# CITY OF SAINT PAUL HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 2260 Summit Avenue (University of ST. Thomas-Loras Hall) INVENTORY NUMBER: RA-SPC-3790 APPLICANT: Mark Vangsgard, University of St. Thomas DATE OF PER APPLICATION: November 30, 2020 HPC SITE/DISTRICT: Summit Avenue West Preservation District DISTRICT PERIOD OF SIGNIFICANCE: 1885-1938 SITE CATEGORY: Contributing SAINT PAUL WARD: 4 DISTRICT COUNCIL: 14 ZONING: R2 PROPOSAL: Demolition STAFF: George Gause

# A. SITE DESCRIPTION:

The Saint Paul Seminary opened on the current south campus of St. Thomas in 1893–1894. Funded by James J. Hill, the seminary originally consisted of a campus of six buildings, including Loras Hall, all of which were designed by Cass Gilbert. After designing the Saint Paul Seminary campus, Gilbert was awarded the commission to design the Minnesota State Capitol building, which would bring him to national prominence. He would go on to design the Woolworth Building in New York City and the U.S. Supreme Court Building in Washington, D.C.

St. Thomas acquired Loras Hall in 1982 from the Seminary. After acquisition, it was used for a student dormitory in the same fashion as original design for the young men of the seminary. Today, it is used for a mix of University functions, including faculty offices, music practice rooms, a credit union, and storage.

The building is five floors plus a basement. Floors two through five today resemble the student dorm room scaled spaces that are suitable for officing and small meeting space. The building is approximately 35,500 sf, including basement level. The building dimensions are 152' long x 39' wide. Interior room width across the narrow direction of the building is a mere 13' each side of the 6' clear corridor. Floor-to-floor heights vary from 12' on first floor to a short 10' on upper floors and 9' or less on 5th floor in the attic. Ceilings are at 8' or less on floors above first.

### B. BACKGROUND

A 2016 report by Hess Roise and Company evaluated the National Register of Historic Places (NRHP) eligibility of the Saint Paul Seminary campus and concluded that, although the seminary campus was historically significant, it lacked enough integrity to convey that significance.

In 2015 the University conducted a facility condition assessment. The building is comprised of a stone foundation and multi-wythe masonry load-bearing exterior and interior corridor walls (varies from 8"-12"). Corrosion has been reported in the exterior wall brick ties. The building has no exterior wall insulation. The floor framing is 2x Douglas Fir. Structural analysis has determined that removal of the interior load-bearing walls to create larger spaces would require enlarging the building footings.

# C. HPC PRE-APPLICATION

The commission reviewed the pre-application for the demolition October 5, 2020. The commission comments from that meeting:

I'm greatly concerned about the demolition. Mothballing or rotating the structure should be reexamined. Preserving cultural heritage should be a mission of a University. The profound importance of a Cass Gilbert designed building should outweigh demolition. Demolition seems to be a short-term solution. Has an environmental impact study been accomplished? The University should be working on creatively integrating Loras Hall into the STEM building, it's an opportunity to showcase how the past and future can exist as one.

# D. PROPOSED CHANGES:

The preferred option is for the demolition of Loras Hall to build a new 120,000-gross-square-foot combined Science, Technology, Engineering, Arts, and Math (STEAM) building on the south campus area of the St. Paul campus. The design period of the project (estimated January 2021 to January 2022). The new infill construction would be located within the Summit West Heritage District and would require HPC review and action.

# E. GUIDELINE CITATIONS:

#### The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Staff Comments
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	No	Demolition will remove the contributing structure.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	No	Demolition will remove the contributing structure.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	No	The documentation suggests that the building is deteriorated, and restoration is not an option to consider.

Guideline	Meets Guideline?	Comments
When reviewing proposals for demolition of structures within the district, the heritage preservation commission refers to Section 73.07(9)(b) of the Saint Paul Legislative Code: "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: architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and 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	N/A	Although in 2016 the Seminary campus was found to have lost integrity, this is still one of the original six structures. See 'F. Staff Comments' for findings.
present building or buildings."		

#### Sec. 74.39 Demolition (Summit Avenue West Heritage District)

#### F. STAFF COMMENTS:

For demolition applications, review is focused by *Legislative Code* 73.07(9)(b) by a series of questions (three apply to this application):

#### Architectural and historical merit of the building

Loras Hall is an original structure to the Saint Paul Seminary (now University of St. Thomas), designed by Cass Gilbert, who is a noted architect. The 2017 assessment speculates that Loras Hall is eligible to the National Register individually.

Under Criterion C, there might be a case for National Register eligibility for the three buildings that survive from the 1890s. (Loras Hall is one of these) The seminary was an early and important commission for Gilbert, so the buildings could represent a significant milestone in the development of his career.<sup>1</sup>

#### The effect of the demolition on surrounding buildings

Demolition would result in the loss of another early Cass Gilbert structure on the campus. Although there has been changes to the campus over time, these early structures serve as a reminder of the past. Alterations have eroded the integrity of the south campus over the years.

For the campus west of Cretin, Loras Hall, St. Mary's Chapel, and some landscape features are contributing, but the rest of the historic district is occupied by noncontributing new construction and parking lots.<sup>2</sup>

- Continued -

<sup>&</sup>lt;sup>1</sup> The University of St. Thomas, The St. Paul Seminary and Historic Summit Avenue: An Assessment of Cultural Resources by Hess Roise and Company 2017, page 36

<sup>&</sup>lt;sup>2</sup> Ibid, page 2

# The economic value or usefulness of the building... as it now exists in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings

The University has performed an internal options audit of the usefulness of the building. It is not clear who was involved in the options that were studied, what rank voting criteria was used or how a \$10 million-dollar renovation number was determined. The building is currently being used.

In connection with its commitment to academic excellence and desire to create a world class academic community, the University seeks to build a new 120,000-gross-square-foot science, engineering and arts building on the south campus area of the St. Paul campus. This STEAM building (Science, Technology, Engineering, Arts, and Math) is critical to the University's mission as it prepares to serve the student growth and employer demand in these fields and majors.

*Currently, the building provides little to no direct benefit to students. Built in 1894, the building has an outdated heating system, little ventilation and no insulation, making it extremely inefficient by today's sustainability standards.* 

Preliminary estimates indicate that it would cost nearly \$10 million to rehabilitate and repurpose Loras Hall. Unfortunately, even with this significant financial investment, the building's construction and configuration limit the way in which it can be used and this, in turn, limits the ability of the University to create a STEAM complex to meet the needs of today's students and the STEAM programs.

Given the limitations on the current use of the building, and the limitations which would exist following the nearly \$10 million rehabilitation, the building has little to no economic value or usefulness. <sup>3</sup>

Staff received two technical documents with the submittal; a 2015 Building Envelope Assessment performed by INSPEC and a relocation opinion from Palanisami & Associates. Conclusions were that the building needed major renovation (\$1,075,000) and that the "*economic value is overvehemently in favor of new construction*". Neither firm appears to have any background in working on historic structures or preservation according to their company websites.

The application also discussed five options that were explored. An evaluation system was used with criteria such a 'value', 'enriching outcomes', 'investment' and 'sustainability'. These criteria are poorly defined, subjective and contain no examples. The scoring seems arbitrarily focused on demolition and new construction. It is unclear who was scoring the options.

Although this is a substantial application package, it is deficient of substance. The assessment of the merit, effect and value of Loras Hall all comes from the perspective of a desire to construct a new building instead of objectively reviewing the existing structure. An independent, robust exploration of options is needed with independent reviewers from the community. The question of why the new STEAM building has to be where Loras Hall is located has not been fully explained. The university has open space and parking lots that could be developed which would avoid demolition costs and sustainability issues such as disposal of the demolition waste.

### G. SUGGESTED MOTION:

I move to deny the application for demolition of Loras Hall at the University of Saint Thomas as per the findings of fact and condition in the draft resolution, presented testimony, submitted documentation and information provided in the staff report.

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<sup>&</sup>lt;sup>3</sup> Vangsgard, Mark. "City of St. Paul Demo Permit Application letter." Received by George Gause, November 6, 2020.





- End -

# CITY OF SAINT PAUL HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS: 2260 Summit Avenue (University of St. Thomas-Loras Hall) DATE: November 30, 2020

Memorializing the Saint Paul Heritage Preservation Commission's November 30, 2020 decision to deny the application for demolition.

- On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716, § 1, reflecting today's boundaries. 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 §74.21.(4). The accessory structure would be categorized as non-contributing to the character of the Summit Avenue West Heritage Preservation District.
- 2. Loras Hall is a contributing structure to the locally designated Summit Avenue West Heritage District.
- 3. Loras Hall has been determined to the potentially eligible to the National Register of Historic Places by *The University of St. Thomas, The St. Paul Seminary and Historic Summit Avenue: An Assessment of Cultural Resources* by Hess Roise and Company (2017).
- 4. The structure was designed by noted architect Cass Gilbert. It was an important commission for him and represented a significant milestone in the development of his career.
- 5. The application for demolition fails to account for the merit, effect and value of Loras Hall. The applications focus the assessment of the demolition in terms of the new academic building that may be constructed.
- 6. The demolition would adversely affect the Program for the Preservation and architectural control of the Summit Avenue West Preservation District (Leg. Code §73.06 (e)).

**NOW, THEREFORE, BE IT RESOLVED,** the Heritage Preservation Commission denies the application for demolition of Loras Hall at the University of St. Thomas.

MOVED BY: SECONDED BY:

IN FAVOR AGAINST ABSTAIN

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

# ATTACHMENT B: CONDITIONAL USE PERMIT

University of St. Thomas: STEAM Building,Renovation of Loras Hall, Selective Renovations of O'Shaughnessy Science Hall and Owens Science Hall Project

In the following pages are the Conditional Use Permits for years:

- 1990
- 1995
- 2004

"settack modification " zoning committee -> planning cancel

4/21/99 #1 Note: South compos setballs changed in April 1945; see other documents

WHEREAS, St. Thomas College file #10030 has applied for a Special Condition Use Permit under the provisions of Sections 60.413(6) and 65.230 of the Saint Paul Legislative Code, for the purpose of establishing a campus boundary, modifying setback requirements, and monitoring compliance with Zoning Code parking requirements and for modification of the building height limit of the RC-3 River Corridor District under provisions of Section 65.233(a) of the Saint Paul Legislative Code on property located at 2115 Summit Avenue (legal description attached); and

WHEREAS, the Planning Commission on July 14, 1989, and January 26, 1990 held public hearings at which all persons present were given an opportunity to be heard pursuant to said applications in accordance with the requirements of Section 64.300 of the Saint Paul Legislative Code; and

WHEREAS, on the basis of analyses completed, discussions held, and the statement "Looking to the Future" released by the College of St. Thomas in June, 1988 with its addendum of April, 1989, the following premises are recognized as a basis for this permit:

- \* Enrollment on the Saint Paul Campus will not exceed 10,000, with approximately half of this number day undergraduate students.

For the indefinite future the College will not acquire property with the intention of expanding its campus beyond the present main campus, the former seminary campus, and the two blocks south of Summit Avenue between Cleveland and Cretin Avenues.

As day undergraduate enrollment increases, the College will continue to provide on-campus housing for at least 30 to 35 percent of this enrollment.

The College will expand on-campus parking in the near future and as demand increases, meeting established zoning code requirements at a minimum.

As additional campus development occurs, the College will continue to maintain the high quality architectural and landscape character of the present campus.

moved by\_\_\_\_ TRACY seconded by \_\_\_\_\_ in favor \_\_\_\_\_\_s against.

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The College, the City, and the neighborhood will work together to accommodate continuing campus development within the guidelines established by the Land Use Plan and the parameters of this permit.

WHEREAS, the Saint Paul Planning Commission, at the public hearing as subsequently reflected in the minutes, made the following findings of fact:

- Section 60.413(6) of the Zoning Code identifies colleges, universities. 1. and seminaries as permitted uses subject to special conditions in the R-1 through R-4 (single family) zoning districts, as they are in all subsequent residential zoning districts except RM-3 (high-density multiple family). They are subject to the following conditions.
- 2. Condition a. The campus boundary as defined under clause (d) at some point shall be adjacent to a major thoroughfare as designated on the major thoroughfare plan.

The St. Thomas campus is served by Summit, Cretin, and Cleveland avenues. They are all classified as major thoroughfares as they travel past the campus at some point (Summit, east of Cretin; Cretin, north ci Summit; and Cleveland, south of Summit). A more detailed discussion of the question of access, particularly access to major parking facilities. can be found in the August 1988 College Zoning Committee's recommendations for the permit.

Condition b. Buildings shall be set back a minimum of 50 feet from every property line, plus an additional two feet for every foot the building's height exceeds 50 feet.

mmm On the traditional campus, the minimum setback for buildings from Cretin, Selby, and Cleveland would be 50 feet, as this condition b. requires. Buildings would have to be setback an additional 2 feet for each foot that the buildings exceed 50 feet in height. The minimum setback from Summit Avenue is recommended to be 100 feet. Buildings will have to be setback an additional 2 feet for each foot that the building exceeds 60 feet in height. A larger setback is needed from Summit Avenue, because Aquinas and Albertus Magnus Halls, two of the more handsome buildings in the City, create a unique character for this part of the campus and Summit Avenue. Aquinas is setback 105 feet from Summit and Albertus Magnus is setback 125 feet. To permit new buildings with only a 50 foot setback would severely detract from these buildings and this part of Summit.

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For the College-owned property in the block bounded by Summit, Cleveland, and Grand avenues, and Finn Street, the minimum building setback is recommended to be 50 feet from all campus property lines. Buildings would have to be setback from Grand Avenue an additional 2 feet for each foot that the buildings exceed 50 feet in height. The 50 foot Summit setback is reasonably consistent with the existing 38 foot setback for McNeely Hall and 45 foot setback for the Christ Child Building; the 50 foot Grand Avenue setback is appropriate for the mixture of commercial buildings, apartment buildings, and one and two family homes located along Grand between Cleveland and Cretin.

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> O'Shaughnessy Stadium along Cretin Avenue on the traditional campus and some of the buildings on the block south of Summit between Cleveland and Finn have building setbacks less than those recommended and will be nonconforming as to setback. However, these buildings can continue to be used for college purposes and they may be altered or enlarged so long as they do not become more nonconforming. For example, McNeely Hall which has a 38 foot setback could have an addition constructed onto it which is also 38 feet from Summit without the need for a variance.

The former Seminary Campus is located within the River Corridor District. The setbacks for this part of the campus are discussed in conjunction with maximum height limits in Finding 12.

4. Condition c. On a campus of five (5) acres or more, no building shall exceed 90 feet in height; on a campus smaller than five (5) acres, no building shall exceed 40 feet in height.

For the traditional campus, the maximum building height will be 90 feet. At the proposed 100 foot setback from Summit Avenue, buildings may be 60 feet high and may increase one foot in height for each two feet they are setback from Summit. Aquinas and Albertus Magnus Halls are 60 and 57 feet high, respectively, by zoning code height standards. Again, the purpose of this limit is to protect the fine character of this part of the campus and Summit Avenue by ensuring that new buildings will be in scale with the existing buildings.

For the college-owned property in the block bounded by Summit, Cleveland, and Grand Avenues, and Finn Street, the maximum building height is recommended to be 60 feet. The 60 foot limit along Summit will allow buildings equal in height to Aquinas and Albertus Magnus across Summit and will be consistent with the 60 foot height limits proposed for the former Seminary campus. (See Finding 12.) The 60 foot height limit along Grand is appropriate for the mixed use nature of the buildings there now.

All existing college buildings meet these proposed height limits.

The former Seminary Campus is located within the River Corridor District. The maximum building height for this part of the campus is discussed in Finding 12.

5. Condition d, part 1. The boundaries of the institution shall be as defined in the permit, and may not be expanded without the prior approval of the Planning Commission, as evidenced by an amended special condition use permit. The campus that is defined by the boundaries shall be a minimum of three acres, and all property within the campus boundaries must be contiguous.

<u>Current Campus Boundary</u>: The campus boundary should encompass the traditional campus of the College of St. Thomas, the portion of the former St. Paul Seminary campus recently acquired, and all property now owned by St. Thomas in the block south of Summit, between Finn and Cleveland. These areas are labeled A, B, & C on Map 1. File ≠10030 Page Four

> There is a 100 year history of use of the traditional and former Seminary campuses for post-secondary institutions, which predates creation of the City's Zoning Code.

For the block south of Summit, and east of Finn, all property owned by the College in this block should be included in the current boundary. The properties are continuous to the traditional campus and function as a portion of it. This includes the Christ Child and McNeely classroom buildings, which have long been used by St. Thomas for academic purposes. The other properties owned by St. Thomas on the block have generally been acquired in the past five years and have been used for office purposes, surface parking, and rental housing. Four of the properties on Grand Avenue (2091, 2109, 2115, and 2117 Grand) are zoned OS-1 (office-service), while the remainder of the block face on Grand is zoned RM-2 (multiple-family residential). The College Zoning Committee has recommended a 40-acre study (to be considered by the Planning Commission concurrently with this permit) to rezone these lots from OS-1 to RM-2 so that they may be included in the campus boundary.

<u>Future Campus Boundary</u>: The College of St. Thomas owns 10 of 23 properties in the block south of Summit between Finn Street and Cretin Avenue and presently uses the property in a manner consistent with its residential zoning. The College has indicated its intent to expand its campus to include this area in the future, but does not have development plans for the area now, or a timetable for further property acquisition. Future adjustment of the campus boundary to include any or all of this block should be based on development plans for the property and evaluation of those plans for their impact on retaining non-college residential uses in the block.

6. Condition d., part 2. The applicant shall submit an "anticipated growth and development statement" for approval of a new or expanded campus boundary, which statement shall include but not be limited to the following elements:

- 1. Proposed new boundary or boundary expansion.
- Enrollment growth plans which include planned or anticipated maximum enrollment by major category (full-time, part-time, undergraduate, graduate) over the next 10 years and also the anticipated maximum enrollment over the next 20 years.
- 3. Plans or parking facilities over the next 10 years, including potential locations and approximate time of development.
- Plans for the provision of additional student housing, either on-campus, or off-campus in college-controlled housing.
- 5. Plans for use of land and buildings, new construction, and changes affecting major open space.
- 6. An analysis of the effect this expansion (or new campus) will have on the economic, social, and physical well-being of the surrounding neighborhood, and how the expansion (or new campus) will benefit the broader community.

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> St. Thomas has submitted its "Looking to the Future" statement, dated June, 1988, and an addendum, dated April, 1989, as its "anticipated growth and development statement" in conformance with the above requirement. (See Attachment D.) The statement acceptably addresses each of the required elements.

- 7. Condition d., part 3. Approval of a new or expanded campus boundary shall be based on an evaluation using the general standards for special condition uses found in Section 64.300, and the following criteria:
  - Anticipated undergraduate student enrollment is supported by plans for student housing that can be expected to prevent excessive increase in student housing demand in residential neighborhood adjacent to the campus.

St. Thomas has stated that it intends to provide sufficient on-campus housing to continue to provide accommodations for 30-35% of its day undergraduate students, as it has done in the past. As an example of this commitment, St. Thomas has remodeled dormitory space on the former Seminary campus over the summer of 1989, which adds 170 new beds, for a total of approximately 1,880 on-campus beds. The modest undergraduate enrollment growth that is planned, coupled with the College's commitment to continue to add beds on-campus as needed, indicate that there will not be a significant increase in the number of students wishing to live in the neighborhood adjacent to the campus.

ii. Potential parking sites identified in the plan are generally acceptable in terms of possible access points and enticipated traffic flows on adjacent streets:

The Strgar-Roscoe-Fausch report on potential parking, traffic, air and noise quality impacts resulting from additional St. Thomas development included a preliminary analysis of these possible ramp locations. The consultant stated that none of the locations should be ruled out as unacceptable. Some traffic improvements (the addition of exclusive turning lanes) may be required, depending upon the location selected. Air and noise quality are projected to remain within acceptable levels.

For a specific parking facility proposal, the adequacy of access will be reviewed during site plan review. It is not appropriate or possible for the special condition use permit to include more specific requirements for parking ramps at this point, before specific proposals have been made by the College.

iii. Plans for building construction and maintenance of major open space areas indicate a sensitivity to adjacent development by maintaining or providing adequate and appropriately located open space.

"Looking to the Future" states that these are the major building projects that are expected over the next 10-20 years: File #10030 Page Six

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- \* library expansion
- \* science building (Albertus Magnus) expansion
- \* additional office and classroom space
- \* parking ramp
- other projects if specific gifts are offered

The addendum to "Looking to the Future" states that St. Thomas, as a result of these planned building projects, does not expect any significant changes to major open space areas. In particular, St. Thomas expects to maintain the southeast corner of the former Seminary campus as open space over the long term.

iv. The proposed new or expanded boundary and the "anticipated growth and development statement" are not in conflict with the City's Comprehensive Plan.

The Land Use Plan (adopted November 20, 1980) within the City's Comprehensive Plan, has a section entitled "Expansion of Institutional Land Uses", (p. 35). This section contains the following two policies:

Policy (4.5-1): Through zoning and building permit processes, the city will discourage the expansion of institutional uses where it would not support established city policies.

Policy (4.5-2): The city will work with the district councils and institutions to resolve land use conflicts arising from the competing needs of the institutions and their neighbors.

The College Zoning Committee has been engaged in a two year process of working with St. Thomas and its neighbors to determine needs and make recommendations that would best balance these needs and promote the stability and vitality of that neighborhood as a whole. The recommended permit is a framework for the long-term development of the St. Thomas campus that defines the extent of the campus, and includes commitments by St. Thomas regarding enrollment and student housing that together will promote the long-term stability of that neighborhood.

