

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 295 Summit Avenue, Unit 3 (Carriage House)
DATE OF APPLICATION: May 2 and July 17, 2013
APPLICANT: Mark Saliterman
OWNER: Mark Saliterman
DATE OF PUBLIC HEARING: August 8, 2013
HPC SITE/DISTRICT: Hill Historic District
CATEGORY: Pivotal
CLASSIFICATION: Demolition Permit
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: August 1, 2013

A. SITE DESCRIPTION:

The A.H. Lindeke House at 295 Summit is a two and one-half story red brick Queen Anne with a raised foundation of coursed limestone, and a hipped roof with numerous dormers. The property was designed by A.F. Gauger and built in 1885. An open porch extends across the full width of the main façade. This stone porch replaced a wood porch in 1903 and a central entrance tower was also removed. A two-story cylindrical turret anchors the southwest corner of the building and a canted bay projects from the southeast corner.

The property was originally constructed as a single-family house and then at some point became a meeting house. The house then fell into disrepair and was vacant for several years. Between 2003 and 2006, the HPC reviewed several pre-applications and applications to install an underground garage, turn the main house into three condo units and the carriage house into one unit. Ultimately, a five-stall detached garage was built, the main house has two condo units and the carriage house has one unit. The main house and carriage house also have separate owners and the owner of the carriage house currently rents the unit. The house and carriage house are categorized as pivotal to the Historic Hill District.

B. PROPOSED CHANGES:

The applicant is seeking approval for a demolition permit to raze the brick one-story shed-roof structure at the rear of the carriage house. This was likely used for storing feed and/or deliveries to the property given its proximity to Maiden Lane and the iron access door. The applicant has submitted a drawing of the walls that are proposed for removal. The applicant also submitted: (1) a report from a structural engineer concluding the wall would need to be completely removed and rebuilt, (2) an estimate to completely rebuild the wall salvaging only the face brick for roughly \$80,000, (3) a series of emails from HPC member Richard Dana describing two discussions with masons who both concluded repair of the structure was feasible without taking the whole structure down at a roughly estimated cost between \$20,000 and \$30,000. The application did not include how the remaining masonry would be fixed once the adjoining walls and foundation stone were cut. Drainage and treatment of the site after removal was also not included.

C. BACKGROUND:

In 2007 staff approved two applications (three permits) for work on the carriage house including a complete interior demolition and remodel, tuckpointing and brick repair, trim/fascia/soffit repairs, new gutters, carriage doors, storm doors and windows. The combined state valuation of those permits was \$94,500. It is not clear what, if any work was completed on the brick structure currently proposed for removal. A 2003 photo of this structure shows similar deterioration near the adjacent Germanic Institute building.

In April 2013, HPC staff received a call from a concerned citizen that the wall appeared unstable with

the potential to fall. This was during a spring with much snow and rain runoff. Staff then contacted code enforcement staff in DSI and they visited the site on April 26 to verify the condition, took photos and contacted the property owner to stabilize the structure and fence it off until a permit could be applied for. The property owner installed plywood panels and a fence for interim protection. An incomplete application was submitted to the HPC on May 2 for demolition and staff contacted the owner to provide a structural evaluation and report and explore repair alternatives. The owner then provided a structural report and estimate to rebuild the structure. On June 19, 2013 Ms. Spong, owner Mark Saliterman, and two HPC members Rich Laffin and Richard Dana visited the site to assess its condition and discuss options and next steps. HPC member Dana offered to have two different masons look at the structure to consider repair options. Those visits were completed and Mr. Dana submitted an email to the owner which is included with the application.

D. GUIDELINE CITATIONS:

Historic Hill District Guidelines (1990)

1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

Demolition

When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to Section 73.06 (i)(2) of the Saint Paul Legislative Code which states the following: In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following:

- 1) *the architectural and historical merit of the building,*
- 2) *the effect of the demolition on surrounding buildings,*
- 3) *the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and*
- 4) *the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.*

E. FINDINGS:

1. On April 2, 1991, the Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The property is categorized as pivotal to the character of both the local and National Register Hill Historic Districts.
3. Significant outbuildings such as carriage houses and barns generally contribute to the overall character and integrity of the Historic Hill District. Especially when they date to the original or early construction of the main house and were designed by the architect of the main house or prominent architect of that era as this structure does.
4. Standard number two states: *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
5. *Architectural and historical merit of the building.* The carriage house is considered a pivotal structure that contributes to the architectural and historical merit of the building and surrounding Hill Historic District. The portion of the structure proposed for removal does face Maiden Lane that historically and currently is classified as a street instead of an alley. However, during the Hill District's Period of Significance from 1858 to 1930, Maiden Lane was used mostly for "back of house" functions such as servants use and deliveries.

There is a unique character of this section of Maiden Lane as the clay bricks still survive as the road bed and properties on both sides have brick and stone walls lining much of this stretch. These features collectively represent an earlier era during a time of great affluence and are character-defining features.

The Sanborn Insurance Map updated through 1925 shows the current main footprint of the rectangular carriage house portion but the outline of the structure at the back of the carriage house does not match the current footprint of the back storage structure. Either this area was altered early on or the Sanborn Map was not fully accurate. This storage structure, while integrated with an early or original "bump-out" at the rear does not appear integrated into the original design of the main carriage structure.

6. *Effect of the demolition on surrounding buildings and existing if partial.* If the proposed structure is removed the existing carriage house red brick walls will be exposed and visually, the masonry wall will still continue but be setback further than currently. It does not appear that the existing brick wall which follows Maiden Lane continued and connected to this storage structure.

The effect of removing the three-wythe brick walls that are currently integrated into the carriage house walls is unknown. A detailed repair plan was not submitted as to how the brick and stone/concrete would be cut and then the new building corners repaired in an appropriate way.

Simply saw-cutting a joint would be inappropriate. Removal of this storage structure will have little effect on surrounding buildings.

