl, Stephen (CI-StPaul)
Subject: RE: 344 Summit

John,

There are two April meeting dates, so you will be on the April 23rd agenda. The deadline for new and updated information is this Thursday, April 2nd. I'm be out of the office until Monday so I can extend the deadline for updated information to be submitted on Monday April 6th.

I'm booked solid with meetings today and tomorrow so will likely not have a chance to discuss with Steve what a complete analysis looks like. But quickly:

1. Access is preferred for principle entries, which does not always mean the front entrance. For this building, the side entrance is also a principle entrance given its architectural detailing that was historically used as a carriage drop-off and not a secondary or servants entrance. The receiving/foyer area is also L-shaped and both are detailed inside with a similar level of detailing. The Preservation Brief states: Whenever possible, access to historic buildings should be through a primary entrance and if that cannot be achieved without permanent damage to character-defining features (of which the stone entry stoop is) at least one entrance should be made accessible to the public. Finally, a rear or service entrance should be avoided as the primary accessible entrance.

The east facade with its carriage entrance is clearly one of the principle facades and must be accommodated its importance with the other street facades. The carriage entrance could be considered for modification for accessibility were it not for the circumstances of its position and construction that make it unworkable.

The carriage door portico is a beautifully detailed limestone, wood, copper, and slate entrance on the east side of 344 Summit. The limestone is massive and very carefully placed with only a simple chamfer or delicate half-inch watertable to decorate the random ashlar masonry. (Unlike the front north entry that is highlighted by carved stone decoration). Brackets support a slate shed to provide shelter to carriage entry. The dark wood brackets contrast strongly with the limestone and have an open grill at the ends.

There is a riser at the entry door that would require the entire surface of the exterior entry to be raised six inches. This will obscure the delicate watertable that wraps around the structure, cover an original tile surface, and severely compromise the historic and rare carriage steps making them unusable and requiring them to be blocked with a guardrail. (The hotel will use horse drawn carriages to pick up wedding party patrons from these steps).

The ramp required to reach the door from grade would need to be 34' long at 1:12 and at least 57' long at 1:20. The gradual 1:20 slope is much preferred, especially in Minnesota weather, and is the slope proposed for the ramp at the front entry. The ramp can only exit the platform to the north—exiting to the east blocks the driveway and exiting to the south blocks numerous windows as it chases the receding grade. This north-facing ramp would extend well north of the Summit Avenue façade, be clearly visible from the street, and cover a basement window. If the ramp turns a corner at the front façade and switches back and forth along the east side of the front entry it will further block required parking, interrupt surface gas and electrical service entrance, be more visible from the street, and still not be able to achieve the appropriate length. The ramp cannot extend straight north along the driveway because it will block the parking turnaround.

The ramp would require a handrail and guardrail. There are no existing railings on the building—only low stone walls. Introducing wrought iron, wood, or another metal as a railing would be distracting and inappropriate when seen from the street. The height and detailing of the railings would extend above the main entry walls—further intruding their modern presence.

2. The letter mostly addressed why the front entrance was the best option, but didn't discuss character-defining features and assess what features would be impacted given this option over, say the east side. (Item 1 in Preservation Brief 32)

The slightly asymmetric front facade of 344 Summit is characterized by the contrast of the random ashlar limestone masonry with the sharply detailed limestone carving arranged to highlight the symmetric entry. The dark casements, with their divided lights, further accent the beautifully arched entry beneath the pedimented stone dormer. The dark slate roof, with open rafter tails, and the bookend chimneys cap the composition with strong simplicity. The entry platform acts as a simple and strong plinth to the soaring dormer. There is a wide low matching limestone wall surrounding it. The proposed ramp would require a cut in the west side of this wall. This wall cannot be seen from the entrance walk at the street because the wall on the north side of the entry is too high to see over. As one approaches the steps the wall does become visible.

3. Item 2 in the Brief #32: Assess the property's existing and required level of accessibility given the new use. (One HPC member and architect questioned whether the Building Official could approve some slight modifications while still meeting the intent—for example: could a slightly steeper ramp be used on the east entrance? Therefore shortening the length) This is when you take into consideration the loss of historic fabric/character-defining features/secondary or primary elevations/reversibility and balance that with the new requirements for the new use.
4. Item 3 in the Brief #32: Evaluate accessibility options within a preservation context.

The best solution, from a preservation context, would be a temporary ramp that will be used as needed. No changes to the existing structure would be necessary.

The long term solution would be the proposed incline to the north entry. It does not require a handrail or guardrail, will not be visible from the street behind the evergreen foundation planting, and it will integrate well into the general traffic patterns of the hotel. The low cheek wall at the west side of the entry that will be removed is part of the original fabric of the house. It is extremely difficult to see from the street. The removed stones from the wall can be retained and restored in the future.

The entry to the east carriage door will not satisfy the accessibility requirements within the current code--the ramp would be too steep. It would require numerous attachments to the existing limestone for guardrails, handrails, and the ramp surface. It would also

have to have a six inch pad on top of the existing floor that would result in damage to the existing tiles and the subsequent elimination of the historic carriage access. Furthermore, a ramp with handrails will be easily visible from the street and impossible to incorporate into the strong historic presence of 344 Summit.

There is only a servants entry on the west facade and there are no entrances at grade on the secondary south facade.

5. One new item since the last HPC meeting was that the parking requirements have been clarified. Which will likely help finalize the location for the ramp.

Amy H. Spong

Historic Preservation Specialist

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<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

Making Saint Paul the Most Livable City in America

From: John R. Rupp [<mailto:JRRupp@commonwealthproperties.com>]

Sent: Tuesday, March 31, 2015 12:11 PM

To: Spong, Amy (CI-StPaul)

Cc: 'Steven Buetow'; Ubl, Stephen (CI-StPaul)

Subject: 344 Summit

Amy

I stopped by your office today to make sure I was on the April HPC agenda. As you know I am not.

What exactly do I (Steve) need to do to get on the agenda and by when?

John