- Condition d., General Standards. 64.300.(c) Before the Planning Commission may grant approval of a principal use subject to special conditions, the Commission shall find that:
  - (1) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
  - (2) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
  - (3) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

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- (4) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (5) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

All of these issues have already been addressed in the recommendations of the Committee. The recommended permit would be in conformance with these general standards.

9. Condition e. The institution shall not exceed by more than 10 percent or 300, whichever is less, the student enrollment, staff and employee size and/or dormitory bed levels identified in the permit unless required off-street parking is provided and approved by the Commission.

As of fall semester of 1988, the College of St. Thomas had the following student, employee, dormitory bed, and parking levels at the St. Paul Campus<sup>1</sup>

Employees: 1,051 Dormitory beds: 1,711 Full-time students living off-campus: 2,683 Part-time students: 3,658 On-campus parking spaces: 1,759

The base level of employees, dormitory beds, and part-time students is 6,420. The parking required for this number using the current requirement is 2,316. However, St. Thomas has a grandfathered in non-conformance of 596 spaces that it is not legally required to provide. This derives from the time (pre-1975) that the City had no parking requirement for colleges, and from other times since 1975 when the parking requirement has been increased (the requirement for employees was just increased from one space for every three to one space for every two as part of the recently adopted College Zoning II 40-Acre Study). Therefore, St. Thomas' current legal parking requirement is 1,720 spaces, leaving an excess of 39 spaces (1,759 - 1,720 - 39) which can be used to satisfy future parking requirements.

In the future, St. Thomas will be required to provide additional spaces when the baseline number established by this permit (6,420) increases by 300 to 6,720. (The 300 figure is applicable since it is less than what a 10 percent increase (642) in the baseline would be.)

1. These numbers include the students and faculty of the St. Paul Seminary. It is relatively difficult for the College and the Seminary to accurately provide separate numbers for each because many students and employees study and teach at both institutions. Since the parking provided serves the needs of both campuses at nearly the same location; the parking requirement for both will be calculated together in the future. File #10030 Page Eight

- f. A theatre, auditorium or sports arena located on a college, university or seminary campus must provide off-street parking within 600 feet of the building to be served as measured from a principal entrance to the building to the nearest point of the off-street parking facility, and also provide the number of parking spaces specified in Section 62.103. The Planning Commission, after public hearing, may determine that the existing parking provided by the institution for students, employees and dormitory beds meets this parking requirement based upon the following:
  - The spaces are within 600 feet of the building they are intended to serve, as measured from a principal entrance to the building to the nearest point of the off-street parking lot; and
  - It can be demonstrated by the institution that the spaces are not needed by students and employees during times when events attracting non-students and non-employees are to be held.

If St. Thomas were to build a new theater, auditorium, or sports arena on its campus in the future, it would be required to provide off-street parking as specified above.

(The next three findings address River Corridor requirements, which only apply to the former Seminary portion of St. Thomas's campus.)

10. The area of the campus that is known as the former St. Paul Seminary campus is entirely within the RC-3 River Corridor Urban Open District. In the RC-3 District, uses which are special condition uses in the underlying district (R-2) are also considered conditional uses in the RC-3 district. The permit issued to St. Thomas will be a combination permit for both a special condition use in the R-2 district and a conditional use in the RC-3 district.

In passing upon conditional use permit applications, the Planning Commission or Planning Administrator must consider 14 factors that are specified in Section 65.503. Nearly all of these factors are most applicable to development that occurs close to the river, particularly in the floodplain. Only two of the factors are directly applicable to this permit. These require: a) consideration of the importance of the services provided by the proposed facility to the community; and b) analysis of the compatibility of the proposed use with existing development and development anticipated in the foreseeable future. These factors have been addressed in other portions of this staff report and in the May 16, 1989 staff report.

11. General standards regarding placement of structures, grading and filling, protection of wildlife and vegetation, and run-off, as specified in Section 65.410, apply to all uses in River Corridor districts. These general standards will apply to development that occurs on the former Seminary campus as well. File #10030 Page Nine

> Two of these standards, which will affect where development can occur on the Seminary campus, prohibit development on slopes greater than 18 percent or within 40 feet of the bluffline (Section 65.41, Subd. b, (5) and (6). This means that no development can occur in the large river gorge that extends into the campus from under the Mississippi River Boulevard or within 40 feet of the bluffline created by the gorge. (See Map 4.)

12. Section 65.233(a) limits all development in the RC-3 district (which district overlays the former Seminary campus) to 40 feet in height. Section 60.413(6) (b) requires a minimum building setback of 50 feet from every property line. The College has requested modification of the height limit and the setback requirement. The requested modification is contained in Attachment A.

As shown on Map 2, staff recommends building height limits of 30, 60, and 75 feet and building setbacks of 0, 50, 70, and 111 feet.

#### MODIFICATION JUSTIFIED

There are a variety of reasons to justify a modification of the RC-3 40-foot height limit. First, the boundary of the River Corridor extends approximately one block in from the river bluff for mean of its length, except at the Seminary property, where it extends to Instin Avenue to include the entire campus area. Logically, only the western one-third of the campus should be included in the River Corridor using the boundary on the north and south sides of the campus as a guide. In this area, the boundary generally extends inward one residential block. According to City staff who worked on River Corridor melated issues at the time the overlay district was created, one of the measons the entire campus was considered for inclusion in the district was because it was under one property description.

Second, three existing buildings (Loras, Cretin, and Erace Halls) on the campus exceed 40 feet now. Allowing other buildings in excess of 40 feet on the eastern half of the campus will not significantly change the views from the river or the character of the campus from the surrounding neighborhood.

Third, enforcement of the 40 foot height restriction on the entire campus area would be a significantly stricter height limit than faced by the other colleges in the city.

Finally, higher building height limits will encourage the preservation of more green space on the campus. Assuming St. Thotas constructs new buildings to meet a given space requirement on the Satinary campus, a 40 foot height restriction would force new buildings to totupy a larger footprint than would be the case with a less restrictive height limit. File #10030 Page Ten

#### PROPOSED HEIGHT AND SETBACK LIMITS

Both the College and staff recommend a 30 foot height limit along the Mississippi River Boulevard and Goodrich Avenue. The area along the Mississippi River Boulevard is the area closest to the river bluff and the area that should logically be regulated by the River Corridor limit. The proposed height limit is 10 feet lower than would be permitted by the 40 foot River Corridor limit. The 30 foot height limit along Goodrich reflects the low building heights (20 feet) on the college campus immediately north of Goodrich and the existing residential buildings south of Goodrich.

Both the College and staff recommend a 60 foot height limit along Cretin. Since this area is east of Loras, Cretin, and Grace Halls, all of which are almost 60 feet high, additional 60 foot high buildings will not adversely affect views from the river. The College recommends the standard 50 foot setback from Cretin. The staff recommends a 70 foot setback. This is the setback the Zoning Code requires of all 60 foot high college buildings.

For the area along Summit, the College requests a 75 foot height limit with a 75 foot setback from Summit. The staff recommends a 60 foot height limit with a 100 foot setback. The staff recommendation will maintain a set of height and setback limits which is consistent with those established on the traditional campus. The staff proposed height and setback limits also match the existing building situation in this area--Loras Hall is 58 feet high and the Byrne Residence is setback 100 feet from Summit Avenue.

For the area in the center of the campus, the College requests a 95 foot height limit. <u>The staff recommends 75 feet.</u> A 95 foot height limit would allow buildings which would be visually intrusive and harmful to the views from the river and out of scale with existing campus and surrounding residential development. A 75 foot height limit will allow buildings which will be less intrusive to views from the river and, because this area is at least 300 feet from the nearest residential use, will not adversely affect the surrounding residential neighborhood. A 75 foot height limit is also more in keeping with the height of Loras, Cretin, and Grace Halls.

The College recommends a 0 foot setback along the boundary with the Saint Paul Seminary campus. As long as the two campuses continue as institutional uses, there is no need for a setback along the boundary since the two campuses blend together and function as one campus. However, if the Seminary should be changed to residential use in the future then a setback from the residential use would be appropriate. Consequently, staff recommends the setback along the boundary with the Seminary campus be 0 feet, provided that setbacks as required by the zoning code for colleges (50 feet plus two additional feet for each foot the building exceeds 50 feet) shall apply if the Seminary changes to residential use. File #10030 Page Eleven

> For all these reasons, strict enforcement of the 40 foot height limit would create an undue hardship, and be unreasonable, impractical, and not feasible under the circumstances. The modification would not create a hazard to life or property, and will not adversely affect the safety. use, or stability of a public way, slope or drainage channel. or the natural environment.

The Department of Natural Resources has reviewed the special condition use permit. Their comments are in Attachment E.

NOW, THEREFORE, BE IT RESOLVED, that acting pursuant to Sections 60.413(6). 45.230, and 65.233(a) of the Saint Paul Zoning Code, the Planning Commission does hereby approve and issue a Special Condition Use Permit and does hereby approve modifications to the height limits of the RC-3 River Corridor district to St. Thomas College for its property located at 2115 Summit Avenue and the Flanning Commission does hereby make the following determinations as part of said permit:

- 1. St. Thomas College boundaries are hereby established and as set forth in the attached map, which map is marked "Exhibit A", dated January 26, 1990 and incorporated into this resolution.
- 2. The building height and setback for the St. Thomas campus are hereby established as set forth on the attached maps, which maps are marked "Exhibit B" and "Exhibit C", dated January 26, 1990. Setbacks along the boundary with the Saint Paul Seminary shall be 0 feet, provided that setbacks, as required by Section 60.413(6)(b), shall apply if the Seminary changes to residential use.
- The existing off-street parking provided as of Fall 1988 is as follows: 1,759 spaces.
- 2. The student enrollment as of Fall Semester, 1988, is as follows:

Full-time students living off-campus - 2,683 Part-time students - 3,658

- The staff and employee size as of Fall Semester, 1988, is as follows: 1,051
- 5. The dormitory bed levels as of this date are as follows: 1,711

The Special Condition Use Permit is made expressly subject to the following conditions:

 St. Thomas College will not expand a college use to any property outside of the campus boundary as defined in this permit unless a boundary change is approved by the Planning Commission;

 Every January 31st, St. Thomas College will report in writing to the Planning Division staff the numbers of employees, students, dormitory beds, and parking spaces for the previous fall term; and File ≠10030 Page Twelve

3. Additional parking spaces will be provided as required whenever the base level of student enrollment, staff and exployee size and/or dormitory bed levels identified in the permit increases by a minimum of 10 percent or 300, whichever is less.





– – – – Additional setback for maximum height

EXHIBIT B January 26, 1990

28



#### **CONDITIONAL USE PERMIT - 1995**

CITY OF SAINT PAUL, MINNESOTA SPECIAL CONDITION USE PERMIT

ZONING FILE #95-024 APPLICANT: UNIVERSITY OF ST. THOMAS Special condition use permit to allow a new campus boundary. PURPOSE: UST Sith ampro LOCATION: \2260 Summit \Avenue Sulp chinged LEGAL DESCRIPTION: See "Exhibit D" Apr:1 1945 ZONING COMMITTEE ACTION: Recommend approval with conditions PLANNING COMMISSION ACTION: Approval with conditions 54.12-15 -yeo er Scupchi CONDITIONS OF THIS PERMIT: Offerent Secon 1. The University of St. Thomas campus boundary is hereby amended from that

- The University of St. Thomas campus boundary is hereby amended from that established on January 26, 1990 and is now set forth in the attached map marked "Exhibit A" dated April 14, 1995 and incorporated into the Planning Commission resolution.
- 2. The building setbacks for the University of St. Thomas campus are hereby amended from those established on January 26, 1990 and are now set forth in the attached maps marked "Exhibit B" dated April 14, 1995 and "Exhibit C" dated February 9, 1990 and as described by the following:

Mississippi River Boulevard: 75 feet from the easterly right-of-way of Mississippi River Boulevard between the northern campus boundary line and the northerly right-of-way of Goodrich Avenue;

Goodrich Avenue: 65 feet from the northerly right-of-way of Goodrich Avenue between the easterly right-of-way of Mississippi River Boulevard and the westerly right-of-way of Cretin Avenue.

Setbacks along the boundary with the St. Paul Seminary shall be 0 feet, provided that setbacks, as required by Section 60.413(6)(b), shall apply if the Seminary changes to residential use.

- The existing off-street parking provided as of Fall 1988 is as follows: 1,759 spaces.
- 4. The student enrollment as of Fall Semester, 1988, is as follows:

Full-time students living off-campus - 2,683 Part-time students - 3,658.

31/17

5. The staff and employee size as of Fall Semester, 1988, is as follows: 1,051.

6. The dormitory bed levels as of this date area as follows: 1,711.

University of St. Thomas will not expand a college use to any property outside of the campus boundary as defined in this permit unless a boundary change is approved by the Planning Commission.

- 8 Every January 31st, the University of St Thomas will report in writing to the Planning Division staff the numbers of employees, students, dormitory beds, and parking spaces for the previous fall term.
- 9. Additional parking spaces will be provided as required whenever the base level of student enrollment, staff and employee size and/or dormitory bed levels identified in the permit increases by a minimum of 10 percent or 300, whichever is less.

APPROVED BY: David McDonell, Commission Chairperson

I, the undersigned Staff to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on April 14, 1995 and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

Kadv Dadle

Staff to the Saint Paul Zoning Committee

This permit will expire one year from the date of approval if the use herein permitted is not established.

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1100 City Hall Annex, 25 West Fourth Street. Any such appeal must be filed within 15 calendar days of the mailing date noted below.

Violation of the conditions of this permit may result in its revocation.

Copies to: Applicant File #95-024 Zoning Administrator License Inspector District Council 14

Mailed: April 14, 1995

# EXHIBIT A CAMPUS BOUNDARY - April 14, 1995



UNIVERSITY OF ST. THOMAS SPECIAL CONDITION USE PERMIT



**Campus Boundary** 



UNIVERSITY OF ST. THOMAS SPECIAL CONDITION USE PERMIT

\_\_\_\_\_ Setback \_\_\_\_\_ Additional setback for maximum height



Additional setback for maximum height

#### **CONDITIONAL USE PERMIT - 2004**

#### CITY OF SAINT PAUL, MINNESOTA Conditional Use Permit

ZONING FILE NO:

APPLICANT: University of St. Thomas

PURPOSE: Conditional Use Permit for expansion of campus boundaries

04-054-501

LOCATION: 2115 Summit Ave.

LEGAL DESCRIPTION:PIN s 05-28-23-41-0004, 05-28-23-41-0014, 05-28-23-41-0016, and 05-28-23-41-0070 thru 0092, 04-28-23-23-0112, 04-28-23-23-0111, 04-28-23-23-0101, 04-28-23-23-0058, GROVELAND ADDITION TO ST PAUL, BLOCK 1, W 32 93/100 FT. OF LOT 13 AND EX. W 21 45/100 FT., LOT 14, AND LOTS 24-26; MOSES ZIMMERMAN'S REARRANGEMENT; SUMMIT WOOD, LOTS 1-30; MERRIAM PARK THIRD ADDITION TO THE CITY OF ST. PAUL, BLOCK 12, EX E 63 FT LOTS 6, 7, AND LOT 8; BLOCK 13, LOT 1, EX THE E 5 FT LOT 13 AND EX THE W 5 FT LOT 14, AND W 5 FT OF LOT 14 AND ALL OF LOTS 15 AND 16

ZONING COMMITTEE ACTION: Approval with Conditions

PLANNING COMMISSION ACTION: Approval with Conditions

CONDITIONS OF THIS PERMIT:

**1. Campus Boundary.** The campus boundary for the University of St. Thomas shall be expanded to include the following properties:

**East block** (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.; 2110 Summit Ave. **West block** (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

**East of Cleveland Ave.** The four properties located at 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave. Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This property will automatically be included within the boundary upon purchase. Consistent with the University of St. Thomas Campus Boundary Plan amendment to the Saint Paul Comprehensive Plan Land Use Chapter, adopted on May 3, 1990, the boundaries set forth herein, with the addition of 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave., are to be considered as the definitive, long-term campus for the University of St. Thomas. Expansion beyond this area shall be considered contrary to City policy. St. Thomas agrees not to purchase additional property in the neighborhood within one mile of the campus or along the entire length of Summit Avenue, with the exception of a home used as a residence for any future ex-president or chancellor, and excepting property purchased as part of a purchase/rehabilitation initiative as described in Condition 10. Further, St. Thomas agrees to sell, within 5 years from the date of permit approval, the properties it owns south of Grand Ave., including 2076, 2080, and 2084 Grand Ave. St.Thomas further agrees to apply to rezone 2076 Grand Ave. to a residential zoning classification, and sell the three properties with a restrictive

covenant that they be used only for owner occupied, non-student residential uses. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years.

**2. Building Heights and Setbacks.** Building heights and setbacks within the two-block development area shall be as follows:

#### Setbacks

**Summit Ave. frontage** - A 50 ft. setback is established for the west block to match the setback of the existing residential structures, six of which would remain. On the east block, a 100 ft. setback is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, can extend into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 50 ft. for the one-story portion.

**Cleveland Ave. frontage** - For the academic building, a 75 ft. setback to the three-story portion is established, with a minimum setback of 65 ft. to the two-story portion and 25 ft. to the one-story portion that would extend into the 75 ft. setback area. For the residential building located at the Cleveland and Grand comer, a 25 ft. setback from Cleveland is established.

**Grand Ave. frontage** - A 25 foot setback from Grand is established for the Cleveland/Grand residential building at the corner. A 25 ft. setback is established for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

**Cretin Ave. frontage** - The buildings along this frontage, the 2175 Grand apartment and 2174 Summit Ave. house, are proposed to remain. The existing setbacks should be maintained. If the apartment building at 2175 Grand is replaced by a newly constructed building, a 25 ft. setback from Cretin Ave. shall be required.

**Finn St. frontage** - A 25 ft. setback is established for the new building on the west side, and a 30 ft. setback for the academic building on the east side.

#### **Building Heights**

The maximum height for the academic buildings shall not exceed 59 ft. to the ridgeline at the top of the buildings. The maximum height of the residential buildings, including the child development center/apartment building, shall not exceed 40 ft. to the top of the buildings. These heights shall be considered an absolute maximum, including all mechanical equipment.

**3.** Size of Academic Buildings and Prohibition on Auditorium Uses. A maximum of two academic buildings may be built on the east block. The size of the first academic building shall not exceed 75,000 sq. ft. in size. The size of the second academic building shall not exceed 65,000 sq. ft. in size. No auditorium, performance hall, or athletic facility with the capacity of more than 250 persons shall be constructed on the east or west blocks.

- 4. EAW Mitigation Measures. St. Thomas shall be required to implement the following mitigation measures as recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):
- \$ Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue and two more Summit Avenue houses to be designated. The apartment buildings at 2171 and 2175 Grand may be retained or removed.
- \$ Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
- \$ Complete soil boring investigations in construction areas prior to excavation activities.
- \$ Conduct a demolition survey of each building to be removed from the site prior to demolition.
- S Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design (guidelines and design the new buildings in keeping with the character of the historic district. Apply for the (appropriate permits from the HPC.)
- \$ Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
- \$ Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different

environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).

- \$ Provide emergency vehicle access on the west block via the mid-block sidewalks.
- \$ Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
- \$ Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
- \$ Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
- \$ Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
- \$ Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
- \$ Prepare a storm water management plan that complies with the City discharge rate restrictions.
- \$ Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
- \$ Provide temporary barriers around the portions of the site under construction for safety.
- \$ Provide information as needed to assist the City in better managing on-street parking restrictions around the St. Paul campus.
- \$ Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)
- \$ Control student housing through the Campus Living Office and enforce the City's noise ordinance.
- Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.
- 5. 2133 Grand Ave, (residential property not owned by St. Thomas). All campus buildings developed adjacent to this property must be set back a minimum of 50 feet from the west side property line and 25 ft. from the east side property line. Alley access to the property must be maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of mitigating the impact of increased student residents and a child development center adjacent to the property, and shall consider measures such as: fencing, special landscaping, or other screening; lighting that does not spill over the property line; window placement that enhances privacy; design and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley access; and education of nearby student tenants to respect the property and privacy of the residents of 2133 Grand. The appropriate mitigation measures that will be required by the City will be determined during the site plan review process. These requirements shall no longer be in effect if 2133 Grand is subsequently purchased by St. Thomas and the property automatically included in the campus boundary.
- 6. Enrollment Growth Increases. St. Thomas agrees that total enrollment at the Saint Paul campus shall not exceed 8,750 students, including full-time, part-time, and audit students. Upon such time enrollment exceeds 8,000 students, St. Thomas shall report to the Planning Commission for additional review and conditions. The review shall consist of analyzing the impact of the additional enrollment on areas such as parking, traffic, student housing, and other related impacts on the surrounding residential area. St. Thomas shall propose a plan to mitigate negative impacts resulting from the additional enrollment, and the Planning Commission may impose additional conditions on this permit to address those impacts. Any additional conditions imposed by the Planning Commission may be appealed to the City Council.