7. *Effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings.* There is no proposed new construction however; the new exposed brick wall will require appropriate drainage from the roof and site grading to the alley. Treatment of the brick walls is addressed in finding number 6.
8. *Economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.* The applicant submitted property valuation information and earlier Ramsey County records that indicate the value of the new improvements at \$308,000 (2009 and 2010). The current brick storage area is not being used for any purpose. If rehabbed, it could be used as storage space but would likely not impact the value of the structure either way significantly.
9. *Structure's condition.* The applicant submitted a report completed by a structural engineer who concludes the deterioration and partial collapse is due to loss of the foundation integrity along with environmental effects. These were based on visual observations and it was not clear if the engineer had preservation-related experience in evaluating masonry structures. The structure's outer veneer is visibly in very poor condition and there are whole areas that have failed. The structure cannot be left alone with no action being taken. The interior wythe of brick however, appeared fairly stable despite drainage issues.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the application as submitted provided the following conditions are met:

1. Small-format archival-quality photos (35mm film or high resolution digital format, min. 300 dpi) shall be taken of the structure both inside and outside prior to demolition and after the plywood sheets have carefully and safely been removed. One set of photos will be submitted to the HPC for the file.
2. Prior to approving a demolition permit, a detailed repair plan/scope of work of how the new corners of the laundry room "bump-out" will be repaired, where the connecting walls will be removed. Simply saw-cutting the brick and stone and patching will not be acceptable. This work will be completed by a mason with experience in historic masonry and restoration techniques. Any needed drip edges and site drainage shall also be addressed and submitted to staff for final review and approval.
3. All removed red brick, stone/concrete caps and stone/stone foundation pieces shall be carefully salvaged and cleaned. The red brick and caps shall be placed on palettes and stored in a secure dry place at the property site. These materials shall be used for future repairs needed on the brick wall extending along Maiden Lane.

F. ATTACHMENTS:

1. Application with supporting materials
2. 2003 Schematic drawings and photo of carriage house
3. Sanborn Insurance Map



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, 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 type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 295 Summit Avenue, Unit #3 Zip Code: 55102-2118

3. APPLICANT INFORMATION

Name of contact person: Mark Saliterman

Company: _____

Street and number: 4725 Highway 7

City: St. Louis Park State: MN Zip Code: 55416

Phone number: (952) 920-8555 e-mail: mark@scpateam.com

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

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: Mark Salt Date: 5/2/13

Signature of owner: Mark Salt Date: 5/2/13

FOR HPC OFFICE USE ONLY

Date received: 5.2.13 ^{incomplete} _{responded email} 7/16/13 FILE NO. _____
District: Hill /Individual Site: _____
Contributing/Non-contributing/Pivotal/Supportive/
Type of work: Minor/Moderate/Major

____ Requires staff review

X Requires Commission 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 _____

Submitted:
 3 Sets of Plans
 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
 Photographs
 City Permit Application
 Complete HPC Design Review application

Hearing Date set for: 8.8.13

City Permit # _____ - _____

DATE: 5/2/13

TO: Amy H. Spong, Historic Preservation Specialist
Heritage Preservation Commission
Dept. of Planning and Economic Development

FROM: Mark Saliterman

RE: Heritage Preservation Commission Design Review Application

6. Project Description

We received notification from the City that some of the bricks had come off the bottom of an ice house or coal bin. We secured the area and were informed by the contractor that the walls of this structure are unstable and could collapse.

We rebuilt this house several years ago and have taken pride in our work. We do not defer maintenance, and we were not aware of this condition until it was brought to our attention by the City. The ice house is structurally unsafe. We would like permission to demo this empty structure. We also would like permission to straighten the wall which is at an angle as it may fall down if not corrected. I do not think it wise to wait until May 23, 2013, but will wait upon your decision.

We do not know of anyone who has taken the bricks. We are NOT the owner of the Main House at this site. If the owner of the Main House has removed the bricks and you can prove it, we will sue accordingly.

Scope of Demolition Project

Item 1

Evaluations of the condition of the Ice House structure at 295 Summit Avenue to support partial removal of said structure, provided by:

- Structural Observations of Alley Structure at 295 Summit Ave by Brian Dalton P.E. at VAA
- Observations by Richard Dana – email dated 7/10/12

Item 2

Demolition specifications including tuck pointing and brick replacement on the exiting triple wythe masonry walls as outlined in the proposal from Dayco Concrete Company dated 6/4/13

Item 3

Background Information: Previous documentation submitted to HPC on 5/2/13 including the Heritage Preservation Commission Design Review Application regarding the Ice House structure.

ITEM 1



May 23, 2013

Mr. Mark Saliterman
Saliterman, LTD
4725 Highway 7
St. Louis Park, MN 55416

RE: Professional Structural Engineering
Structural Observations of Alley Structure at 295 Summit Ave
Saint Paul, Minnesota
VAA Comm. No. 130250

Dear Mark:

The report presented herein is the result of a visual field observation of an existing brick walled structure attached to the carriage house at 295 Summit Avenue in St. Paul, MN. The scope of VAA's services, in connection with preparation of this report, was as follows:

1. Site visit by Brian Dalton, P.E., on Friday, May 17, 2013, to perform a conditional visual observation of the existing brick structure at the location listed above, and gather available background information.
2. Preparation of a report and discussion on structural integrity of this structure (described below) based on visual observation.

Introduction & Background

The request for VAA's services was received on May 2, 2013 from Mark Saliterman of Saliterman, LTD.

Brian Dalton, P.E., of VAA visited the property May 17th, 2013 to perform a conditional visual observation.

Although the primary residence was constructed in the late 1880's, it is unknown to VAA the exact date of construction for this small addition to the carriage house. It appears to have been purposed for delivery/storage of feed or some other 'back of house' function. It does not appear to currently have a function to the primary residence. The observations made are limited to the structure/walls drawn in red (clouded) in **Figure 1**.