- 7. Number of Residential Beds. The total number of residential beds on the east and west blocks shall not exceed 450, unless 2133 Grand Ave. is acquired, in which case the total shall not exceed 475 beds. In no event shall there be more than 100 beds in residences on Summit Avenue. Those persons living on the east and west blocks shall include a mix of undergraduate juniors and seniors and graduate students, with resident advisors, faculty and staff.
- 8. West Block Development. No new academic buildings shall be constructed on the west block. New construction shall be for residential uses only. St. Thomas shall agree to preserve six of the existing single-family houses on the Summit Ave. frontage not including the garages. Any residential structures built to replace any single-family homes which are moved or demolished shall be designed to look like single-family or "mansion" style homes of diverse designs, such that the Summit Ave. side of the west block shall always appear to be a single-family residential block. For demolition and construction work within the historic district, St. Thomas shall follow the established review procedures of the Heritage Preservation Commission.
- **9.** Finn St. For a period of no less than 30 years from the date of permit approval, St. Thomas agrees not to petition to close Finn St. between Summit and Grand Aves. and that Finn St. in this block shall remain a public street open to two-way traffic.
- **10. Community Development Corp.** St. Thomas shall capitalize a CDC or establish a similar initiative whose purpose would be to purchase, rehabilitate, and sell to non-student owner-occupants an average of at least 2.5 houses per year within the boundaries of the Merriam Park and Macalester-Groveland neighborhoods. The average will be calculated over a twelve year time period, so that 30 houses will be done over the 12 years. For properties sold through this effort, restrictive covenants shall be added at time of sale to require use of the properties for non-student, owner-occupied residential uses only.
- 11. University/Community Advisory Council. St. Thomas agrees to participate, at the level of senior management and the board of trustees, in an advisory council charged with resolving university/community problems, and providing a channel for communications on campus master planning and development, and to enhance university/community relations. The composition of the advisory council would include representatives of the St. Thomas board of trustees, senior management and students, and neighborhood representatives from the Merriam Park Community Council and the Macalester Groveland Community Council, the Summit Ave. Residential Preservation Association., and Neighbors United. The scope of the advisory council's work would include all issues affecting local residents, including but not limited to: the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-campus); and neighborhood quality of life issues such as the impact of student party houses. This group would meet at least quarterly and report to the St. Paul Planning Commission and the St. Paul City Council.
- **12. Parking Issues.** St. Thomas agrees to explore and implement policies, such as reducing parking permit fees, that will increase the use of its on-campus parking spaces on evenings and weekends for the 2004-2005 school year. St. Thomas also agrees to explore ways to further increase use of on-campus parking and use of bus passes for all students in the 2005-2006 school year and succeeding years.
- **13. Parking Ramps.** Parking for the east and west blocks shall be developed as proposed by St. Thomas, with a maximum of 590 spaces constructed in underground parking ramps on both blocks, and with access from Finn St. A small number of surface parking spaces, for uses such as drop-off/pick-up, or loading, shall be permitted. If St. Thomas is unable to develop 590 total spaces on the two block development site, because of site and design constraints, such as those related to retaining six of the existing houses on Summit, then the balance of the spaces may be developed on the south campus.
- 14. Student Addresses. St. Thomas agrees to require all enrolled students to declare a bonafide local address, as a condition of registration, and will improve its computer tracking of student housing data

to assist in enforcement of local City rental occupancy ordinances.

- **15. Community Contribution.** St. Thomas agrees to commit a total of \$30,000.00 annually for use by the Merriam Park and Macalester Groveland Community Councils and the newly-established University/Community Advisory Council. The university would have discretion to award \$10,000 per year to each community council. The Advisory Council shall be awarded \$10,000 per year to be used at its discretion to address neighborhood issues related to the presence of the campus.
- **16. Goodrich Ave. Access.** At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.

APPROVED BY: Chairperson

George Johnson, Commission

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on June 4, 2004, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota, and with the City Council resolution approving the permit on August 11, 2004, the original of which is in the City Clerk's Office, 15 West Kellogg Boulevard, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established.

Violation of the conditions of this permit may result in its revocation.

Carol A. Martineau Secretary to the Saint Paul Zoning Committee

Copies to:	
Applicant	University of St. Thomas
File No.	04-154-501
Zoning Administrator	Wendy Lane
License Inspector	Christine Rozek
District Council	14
	13 (Merriam Park)

Effective: August 11, 2004

# St.Thomas

*Loras Hall: HPC Pre-application Meeting* 

October 5, 2020 (September 18, 2020- Pre-Application)

B|W|B|R RAMSA

PRESENTATION OUTLINE

Introduction to 'STEAM'
 Project Overview
 Loras Hall
 Demonstration of Importance
 Existing Building Explained
 Demonstration of Options

1. INTRODUCTION TO 'STEAM'

# 1. INTRODUCTION TO STEAM

What is STEAM?

- <u>Science</u>, <u>Technology</u>, <u>Engineering</u>, <u>Arts</u>, and <u>Math</u>
- St. Thomas seeks to build approximately 120,000 gsf of new science and art space for a unique interdisciplinary educational experience on the South Campus in St. Paul.
- Spaces will include:
  - Civil engineering high bay for testing of physical materials
  - Music rehearsal and performance space
  - Art gallery for university collection
  - Science laboratories
- STEAM will include a student and community outdoor quad area.
- 100% privately funded by generous donors.


#### **1. INTRODUCTION TO STEAM**

St. Thomas has

growth in STEM

800% in the last

experienced

enrollment -

twenty years.

**EXPLOSIVE** 

1200 1100 1000 **Student Majors** Biology, All Lab Science Chemistry, 900 & Engineering Physics, Geology, **Earth Science** 800 **Biochemistry &** 700 Neuroscience 600 Undergrad 500 400 300 200 Engineering 100 0 1995 2000 2005 2010 2015

#### **STEM Undergrad Enrollment Growth**

Since 1997 Move In Date: number of UG ENGR and Lab Science Majors has increased by 5x

Campus Master Plan and Programming Study for new Science & Engineering Building completed.

MN ranks in bottom 15 in number of UG ENGR students per capita in the US

1997: Move to Frey Science and Engineering Complex

#### 1. INTRODUCTION TO STEAM

*St. Thomas has one of the top engineering programs in the country but has one of the lowest square foot/ student ratios.* 



# 1. INTRODUCTION TO STEAM Hands-On, Practical, Connected

*Engineering requires large sophisticated space.* 

STEM Collaboration with Community Partners



Major Projects w/ 40+ Companies and Non-Profits per Year



#### 1. INTRODUCTION TO STEAM

*Engineering requires highly technical and flexible space.* 



#### 1. INTRODUCTION TO STEAM

*St. Thomas grads are in high demand right out of college.* 



2. STEAM PROJECT OVERVIEW

# UNIVERSITY OF ST. THOMAS – ST. PAUL



# SOUTH CAMPUS



SUMMIT AVE

Summit Avenue West Heritage Preservation District Limit

# 2. STEAM PROJECT OVERVIEW

# University of St. Thomas Conditional Use Permit (CUP)

- Began in 1990, amended in 1995 and 2004
- Defines site limitations
  - Property ownership limits
  - Height restrictions
  - Parking requirements
  - Building setbacks



## 2. STEAM PROJECT OVERVIEW

# SCHEDULE

- Space Programming/ Concept Planning
  - June Nov 2020

Fundraising

- Ongoing through 2021
   Design
- Jan 2021 Jan 2022

Construction

- Mar 2022 Aug 2024
  Move in
- Fall semester 2024

#### 2. SOUTH CAMPUS MASTER PLAN – LORAS REMAINS OPTION



#### 2. SOUTH CAMPUS MASTER PLAN – LORAS REMAINS OPTION



#### 2. SOUTH CAMPUS MASTER PLAN – LORAS REMOVED OPTION(PREFERRED)



#### 2. SOUTH CAMPUS MASTER PLAN – LORAS REMOVED OPTION (PREFERRED)



# 3. LORAS HALL

LORAS HALL – DEMONSTRATION OF IMPORTANCE . LORAS HALL - HISTORY

- Built in 1894
- Designed by famed Master-Architect Cass Gilbert
- Acquired by St. Thomas in 1982
- Currently housing a mix of University functions including faculty offices, music practice rooms, credit union and storage.



### LORAS HALL – HISTORY

- The St. Paul Seminary moved to this location in 1894 and with funding from railroad magnate James J. Hill, constructed six new buildings (shown right).
- These first buildings were designed by Cass Gilbert who soon after was awarded the Minnesota State Capitol project which would bring him to national prominence.
- Loras, Grace and Cretin Halls would later get their names in honor of the first three bishops.



Seminary plan from Patrick Danehy, "The New Seminary of St. Paul," Catholic University Bulletin 1 (1895)

#### LORAS HALL – HISTORY



- Original 1984 National Register nomination for the St. Paul Seminary Historic District based significance in education & religion (Criterion A) and architecture (Criterion C)
- Properties are classified as either contributing or non-contributing to the integrity of the Historic District. Loras Hall, St. Mary's Chapel and numerous landscape features were all identified as contributing at the time.
- This district *has not* been officially listed in the National Register, but the Minnesota Historic Preservation Office does consider it eligible for designation.

LORAS HALL – EXISTING BUILDING EXPLAINED



View from Summit Eastbound



View from Summit Westbound



View from parking to the East

View from NW corner



Interior corridor

Vertical Circulation/ Building Entry

View into office suite



Basement wall

Basement storage room



Basement storage room



Lower Level: 3,298 NSF

Storage, Utilities

First Floor: 3,384 NSF

Offices, Music Studios, Photography Studio, Restrooms Second Floor: 3,358 NSF

Offices, Practice Rooms, Restrooms, Storage, Utilities Third Floor: 3,577 NSF

Offices, Conference Rooms,

Storage, Restrooms

Fourth Floor: 3,679 NSF

Offices, Conference Room, Restrooms Fifth Floor: 3,908 NSF

Offices, Break Room, Storage



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#### Load-bearing corridor walls result in narrow bars – limiting space for programs



Lower Level

First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor







#### **Mechanical Systems**

- Air Conditioning : Window units in limted locations
- Heating : Steam radiation
- Fresh Air Ventilation : Operable windows

#### **Structural Narrative**

- Brick ties in multi-wythe masonry walls deteriorating
- Wood floor framing is good conditon
- Stone foundation spalling due to moisture
- Interior load bearing walls removal to enlarge space would require enlarging the interior footings



### LORAS HALL – 2015 ENVELOPE ASSESSMENT

The exterior wall deficiency observations include the following:





- Deteriorated and cracked mortar joints were typical on all elevations (photo 5).
- Cracked brick were observed in spot locations on all elevations (photo 6).





- Efflorescence was observed at grade in multiple locations (photo 7).
- Efflorescence was observed below a window sill on the west elevation (photo 8).



- Efflorescence was observed adjacent to several downspouts (photo 9).
- The dormer soffit and fascia paint had begun to peel in several locations (photo 10). The window deficiency observations include the following:





- · Most windows were wood frame with aluminum storm windows (photo 11).
- Dormer windows are similar assemblies with bronze anodized aluminum (photo 12).

### LORAS HALL – 2015 ENVELOPE ASSESSMENT





- · Bathroom areas are inefficient glass block with operable hopper sashes (photo 13).
- In stairwells, the fenestrations were infilled with masonry and aluminum windows (photo 14)





- Deteriorated glazing was observed at most windowsills (photo 17).
- Window air conditioning units were observed in several locations (photo 18).





- Deteriorated interior wood frames were observed in several locations (photo 15).
- Deteriorated exterior wood frames were observed in several locations (photo 16).





- Condensation was observed between the glass panes on the south elevation (photo 19).
- Daylight was visible at the frame joinery of some aluminum frame windows (photo 20).

### LORAS HALL – 2015 ENVELOPE ASSESSMENT

The door deficiency observations include the following:





Corrosion was observed on the hollow metal frame doors (photos 21 and 22).





 Each of the primary doors on the east and west elevation had aged card reader systems for building access (photos 23 and 24).

#### Recommended Repairs:

#### Exterior Walls:

- 1. Solid tuck point all clay brick masonry mortar joins on all elevations
- *2. Replace the damaged and cracked clay brick masonry on all elevations*
- *3. Clean efflorescence at spot locations on all elevations*
- 4. Verify function of all downspouts
- 5. Clean, prime, and paint primary soffits, and dormer soffit and fascia.

#### Window Systems:

- 1. Replace all primary window systems with a new energy efficient system that meets historical aesthetic requirements
- 2. Replace all dormer window systems
- 3. Replace skylights with translucent panel assemblies
- 4. Replace Aluminum frame windows in north and south stairwells
- 5. Rehabilitate the existing window sills
- 6. Clean, prime, and paint adjacent interior finishes and wood trim.

#### Doors:

- 1. Replace the existing entry doors on the east and west elevations of the buildings. Consider updating card readers and corresponding door hardware at the same time.
- 2. Remove corrosion, prime, and coat the hollow metal frame doors on the north and south elevations. Replace the perimeter seals and weatherstripping following rehabilitation of the door frame and leafs.

#### Credit Inspec – Building Envelope Assessment

3. DEMONSTRATION OF OPTIONS STUDIED

# Evaluation Criteria

- A. Mothball
- B. Continue to Use as-is
- C. Move it/ Reuse
- D. Incorporate into STEAM
- E. Remove

# EVALUATION CRITERIA

1. Student Education Value- STEAM (most important):

Does this option create an enhanced student experience and enrich outcomes?

2. Utility of Investment:

Does the investment provide long term, highest utility of use per square foot?

3. Land Use/ Opportunity of Highest Use:

Does the option provide highest and best use of land in terms of benefits for the *university and community?* 

4. Initial Cost:

What is the budget impact (and consequently square foot reduction in new *building) to the new STEAM project?* 

5. Community Asset:

Does this option contribute to the community- use of open space, overall character, neighborhood history.

# 6. Sustainability:

How does this option rate compare to other options for short term sustainability, and long term operational and human wellness sustainability?

# A. LORAS HALL OPTION – MOTHBALL

• Vacate Entirely:

offices can be moved to other space, including Minneapolis campus

music practice rooms can be accommodated elsewhere

- No known near-term needs
- Annual costs still incurred:
  - *Regular maintenance*
  - Utilities
  - Deferred repairs
  - Security

Annual costs: \$ 117,500 Deferred rehab cost: \$ 1,730,000 (minimal investment now) Future interior work cost (min): \$ 8,010,000 STEAM Bldg gsf impact minimal



	OWNER
COMPENSION	9559
	99585
orner	ofice
ATTEN I	Silling
2000	OFFICE
	OFFICE
<b>Billici</b>	1
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### B. LORAS HALL OPTION – REMAIN, USE AS-IS

- Today, building does not provide modern ventilation for occupants.
  - Small A/C window unit
  - Fresh air supplied only by windows
- Code upgrades fire protection, toilet rooms
- Exterior rehabilitation repairs
- Likely to have future vacancy as uses relocated to other more efficient places
- Future need for 35,500 gsf of limited use space is not known.

 Rehab now cost:
 \$ 450,000

 Deferred rehab/code cost:
 \$ 1,510,000

 Future interior
 \$ 7,780,000

 STEAM Bldg gsf impact (est)
 -1000 gsf


# C. LORAS HALL OPTION – MOVE IT/ REUSE IT

- Building condition Move risks
- Negates original 'box-car lineup' of Gilbert seminary buildings
- Future need for 27,000 gsf of limited use space is not known.
- Limited value for STEAM space program
- Rehabilitation costs incurred

Move costs:	\$ 4,980,000
Rehab work cost:	\$ 1,730,000
Interior work cost (min):	\$ 8,010,000
STEAM Bldg gsf impact (e	est) -21,400 gsf
(7,250 sf STEAM moved in	to Loras)



## D. LORAS HALL OPTION – INCORPORATE INTO STEAM

- Difficult to connect to STEAM with awkward floor-to-floor heights.
- Connections may compromise value of main facades.
- STEAM program would use only 2 floors (all other space too large to fit)
- Future projects to west of Loras may "sandwich" Loras, limiting views to and from.
- Exterior rehabilitation costs incurred.

 Rehab work cost:
 \$ 1,730,000

 Interior work cost (min):
 \$ 8,010,000

 STEAM Bldg gsf impact (est)
 -11,480

 (7,250 nsf STEAM moved into Loras)



# E. LORAS HALL OPTION – REMOVAL

- STEAM program can be in modern, energy efficient space
- Large green quad created for all to use
- Faculty and student proximity enhanced
- Opportunity for future programs
- Highest utilization of investment
- Highest opportunity for limited campus land

Rehab work cost:	\$ 0
Interior work cost (min):	\$ 0
STEAM Bldg gsf impact	0
(Demolition cost included)	





## STEAM Facility Space Program

September 2020

COLLEGE         DEPARTMENT         SPACE TYPE         ROOM NAME         STEAM PROGRAM           College of Arts & Sciences         Art History         Gallery/Exhibition Space         Callections Storage         500 SF           College of Arts & Sciences         Art History         Gallery/Exhibition Space         Callections Storage         500 SF           College of Arts & Sciences         Art History         Gallery/Exhibition Space         Caratorial         500 SF           College of Arts & Sciences         Biology         Laboratory Support         Teaching Lab Pep- Bio         320 SF           College of Arts & Sciences         Biology         Office         Office - Private         240 SF           College of Arts & Sciences         Biology         Office         Office - Faculty - Future         120 SF           College of Arts & Sciences         Biology         Office         Office - Faculty - Future         120 SF           College of Arts & Sciences         Biology         Teaching Laboratories         GAS Research Lab 3 - Bio         640 SF           College of Arts & Sciences         Biology         Teaching Laboratories         Gen Biology Lab (Core)         1,280 SF           College of Arts & Sciences         Biology         Teaching Laboratories         Gen Biology Lab (Core)         1,280 SF	BWBR #3.2020110.01		(by departme	nt)	
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College of Arts & Sciences       Emerging Media       Computer Classroom       Computer Classroom- eMedia 1 (Macs)       840 SF         College of Arts & Sciences       Emerging Media       Computer Classroom       Computer Classroom- eMedia 2- Film Editing       840 SF	College of Arts & Sciences	Earth, Environment & Society	Teaching Laboratories	Chemistry Lab- EES	1,280 SF
College of Arts & Sciences         Emerging Media         Computer Classroom         Computer Classroom- eMedia 2- Film Editing         840 SF	College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 1 (Macs)	840 SF
	College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 2- Film Editing	840 SF

## STEAM Facility Space Program

September 2020

BWBR #3.2020110.01		(by departme	ent)	
COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 3- Graphic/Web Design	840 SF
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	720 SF
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	120 SF
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	120 SF
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	120 SF
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	120 SF
College of Arts & Sciences	Emerging Media	Office	Office/ News room	600 SE
College of Arts & Sciences	Emerging Media	Resource Areas	Control Room 1- Audio	650 SF
College of Arts & Sciences	Emerging Media	Resource Areas	Control Room 2- Video/Photo	250 SE
College of Arts & Sciences	Emerging Media	Resource Areas	Storage	200 SF
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 1- Audio	820 SF
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 2- Video/Photo	620 SF
College of Arts & Sciences	Emerging Media	Posource Areas	Studio 2 Video/Thoto	240 55
College of Arts & Sciences		Resource Areas	Sludio S- Radio	240 SF
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 4- Podcasting	240 SF
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 5- Audio	240 SF
College of Arts & Sciences	Music	Performance Space	Choral Black Box - Performance Hall	3.500 SF
College of Arts & Sciences	Music	Performance Space	Control Room 3- Choral Black Box	300 SF
College of Arts & Sciences	Music	Performance Space	Grand Piano Storage	160 SF
College of Arts & Sciences	Music	Performance Space	Instrument Storage	1,200 SF
College of Arts & Sciences	Music	Performance Space	Instrumental Rehearsal	3,100 SF
College of Arts & Sciences	Music	Performance Space	Percussion Storage	400 SF
College of Arts & Sciences	Music	Performance Space	Riser Storage	140 SF
College of Arts & Sciences	Music	Performance Space	Sound/Light Locks (% of House+Stage)	260 SF
College of Arts & Sciences	Music	Performance Space	Storage	300 SF
College of Arts & Sciences	Physics	Office	Office- Faculty- Future 1	120 SF
College of Arts & Sciences	Physics	Teaching Laboratories	New Teaching Lab Storage	100 SE
College of Arts & Sciences	Dhysics	Teaching Laboratories	Dhysics Tooching Lab	100 Si
Coneral Lise	Shared		Conference/ Seminar Room 1	1,440 SF 700 SE
		Conference		700 Sr
General Use	Shared	Conference	Conference/ Seminar Room 2	700 SF
General Use	Shared	Shared - Support	Café/ Event Catering Staging	500 SF
General Use	Shared	Shared - Support	Café/ Food Storage	200 SF

## STEAM Facility Space Program

#### (by department)

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
General Use	Shared	Shared - Support	Loading Dock	900 SF
General Use	Shared	Shared- Faculty	Faculty Lounge/ Breakroom	200 SF
General Use	Shared	Shared- Faculty	Workroom/Copy	300 SF
General Use	Shared	Shared- Public	Atrium/Lobby	3,020 SF
General Use	Shared	Shared- Public	Café	400 SF
General Use	Shared	Shared- Public	Mother's Room	80 SF
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 1	250 SF
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 2	250 SF
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 3	250 SF
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 4	250 SF
General Use	Shared	Shared- Student	Student Meeting Room 1	450 SF
General Use	Shared	Shared- Student	Student Meeting Room 2	450 SF
General Use	Shared	Shared- Student	Student Meeting Room 3	450 SF
School of Engineering	Civil Engineering	Laboratory Support	Civil Lab Manager	100 SF
School of Engineering	Civil Engineering	Laboratory Support	Survey Equipment Storage	200 SF
School of Engineering	Civil Engineering	Office	Adjunct Offices	240 SF
School of Engineering	Civil Engineering	Office	Office- Adjunct (12mo)	180 SF
School of Engineering	Civil Engineering	Office	Office- Faculty	720 SF
School of Engineering	Civil Engineering	Research Laboratories	Civil Research Lab 1	400 SF
School of Engineering	Civil Engineering	Teaching Laboratories	Fluids/Water Resources lab- Civil only	960 SF
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay	4.300 SF
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- curing	160 SF
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- pumps	300 SF
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- storage	300 SF
School of Engineering	Civil Engineering	Teaching Laboratories	Materials Lab- Dirty	960 SF
School of Engineering	Civil Engineering	Teaching Laboratories	Storage	400 SF
School of Engineering	Civil Engineering	Teaching Laboratories	Student Project Space	960 SF
School of Engineering	Data Sci and Software	Research Laboratories	Computer Modeling Room	800 SF
School of Engineering	Data Sci and Software	Research Laboratories	Digital AI Labs	600 SF
School of Engineering	Electrical & Comp Engineerin	Laboratory Support	EE Lab Managers	200 SF
School of Engineering	Electrical & Comp Engineerin	Laboratory Support	Storage	240 SF

## STEAM Facility Space Program

(by department)

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM
				PROGRAM
School of Engineering	Electrical & Comp Engineerin	Office	Adjunct Offices 1	180 SF
School of Engineering	Electrical & Comp Engineerin	Office	Adjunct Offices 2	180 SF
School of Engineering	Electrical & Comp Engineerin	Office	Office- Adjunct	960 SF
School of Engineering	Electrical & Comp Engineerin	Office	Office- Adjunct (12mo)	180 SF
School of Engineering	Electrical & Comp Engineerin	Research Laboratories	Elec Comp Research 1	400 SF
School of Engineering	Electrical & Comp Engineerin	Research Laboratories	Elec Comp Research 2	400 SF
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 1- Controls	1,280 SF
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 2- Analog	1,280 SF
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 3- Digital	1,280 SF
School of Engineering	Mechanical Engineering	Research Laboratories	ME Modeling Research	400 SF
School of Engineering	Mechanical Engineering	Teaching Laboratories	Materials Testing Lab- Clean	1,200 SF
School of Engineering	Mechanical Engineering	Teaching Laboratories	Solid Mechanics Lab	960 SF
School of Engineering	SoENGR Admin	Computer Classroom	Computer Classroom- Engineering	1,600 SF
School of Engineering	SoENGR Admin	Computer Classroom	Computer Classroom- Engineering Mech,	1,400 SF
School of Engineering	SoENGR Admin	Office	Office - Private	180 SF
School of Engineering	SoENGR Admin	Resource Areas	35W Bridge Installation	400 SF
Total				65,000 SF
				1.4

Net square feet

117,000 Gross square feet



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www.inspec.com

PROJECT:	Building Envelope Assessment University of St. Thomas Loras Hall	DATE: FILE NO.:	December 18, 2015 213738

#### **REPORTED TO:**

University of St. Thomas Mail PHP, 2115 Summit Avenue St. Paul, MN 55105

Attn: Mr. Dave Clysdale, CEM, CEA, LEED

#### **BUILDING ENVELOPE ASSESSMENT**

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#### LORAS HALL



#### **GENERAL**

The purpose of the building envelope assessment was to assess the existing condition of the building envelope including the following systems:

- Exterior Walls
- Windows
- Exterior Doors

The intent of our services was to evaluate the existing condition of the building envelope systems and provide recommendations for rehabilitation of the observed deficiencies in the exterior wall, exterior windows, and exterior door assemblies.

#### BACKGROUND

Loras Hall is a five-story building with clay brick masonry veneer, wood frame windows with aluminum storm windows on the east and west elevations, aluminum frame windows in the infill areas on the north and south elevations, and flat seam metal cladding adjacent to the dormer windows. The doors are all hollow metal frame assemblies with safety glass glazing.

Specific concerns at Loras Hall include:

- Exterior Walls: Deteriorated mortar joints and efflorescence.
- Aluminum Windows: Wood frame windows past design life.
- Exterior Doors: Inefficient hollow metal frame assemblies.
- Skylights: Water intrusion was reported adjacent to multiple skylights.
- Soffits: Building tenants noted critters have been reported in the ceiling above the fifth floor.
- Historic Features: Loras Hall was constructed as the north residence for St. Paul seminary students. It was designed by Cass Gilbert.

#### **OBSERVATIONS**



#### South Elevation Photo 2



West Elevation Photo 3



North Elevation Photo 4



The exterior wall deficiency observations include the following:





- Deteriorated and cracked mortar joints were typical on all elevations (photo 5).
- Cracked brick were observed in spot locations on all elevations (photo 6).





- Efflorescence was observed at grade in multiple locations (photo 7).
- Efflorescence was observed below a window sill on the west elevation (photo 8).





Photo 10

- Efflorescence was observed adjacent to several downspouts (photo 9).
- The dormer soffit and fascia paint had begun to peel in several locations (photo 10).

The window deficiency observations include the following:





- Most windows were wood frame with aluminum storm windows (photo 11).
- Dormer windows are similar assemblies with bronze anodized aluminum (photo 12).







- Bathroom areas are inefficient glass block with operable hopper sashes (photo 13).
- In stairwells, the fenestrations were infilled with masonry and aluminum windows (photo 14)





- Deteriorated interior wood frames were observed in several locations (photo 15). .
- Deteriorated exterior wood frames were observed in several locations (photo 16). . As a mutual protection to clients, the public and INSPEC, all reports are submitted as the confidential property of clients and our

written authorization is necessary to publish any statements, conclusions or extracts from or regarding our reports.



- Deteriorated glazing was observed at most windowsills (photo 17).
- Window air conditioning units were observed in several locations (photo 18).





- Condensation was observed between the glass panes on the south elevation (photo 19).
- Daylight was visible at the frame joinery of some aluminum frame windows (photo 20).

The door deficiency observations include the following:





Photo 22

• Corrosion was observed on the hollow metal frame doors (photos 21 and 22).



• Each of the primary doors on the east and west elevation had aged card reader systems for building access (photos 23 and 24).

#### DISCUSSION

The intent of this building envelope assessment is to identify deficiencies in the exterior walls, windows, and doors. Once identified, recommendations for rehabilitation of the deficiencies are summarized. An opinion of probable construction cost is included for your use.

The primary exterior wall assembly is clay brick masonry. The condition of the mortar joints and the convex tooling indicate that they have not been tuck pointed for several decades. This type of maintenance is necessary to minimize the amount of water that enters the wall assembly through open or failed mortar joints. Similarly, any cracked brick should be replaced as a part of the masonry rehabilitation. The efflorescence observed in several locations indicates that excessive moisture has been entering the wall assembly. Part of this could be attributed to the deteriorated mortar joints and cracked brick. Additionally, failed downspout seams should be sealed to minimize excessive moisture running down the surface of the exterior wall assembly. The dormer soffit panels appear to have a failed coating that should be addressed to minimize the potential for damage to the substrate materials. Similarly, the stain on the primary soffits should be reviewed. From grade it appeared that there may be an open joint between the soffit and the wall assembly which would explain the reported critters above the ceiling on the fifth floor. It may be intentional for ventilation of the roof system, but should be reviewed to confirm this is the case.

The window systems are largely significantly past their service life. The storm windows may alleviate some of the drafts, but as installed, they are not preventing deterioration of the frame assemblies. Replacement with more energy efficient windows that meet historic aesthetic requirement features should be considered. Similarly, the glass block window assemblies should be replaced with a more efficient translucent glazing material. Design considerations should include evaluating the continued use of inefficient air conditioning units. If necessary, the systems should be designed to incorporate this type of dehumidification system into the replacement assembly, but it is our understanding that a central dehumidification system is being requested. The glazing on the existing window sills appears to be deteriorating. Rehabilitation of this architectural feature should be considered. The aluminum frame

windows on the north and south appear to have several deficiencies related to both the system and the installation. Replacement should be considered in these locations as well. Lastly, the leaking skylights should be considered for replacement in order to provide a system with proper transitions between the adjacent roof system and the skylights. A tinted glazing could be considered in lieu of the existing window treatments that appear to have several operational issues.

The hollow metal frame door assemblies on the east and west elevations should be considered for replacement in order to minimize maintenance costs and improve the energy efficiency of these assemblies. Additionally, replacement to improve accessibility as well as security should be considered at the time of replacement. Hollow metal frame assemblies on the north and south elevation appear to be in fair condition.

#### **RECOMMENDATIONS**

Based upon the observations performed in August of 2015, we recommend the following repairs:

#### **Exterior Walls**

- 1. Solid tuck point all clay brick masonry mortar joints on all elevations.
- 2. Replace the damaged and cracked clay brick masonry on all elevations.
- 3. Clean efflorescence at spot locations on all elevations.
- 4. Verify function of all downspouts.
- 5. Clean, prime, and paint primary soffits, and dormer soffit and fascia.

#### Window Systems

- 6. Replace all primary window systems with a new energy efficient system that meets historical aesthetic requirements.
- 7. Replace all dormer window systems.
- 8. Replace skylights with translucent panel assemblies.
- 9. Replace aluminum frame windows in north and south stairwells.
- 10. Rehabilitate the existing window sills.
- 11. Clean, prime, and paint adjacent interior finishes and wood trim.

#### Doors

- 12. Replace the existing entry doors on the east and west elevations of the building. Consider updating card readers and corresponding door hardware at the same time.
- Remove corrosion, prime, and coat the hollow metal frame doors on the north and south elevations. Replace the perimeter seals and weatherstripping following rehabilitation of the door frame and leafs.

#### SPECIAL ITEMS

Hazardous materials, asbestos, lead, and PCBs, need to be tested in the existing joint sealant and paint. Inspec will work with your hazardous materials consultant or can recommend one.

#### **OPINION OF PROBABLE CONSTRUCTION COST**

The opinion of probable construction cost shown below is for the scope of work described previously.

Exterior Wall	\$300,000
Window Systems	\$600,000
Door Systems	\$25,000
$\approx$ 5% Mobilization	\$50,000
$\approx 10\%$ Contingency	\$100,000
Total Opinion of Probable Construction Cost	\$1,075,000

The opinion of probable construction cost does not include design, construction administration, construction observation, or quality control testing fees.

Does not include any abatement for hazardous materials; i.e., existing joint sealant with asbestos or PCBs.

#### REMARKS

This report is a summary of the building envelope assessment of Loras Hall located on the University of St. Thomas campus in St. Paul, Minnesota. If there are further questions, please contact our office.

**INSPEC** 

By:

Nicholas J. Hall, CDT

NH/bap



# **Relocation of Loras Hall**

University of St. Thomas





### **STUBBS BUILDING MOVERS**

2284 County Road 90 Maple Plain, MN 55359 Phone (612) 282-1139 • Fax (763) 479-1665 stubbsls@stubbsmovers.com

Date: August 3, 2016

Dear Jim,

Thank you for contacting Stubbs Building Movers regarding the feasibility of relocating Loras Hall on the University of St. Thomas campus.

After looking at Loras Hall, I would like to point out a few important features that are relevant to the moving process. The building was built, as many are from this time period, with a threebrick-construction method for the exterior walls. The building also consists of two hallway walls starting in the basement and continuing up to the roof. The hallway walls are constructed with the three-brick-construction method with a tie row, these are different from the exterior walls in that they have two rows tied and the exterior row are not tied in the building. This method leaves an approximate one-inch air gap between the walls. Another consideration is that the ties are made from metal straps. Over the years, the metal straps have a tendency to rust off which calls for additional bracing.

The floor system is dove tailed into the exterior brick and placed on the stone wall in the basement then infilled between. These hallway walls are stone in the basement and at the first level change over to brick. This building has partitions at roughly every 14 feet with door openings.

Loras Hall would be able to be moved.

The moving method to move the building the one hundred foot distance to the west would be on rollers. This process would involve using bracing framework on the exterior walls along with cross ties from side to side and additional interior bracing to help stabilize the walls. The elevator should be able to be pulled up and carried along in the process.

In order to carry the building a grid work of steel beams would be installed under the building. The grid work would consist of the following: four main beams that are the full length of the building and another layer of beams that are termed "cross steel." These are placed about every four feet the full length of the building along with another deck above the cross steel to hold the floor system.



The time period for moving Loras Hall with the bracing, excavation, saw cutting, placing of beams, and moving of the building is approximately six to seven months. The price to complete this project would be in the range of two million four hundred thousand dollars to two million eight hundred thousand dollars (\$2,400,000.00 - \$2,800,000.00). In order to give a firm price, more engineering work would need to be done and a complete bracing plan would need to be finalized, along with consulting an elevator company to make sure the lower level elevator shaft would be able to be rebuilt or reused. The cost to do this would be six thousand five hundred dollars (\$6,500).

Sincerely, Larry Stubbs Stubbs Building Movers



#### **Project:**

Loras Hall is a five - story brick structure with basement. The building is currently used as staff office with separate rooms. This high-level report focuses on the feasibility of relocating the building to the west on the current site in order to prepare the ground for a new (STEAM) building. Existing building structural plans are not available.

Information reviewed:

- RFP issued by University of St. Thomas and 4 addenda. Sunde Land survey 2018, Loras floor space plan as office in 2018, AET soils report#01-03647 in 2008, Stubbs Building Mover Proposal 2016, McGough preliminary cost estimate
- 2. Site visit -Exterior May 14, 2020; Exterior & Interior July 31, 2020

#### Structure:

Year of construction-1896

Building size – 39' X 152' as per Sunde Land surveying in 2018

Site – Fairy level. Paved parking lot to the east and lawn on the other three sides. Refer to Survey attached.

Foundation – Spread footings (Assumed). Slab on grade. Stone basement walls.

Above Grade walls - Load bearing exterior and hallway walls. Three brick construction. It is not known if the bricks are tied together with metal ties.

Floor construction – 2 X 14 joists at 16" O.C. 1 X 6 boards spanning between joists, Wood strips for floor finish, Acoustical ceiling. Bearing on exterior brick wall and interior hallway wall. (to be verified at all floors. First floor was verified looking up from basement)

First floor has different elevations (Front and back entrance at different elevations)

Roof construction – Gable roof, Wood trusses. 5<sup>th</sup> floor is within Gable structure.

#### Existing condition:

- 1. Brick wall has vertical cracks limited locations.
- 2. Bricks have been replaced at selective locations (different color)
- 3. Tuck pointing has been done at selective location (fresh mortar color)
- 4. Cast iron sill under windows have gap at ends. Looks very rusty.
- 5. Entrance steps have sunk. No mortar fills under.
- 6. Fifth floor Gable penetration not original construction
- 7. No insulation on walls.
- 8. Condition of joist embedded within wall. Had to be verified for rot development
- 9. Chimney condition not observed

#### **Estimated building weight:**

- 1. Three brick interior and exterior wall construction. 125 PSF
- 2. Floor dead weight 15 PSF
- 3. Partition weight 15 psf (stud wall)
- 4. Ceiling, Floor finish, M & E ducts and pipe 5 PSF
- 5. Stair enclosure, elevator enclosure to be verified
- 6. Mechanical equipment on supported floors to be verified
- 7. Estimated building weight (not including items 5, 6 above) Walls 65% solid allowing for windows Walls 3,630 kips. (52' height average). Floors, partition, roof=1,170 kips. Total 4,800 kips.

Palanisami & Associates, Inc.

#### Relocation of Loras hall, Structural Opinion.

September 16, 2020

#### **Building New Location:**

100' west of present location

Building Code:

Verify with building official, if relocation of the building has to comply with current building code for all aspects. Architectural, energy conservation, plumbing, fire protection, heating, cooling, ADA. Conduct Code research for -Repair, replacement, 3 levels of alteration and relocation of existing buildings

#### Can this building be moved ?

- 1. May be, with lot of risks.
- 2. Has this size building been relocated in the Midwest? Answer is no.
- 3. Are experienced building movers available to move 135-year-old, 5 story brick building, 152 X 39', 73' high (elevator shaft roof)weighing 4,800 kips?
- 4. Will the existing cracks widen? Yes.
- 5. Will the rusty window sill stay in place? Do not know.

#### Issues to be considered.

- 1. Existing basement height adequate to construct cribs for temporary support and load transfer beams, Hydraulic dollies. 3 layers steel beams total height 5, 6". Hydraulic dolly height to be verified with building mover.
- 2. Is the existing slab on grade adequate for dollies to roll over?
- 3. Excavate an area roughly 25' beyond the face of the building on three side. The remaining side excavate to the end of new building location.
- 4. Will the existing slab on grade crack and settle under temporary loads? New footing required under cribs?
- 5. The most important item is preparation of flat path way to rollers. Is this a new heavy slab?
- 6. New slab on grade may have to be 18" thick mat foundation to co support temporary crib load, Roller load.
- 7. Undergrade utilities, elevator pit has to be in place prior to moving the building.
- 8. Basement walls shall be cast in place walls with water proofing, drain tile and insulation.

#### Economic value / usefulness of the building.

- 1. The building dimension is not efficient for any space need by the university
- 2. Will be spending more per square foot in maintaining the building
- 3. Relocation and alteration cost may be much more than new efficient building
- 4. Conditional use permit rules?
- 5. Economic value is overvehemently in favor of new construction.

Palanisami & Associates, Inc.



St. Paul Seminary and Surrounding Area, c. 1921 (Minnesota Historical Society)

## THE UNIVERSITY OF ST. THOMAS, THE ST. PAUL SEMINARY, AND HISTORIC SUMMIT AVENUE: AN ASSESSMENT OF CULTURAL RESOURCES

PREPARED FOR UNIVERSITY OF ST. THOMAS

PREPARED BY CHARLENE ROISE HESS, ROISE AND COMPANY 100 North First Street Minneapolis, Minnesota 55401

**JANUARY 26, 2017** 

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## **EXECUTIVE SUMMARY**

The University of St. Thomas has prepared a ten-year master plan for its St. Paul campus to remain competitive in an ever-changing educational environment. Looking ahead to 2020 and beyond, the master plan identifies the possibility to construct 215,000 square feet of new academic space, renovate 137,000 square feet of existing space, expand housing by 437 beds, and increase parking to handle an additional 631 vehicles. Space is at a premium at the landlocked campus, so planners must find creative ways to address these needs while enhancing the physical character of the campus.

Some of that character is derived from historic properties. The campus straddles Summit Avenue, which is a National Register historic district and is also locally designated by the St. Paul Heritage Preservation Commission. One focus of the following report is evaluating the historical significance of properties in these districts between Cretin and Cleveland, as well as properties in the historic district west of Cretin and east of Cleveland that are owned by St. Thomas.

The district's period of significance extends from 1885 to 1938. The National Register nomination states that the district "obtains its character from the 200 properties built between 1900– 1929.... The poorest years for building on west Summit were during and just after WWI and from 1930, the Great Depression, through WWII. During the 20-year



period from 1930–1949, only 16 buildings were constructed on west Summit."1

Properties in the historic district are classified as either contributing or noncontributing. If they date from the period of significance and retain good physical integrity from that period, they contribute to the district. In addition to houses and other primary buildings, contributing features include secondary structures, such as garages, as well as landscapes and other elements.

<sup>&</sup>lt;sup>1</sup> Norene Roberts and Jeanne Zimniewicz, "West Summit Avenue Historic District," National Register of Historic Places Registration Form, 1988, updated 1992, 7:5.

Properties that are greatly altered or were built after the period of significance are usually considered noncontributing. The local heritage preservation commission, which reviews applications for building and demolition permits in the historic district, resists proposals to demolish or substantially modify contributing properties. Changes should conform to the district's design guidelines, which are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. A noncontributing building, on the other hand, can usually be demolished, but the commission also reviews plans for the use and design of whatever goes in its place.

To the north of Summit Avenue, Aquinas Hall (1932) dates from the last phase of construction in the district, while Albertus Magnus Hall (1946) and two more recent stone markers are noncontributing. The Anderson Student Center, constructed after the historic district was designated, is also noncontributing. For the campus west of Cretin, Loras Hall, St. Mary's Chapel, and some landscape features are contributing, but the rest of the historic district is occupied by noncontributing new construction and parking lots.

The two blocks between Cleveland and Cretin Avenues south of Summit have a varied collection of properties. Only one of the buildings on the East Block, 2110 Summit, was built during the period of significance and contributes to the historic district. What was once its side yard, now a surface parking lot, is considered noncontributing. The William Mitchell College of Law building at 2100 Summit is also noncontributing to the district. It appears, though, to be of historical significance in its own right in the areas of education and law and potentially qualifies individually for the National Register and local designation. The West Block contains ten contributing properties and one noncontributing property, 2166 Summit, which was built in 1950, after the period of significance.

While there has been much change on the blocks west of Cleveland, the design of the new construction is generally compatible with the Summit Avenue National Register and local historic districts and does not detract from their overall character. This perspective can serve as a guide when assessing the potential impacts of alternatives that St. Thomas is considering in its master planning process.

Another focus of the following report is to reevaluate the St. Paul Seminary Historic District, which overlaps the Summit Avenue historic district. Both include Loras Hall and St. Mary's Chapel. A nomination for this district was prepared in 1984. The district has not been officially listed in the National Register, but the Minnesota Historic Preservation Office considers it eligible for designation. The reassessment included in this report concludes that demolition, new construction, and alterations since the nomination was drafted in 1984 have severely compromised the integrity of the St. Paul Seminary Historic District. The district no longer appears to qualify for the National Register under Criterion A (education and religion) or Criterion C (architecture). Individually, the surviving buildings are of historical interest for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the case for individual eligibility also seems weak under Criterion A.

Under Criterion C (architecture), there might be a case for National Register eligibility for the three buildings—Loras and Cretin Halls and the Gymnasium—that survive from the 1890s. The seminary was an early and important commission for architect Cass Gilbert, so the buildings could represent a significant milestone in his career. The spare design of the buildings in an era better known for ornamentation is also noteworthy, making the buildings potentially of interest for their aesthetic characteristics. Grace Hall, which was designed by architect Emmanuel Masqueray and completed in 1913, cannot make the same claim and does not appear to be eligible under Criterion C.

Finally, this report reviews the historical status of the building that formerly housed the MacPhail Center of Music in Minneapolis, which is owned by St. Thomas. The MacPhail Building is locally designated, so alterations are subject to review by the Minneapolis Heritage Preservation Commission. The commission is primarily concerned with exterior work. The building also appears to qualify for the National Register, so a substantial rehabilitation might be able to obtain historic tax credits that could help finance the project. The challenge would be to find a financial/ownership structure that could make use of the credits, which only have value to tax-paying entities. Tax credit reviews cover the interior as well as the exterior of the building.