Field Observations & Discussion

With reference to the attached photo exhibits, the following observations were made:

1. The wall appears to be at least three wythes of brick with a concrete cap. No foundation was observed, but the assumption is that there is a foundation below grade/pavement.
2. The walls being observed were cracked at numerous locations with most of the cracks being on the side of the wall that faces the alley.



- 3. There was deterioration of mortar joints and partial collapse of the wall at the bottom third of the NE corner of the walls in question. (**See Photos 1 and 2**) This appears to be due to loss of foundation support at the corner.
- 4. There was also excessive deterioration of mortar joints and substantial collapse of the full height of the wall at the NW end where it abuts the adjacent building. (**See Photo 3**). This appears to be due to a settlement of the foundation where it abuts the adjacent building (a common location of poorly backfilled soils), the location of a drainage system at the base of the wall (**See Photo 4**), seasonal temperature differentials and freeze-thaw cycles over the life of the wall.

Conclusions and Recommendations

- 1. The likely cause of the deterioration and partial collapse of the wall/structure is due to loss of foundation integrity in combination with environment effects over the life of the wall.
- 2. The integrity of the wall/structure has been compromised in these areas. It is not practical to repair the wall/structure due to the severity of deterioration and it may be a safety hazard in its current state. In my professional opinion, the walls/structure should be demolished immediately. This is limited to the walls/structure drawn in red (clouded) in **Figure 1**.

Please feel free to call if you have any questions or comments.

Sincerely,
VAA, LLC

Brian Dalton, P.E.
Senior Structural Engineer



Scott Stangeland, P.E.
Principal

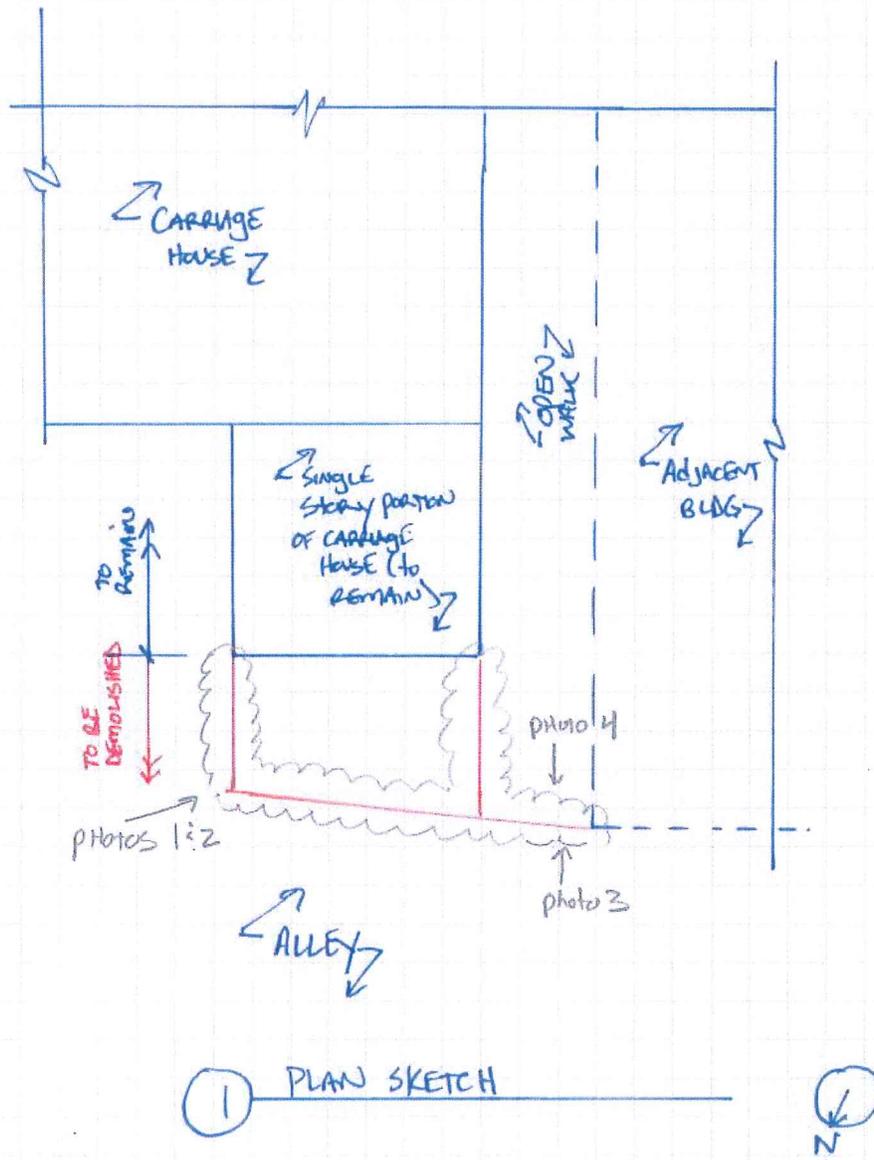


Figure 1 – Plan Sketch of the Area Being Observed



Photo 1 - Deterioration at NE Corner



Photo 2 - Deterioration at NE Corner



Photo 3 – Deterioration/Partial Collapse at NW End (Note the plywood in place as a safety measure due to the instability of the wall)



Photo 4 - Deterioration at NW End (Showing Current Drainage at Grade)

BRIAN M. DALTON, PE



Associate
Senior Structural Engineer
bdalton@vaaeng.com
763-577-9181



"Our long-term commitment to clients, excellence and a company culture that promotes professional growth and integrity are the foundations of our success."