## HISTORICAL DESIGNATIONS AND IMPLICATIONS

## **National Register of Historic Places**

Campus property fronting on Summit Avenue is in the West Summit Avenue Historic District, which was listed in the National Register in 1993 for its significance in architecture (Criterion C) and community planning and development (Criterion A). The district includes approximately 219 acres, with a period of significance extending from 1885 to 1938. At the time that the nomination was prepared, the district contained 487 properties, 393 of which were considered "contributing" to the district.<sup>2</sup>

The boundary of the district "generally . . . contains properties facing Summit Avenue north and south to the alleys on both sides of the Avenue," and includes "the first 234 feet north of the Summit Avenue north curb line on the University of St. Thomas campus" and "the buildings fronting on Summit Avenue and five buildings on the St. Paul Seminary campus . . . to preserve an unbroken streetscape within the district." The nomination observed that the "overall . . . feeling on the avenue is one of stateliness. This feeling is a result of the combination of large lots, large houses, compatible architectural styles, generous set-backs, the boulevard, and mature plantings."<sup>3</sup>

National Register designation is primarily honorary. Property owners can usually remodel or even demolish National Register properties without obtaining approval from the National Park Service or the Minnesota Historic Preservation Office, which oversee the program. (If changes substantially alter the property's historic character, its National Register status will be revoked.)

There are, though, some exceptions. If a project involves federal funding or requires a federal license, plans must be reviewed under Section 106 of the National Historic Preservation Act, which can cause delays, require design modifications, or stop the project altogether. A similar review is required under Chapter 138.665 of Minnesota statutes if state funds are directly allocated to the project. In addition, National Register properties are covered by the Minnesota Environmental Rights Act, so any interested party can initiate a lawsuit to protect a threatened historic property under that act. Finally, the rules of the Minnesota Environmental Quality Board require the city to complete an Environmental Assessment Worksheet before a National Register-listed property is demolished if the demolition is not subject to Section 106 or Heritage Preservation Commission review.

## **Local Designation**

The City of St. Paul created the Summit Avenue West Heritage Preservation District in 1990. The local designation adopted the National Register evaluations of the contributing or noncontributing status of properties in the district (i.e., if a property contributes to the National Register district, it also contributes to the local district).

<sup>&</sup>lt;sup>2</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District."

<sup>&</sup>lt;sup>3</sup> Ibid., 7:1 - 7:2.

Local landmark designation imposes design review by the city's Heritage Preservation Commission (HPC) for projects that propose to alter or demolish designated properties. Local landmark designations, including the Summit Avenue district, typically focus on exterior features. Owners are usually free to alter building interiors without any review. The St. Paul HPC has established design guidelines for the Summit Avenue historic district, and St. Thomas is familiar with this review process. Properties that are considered contributing to the National Register district also contribute to the local district.

Summit Avenue West Heritage Preservation District
Control Contro

## **Potential for Designation of Other Properties**

The potential for properties on the St. Thomas campus to qualify for National Register or local designation, either individually or as a historic district, has not been assessed. The following buildings have been inventoried by the Minnesota Historic Preservation Office (MnHPO) but their National Register eligibility has not been determined except in relation to the Summit National Register and local districts (properties in these districts are marked with an asterisk [\*]). Inventory numbers are provided in parentheses. Properties were identified by a search of the MnHPO's database, which relies on dated and sometimes inconsistent inventory data, so this list and information in the next paragraph might not be definitive or completely accurate.

- O'Shaughnessy Stadium and Field (RA-SPC-0628)
- Chapel (RA-SPC-0629)
- Albertus Magnus Hall (now the John R. Roach Center for the Liberal Arts) (RA-SPC-3783)\*
- St. Thomas Infirmary (RA-SPC-3784)

- O'Shaughnessy Library (RA-SPC-3785)
- Aquinas Hall (RA-SPC-3786)\*
- Ireland Dormitory (RA-SPC-3787)
- Constellation Earth Sculpture (RA-SPC-5655)
- John Ireland Statue (RA-SPC-5656)
- Flagpole with Plaque (RA-SPC-5657)
- Physical Plant Headquarters and Heating Plant (RA-SPC-5658)
- St. John Vianney Seminary Residence (RA-SPC-5659)
- Murray Hall (RA-SPC-5660)
- Catholic Digest Building (RA-SPC-5661)
- John Paul II Hall (RA-SPC-5662)
- Brady Hall (RA-SPC-5663)
- Dowling Hall (RA-SPC-5665)
- Graduate Programs in Management (44 N. Cleveland) (RA-SPC-5666)
- Faculty Residence (RA-SPC-5667)
- O'Shaughnessy Hall (RA-SPC-5938)
- Stone Place Name Markers (RA-SPC-7858)\*
- Parking Lot (site now occupied by Anderson Student Center) (RA-SPC-7859)\*

Also inventoried, but not evaluated, are properties owned by St. Thomas at 2109 Grand Avenue (Buscher House, RA-SPC-5705), 30 Finn Street (apartment building, RA-SPC-5727), and 32 Finn Street (apartment building, RA-SPC-5728).

St. Thomas buildings that are in the MnHPO database but are no longer standing include Garages (RA-SPC-5654), the Irish American Cultural Institute (RA-SPC-5653), Foley Theater (Club Building) (RA-SPC-5664), O'Shaughnessy Hall Athletic Center (RA-SPC-5668), and the following buildings on Grand Avenue: 2091 (house, RA-SPC-5701), 2093 (McAnulty House, RA-SPC-5702), 2097 (M. B. Jamieson House, RA-SPC-5703), 2103 (Mary Anderson House, RA-SPC-5704), and 2117-2119 (McCarthy Building, RA-SPC-5706).

## **Other Design Oversight**

The community surrounding St. Thomas is generally well-educated and very concerned about changes proposed for the neighborhood. This has resulted in a series of agreements between the school and the City of St. Paul:

- Special Conditional Use Permit, 1990
- Special Conditional Use Permit, 1995
- Conditional Use Permit, 2004

Some components of these agreements overlap with the HPC regulations and also influence the development of the master plan.

## ST. THOMAS CAMPUS, ST. PAUL

Lexington Avenue became the west boundary of St. Paul in 1872. The city limits were extended to the Mississippi River in 1885. That same year, St. Thomas Aquinas Seminary was established on the north side of Summit. The College (now University) of St. Thomas remained at that site in 1894, when the St. Paul Seminary was established on the block south of Summit and west of Cretin. The blocks south of Summit between Cretin and Cleveland Avenues were primarily developed as single-family housing in the first decades of the twentieth century.<sup>4</sup>

## North

The boundary of the West Summit Avenue National Register Historic District runs in a straight east-west line through this block, encompassing Aquinas Hall, the John R. Roach Center for the Liberal Arts, and the Anderson Student Center. The locally designated Summit Avenue West Heritage Preservation District adopts the same boundary north of Aquinas Hall and the Roach Center, but at the west end of the block, along Cretin Avenue, it extends north nearly to the intersection of Mississippi River Boulevard.

The National Register nomination identifies the following properties on this block:

- Albertus Magnus Hall (now the John R. Roach Center for the Liberal Arts): Considered noncontributing to the historic district because it was built in 1946, after the end of the district's period of significance.
- Aquinas Hall: Opened in 1932 and a contributing feature in the district.
- Stone name place markers: Located along Summit at the corners of Cretin and Cleveland, these two markers are of more recent construction and do not contribute to the district. They now read "University of St. Thomas," the name adopted by the school in 1990.
- Parking lot, northeast corner of Cretin and Summit: The Anderson Center now stands on a site occupied by a surface parking lot in 1984. The nomination considered the site noncontributing to the historic district.

As noted previously, the present study did not assess the potential for National Register designation of individual buildings or a St. Thomas campus historic district north of Summit.

<sup>&</sup>lt;sup>4</sup> Ibid., 7:2; Merrill Jarchow, *Private Liberal Arts Colleges in Minnesota: Their History and Contributions* (St. Paul: Minnesota Historical Society, 1973), 38–40.



North Double-block Top: Looking northeast on Summit Avenue from near Cretin Avenue, with Anderson Student Center in the foreground and Aquinas Hall center-right. Bottom: Looking northeast on Summit Avenue from Finn Street towards the John R. Roach Center for the Liberal Arts (historically, Albertus Magnus Hall).

## **East of Cleveland**

Two properties east of Cleveland, 2045 and 2055 Summit, are within the St. Thomas campus boundary as defined by the 2004 Conditional Use Permit.

#### 2045 Summit Avenue (RA-SPC-3781)

Morrison House serves as the home of the president of St. Thomas. It was constructed in 1936 by contractor Car-Dell Company as a single-family house for Jay and Helen Levine. It is a French Chateau style house with a screened sunroom on the east side and an attached garage in the rear.<sup>5</sup> The house remained as a single-family home until a St. Thomas trustee (John Morrison) purchased the property in the early 2000s, renovated it, and gave it to St. Thomas for use as a president's house. Father Dennis Dease lived in the house until his retirement in 2013, and it now is occupied by Dr. Julie Sullivan.

#### 2055 Summit Avenue (RA-SPC-7852)

Now known as Sitzmann Hall, this building is home to St. Thomas's Catholic Studies program. The Georgian Revival style structure was constructed in 1927 as a single-family house for J. Lisle and Anna Jesmer, and was given to St. Thomas in 1943. St. Thomas used the building for music education classes and music lessons for nearly sixty years. At some point during that period, it was named Chiuminatto Hall after Anthony Chiuminatto, a longtime music professor. In the early 2000s, the property was renovated for use by Catholic





Studies and named Sitzmann Hall after donors Eugene and Faye Sitzmann. St. Thomas constructed an addition to the building in 2009. The addition was designed by Anderson-Dale Architects of St. Paul and approved by the St. Paul Heritage Preservation Commission.

The National Register nomination incorrectly states that St. Thomas acquired the property from the Butler family in 1983.<sup>6</sup>

<sup>&</sup>lt;sup>5</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:47.

<sup>&</sup>lt;sup>6</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:48.

## Summit Block East

#### 2078 Summit Avenue

At the time that the National Register nomination was prepared, the Christ Child School for Exceptional Children stood on this site. Because it was completed in 1957, it was considered noncontributing to the historic district. The school was demolished in 2005 and replaced by McNeely Hall. Given its even more recent construction date, McNeely Hall is also noncontributing.

#### 2100 Summit Avenue (RA-SPC-7854)

The National Register nomination describes this building, which opened in 1957, as "a 3 story tan brick International style building with box-like massing and large anodized metal and plate glass windows. There is a stone retaining wall at the front of the property." It is considered noncontributing to the historic district because it dates from after the district's period of significance.<sup>7</sup>

The building was erected to be the first home of William Mitchell College of Law, which took its name from a Winona lawyer who served as an associate justice of the Supreme Court from 1881 to 1898. He also became an important partner at the oldest law firm in the Twin Cities, Doherty, Rumble and Butler, a career path also followed by his son and grandson. One of the named partners, Pierce Butler, was the state's first member of the U.S. Supreme Court and part of the family that founded the Butler Brothers Construction Company.

William Mitchell College of Law was established in 1956 by the merger of two existing law schools: the St. Paul College of Law, which had been offering night classes in downtown St. Paul since 1900, and the Minneapolis-Minnesota College of Law. The latter was itself a consolidation of several Minneapolis law schools that



*Top: 2100 Summit Avenue today. Below: William Mitchell College of Law, December 30, 1959* (St. Paul Dispatch and Pioneer Press photograph, Minnesota Historical Society)

<sup>&</sup>lt;sup>7</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:48.
had started between 1912 and 1920. As one journalist wrote: "These schools . . . had one thing in common: their students worked for a living. Many of them were what today would be called non-traditional students, older and more varied in experience than the fresh baccalaureate degree-holders who filled the more prestigious daytime law school program at the University of Minnesota. William Mitchell offered night classes and a curriculum tailored to adults who by day were bank tellers, insurance agents, [and] law-office clerks."<sup>8</sup>

According to a history of the school written by Douglas Heidenreich, who graduated from William Mitchell in 1961 and was a long-time professor and administrator there, one of the largest challenges after the merger was finding a suitable location for the newly joined schools. Both schools wanted the location to remain in their respective cities. Individuals involved in the planning realized that the College of St. Thomas "was located about equidistant from the downtown centers of both cities. Interstate 94, then in the planning process, would soon provide a quick way to get from Minneapolis to the area near St. Thomas." Knowing that St. Thomas had a growing space issue, William Mitchell approached the college's president, Father James P.

Shannon, about the possibility of constructing a new building that could be used by the law school at night and St. Thomas during the day. William Mitchell would own the building and the land, but St. Thomas would have right of first refusal if the law school decided to sell.<sup>9</sup>

The building was designed by the prominent local architectural firm Ellerbe and Company. Construction started in November 1957 and the building was ready to welcome students by fall 1958: "The 27,000 square-foot, flat-roofed building [was] thought to be more than ample for the law school's future needs." It "contained eight classrooms, a library, a tiny book store area, a small student lounge, a coat room, rest rooms . . . , four minuscule faculty offices, and an administrative office. . . . Some of the space remained unfinished, available for future expansion."<sup>10</sup>



William Mitchell College of Law, December 30, 1959 (St. Paul Dispatch and Pioneer Press photograph, Minnesota Historical Society)

<sup>&</sup>lt;sup>8</sup> Virginia Brainard Kunz, *St. Paul: A Modern Renaissance* (St. Paul: Windsor Publications, 1986), 213; Lori Sturdevant, *Her Honor: Rosalie Wahl and the Minnesota Women's Movement* (St. Paul: Minnesota Historical Society Press, 2014), 42.

<sup>&</sup>lt;sup>9</sup> Douglas Heidenreich, *With Satisfaction and Honor: William Mitchell College of Law, 1900–2000* (St. Paul: published by the college, 1999), 183–187. After two years with a private law firm following his graduation, Heidenreich became an assistant professor of law at William Mitchell in 1963. He rose to acting dean in 1964 and was appointed dean in 1965, a position he held for a decade. He continued to teach at the school until 2014. (Mitchell-Hamline School of Law website, http://mitchellhamline.edu/biographies/person/douglas-r-heidenreich/) <sup>10</sup> Ibid., 195–197.

Heidenreich described the period from 1958 to 1976 as the school's "Golden Years." The students from the merged institutions "came together in a new, modern, sleek, functional structure in a quiet St. Paul neighborhood. They encountered a new dean, some new teachers, and some new fellow students. They attended law school at the beginning of an era of stability and calm that would last for about fifteen years." The school's rapid growth during those years surprised those who had established William Mitchell, quickly disproving the assumption that the building at 2100 Summit would long serve the school's needs. By 1976, the school had outgrown the building and moved to a new seven-acre campus at 875 Summit Avenue.<sup>11</sup>

St. Thomas acquired the building in 1977, renamed it McNeely Hall (later the Summit Classroom Building), and continued to offer classes there. St. Thomas still owns the property today. William Mitchell, following a pattern of consolidation in higher education in recent decades, merged with the Hamline University School of Law in 2015.<sup>12</sup>

In its first building at 2100 Summit, William Mitchell laid the groundwork for the major institution that it quickly became. By the mid-1980s, William Mitchell was the state's largest law school with an enrollment of over 1,000 students, and its graduates were influencing the profession in Minnesota and beyond. In 1986, historian Virginia Kunz wrote: "Its emphasis on practical lawyering skills has helped earn it a reputation as a 'lawyer's law school,' a reputation enhanced by graduates who hold about half of the judicial positions in the state's district, probate, and county court systems. Warren Burger, the . . . United States chief justice, is a graduate, as are several of the state's supreme court justices and members of the newly formed Minnesota Court of Appeals, based in St. Paul."<sup>13</sup>

She added: "The college has pioneered in opening doors to a legal education for women and minorities, who, for much of the twentieth century, could not attend law school in Minnesota." The school continued the practice of its predecessors by offering a range of options, including both day and evening programs, to make training available to full- and part-time students. Rosalie Wahl, the first woman to sit on the Minnesota Supreme Court, exemplified this legacy. In 1962, at the age of thirty-eight and a mother to four children, she enrolled at William Mitchell. By the following year, another child was on the way. She forged ahead, losing only one week of class for the birth. When she graduated in 1967, she was given a job by an adjunct professor at the school, attorney C. Paul Jones, who had become the head of the state's first public defender's office in 1965. A later history noted that in hiring Wahl and other promising graduates of William Mitchell, "Jones was making his office a training ground for future judges."<sup>14</sup>

The building at 2100 Summit was William Mitchell's first facility, the site where several earlier law schools were consolidated. This merger created an important institution that trained a cadre of attorneys who became prominent members of the legal profession in Minnesota and beyond.

<sup>&</sup>lt;sup>11</sup> Ibid., 199–253.

<sup>&</sup>lt;sup>12</sup> Kunz, St. Paul, 214; Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:48.

<sup>&</sup>lt;sup>13</sup> Kunz, *St. Paul*, 213–214. Warren Burger graduated from the St. Paul College of Law in 1931 (Michael Graetz and Linda Greenhouse, *The Burger Court and the Rise of the Judicial Right* (New York: Simon and Schuster, 2016), 347).

<sup>&</sup>lt;sup>14</sup> Kunz, St. Paul, 213–214; Sturdevant, Her Honor: Rosalie Wahl, 42–48.

The "golden years" at 2100 Summit were a key period in the school's evolution. In less than two decades, the school's explosive growth led to its relocation to a much larger facility. Based on this significance, the property is potentially individually eligible for the National Register under Criterion A in the areas of education and law. Likewise, it potentially meets the HPC's designation criteria.

### 2110 Summit Avenue (RA-SPC-7855)

Built in 1923, "this 2 story Colonial Revival style house has an asphalt hipped roof, stucco walls, and 6 over 6 windows," the National Register nomination explains. "The central first story windows are grouped with arched window heads with 3 light fanlights. A barrel vault roof is located over the front door supported by wood Tuscan columns." Both the house and a two-car garage behind it contribute to the historic district.<sup>15</sup>



The building was called the Harry Sinykin Duplex by a historic properties survey in 1987. According to the inventory form prepared at that time, "The current owner is Genevieve Sinykin, age 93. She is the daughter-in-law of the original owner, Harry Sinykin. She has lived here since 1923—first upstairs with her husband. Harry Sinykin and his wife lived downstairs. When her husband died, Genevieve's son moved upstairs and she moved downstairs. It is still a duplex with one common entrance." The lot once extended to Finn Street, but Genevieve sold the western 60 feet of the property to the University of St. Thomas (see 2112 Summit Avenue). St. Thomas now owns the house at 2110 Summit as well, and uses it as a residence hall for women.<sup>16</sup>

### 2112 Summit Avenue (RA-SPC-7856)

Located at the southeast corner of Summit Avenue and Finn Street, this 60-foot-wide surface parking lot was once part of the yard of 2110 Summit. As of 1987, it was edged by a fence and paved with gravel. Today, it has an asphalt surface and no fencing. A low, concrete-masonry-unit retaining wall runs along the west side, stepping down to the south in response to the descending grade. The wall supports a planting strip holding bushes that screen the lot. Trees and bushes are on a grass lawn between the north end of lot and the



<sup>&</sup>lt;sup>15</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:48.

<sup>&</sup>lt;sup>16</sup> Joe Roberts, Norene Roberts, and Jeanne Dugey, "Harry Sinykin Duplex, 2110 W. Summit Avenue," Minnesota Historic Properties Inventory Form, 1987, prepared by Historical Research.

sidewalk along Summit. Cars enter the lot from the alley to the south. The property is a noncontributing feature in the historic district.<sup>17</sup>

### Finn Street

In *The Street Where You Live*, Donald Empson explains the derivation of this street's name: "William Finn (1819–89), the first permanent white settler in the area, was born in Ireland, immigrated to the United States, and enlisted in the Mexican War. In 1848, as payment for his military service, he received a grant of land extending from today's Marshall Avenue to St. Clair Avenue, and Fairview to the river. He built his house where the University of St. Thomas now stands and farmed the adjacent property. Later he sold his farm to the Catholic Church for an industrial school, and it was Archbishop John Ireland who bestowed this street name in 1889 within the Groveland plat." Later in the book, Empson gives the date of the Groveland Addition as 1890. In any event, the archbishop's land development was a creative—but ultimately unsuccessful—attempt to use profits from real estate speculation to fund church operations. As part of Ireland's plat and the historic district's street pattern, Finn is presumably contributing.<sup>18</sup>

### Summit Block West

### 2120 Summit Avenue (RA-SPC-7860)

The National Register nomination describes this "2 and ½ story Tudor Revival style house" as having "a cross gabled asphalt roof, red brick first story and stucco wide mock half-timbering above. The foundation is poured concrete. Bargeboards on the gable ends are wide. The front roof has a large gabled dormer. Windows are 8 over 8. The front of the house faces east on Finn Street." Like the house, a garage to the south was considered contributing to the historic



district, but the garage has been demolished and replaced by an asphalt-surfaced parking lot. The property is now owned by the University of St. Thomas. When the National Register nomination was prepared, the building served as the school's Alumni House. It now holds development offices.<sup>19</sup>

Walter Butler built this house in 1924 with the assistance of his family's contracting business, the Butler Brothers Construction Company. Walter and two brothers, William and Cooley, formed the Butler Brothers Construction Company in St. Paul in 1877. Two other brothers, John and Emmett, joined the firm in 1894. A sixth brother, Pierce, became an attorney and served as

<sup>&</sup>lt;sup>17</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:49.

 <sup>&</sup>lt;sup>18</sup> Donald Empson, *The Street Where You Live: A Guide to the Place Names of St. Paul* (Minneapolis: University of Minnesota Press, 2006), 94–95, 114–115. The significance of the street was not noted in the district nomination.
 <sup>19</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:49; Joe Roberts, Norene Roberts, and Jeanne Dungey, "Walter Butler House, 2120 W. Summit Avenue," Minnesota Historic Properties Inventory Form, 1987, prepared by Historical Research.

the company's general counsel before his appointment as a U.S. Supreme Court justice in 1923. Butler Brothers was involved in a number of major construction projects across the country, including buildings at the College of St. Thomas, and expanded into mining and roadwork in the early twentieth century.<sup>20</sup>

Walter and his wife, Helen, had their first child, John Edward, in 1888. Another son, Walter P. Butler Jr., was born around 1893. The federal census in 1910 and 1920 indicated that both sons were living with their parents at 1345 Summit Avenue, and both were divorced by 1920. This was half of a double-house that Walter and his brother, Pierce, built in 1900. Designed by Clarence Johnston Sr., the property was individually listed in the National Register in 1982 and is also a local landmark. In 1920, Walter erected a substantial house next door, at 1335 Summit. Both properties are contributing features in the West Summit Avenue Historic District.<sup>21</sup>

The oldest son, John, was apparently the first occupant of the house at 2120 Summit, while Walter Jr. continued to live at 1345 Summit. John died in March 1927, and within two years Walter Jr., by this time remarried, had moved to 2120 Summit. Walter Jr. became the secretary-treasurer of the Walter Butler Company, an engineering and architecture firm established by Walter Sr. after he left Butler Brothers in 1927. Another son of Walter Sr. and Helen, Robert, became involved in the business around that time as well. The company worked on substantial institutional, industrial, and commercial projects, and also became involved with the development of large housing complexes. During World War II, it erected factories for the war effort. When President Truman appointed Robert as U.S. ambassador to Australia in 1946, Robert's son Walter joined the company, becoming its vice president in 1949 and rising to president in 1954.<sup>22</sup>

The Butler Brothers Construction Company and the Walter Butler Company are clearly significant. In his 1963 history of Minnesota, Theodore Blegen discussed the founding brothers and concluded: "Contractors, builders, and engineers, they created a Minnesota firm that has left is marks not only on the iron-ore industry but also on vast building operations, including Minnesota's state capitol."<sup>23</sup> They also had an influence on Summit Avenue. The house at 2120 Summit, however, does not appear to have significant association with this legacy. It was built a few years before Walter founded the Walter Butler Company and served as a residence for two of his sons. One died in the year the new company was formed; the other, although an executive

<sup>&</sup>lt;sup>20</sup> "Story of Building of Minnesota's New Capital," *St. Paul Globe*, September 18, 1904; Butler Brothers Construction Company file, at Hess, Roise and Company; "Walter Butler" and "The Walter Butler Company" in *The History of Minnesota* (West Palm Beach, Fla.: Lewis Historical Publishing Company, 1967), 4:837–838; Mary Lethert Wingerd, *Claiming the City: Politics, Faith, and the Power of Place in St. Paul* (Ithaca and London: Cornell University Press, 2001), 244.

<sup>&</sup>lt;sup>21</sup> Charles Nelson and Susan Roth, "Pierce and Walter Butler House," National Register of Historic Places Inventory-Nomination Form, 1981; Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:18, 7:48.
<sup>22</sup> Butler Brothers Construction Company file, at Hess, Roise and Company; "Walter Butler" and "The Walter Butler Company" in *The History of Minnesota*, 4:837–838; R. L. Polk and Company, *St. Paul City Directory 1923* (St. Paul: R. L. Polk and Company, 1923), 291; R. L. Polk and Company, *St. Paul City Directory 1925* (St. Paul: R. L. Polk and Company, 1925), 275; R. L. Polk and Company, *St. Paul City Directory 1928* (St. Paul: R. L. Polk and Company, 1928), 253; R. L. Polk and Company, *St. Paul City Directory 1929* (St. Paul: R. L. Polk and Company, 1929), 267.

 <sup>&</sup>lt;sup>23</sup> Theodore C. Blegen, *Minnesota: A History of the State* (Minneapolis: University of Minnesota Press, 1963, 1975),
 376.

of that business, does not appear to be a key figure. The house at 2120 Summit does not seem to be the best representation of the Butler family's accomplishments in the construction industry and is unlikely to qualify individually for the National Register or local designation.

### 2130 Summit Avenue (RA-SPC-7861)

Built in 1918, "this 2 story Colonial Revival style house has a steeply-pitched asphalt roof and shed dormer," according to the National Register nomination. "The west side of the side gable sweeps down to the first story entrance. A fat Tuscan column supports the front entry roof over the front door. The front facade is asymmetrical. Walls are stucco. Windows are 4 over 4 and dormer windows are casements." Both the house and the garage behind it contribute to the historic



district. The nomination does not describe the garage, however, and the current three-car, gableroofed structure appears to be of more recent construction. If it does not date to the period of significance, it is does not contribute to the district.<sup>24</sup>

While the property was originally owned by Lewis M. and Edna Glass, the National Register nomination uses only the wife's name to identify the house and states that "the owner acted as her own contractor/architect." The 1920 federal census lists Lewis's occupation as a "broker" in "Grains and Docks" and provided no occupation for Edna. According to the National Register nomination, the building has served as St. Thomas's President's House.<sup>25</sup>

### 2134 Summit Avenue (RA-SPC-7862)

The National Register nomination identifies this house, built in 1921, as the Michael M. Tierney House: "This 1 and  $\frac{1}{2}$ story Craftsman/Bungalow style house has a bellcast asphalt hipped roof and large front hipped dormer. The front facade is symmetrical. Walls are stucco with fieldstone piers on the first story and chimney. Windows are 3 over 1 with vertical muntins." Both the house and detached garage contribute to the historic district.<sup>26</sup>



<sup>&</sup>lt;sup>24</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:49.

<sup>&</sup>lt;sup>25</sup> The 1920 U.S. Census lists Lewis M. and Edna Glass at this property (Ancestry website,

http://www.ancestry.com, accessed May 11, 2016); Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:49.

<sup>&</sup>lt;sup>26</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:49 – 7:50.

The house was originally owned by Michael M. and Mary C. Tierney. According to the 1930 census, Michael worked as a conductor for a steam railroad. Mary's occupation was not indicated. S. Tierney, perhaps a relation, built the house at the end of the block, 2174 Summit, also in 1921.<sup>27</sup>

### 2140 Summit Avenue (RA-SPC-7863)

The house was built in 1938 by contractor Emil Nelson. Two years later, the federal census indicated that the house was being rented by Francis and Mary O'Gorman, noting that Francis worked as a clerk for a railroad office. In the National Register nomination, it is known as the Mrs. O'Gorman House and described as a "1 and ½ story Tudor style Bungalow" that "has stucco walls with mock halftimbering and an intersecting asphalt gabled roof. There is a gabled front entry



porch. Windows are 6 over 6." The detached garage behind the house, like the house, contributes to the historic district.<sup>28</sup>

### 2144 Summit Avenue (RA-SPC-3788)

Built in 1931 at an estimated cost of \$7,500, this house was originally owned by William F. and Helena C. Smith. In the National Register nomination, it is known as the Helena C. Smith House. It is unclear why her husband, William, is not included in the name as well. The 1931 St. Paul directory listed Helena as the president and William as secretary/treasurer of the W. F. Smith Tire and Battery Company. The 1933 directory indicated that William was president and Helena was vice president of the company.<sup>29</sup>



The National Register nomination describes the "two-story Spanish Colonial Revival style house" as having "a red tile intersecting gabled roof, stucco walls, and [a] round arched entrance with round arched door with diamond patterned leaded glass. There is a simple architrave and a

<sup>27</sup> The 1930 U.S. Census lists Michael M. and Mary C. Tierney at this property (Ancestry website, http://www.ancestry.com, accessed May 11, 2016).

<sup>&</sup>lt;sup>28</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50. The 1940 U.S. Census lists Francis and Mary O'Gorman at this property (Ancestry website, http://www.ancestry.com, accessed May 20, 2016).

<sup>&</sup>lt;sup>29</sup> R. L. Polk and Company, *St. Paul City Directory 1931* (St. Paul: R. L. Polk and Company, 1931), 1158, 1162; R.
L. Polk and Company, *St. Paul City Directory 1933* (St. Paul: R. L. Polk and Company, 1933), 1092, 1095; "2144
W. Summit Avenue," Historic Sites Survey form, 1982.

round window in the gable end. Windows are 6 over 1." The nomination states that the rear garage also contributes to the district.<sup>30</sup>

### 2150 Summit Avenue (RA-SPC-7864)

Built in 1918, "this 1 story Bungalow has an asphalt gabled roof and stucco walls with fieldstone porch foundation and base. Windows are 6 over 1. Eaves are deeply overhung with large wood brackets on the gable ends and over the front porch. The rear garage is contributing."<sup>31</sup>

The McAnulty Company was the contractor for the house, which is known by that name in the National Register nomination. According to the 1918 St.



Paul city directory, the company had an office in the Merchant Bank Building (presumably the Merchants National Bank Building at 366–368 Jackson Street in downtown St. Paul). The company also had an office in the Lumber Exchange Building in Minneapolis. The 1919 Minneapolis city directory called the company the "largest builders of modern homes in the north." James P. McAnulty was the manager of the business.<sup>32</sup>

### 2154 Summit Avenue (RA-SPC-3789)

The house was built in 1912 for Herbert A. Folsom by contractor Joseph Fisby at an estimated cost of \$3,500. According to the 1913 St. Paul directory, Folsom was an employee in the tax department for the Northern Pacific Railroad Company. The National Register provides a description of the property: "This 2 story Tudor Revival style Bungalow has front facing asphalt gables at the second story and over the full front screened porch with battered piers. Gable ends have wide bargeboards



with pendants. Walls are stuccoed with mock half-timbering with brick painted grey. Windows are 1 over 1. The west side has a bay window." The nomination indicates that the rear garage is contributing as well.<sup>33</sup>

<sup>&</sup>lt;sup>30</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50.

<sup>&</sup>lt;sup>31</sup> Ibid.

<sup>&</sup>lt;sup>32</sup> R. L. Polk and Company, *St. Paul City Directory 1918* (St. Paul: R. L. Polk and Company, 1918), 1427; James P. McAnulty, *Minneapolis City Directory 1919* (Minneapolis: Minneapolis Directory Company, 1919), 1149.

<sup>&</sup>lt;sup>33</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50; R. L. Polk and Company, *St. Paul City Directory 1913* (St. Paul: R. L. Polk and Company, 1913), 680.

2156 Summit Avenue (RA-SPC-7865)

The house was built in 1913 for A. A. Klemmer. According to the National Register nomination, "this 2 story American Foursquare style house has a cube form under an asphalt bellcast hipped roof. The front dormer is hipped. Walls are wire-faced red brick up the first story sill line and stucco on the upper stories. A full one story hip roofed porch stretches across the front and is glassed. Windows are 1 over 1." While the house contributes to the district, the garage in the rear does not.<sup>34</sup>



The house was erected by St. Paul contractor A. G. Erickson. Other projects by Erickson include the Albert P. Wallich House at 1164 Summit Avenue, also in the West Summit Avenue Historic District, and the Charles Beard House (1037 W. Portland Avenue) and Edward Stringer House (696 W. Linwood Avenue), both in the Historic Hill District.<sup>35</sup>

### 2166 Summit Avenue (RA-SPC-7866)

Known as the Ernest J. Murphy House, this house was erected in 1950 by contractor William Golla. Because the house was built after the historic district's period of significance, it does not contribute to the district. The same is true for a garage on the property. According to the National Register nomination, "this one story cottage style house has an intersecting asphalt gabled roof with one gabled front dormer and an asymmetrical facade. Walls are sheathed in wood



shakes. There is a large plate glass picture window and a recessed front door with side lights. Windows are 1 over 1.<sup>36</sup>

<sup>&</sup>lt;sup>34</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50.

<sup>&</sup>lt;sup>35</sup> Alfred G. Erickson file, at Hess, Roise and Company.

<sup>&</sup>lt;sup>36</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50.

2170 Summit Avenue (RA-SPC-7867)

The house was built in 1922 for H. S. Mills, and both the house and the freestanding garage are considered contributing to the historic district. Architect Olin H. Round designed the house. Born in Michigan in 1867, Round arrived in St. Paul around the turn of the century. He was employed as a draftsman by Mark Fitzpatrick until 1909, and then became a partner with Franklin Ellerbe until 1913. After that, other than brief partnerships with Service Wagner and



Silas Jacobson, he maintained a private practice until his death in 1927.<sup>37</sup>

The National Register notes: "This 2 story Colonial Revival style house has an asphalt gabled roof. First story walls are rough red brick and the second story is weatherboard. The front facade is symmetrical with 6 over 1 windows on both floors flanking a flat roofed balustrade portico supported by fluted Doric columns and pilasters with multipaned sidelights flanking the front door. Above the entrance on the second floor is a Palladian window."<sup>38</sup>

2174 Summit Avenue (RA-SPC-7868)

Built in 1921, this house is called the S. Tierney House (see 2134 Summit). The house and the garage behind it contribute to the historic district. The National Register nomination describes "this 2 story American Foursquare style house" as having "a cube form and asphalt hipped roof with hipped dormers. Walls are stucco and the foundation is poured concrete. The full hip roofed front porch contains a grouping of 5 windows and the front door. Each has an angled arch molding."<sup>39</sup>



The nomination indicates that "the contractor apparently was F. K. Tewes." According to St. Paul city directories, Frank K. Tewes was also known as Frank X. Tewes. A graduate of University of Illinois, he became known for designing school buildings and was credited with the plans for twenty-nine schools between 1922 and his death in 1929. He served as the city architect

<sup>&</sup>lt;sup>37</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50; Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 187.

<sup>&</sup>lt;sup>38</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50.

<sup>&</sup>lt;sup>39</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:50 – 7:51.

for St. Paul during the same period. Some of his well-known projects include the Highland Park Pavilion, Roosevelt Junior High, and the Public Safety Building.<sup>40</sup>

### The St. Paul Seminary

In 1894, the St. Paul Seminary was established on the property bounded by Summit, Cretin, and Goodrich Avenues, and with funding from railroad magnate James J. Hill, the seminary constructed six buildings on its new campus: Administration, which included apartments for professors as well as administrative offices; Classrooms; identical South and North Dormitories: the Gymnasium, which also held the campus heating plant; and the Refectory, with a large dining hall, kitchen facilities, and staff lodging. A location was also identified along Summit Avenue, northwest of the North Dormitory, for a chapel with a traditional east-west long axis. St. Mary's Chapel was erected in the following decade, a project also underwritten by Hill, but on a north-south alignment and slightly west of the site initially proposed.<sup>41</sup>

The seminary's first buildings were designed by Cass Gilbert, an up-andcoming architect who had established his own firm in 1891 after ending a six-year partnership with James Knox Taylor. Gilbert had crossed paths with Hill after the Boston architectural firm Peabody, Sterns and Furber was hired to design



Seminary plan from Patrick Danehy, "The New Seminary of St. Paul," Catholic University Bulletin 1 (1895)

Hill's Summit Avenue mansion in 1887 and "Gilbert was given the task of assisting with the adjacent powerhouse, fence, and gates." In 1895, shortly after completing the seminary project, Gilbert was awarded the contract to design the Minnesota State Capitol, which brought him to national prominence. Gilbert opened a New York office a few years later and went on to win

<sup>&</sup>lt;sup>40</sup> Entry for Frank K. Tewes, R. L. Polk and Company, *St. Paul City Directory 1929* (St. Paul: R. L. Polk and Company, 1929), 1291; entry for Frank X. Tewes, R. L. Polk and Company, *St. Paul City Directory 1926* (St. Paul: R. L. Polk and Company, 1926), 1243; Frank X. Tewes file at Hess, Roise and Company.

<sup>&</sup>lt;sup>41</sup> Patrick Danehy, "The New Seminary of St. Paul," *Catholic University Bulletin* 1 (1895): 215–220; Sanborn Map Company, *Insurance Maps of St. Paul, Minnesota* (New York: Sanborn Map Company, 1903–1904), 1:108. Jarchow, *Private Liberal Arts Colleges in Minnesota*, 39–40; Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:2.

major commissions, including the Woolworth Building in New York City and the U.S. Supreme Court building in Washington, D.C. With the seminary project, Gilbert gained experience working with strong-willed clients. While the new institution was the brainchild of Archbishop John Ireland, Hill was an active participant in the design of the new seminary buildings that he was bankrolling, often flaunting his power over the architect. Hill's attention to detail continued throughout the construction period. An extensive article on the new campus in the Catholic University Bulletin in 1895 noted that "the benefactor, . . . not content with making this princely donation and examining the plans, has seen to it that they were faithfully carried out."42

The *Bulletin* article, written by Reverend Patrick Danehy, the seminary's first professor of scripture, observed that "the buildings are in the North Italian style, simple, solid, and impressive." It added: "They are all built of red pressed brick, have either plain gable or hip roofs, and by the solidity of their walls remind one strongly of the monastic edifices of a bygone age." At the same time, they boasted state-of-the-art features: "The



One of the dormitories (top) and the Refectory (bottom) around 1900 (Minnesota Historical Society)

partitions are fire-proof throughout, while the stairs and the landings on each floor are of iron. The buildings are heated by steam, lighted by gas, supplied with hot and cold water, and in the resident building, with bath-rooms on each floor. The corridors are laid with thick matting and thus the footfall of the passerby does not break in upon the quiet of the student." The two residences "have apartments for one hundred and thirty students." The "apartments" comprised

<sup>&</sup>lt;sup>42</sup> Patricia Murphy, "Architectural Education and Minnesota Career," in *Cass Gilbert, Life and Work: Architect of the Public Domain*, ed. Barbara Christen and Steven Flanders (New York and London: W. W. Norton, 2001), 38; Danehy, "The New Seminary," 217–218. Primary resources on the design and construction of the seminary were not examined for this study, but these documents could provide further details on the development of the campus. Repositories include the Hill Family Papers and the Cass Gilbert Papers at the Minnesota Historical Society, St. Paul Seminary Papers in the James J. Hill Papers at the James J. Hill Library, and the Archives of the Archdiocese of St. Paul and Minneapolis, all in St. Paul.

two rooms, a study and a bedroom, unusually expansive accommodations compared to the minimal dimensions of traditional monastic cells.<sup>43</sup>

Danehy also discussed the campus's forty-acre site "at the terminus of Grand Avenue." Although sparsely settled at that time, Grand was destined to become an important commercial and residential corridor, with development catalyzed by the streetcar line that served it. The extension of that streetcar line to the campus in February 1890 made the eastern entrance the primary approach to the campus. The importance of the streetcar was highlighted by Archbishop Ireland's participation in the celebratory first run of the line. Historian Mary Christine Athans noted that "having the streetcar terminus at one of the entrances of the seminary and accessible to seminarians, particularly during the years they were not allowed to have cars, was a convenience for generations of students."<sup>44</sup>

A fence perhaps ringed the seminary site. Danehy mentioned that "electric cars . . . run to its gate," and early twentieth-century photographs show a wood fence in front of the chapel. Directly north of the campus was "Summit Avenue, the broadest and most beautiful thoroughfare in the city." The boulevard concept had been established in 1887 when the Summit Avenue Improvement Association convinced property owners between the river and Lexington Avenue to donate land to widen the right of way from 100 to 200 feet. This made possible the landscaped center median that distinguished the street. The city's park board took responsibility for the section between Cretin and the river in 1903, adding trees and other landscaping. The road was not paved until a decade or two later, an expediency forced by growing automobile traffic.<sup>45</sup>

The campus grounds were another important feature of the seminary. The site was "threaded with graveled walks and dotted with flower beds," Danehy reported. "The landscape gardener who has done well his work of beautifying this fine tract of land had in reality an easy task. Instead of planting, he has had to cut down trees, where the shade would otherwise have been too deep, and has thus given us a series of beautiful vistas on every side." One of these vistas featured the Mississippi River gorge along the campus's west edge.<sup>46</sup>

The distribution of campus functions in multiple buildings was unusual at the time: "It has been customary time out of mind, in the construction of our Catholic seminaries, to bring all the departments beneath one roof. In the present instance this plan has not been followed.... The six existing buildings are arranged ... at a considerable distance one from the other, leaving a spacious open court between." This arrangement has been credited to Hill, a strong believer in the virtues of outdoor activity. Another advantage of this approach was "that when the number of students shall have grown so as to need more living apartments, another building can be erected at a small additional cost, without marring the harmony of the original plan." That is precisely what happened in 1912–1913, when Grace Residence Hall was added. The building's name was chosen to honor one of the first three bishops "who exercised direct and actual jurisdiction in the

<sup>&</sup>lt;sup>43</sup> Danehy, "The New Seminary," 217–218; Athans, "To Work for the Whole People," 82; James Michael Reardon, *The Catholic Church in the Diocese of St. Paul: From Earliest Origin to Centennial Achievement* (St. Paul: North Central Publishing Company, 1952), 310.

<sup>&</sup>lt;sup>44</sup> Danehy, "The New Seminary," 218; Athans, "To Work for the Whole People," 54.

<sup>&</sup>lt;sup>45</sup> Ernest R. Sandeen, *St. Paul's Historic Summit Avenue* (St. Paul: Living Historical Museum, Macalester College, 1978), 12–13; Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:3.