EDUCATION

B.S. Civil Engineering, 2003
University of Minnesota—Minnesota, MN
B.A. Engineering, 2000
University of St. Thomas—St. Paul, MN

PROFESSIONAL REGISTRATIONS

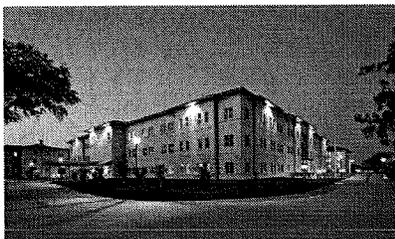
MN, NV

PROFESSIONAL ASSOCIATIONS

Minnesota Structural Engineering Association

REPRESENTATIVE PROJECT EXPERIENCE

Installation Command Headquarters—Fort Sam Houston, TX
US Armed Forces Reserve Center—Fort Benjamin Harrison, IN
Shirley Chapman Shalom Home East Campus—Saint Paul, MN
US Army Reserve Center—Joliet, IL
Sydney Hall—Minneapolis, MN
American Hospital—Dubai, United Arab Emirates
Waterfront Condominiums—Scottsdale, AZ



Installation Command Headquarters—
Fort Sam Houston, TX

From: mark@salitermanltd.com [<mailto:mark@salitermanltd.com>]

Sent: Wednesday, July 10, 2013 5:35 PM

To: Richard Dana

Cc: Spong, Amy (CI-StPaul)

Subject: RE: FW: 295 Summit Avenue demo permit

Richard and Amy,

Thanks for your help. I spent a ton of money fixing up the home and it is financially upside down. I don't wish to spend another 20 to \$30,000 to rebuild a little box that can't be used for anything and is in an alley. Will the city pay for this? If not I would really like to get a permit to remove the unstable part. I think the wing wall on the east side and where it forms a T could be saved. I don't think we will know that until the demo begins.

Let me know what the next step is

thanks

Mark

952-920-8555

mark@scpateam.com

From: Richard Dana [<mailto:redana748@gmail.com>]

Sent: Wednesday, July 10, 2013 2:46 PM

To: mark@scpateam.com

Cc: Amy Spong

Subject: Fwd: FW: 295 Summit Avenue demo permit

Greetings, Mark. I wrote the following summary of my findings so that you and Amy would have the same findings. I would be happy to discuss this with you, but I'm in a lousy cell phone black hole today. If there is a time when we could talk tomorrow, please email me or leave me a message at 612 369 1552. Thanks.

I asked a couple of bricklayer/masonry contractors to look at the wall both on the Maiden Lane side and the Summit side and to assess the situation.

Two of them have gotten back to me, confident that it is possible to repair/restore what is there. Neither thinks that a complete tear down would be required, and neither sees any reason to worry about the footing/foundation. Of course, if they were asked to tear it all down, refoot it, and build it all back up, they would be willing. I told them I didn't think that was the case here. The objective was to stabilize what is

there, preserving as much of the historic element as was practical, and to avoid the need for any additional repairs for many years.

The contractor who showed the greater interest in the project recommends a partial demolition and rebuild, salvaging as much material as possible and using it to rebuild at a slightly lower height. This would avoid having to use new brick, maintaining the consistency with the back of the building. If 75% of the brick could be salvaged, the height would come down accordingly. This would not be a complete rebuild, as the existing would be taken down only until stable material was reached (particularly appropriate for the Summit side of the wall), and a significant amount of tuckpointing would suffice. Mortar color would "match" and new joints would be the narrow of the original.

The other contractor, who met with me today at the site to discuss it, would also limit the demo to the totally compromised areas and where new assembly would provide strength and stability. There is a third "wall" sandwiched between the Maiden Lane finish and the Summit side, and it has been pulled and twisted by the action of the outer walls, mostly due to the moisture getting in from the top and through the open joints. It may be a source for some additional brick for the rebuild. However, he thinks that there may still be a need for some new brick, or some additional ones from a salvage yard. He believes that the limestone caps could be cut and reused, but they would not be sufficient without some new material.

They had both asked me to provide a scope of work, so they would know what was expected, and they would prepare proposals to that specification. Then they would know what they were pricing, and everything else would be additional work. I said that I was more interested in knowing what they would recommend, given their understanding of what was desirable and necessary. I think they understood the approach. Of course they could not "price" the work without more investigation, and they would caution me about what might be discovered as opposed to what might work out in our favor!

I was encouraged that they both seemed to have similar approaches and expectations for good results. They had different ideas about how much material would be needed and options for sources, but their notions of "how big a job is it" were similar. Since their estimates of the time a crew would spend doing the work were similar, I don't think the work could be done for less than \$20,000, but I also don't think it would exceed \$30,000. It just "feels" like a job of that size.

I would be willing to have either of them pursue the matter further, if there is some likelihood of their being awarded a contract. They are both seasoned professionals, and either could perform the work to a high standard. I hope this information will be useful in determining a course of action.

Respectfully submitted,
Richard Dana

On Mon, Jul 8, 2013 at 11:07 AM, Spong, Amy (CI-StPaul) <amy.spong@ci.stpaul.mn.us> wrote:

Are you able to provide an updates yet?



Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102
P: 651.266.6714
F: 651.228.3220
amy.spong@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: mark@salitermanltd.com [mailto:mark@salitermanltd.com]

Sent: Friday, July 05, 2013 11:27 AM

To: Spong, Amy (CI-StPaul)

Subject: RE: 295 Summit Avenue demo permit

PROPOSAL



Concrete Compar

CHANHASSEN LAKES BUSINESS PARK
1850 Lake Drive West, Chanhassen, Minnesota 55317
Telephone: 952-556-0278 • Fax: 952-556-0279

Proposal Submitted To: Mark Saliterman

Date: 6-4-2013

Telephone:

Fax: mark@scpateam.com

Project: Carriage House Repair
Project Location: 295 - Summit Avenue, St. Paul, Minnesota
Architect: Jobsite Visit and photos

We hereby submit estimates for all labor and materials for concrete and masonry work as per plan:

As detailed on page 2 attached

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Seventy Nine Thousand Seven Hundred Fifty and 00/100 dollars (\$ 79,750.00)

Payment to be made within 30 days on portion completed (monthly billings.) At the end of thirty (30) days from the completion of said work there shall be a percent (1 ½%) service charge for each month with said service charge to be calculated at the rate of percent (1 ½%) of the firm price. It is understood by the undersigned that this proposal is a legal notice to owner and that the contractor may file a lien against the above described property within one hundred and twenty days of completion of the work if the contractor is not paid within said one hundred and twenty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature James R. Berg
James R. Berg (estimator)

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____

Signature _____



**RAMSEY
COUNTY**

Property Records & Revenue

Assessor's Office
90 W. Plato Boulevard St Paul MN 55107
651-266-2131 • www.co.ramsey.mn.us/prr

MARK SALITERMAN
4725 HIGHWAY 7
SAINT LOUIS PARK MN 55416-2203

62030 326
3/3

Value Notice 2013 012823130294

2013 Valuation Notice

2013 Values for Taxes Payable in 2014

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice

Step	Class: Res Non-Hstd		
1	Estimated Market Value:	\$334,400	See Details Below.
	Homestead Exclusion:	\$0	
	Taxable Market Value:	\$334,400	

Step 2 Proposed Taxes Notice
Notice of Proposed Taxes Coming November 2013

Step 3 Property Tax Statement
Property Tax Statement for taxes Payable in 2014 Coming March 2014

**The time to appeal or question your
CLASSIFICATION or VALUATION is
NOW!**

It will be too late when proposed taxes are sent.

Property ID: 012823130294

Description: 06876 CIC NO 573 MEETING HOUSE MANSION CONDO'S
UNIT NO.3

Property Address:

295 SUMMIT AVE 3
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

If this box is checked your classification has changed from last year's assessment.

**Taxes Payable in 2013
(2012 Assessment)**
Res Non-Hstd

**Taxes Payable in 2014
(2013 Assessment)**
Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value: **\$352,000** **\$334,400**

Several factors can reduce the amount that is subject to tax:

Green Acres Value:	0	0	New improvements included in 2013 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Dis. Vets Market Value Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$352,000	\$334,400	

How to Respond: If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the appeal options.

Open Book – Preliminary Market Value Review Meetings

Property Records and Revenue
90 West Plato Blvd
St Paul MN 55107

County Board of Appeal & Equalization – BY APPOINTMENT ONLY

Property Records and Revenue
90 West Plato Blvd
St Paul MN 55107

Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

HP District: HPL-Hill
Property Name:
Survey Info:



Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

HP District: HPL-Hill
Property Name:
Survey Info:



Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

HP District: HPL-Hill
Property Name:
Survey Info:



Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

HP District: HPL-Hill
Property Name:
Survey Info:



Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

HP District: HPL-Hill
Property Name:
Survey Info:

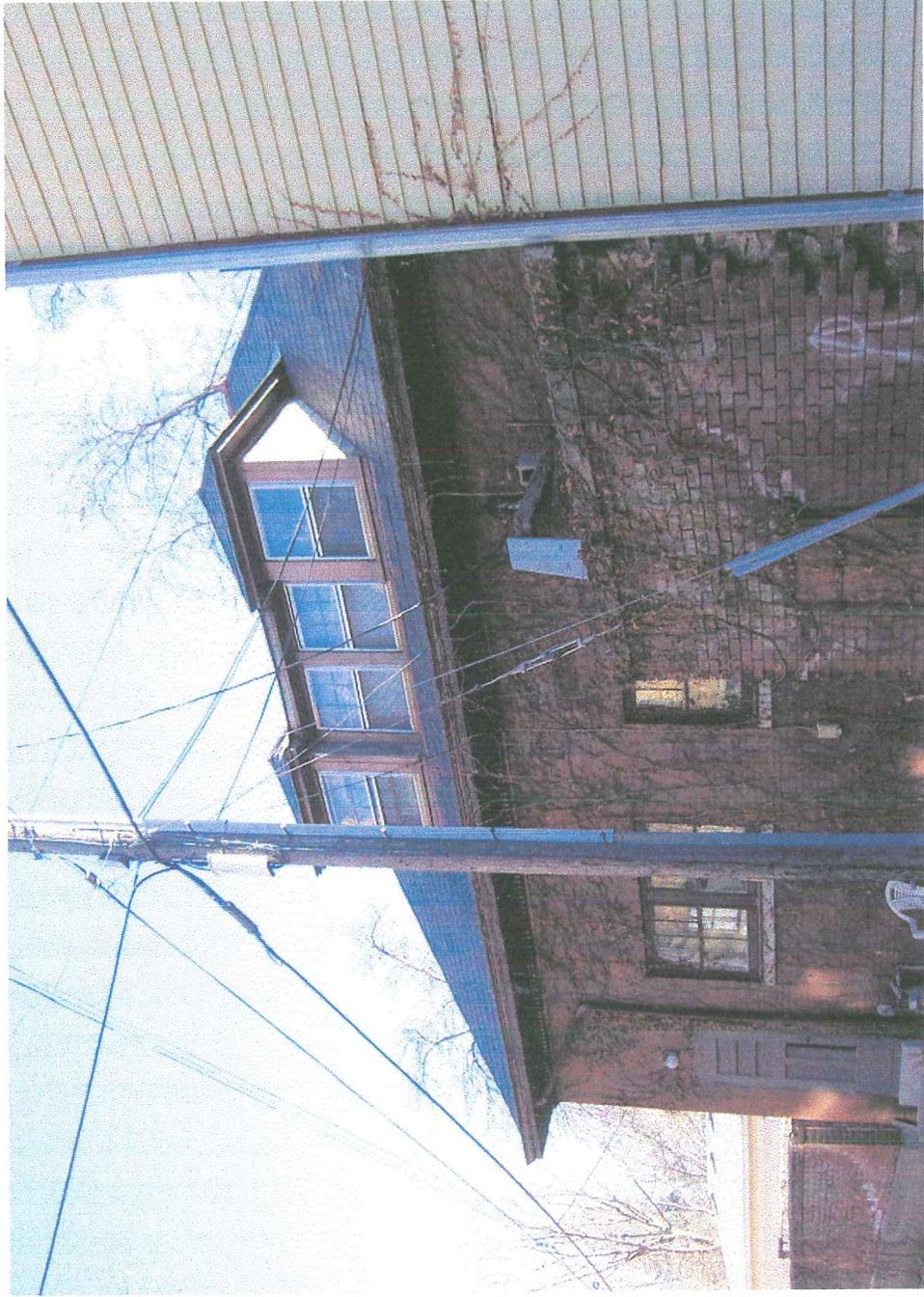


Date: April 26, 2013
File #: 13 - 178386
Folder Name: 295 SUMMIT AVE UNIT 3
PIN: 012823130294

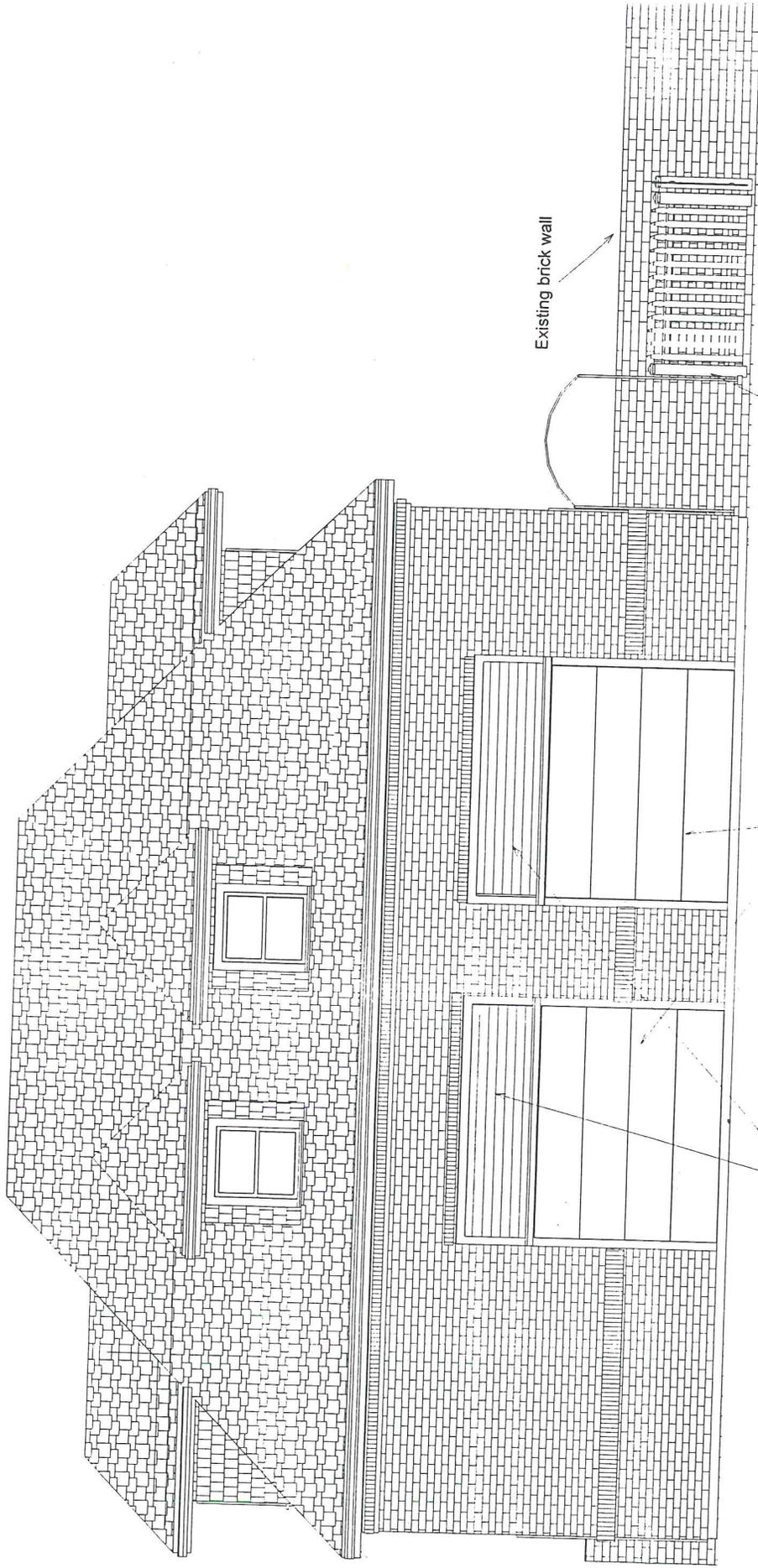
HP District: HPL-Hill
Property Name:
Survey Info:



2003 Prelim App.



2003 Prelim App.



False garage doors

4" lap siding

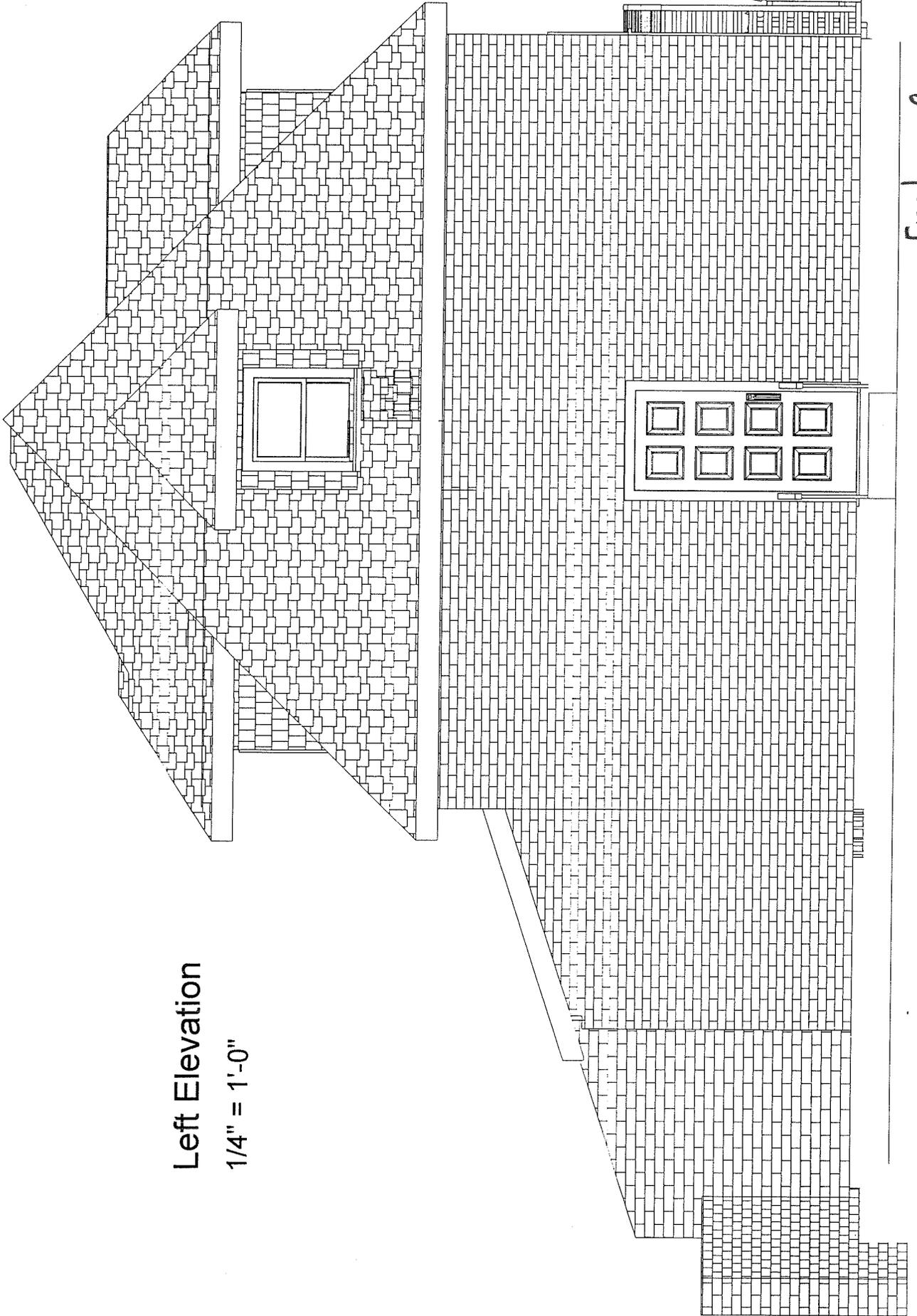
Existing brick wall

Replace picket fence w/ arbor to private courtyard

Front Elevation
1/4" = 1'-0"