<sup>&</sup>lt;sup>46</sup> Danehy, "The New Seminary," 219–220.

territory that became and is the Diocese of St. Paul." At the same time, to honor the other two bishops, North Dormitory was renamed Loras and South Dormitory became Cretin. Grace was on the same alignment as these earlier residences, but was much closer to Cretin than Cretin was to Loras. Although designed by Emmanuel Masqueray, who was responsible for the elaborate designs of the Cathedral in St. Paul and the Basilica in Minneapolis, Grace's minimalistic ornamentation reflected the more somber tone set by Gilbert's earlier dormitories.<sup>47</sup>



Top: Aerial of the seminary, looking northeast, around 1921. The chapel and Grace Hall had been added to the original campus by this time. The grounds have extensive vegetation. (Minnesota Historical Society)

Bottom: This detail from a 1953 aerial shows the campus shortly before changes started to transform its historic configuration. (Borchert Map Library, University of Minnesota)

<sup>&</sup>lt;sup>47</sup> Danehy, "The New Seminary," 217–218; Reardon, *The Catholic Church in the Diocese of St. Paul*, 315, 552–553. Information about renaming the halls is in Athans, "*To Work for the Whole People*,"118–119.

St. Mary's Chapel was erected between 1901 and 1905. It was designed by Clarence H. Johnston Sr., who opened an office in St. Paul in 1882 and worked on high-profile projects for the State of Minnesota, the University of Minnesota, and many private clients over the course of a long career. A 1984 National Register nomination observed that the chapel was "remarkably ornate and lavish compared to the earlier Seminary buildings." Much of this ornamentation, however, dated from the mid-1920s to mid-1930s. The work was overseen by Maginnis and Walsh, a Boston firm that specialized in ecclesiastical decoration. The designer for the project was the artist Bancel La Farge, with assistance from his son Tom. The campaign to upgrade the chapel included carving column and pier capitals; painting extensive figurative and other designs on the walls and ceiling; installing altars, Stations of the Cross, and an organ; and filling the windows with stained glass.<sup>48</sup>

After the improvements to the chapel were finished, the campus remained relatively undisturbed until mid-century. When



The chapel in about 1920 (top) and the interior around 1935 (bottom) (Minnesota Historical Society)

construction started up again, it was concentrated at first on the west and south edges of the campus. In 1950, the seminary opened a new purpose-built library, designed by Lang and Raugland and named in honor of Archbishop Ireland, southwest of the Administration Building. Sisters associated with the seminary, who had never had a place of their own, got a new convent with a chapel in 1951. Also by mid-century, a small addition extended from the southeast corner of the Gymnasium.<sup>49</sup>

Modifications that would be more consequential to the historic campus, however, were foreshadowed in a letter from the seminary's rector to the archbishop in June 1964, which observed that "we are short of class-room space, office space, and a combination garage and storage building." At a meeting soon thereafter, the seminary's board authorized the construction of a twelve-car garage and an office space for the dean of studies, both affecting the historic

<sup>&</sup>lt;sup>48</sup> Athans, "*To Work for the Whole People*," 154–165; St. Paul Seminary page on University of St. Thomas website, https://www.stthomas.edu/spssod/about/chapel/smc-history/readmore/ (accessed November 2, 2016); Murphy, "St. Paul Seminary," 7:3 – 7:4.

<sup>&</sup>lt;sup>49</sup> Athans, "To Work for the Whole People," 186–192; Reardon, The Catholic Church in the Diocese of St. Paul, 552–553; Sanborn Map Company, Insurance Maps of St. Paul, Minnesota (New York: Sanborn Map Company, 1927, updated 1939 and 1951), 7:727.

integrity of the Administration Building. More substantial alterations were anticipated by March 1965, when the seminary hired the architectural firm Bettenburg, Townsend, Stolte and Comb to begin design work for three new buildings for classrooms, an auditorium, and a gymnasium with a swimming pool. Planning and fundraising took several years, but in spring 1967, according to historian Athans, "contracts were signed and the announcement was made that a one-and-one-half-million-dollar addition was planned." Completion was scheduled for March 1968. Brady Educational Center, a two-level classroom building and auditorium, was erected at the southwestern corner of the campus, while the gymnasium was on the campus's east side. The changes resulted in an official reorientation of the campus away from Cretin Avenue and Grand Avenue, where buses had replaced the streetcar line some years earlier: "A more welcome entrance was constructed that necessitated a new address: 2260 Summit Avenue—a sign of openness to a new era."

Despite these changes, the original seminary buildings remained. By the 1970s, Athans writes, "the old refectory building was no longer functional and was even unsanitary. Rebuilding it was clearly cost-prohibitive." A new refectory was in place by the end of 1977 and the old structure was demolished a few months later. In the same decade, a retirement home for priests, the Byrne Residence, was constructed on the east edge of the campus along Cretin Avenue.<sup>51</sup>

Even as improvements were made to the campus, the seminary struggled to cover operating costs and witnessed a decline in enrollment. The last half of the twentieth century was a time of transition for the Catholic Church, particularly in the United States, which experienced a period of social upheaval. Fewer men were being drawn to the priesthood. Catholics were questioning the role of women and lay members in the church. Attitudes about birth control were changing. Social justice concerns were overriding religious dictates. These tumultuous times affected the St. Paul Seminary and its close neighbor, the College of St. Thomas. St. Thomas changed with the times, becoming coeducational in 1977 and adding graduate programs, all prompting its rechristening as the University of St. Thomas. The seminary, on the other hand, foundered. By the mid-1980s, St. Thomas and the seminary were engaging in intense discussions about an affiliation.<sup>52</sup>

It was during this period, in 1984, that Patricia Murphy prepared a National Register nomination for the St. Paul Seminary Historic District based on its significance in the areas of education and religion (Criterion A) and architecture (Criterion C). (The nomination was not processed, so the district is not listed in the National Register.) By this time, two of the six buildings designed by Gilbert—the Refectory and Classrooms building—had been demolished. The district comprised the four surviving Gilbert buildings—the Administration Building, Loras and Cretin Halls, and the Gymnasium—as well as St. Mary's Chapel and Grace Hall. Specifically excluded were six buildings constructed later, "all located south and/or east of the proposed district: the Library, Brady Center, Binz Rectory, McCarthy Recreation Building, a Convent and the Byrne Residence." Architecture, education, and religion were given as the areas of significance. While nominations at that time did not delineate a period of significance, the form identified "specific

<sup>&</sup>lt;sup>50</sup> Athans, "*To Work for the Whole People*," 247–256. The quote from Msgr. McCarthy, who had become the rector in 1958, is on page 247.

<sup>&</sup>lt;sup>51</sup> Athans, "To Work for the Whole People," 273. This Byrne Residence was razed in 1995 and rebuilt to the west.

<sup>&</sup>lt;sup>52</sup> There is an extensive discussion of this period in Athans, "To Work for the Whole People."

dates" as 1892 to 1912. The latter year was presumed to be when Grace Residence was completed, although Athans maintained that the construction extended into 1913. The nomination noted that "the Seminary has continued to serve its intended function since it was dedicated in 1895."<sup>53</sup>

That changed after 1987 when the seminary became officially affiliated with St. Thomas with the creation of the School of Divinity, which became a graduate program of St. Thomas. This program, according to the school's website, "educates lay men and women for service in the Church and for the work of evangelization." The seminary, under the aegis of the Archdiocese of St. Paul and Minneapolis, retained its role of training priests.<sup>54</sup>

This merger was responsible for some of the modifications that occurred after Murphy's nomination was prepared. In 1984, the campus retained relatively good integrity: "New construction and the demolition of two of the original buildings at the complex have changed the orientation of the Seminary Buildings to one another over the years, but the original core area of the campus remains intact. The buildings at the site were laid out in a circular fashion around a central open court, with the Loras/North Dormitory and the chapel . . . at the northern part of the circle, the refectory (razed) and the gymnasium on a north south axis at the east part, the south dormitory on a north-south axis with the north dormitory and forming the southern part of the circle together with the classroom building (razed), and the Administration building on the west side of the circle. . . . The campus is geared for pedestrian travel though there are two driveways leading through it, one from Summit Avenue running between the Chapel and the Loras Residence to the Administration Building where it connects to the other which extends west and south through a parking area to Cretin Avenue."

Planning for changes to the campus had begun around the time that the nomination was completed. The seminary had assembled committees to consider three specific needs: the renovation of St. Mary's Chapel, renovation of the Administration Building, and construction of new residential facilities for students and priests on the faculty. By May 1986, architect John Rauma, a principal of Griswold Rauma Egge and Olson, had been selected to work on plan development. One of Rauma's first recommendations was to demolish, rather than renovate, the Administration Building and erect a new office building. This would allow the creation of a central common area anchored by the chapel to the north and ringed to the east, west, and south by the new administration and residential buildings. The orientation of the chapel would be flipped, moving the altar from the southern apse to the north end, where the choir/balcony would be removed and the new sanctuary would block the doors that were historically the main entry. A proposal to completely remove the apse to create the new entry ran into opposition, so the apse was repurposed with a baptismal font and the entry was accommodated in a new addition to the south. The design of the office building was modified several times, once dropping it from three to two stories "but expand[ing] the] width to allow for the same square footage." The scale

<sup>&</sup>lt;sup>53</sup> Patricia Murphy, "St. Paul Seminary," National Register of Historic Places Inventory-Nomination Form, June 1984, 7:0, 8:0, prepared by the Ramsey County Historical Society; Athans, "*To Work for the Whole People*," 117–118. Athans noted that the convent was completed in 1951 and used for that function until 1987 (pages 190–192).

<sup>&</sup>lt;sup>54</sup> University of St. Thomas website, https://www.stthomas.edu/spssod/about/history/readmore/#d.en.119399 (accessed November 2, 2016).

<sup>&</sup>lt;sup>55</sup> Murphy, "St. Paul Seminary," 7:1.

shrank again when the archdiocese reduced its space requirements and the building's height was lowered to a single story. Even so, the *St. Paul Pioneer Press* reported that "the project is the biggest construction effort in the history of the educational institution." <sup>56</sup>

The article continued: "When the complex is complete in the summer of 1989, the entire seminary campus will be concentrated in the new buildings. The remaining seminary buildings will be transferred to the college." The new facility comprised more than 78,000 square feet and included residential accommodations for one hundred seminary students and twelve ordained faculty in addition to offices for the faculty and administrators.<sup>57</sup>

At a prayer service in December 1987 marking the start of the demolition of the Administration Building, the seminary's rector, Father Charles Froehle, remarked: "We are grateful for the vision and dreams of James Hill and John Ireland who built this structure, and to those who subsequently lived and worked within it. But our generation also has its vision and its dream built upon that earlier one. May future generations look back and thank God for our vision, and may they, too, have a new vision and new dreams-so that what happens here may always be the best service of God's people." Father Stephen Adrian, who worked for the Archdiocese of St. Paul-Minneapolis for nineteen years, felt that the demolition "opened the door for diocesan seminary education in the twenty-first century to happen. And it did that because the St. Paul Seminary ceased to exist. At least the



The Administration Building and St. Mary's Chapel around 1900 (top and middle, Minnesota Historical Society) and the chapel today (bottom) with the nowclosed entry, and the Divinity School to the left.

<sup>&</sup>lt;sup>56</sup> Athans, "*To Work for the Whole People*," 329–332; Jean Hopfensperger, "New Complex Will Reflect Changing Role of Seminary," *Minneapolis Star Tribune*, April 14, 1988.

<sup>&</sup>lt;sup>57</sup> Hopfensperger, "New Complex Will Reflect Changing Role of Seminary."

St. Paul Seminary that priests knew. Once the administration building and the gold cross on top of that administration building came crashing down, it was as if the St. Paul Seminary had been dissolved. Something died, and something new was born. The brilliance of re-orienting the chapel was . . . a snapshot of that."<sup>58</sup>

The official groundbreaking for the new construction was in March 1988, and work progressed ahead of schedule. A year later, the seminarians moved into the new residential building from their existing rooms in Loras and Grace Halls. The last service in the chapel in Grace, "which had been a center for the prayer of seminarians for over seventy-five years," was held on St. Patrick's Day 1989. The new buildings were formally dedicated that September. "The chapel renovation was not complete," Athans noted, "but the choir stalls had been removed, a new granite floor installed, and the altar placed at the opposite end of the building under the rose window." The dark, moody atmosphere that had characterized the interior was transformed by white paint on the walls. The ornate light fixtures that had hung from the ceiling were replaced by can lights, leaving the nave unobstructed. The website of the architects for the project, Rafferty Rafferty Tollefson Lindeke, notes that "the choir stalls were eliminated and replaced by movable benches, and a new altar platform was built. Underneath, a beautifully detailed granite floor was installed. ... Above, the dark ceiling was repainted in a light red hue and was stenciled with a geometric pattern. The wood ceiling beams were sandblasted to reveal their natural beauty and new lighting was designed throughout." A new organ was installed in 2000, replacing one dating from the 1920s, and "the organ pipes serve as a backdrop for the altar and sanctuary."<sup>59</sup>



*Renovated chapel interior looking south at the former sanctuary (left) and north towards the altar in front of the former main entry (right). (http://www.rrtlarchitects.com/religious/st-marys-chapel)* 

<sup>&</sup>lt;sup>58</sup> Froehle quoted in Athans, "*To Work for the Whole People*," 341. The Adrian quote is in the same book on pages 341–342.

<sup>&</sup>lt;sup>59</sup> Athans, "*To Work for the Whole People*," 342–343; Rafferty Rafferty Tollefson Lindeke Architects website, http://www.rrtlarchitects.com/religious/st-marys-chapel.

A new rector, Phillip Rask, took the seminary's helm in 1993. One of his priorities was to improve the grounds, so gardens were planted around the chapel and the new buildings. He also wanted to create a new monument to replace the 15-foot-tall gilded cross that had topped the historic Administration Building and, according to Athans, "had been visible for blocks around the seminary, particularly from the Grand Avenue entrance." Rather than pull that cross out of storage, the seminary commissioned a 10-foot-high aluminum cross with a black anodized finish that rests on a gold-plated sphere measuring 20 inches in diameter. The cross and sphere are at the apex of a 27-foot-high stone obelisk, which is ringed by stone benches. The ensemble, located near the entry to the seminary complex, was dedicated in 1998.60

### Assessment of St. Paul Seminary Historic District

Three of the original seminary campus buildings survive today: North Dormitory (Loras Hall), South Dormitory (Cretin Hall), and the Gymnasium. The later St. Mary's Chapel and Grace Residence Hall are also extant. Loras, Cretin, and Grace Halls and the Gymnasium retain



*The new monument, looking east, with Grand Avenue in the background.* 

good integrity, although the function of these buildings changed after the seminary became affiliated with St. Thomas. Priests still occupied the residential buildings when the St. Paul Seminary National Register nomination was prepared in 1984. The chapel in Grace was an important spiritual center for the students and staff, and part of the first floor of Cretin continued its original purpose as an infirmary. Loras Hall is now offices, and Cretin and Grace are student housing for St. Thomas. A minor physical alteration to the exterior since 1984 is the removal of "plain cast iron fire escapes" from the ends of the residences that were noted in the nomination's description of these buildings; these were not, however, original to the buildings. The door openings to these fire escapes have been partially infilled. A penthouse rises above the roof of Loras for an elevator that was added after the building was converted into offices. Dormers on the roof's east slope were perhaps altered at the same time. A heating plant was still in the Gymnasium in 1984, but the gymnasium space was used for storage. The building now holds offices and services, and the impressive roof trusses in the gymnasium area remain exposed.<sup>61</sup>

<sup>&</sup>lt;sup>60</sup> Athans, "To Work for the Whole People," 377–378.

<sup>&</sup>lt;sup>61</sup> Murphy, "St. Paul Seminary," 7:2.



Google map, 2016

The west side of the campus, however, has experienced more substantial changes since the St. Paul Seminary National Register nomination was drafted. The Administration Building, a major component of the campus both visually and functionally, has been demolished. The three-and-one-half-story brick structure had relatively good integrity in 1984, still holding offices on the first floor and apartments for professors above, although its "front" orientation had been changed from the west to the east, and an open porch on the building's west side had been replaced by a large garage structure.<sup>62</sup>

In its place, there is a new building for the School of Divinity, which extends along the east side of St. Mary's Chapel. The north wall of the new building is set back from the front wall of the chapel, reducing the visual impact of the new construction from the perspective of Summit Avenue. The west wall of the new building is slightly set back from the east wall of the chapel. To the south, an extension from the Divinity School's west wall connects with an addition on the south wall of the chapel, which contains the chapel's new entrance. A link to the west from the chapel addition provides a connection to a pyramidal-roofed tower of another new building, the

<sup>&</sup>lt;sup>62</sup> Ibid., 7:1. It is not known when the stone marker was placed in front of the chapel; it is considered a noncontributing feature in the Summit historic district.

Seminary Residence. The tower is at the north end of one flat-roofed wing of the building's L-shaped plan. Another pyramidal-roofed tower is at its southern end, and the second flat-roofed wing extents easterly from that tower. The second wing has a smaller pyramidalroofed tower attached to its east end, which is south of the Divinity School building. The wings of the residence, the chapel addition, and the south end of the Divinity School enclose a pedestrian courtyard. The east edge of the courtyard is further defined by a stone wall that continues north from a mechanical equipment enclosure situated east of the second wing. Another stone wall extends south from the Divinity School building. Pylons topped with ornamental light fixtures terminate the ends of these walls. demarking the opening into the courtyard. The courtyard has a grass lawn edged by trees and divided by linear paver-block walkaways edged with bands of concrete. A small, concrete-paved plaza in the southwest corner features a stone statue of St. Paul the Apostle on a tall base.

The wings of the Seminary Residence are aligned slightly off cardinal points, a deviation from the historic pattern of the campus's layout. The same is true of the Leo C. Byrne Residence, another newer building, just to the southwest. Built in 1995 and designed by Opus Architects, it was noted as noncontributing by the St. Paul Seminary and West Summit Avenue National Register nominations. Archbishop Ireland Memorial Library is south of the Seminary Residence and east of Byrne. While the Divinity School and Seminary Residence were not in place when the seminary nomination was written, they had been built by the time the West Summit Avenue district was established. That nomination identified



The top view shows the chapel and the Seminary Residence to the south of it. The residence forms a wall between the campus and the Mississippi River gorge to the west.

Stone walls frame the entry to the new courtyard (middle), which is edged by the Seminary Residence and holds the new entrance to the chapel (bottom).

the "Administration Building and Campus Residence" as a single noncontributing structure. Also after the nomination was prepared, St. Thomas added twelve more classrooms to the Brady Center.<sup>63</sup>

The landscape of the campus has also been altered since the St. Paul Seminary nomination was prepared. Photographs included with the nomination show that the landscape was very similar to Danehy's description in the 1895 Bulletin, with walking paths crossing large lawns dotted with trees.<sup>64</sup> In the intervening decades, the need to accommodate cars has consumed much of the lawn. The Gymnasium is now an island in a sea of surface parking lots that fill the area east of Loras, Cretin, and Grace Halls. A landscaped berm at the north end of this parking lot, while having the benefit of obscuring the view of parked cars from Summit, is another change to the flat lawn that was historically in this location. There is also a parking lot wedged between Loras and Cretin, and more parking west of Cretin. The driveway from Summit Avenue has been widened and both sides of the road hold parking. The 1998 obelisk and cross are barely visible from Cretin Avenue.

By compromising the relationship between the historic buildings in this part of the district, the new construction compounds the damage to the district's integrity that was caused by the demolition of the Administration Building. The new construction also blocks the relationship with the Mississippi River valley that the campus once had. As the nomination noted, "The



While a tree-filled lawn is directly west of the residential halls (top), the entrance drive between these halls and the Chapel/Divinity School (middle) is edged by parking and leads to a parking lot west of Grace. Surface parking extends along the west facades of all of the halls (bottom).

<sup>&</sup>lt;sup>63</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:52 – 7:53; Athans, "To Work for the Whole People," 187–189; Athans, "To Work for the Whole People," 334.

<sup>&</sup>lt;sup>64</sup> Murphy, "St. Paul Seminary," 7:1.

wooded site slopes down gradually to Mississippi River Boulevard which sits on the east bank of the river." The off-grid alignment of the Seminary and Byrne residences further degrades the historic character of the campus.<sup>65</sup>

Considering these changes in light of the National Register's seven aspects of integrity, there are some areas in which the St. Paul Seminary retains good integrity. The campus is in its original location but is now part of St. Thomas, resulting in the change of use of many buildings. The historically close relationship between these two institutions, though, helps to maintain integrity of association. Individual surviving buildings retain relatively good integrity of design, materials, and workmanship. These characteristics, however, have been lost for the demolished Administration Building and are compromised for the landscape. The design and setting of the district as a whole has been severely compromised by the demolition of the Administration Building, new construction east and south of St. Mary's Chapel, and the intrusion of parking lots and expanded roadways in the campus landscape.

Individually, the surviving buildings are of historical interest (Criterion A) for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the argument for individual eligibility seems weak.

The remaining buildings are of architectural interest (Criterion C) individually, but not every building designed by Gilbert or Masqueray merits National Register designation. A case for designating the buildings based on their association with these architects needs to consider the place of the commissions in the overall oeuvre of these men. For Gilbert, the seminary buildings were an important job during a formative period of his professional life. As architectural historian Patricia Murphy observed, "Hill's St. Paul Seminary was the first and probably most modest and severe of the several campus plans and school and college building designs that Gilbert completed in his career." She notes, though, that "Hill was intimately involved with Gilbert and Archbishop Ireland in working out nearly every aspect of the design and construction of the seminary.... Several aspects of the project were hotly debated, including the use of sandstone as a foundation stone [and] the type of brick for the building exteriors." It would take research in primary documents to determine-if, indeed, it is possible to determine-how much the appearance of the Loras and Cretin Halls and the Gymnasium is attributable to Gilbert's design sensibilities and how much was dictated by Hill. "Gilbert despised the experience" of working with Hill, according to architectural historian Geoffrey Blodgett. "Never again, he vowed, would he be coerced into subservience by a powerful client." 66

Grace Hall, erected in 1912–1913, came after Emmanuel Masqueray had received the commission for the St. Paul Cathedral in 1905 and for Minneapolis's Basilica of St. Mary shortly thereafter. Between about 1907 and 1917, "through the patronage of Archbishop Ireland, he obtained two dozen parish church commissions . . . and also designed three more cathedrals," according to architectural historian Alan Lathrop. In 1916, Masqueray drew up plans for the chapel at the College of St. Thomas, which still stands a few blocks northeast of Grace Hall. "Archbishop Ireland was once again the guiding force" in the selection of the architect, as he

<sup>65</sup> Ibid., 7:0.