Existing Carriage House

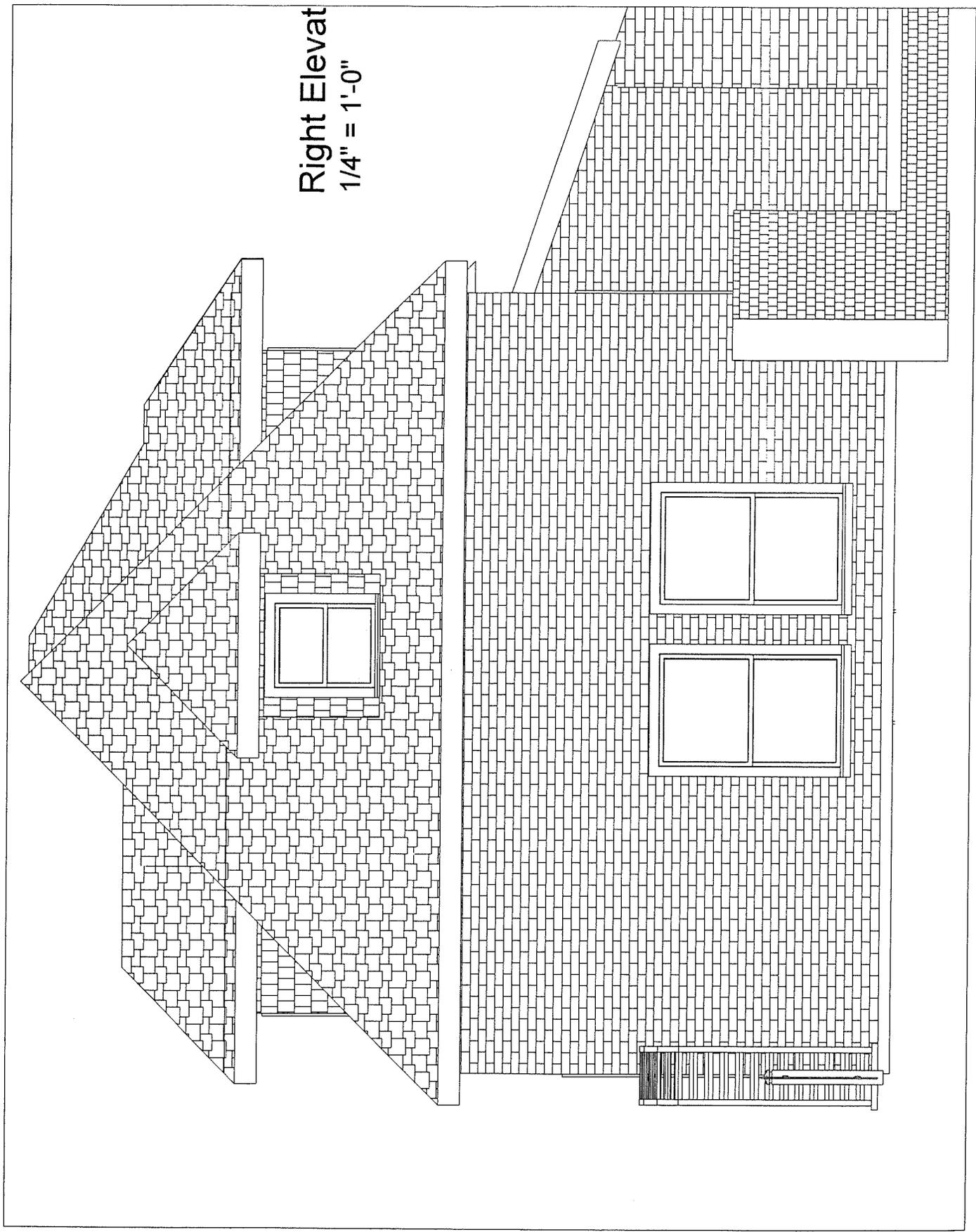
2003 Prelim. App



Left Elevation

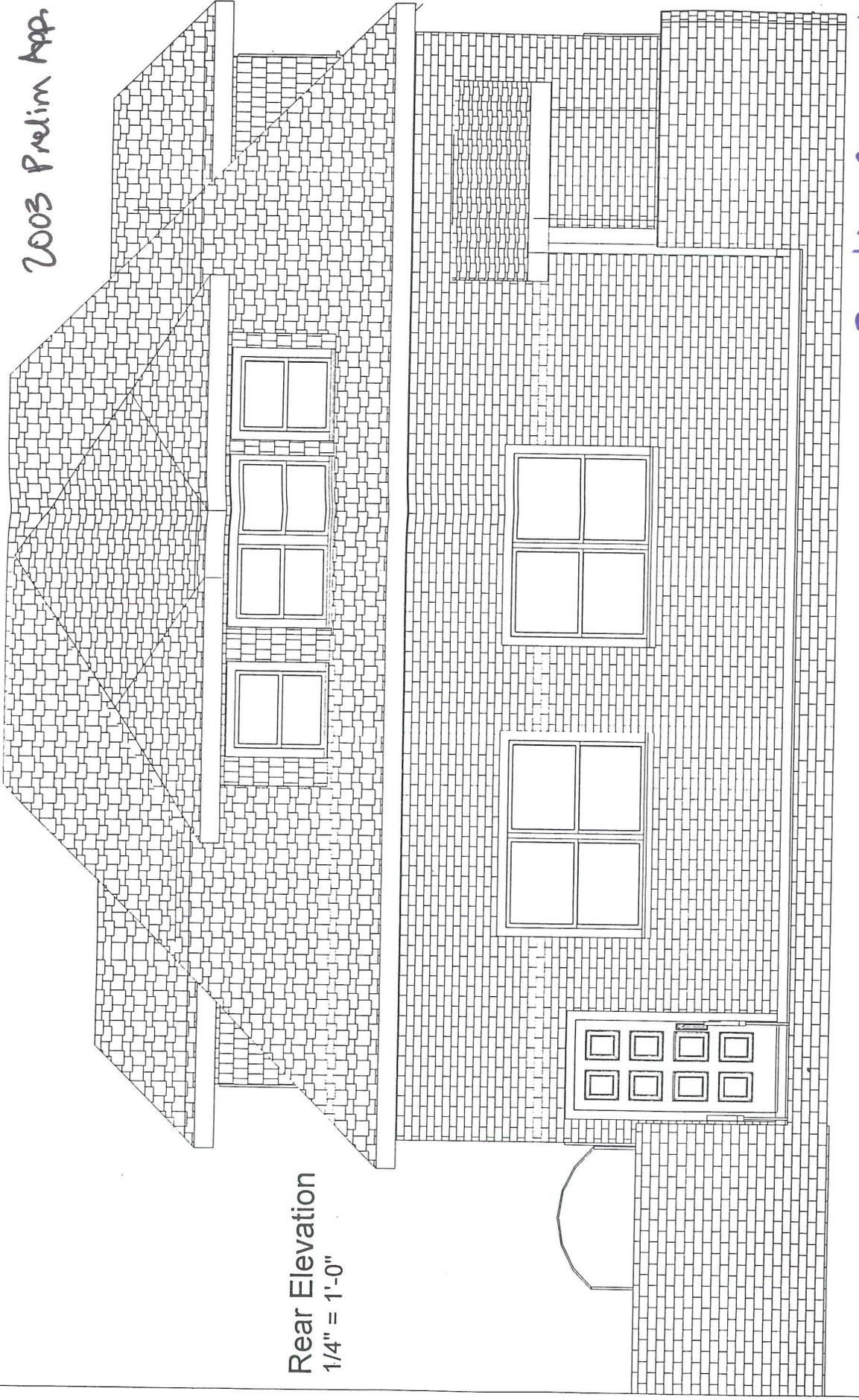
1/4" = 1'-0"

Existing Carriage House



Existing
Carriage House

2003 Prelim App.



Rear Elevation
1/4" = 1'-0"

Existing Carriage House

Ave.
e House w/

Builder: **Elite Homes, Inc** 763-350-5411
Builder of Fine Homes
2274 - 71st Street, Luck, WI 54853

Drawn **Home Design C**
By: 4324 Browndale Ave.
St. Louis Park, MN 5542

2003 Prelim App

Existing Main Floor
1/4" = 1'-0"

Existing
Carriage
House