<sup>&</sup>lt;sup>66</sup> Murphy, "Architectural Education and Minnesota Career," 41; Geoffrey Blodgett, *Cass Gilbert: The Early Years* (St. Paul: Minnesota Historical Society Press, 2001), 115.

undoubtedly was for Grace Hall. Lathrop, however, did not mention Grace in a biographical sketch of Masqueray published in *Minnesota History*, and it was clearly a minor commission for him, so the building cannot claim significance under Criterion C for its association with that architect.<sup>67</sup>

Regardless of the association to an architect, a case for designating these buildings might also be made under Criterion C based on aesthetics. Blodgett observed that Gilbert's seminary buildings "were models of unembellished re-brick severity, appropriate for the lives of their users. Taken together, those that survive reach well beyond the ordinary in proportion and minimalist dignity." Given their late nineteenth-century construction date, the stripped-down design of Gilbert's three surviving buildings is noteworthy. With its stone stringcourses and window sills, bracketed eaves, and projecting center and end bays, Masqueray's Grace Hall, erected almost two decades later, displays a more traditional and unoriginal design that cannot claim high artistic value.<sup>68</sup>

### Conclusions

The National Register nomination states that the district "obtains its character from the 200 properties built between 1900–1929. . . . The poorest years for building on west Summit were during and just after WWI and from 1930, the Great Depression, through WWII. During the 20-year period from 1930–1949, only 16 buildings were constructed on west Summit." The district's period of significance ends in 1938.<sup>69</sup>

The historic district retains a strong residential character east of Cleveland Avenue, and St. Thomas's properties at 2045 and 2055 Summit reinforce that character. To the west, between Cleveland and Cretin, the two blocks on the south side of Summit have a varied collection of properties. Only one of the buildings on the East Block, 2110 Summit, was built during the period of significance and contributes to the historic district, although what was once its side yard, now a surface parking lot, is considered noncontributing. The William Mitchell College of Law building at 2100 Summit is also noncontributing to the district. It appears, though, to be of historical significance in its own right in the areas of education and law and potentially qualifies individually for the National Register and local designation.

The West Block contains ten contributing properties, two of which were built towards the end of the period of significance. The block also has one noncontributing property, 2166 Summit, which was built in 1950, after the period of significance.

To the north of Summit Avenue, Aquinas Hall (1932) dates from the last phase of construction in the district, while Albertus Magnus Hall (1946) and two more recent stone markers are noncontributing. The Anderson Student Center, constructed after the historic district was designated, is also noncontributing. The campus west of Cretin displays a similar pattern, with a large percentage of newer properties.

<sup>&</sup>lt;sup>67</sup> Alan Lathrop, "A French Architect in Minnesota: Emmanuel L. Masqueray, 1861–1917," *Minnesota History*, Summer 1980, 42–56.

<sup>&</sup>lt;sup>68</sup> Blodgett, Cass Gilbert, 114–115.

<sup>&</sup>lt;sup>69</sup> Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:5.

All in all, the physical integrity of the Summit historic district between Cleveland and Cretin is spotty. It holds a relatively high percentage of noncontributing properties, as well as several buildings from the 1930s that are contributing but were built after the character of the district had been established by a construction surge between 1900 and 1929. West of Cretin, the campus stretching along the south side of Summit has also experienced a good deal of change as the St. Paul Seminary and St. Thomas have evolved since the late nineteenth century. While there has been much change on the blocks west of Cleveland, though, the design of the new construction is generally compatible with the Summit Avenue National Register and local historic districts and does not detract from their overall character. This perspective can serve as a guide when assessing the potential impacts of alternatives that St. Thomas is considering in its master planning process.

On the other hand, demolition, new construction, and landscape alterations have severely compromised the integrity of the St. Paul Seminary Historic District since that nomination was drafted in 1984. The district no longer appears to qualify for the National Register under Criterion A (education and religion) or Criterion C (architecture). Individually, the surviving buildings are of historical interest for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the case for individual eligibility under Criterion A also seems weak in this context.

Under Criterion C, there might be a case for National Register eligibility for the three buildings that survive from the 1890s. The seminary was an early and important commission for Gilbert, so the buildings could represent a significant milestone in the development of his career. The spare design of the buildings in an era better known for ornamentation is also noteworthy, making the buildings potentially of interest for their aesthetic characteristics. Grace Hall cannot make the same claim, and does not appear to be eligible under Criterion C.

### MACPHAIL BUILDING, MINNEAPOLIS

### **Historical Designations and Implications**

### National Register of Historic Places

The Minnesota Historic Preservation Office has evaluated the MacPhail Building and determined that it appears to qualify for the National Register. As noted earlier, National Register status usually does not restrict the actions of a property owner unless federal involvement triggers the Section 106 review process.

Substantial renovation projects of National Register-listed properties can qualify for 20-percent federal and 20-percent state historic tax credits. Work on both the exterior and interior must conform to the Secretary of the Interior's Standards for Rehabilitation. There are restrictions for tax-exempt organizations, so the transaction would have to be appropriately structured to take advantage of the credits. The federal historic tax credit application has three parts. Part 1 verifies that the property qualifies for the National Register. (The property must be officially nominated to the National Register and listed by the time that the renovation project is completed.) Part 2 is a detailed description of existing conditions and the work that is proposed, item by item (windows, HVAC, interior surface treatments, etc.). A developer can elect to complete Part 2 in phases, which allows up to sixty months to finish the rehabilitation; otherwise, the work must be finished in twenty-four months. Part 3 of the application is prepared when the renovation is done to prove that the work was carried out as approved in Part 2. All parts of the application are submitted to the Minnesota Historic Preservation Office, which forwards them to the National Park Service in Washington for a final decision. The state historic tax credit application dovetails with the federal application. Part A of the state application must be submitted at the same time as Part 2 of the federal application; the state Part B accompanies the federal Part 3.

### Minneapolis Heritage Preservation Commission Designation

The property was designated as an individual landmark by the Minneapolis HPC in 2001. The period of significance extends from 1923 to 2000. Because of this designation, changes proposed to the exterior of the building are subject to review by the HPC. Decisions of the HPC can be appealed and confirmed or overruled by the Minneapolis City Council.

### **Historical Overview**

The MacPhail School of Music was founded in 1907 by William S. MacPhail, a member of the Minneapolis Symphony.<sup>70</sup> The school originally offered violin lessons, as well as music history and harmony classes. The program proved very popular and the school expanded the curriculum to include more instruments, vocal training, and the dramatic arts. In 1922, MacPhail hired local architects Magney and Tusler to design a four-story school building on the south edge of

<sup>&</sup>lt;sup>70</sup> This section is excerpted from a cultural resources study prepared by Hess Roise as part of the environmental review for a proposed light-rail development (Charlene Roise, Elizabeth Gales, Stephanie Atwood, Linda Pate, and Penny Petersen, "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume II," February 2012, 4:3-49 – 4:3-50, prepared by Hess, Roise and Company for the Hennepin County Regional Rail Authority and Metropolitan Council).

downtown Minneapolis. The school had one hundred instructors and four thousand students, and claimed to be the largest of its kind in the country. The building was completed in 1923 and included storefronts on the first story that the school could rent out for additional income. The school thrived in the new building and expanded its programs further to include popular music, like jazz, and college degrees.<sup>71</sup>

Through its instructors, the school maintained a relationship with the Minneapolis Symphony (later renamed the Minnesota Orchestra) and forged affiliations with other cultural organizations, such as the Minnesota Opera. MacPhail died in 1962. His family gave the school to the University of Minnesota in 1966, and its name was changed to the MacPhail Center for the Arts. Classes were still held at the building on LaSalle Avenue, as well as at satellite locations. New programs developed in the 1960s included Early Childhood Arts and Suzuki Talent Education programs. The Suzuki program was one of the first in the country.<sup>72</sup>

In 1994, the MacPhail Center for the Arts separated from the University of Minnesota and became an independent, non-profit organization with its own board of directors. The organization continued to occupy the building on LaSalle until it constructed a new facility in Minneapolis at 501 South Second Street in 2006–2007.<sup>73</sup>



MacPhail School of Music and Dramatic Art building ca. 1923 (left) and in 2011 (right). (1920s photograph from Minnesota Historical Society)

### Conclusions

The MacPhail Building is locally designated, so alterations are subject to review by the Minneapolis Heritage Preservation Commission. The commission is primarily concerned with exterior work. The building also appears to qualify for the National Register, so a substantial rehabilitation might be able to obtain historic tax credits that could help finance the project. The challenge would be to find a financial/ownership structure that could make use of the credits, which only have value to tax-paying entities. Tax credit reviews cover the interior as well as the exterior of the building.

<sup>&</sup>lt;sup>71</sup> "MacPhail Music School Has Over 4,000 Students," *Minneapolis Tribune*, January 1, 1922; MacPhail Center for Music, "History," http://www.macphail.org/history.html; Minneapolis Building Permit A16186 (dated November 3, 1922).

<sup>&</sup>lt;sup>72</sup> MacPhail Center for Music, "History."

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# **PROJECT TEAM:**

# ENGINEER KIMLEY-HORN AND ASSOCIATES, INC.

# Kinley Horn ST. PAUL, MN 55113 TELEPHONE: (651)633-5050

PREPARED BY: DANIEL L. ELENBAAS, P.E. 767 EUSTIS STREET, SUITE 100 ST. PAUL, MN 55114 TELEPHONE (651) 645-4197

### GEOTECHNICAL ENGINEER AMERICAN ENGINEERING TESTING, INC.

550 CLEVELAND AVE N ST. PAUL, MN 55114 TELEPHONE: 651-659-9001 CONTACT: THOMAS VENEMA

# ARCHITECT

BWBR 380 ST. PETER ST SUITE 600 ST. PAUL, MN 55102 TELEPHONE: (651)222-3701

OWNER UNIVERSITY OF ST. THOMAS 2115 SUMMIT AVE. ST. PAUL, MN 55105 TELEPHONE: 651-962-5000

PRE-DEMOLITION MEETING SHALL BE CONDUCTED TO IDENTIFY LIST OF BUILDING MATERIALS TO BE SALVAGED FOR PROVIDED TO OWNER FOR REUSE IN FUTURE BUILDING. ITEMS KNOWN TO BE SALVAGED AT THIS TIME INCLUDE: MAIN INTERIOR STAIR CAST IRON RAILING, HEAD STONE OVER WEST MAIN ENTRY, 200 SF OF RED BRICK, STRUCTURAL CAST IRON COLUMN ON FIRST FLOOR AT NORTH END. ALL UTILITY DISCONNECTS (ELECTRICAL, STEAM, WATER, SEWER, TELE/DATA, CABLE TV, ETC.) NEED TO BE COORDINATED WITH THE APPROPRIATE UST STAFF: • ELECTRICAL, STEAM, GAS, WATER/SEWER: DAVID CLYSDALE, UST

FACILITIES MANAGEMENT • TELE/DATA, CABLE TV: DANIEL STROJNY AND RICHARD LUCIUS, UST INFORMATION TECHNOLOGY

# SITE DEVELOPMENT PLANS FOR

# LORAS HALL DEMOLITION

# **SECTION 5, TOWNSHIP 28N, RANGE 23W** ST. PAUL, RAMSEY COUNTY, MN



SURVEYOR SUNDE LAND SURVEYING 9001 EAST BLOOMINGTON FWY SUITE 118 BLOOMINGTON, MN 55420 TELEPHONE: 952-881-2455



### NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION. 2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 30x42 SHEET.

NORTH

- 3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- 4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



N.T.S.

	DRAWING INDEX
SHEET NO.	SHEET TITLE
C000	COVER SHEET
V000	ALTA SURVEY
V001	ALTA SURVEY
C100	GENERAL NOTES
C200	DEMO AND EROSION CONTROL PLAN
C201	EROSION AND SEDIMENT CONTROL DETAILS
C300	GRADING PLAN
C301	GRADING DETAILS
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ICTION RU S Z  $\bigcirc$ ()FOR NOT LIMINARY

1.	THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS	
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.	
3.	THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.	
4.	IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.	
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.	
З.	THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.	
7.	ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.	
3.	ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.	
€.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.	
0.	ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.	
1.	ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.	
12.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.	
3.	SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT	
	THE ENGINEER AND OWNER.	
EI	ROSION CONTROL MAINTENANCE	
all Pol	MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER LUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL	
JUF The Pef Eve	RISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF E SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED RSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL ENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:	
nli Jni	ET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DERMINING, OR DETERIORATION.	
۱.	ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.	
2.	SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.	
3.	THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.	
4.	THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.	
5.	ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.	

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

## OSION CONTROL NOTES

- CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION HALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN ATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME AMILIAR WITH THEIR CONTENTS.
- EST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL EQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT DDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- ITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE RACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, ASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS EQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL NES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
- EMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 AYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE. HE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY
- HE GENERAL PERMIT.
- ONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL LSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND REA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE ETAINED AND PROPERLY TREATED OR DISPOSED.
- UFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON ITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. HE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND
- THER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- UBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED ONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF IND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- OON AS IS PRACTICABLE.
- STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT DVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH OME PROTECTIVE MEASURE WILL BE NECESSARY.
- ONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH HEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR TORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS ICLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, OLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
- ROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ND-DISTURBING ACTIVITIES ON THE PROJECT.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER PECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. ESIGN ENGINEER AND THE CITY OF ST. PAUL ENGINEERING DIVISION.
- THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE EDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR DDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION ONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

## VING AND STRIPING NOTES

- PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY HALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY FGUI ATIONS.
- SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL N UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
- 19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN. ONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING TALLS. ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS 20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS FRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS. AND CONSTRUCTION DOCUMENTS. EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB. 21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT
- HE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET. L JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT
- HE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN HE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
- ONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
- NY EXISTING PAVEMENT. CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE ONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- FORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). RADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL ONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES (CEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO ASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING TALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL JILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR HANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- AXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

# **TY OF ST PAUL PERMIT REQUIREMENTS**

- ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- 2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- 3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES

HE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL AN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

L STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS

### GRADING AND DRAINAGE NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- . CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
- BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
- 6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS
- 10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL 16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER
- 16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S
- 17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF ST. PAUL AND MN/DOT 18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED. SPECIFICATIONS.
- 18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
- COMPENSATION. 22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- 23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
- ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET. 24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND 24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH
- CONSTRUCTION ACTIVITIES. 25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS
- 26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT 26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS. PAVING AND 0.6% FOR CONCRETE PAVING.

### **CITY OF ST PAUL NOTES**

- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
- CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREE(S) FROM DAMAGE.
- STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4' TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
- CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-632-2437), PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION, TO VERIFY TREE PROTECTION MEASURES. BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING: 4.1. WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE,
- ASPHALT AND BASE MATERIALS SHALL BE REMOVED. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENED PRIOR TO FINAL GRADING.
- 4.3. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

20. THE LOCATION OF EXISTING UTILITIES. STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION. SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION

UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS. 25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS

SPECIFICATIONS. 27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS. 28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

RECOMMENDATIONS AND MN/DOT SPECIFICATION.

### WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN. 8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR

TO BACK FILLING. 9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON

GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED. 10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL

CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES. 11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE

CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

### 3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS - BACTERIOLOGICAL TESTS OF WATER SYSTEM - PRESSURE TEST OF WATER/SEWER - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS

- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

REFER TO GEOTECHNICAL REPORT NO. XXXXXXX ATED XX/XX/XXXX



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## **GRADING PLAN NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. PAUL, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- 3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
- RCP PER ASTM C-76 HDPE: 0" - 10" PER AASHTO M-252
- HDPE: 12" OR GREATER PER ASTM F-2306 PVC SCH. 40 PER ASTM D-1785
- STORM SEWER FITTINGS SHALL BE AS FOLLOWS: RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443 HDPE PER ASTM 3212 PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- 9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- 12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
- 14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- 16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- 17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
- 18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED
- OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION. 19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- 20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- 21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT 22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS
- TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER. 23. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE
- DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. CONTROLLER TO BE MANUFACTURED BY RAINBIRD, ESP-LXD SERIES 2-WIRE DECODER, CAPABLE OF CONTROLLING 50-200 STATIONS, WITH FLOW SMART MODULE, AND EPA WATERSENSE APPROVED. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND ET MANAGER SMART CARTRIDGE. THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, . SEE SITE IRRIGATION SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE. ZONE PARAMETERS: HEAD TO HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN OVER RAMP VS LAWN OVER TYPICAL SUBSURFACE, PLANTING BED OVER RAMP VS PLANTING BED OVER TYPICAL SUBSURFACE, LAWN ON NORTH SIDE OF BUILDING VS LAWN ON WEST SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. TURF AREAS SHALL HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB/ PERENNIAL AREAS SHALL HAVE DRIP. VEGETATED ROOF ASSEMBLIES SHALL HAVE IRRIGATION PER PER MANUFACTURERS RECOMMENDATION AND MULTI-STREAM ROTARY SPRINKLERS, TREES IN TURF AREA SHALL BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS, AND TREES IN SHRUBS / PERENNIAL AREA SHALL HAVE TREE RING DRIP EMITTERS. ROTOR/SPRAYS VALVES - RAINBIRD PEB 1-1/2" PLASTIC, NPT, CONTROL VALVE. DRIPLINE- HUNTER PCZ-101Q 1" DRIP ZONE VALVE. DRIPLINE- NETAFIM DRIP TUBING 18" SPACING, .06 EMITTER (INCLUDE POP-UP INDICATOR). ROTORS- HUNTER PGP-04-2.0, HUNTER MP ROTATOR SPRINKLER. WIRE- TWO WIRE DECODER TECHNOLOGY. ROTORS AND SPRAYS TO BE PRESSURE REGULATED MODELS UNLESS DIRECTED OTHERWISE BY OWNER.
- 25. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- 26. THE ON-SITE NON-ORGANIC, DEBRIS-FREE SANDS, SILTY SANDS, AND CLAYEY SANDS ARE SUITABLE FOR REUSE AS NEW FILL IN THE BUILDING PAD. IF IMPORTED FILL IS REQUIRED, WE RECOMMEND USING NON-ORGANIC SAND OR SILTY SAND CONTAINING LESS THAN 12% (BY WEIGHT) PASSING THE #200 SIEVE. IF THE CONTRACTOR PROPOSES A DIFFERENT MATERIAL, A SAMPLE SHOULD BE SUBMITTED TO OUR LABORATORY FOR REVIEW. FILL PLACED WITHIN 2 FEET OF THE GROUNDWATER LEVEL SHOULD HAVE LESS THAN 5% (BY WEIGHT) PASSING THE #200 SIEVE AND NO MORE THAN 50% (BY WEIGHT) PASSING THE #40 SIEVE. THE BUILDING PAD FILL SHOULD BE PLACED IN THIN LIFTS AND COMPACTED TO AT LEAST 100% OF ITS STANDARD MAXIMUM DRY UNIT WEIGHT PER ASTM: D698 (STANDARD PROCTOR TEST). FOR FLOOR SLAB SUPPORT, ABOVE THE FOOTING LEVEL, THE COMPACTION CAN BE REDUCED TO 95% OF THE STANDARD PROCTOR. THE FILL SHOULD BE PLACED IN LIFTS THIN ENOUGH (8 INCHES OR LESS FOR THE CLAYEY SANDS) TO ATTAIN THE SPECIFIED COMPACTION LEVEL THROUGHOUT THE ENTIRE LIFT THICKNESS. THE MOISTURE CONTENT OF THE FILL PLACEMENT SHOULD BE IN THE RANGE OF -1 TO +3 PERCENTAGE POINTS OF THE OPTIMUM AS DEFINED BY THE STANDARD PROCTOR TEST.





















3 FLOOR PLAN - THIRD LEVEL 2.00 3/32" = 1'-0"

Total Buidling GSF = 35,139.9 gsf









5 FLOOR PLAN - FIFTH LEVEL 2.00 3/32" = 1'-0"

EXISTING PLANS - LORAS HALL - SAC CALCULATION (AS EXISTS TODAY)



South Campus | University of St Thomas BWBR 3.2020110.00 | N ↑ → 50'-0" ← I do not believe a permit for demolition of Loras Hall on the University of St. Thomas campus should be issued. Such a permit would be antithetical to the mission and integrity of both St. Thomas and the St. Paul Seminary, as well as destroying a significant architectural and historic landmark in the city of St. Paul. The desires of the University to grow and attract more students need to be considered, but so too should the values upon which the University depends for its existence.

Winston Kaehler 1712 Palace Avenue St. Paul, MN 55105 651-699-4183 winkaehler@gmail.com

# CASS GILBERT SOCIETY P.O. DOX 4066 ST. PAVL, MN 55104

November 5, 2020

Mr. George Gause Heritage Preservation Supervisor City of St. Paul St. Paul Heritage Preservation Commission 25 West 4<sup>th</sup> Street, Suite 1400 St. Paul, Minnesota 55102

Re: University of St. Thomas Loras Hall Demolition 2115 Summit Avenue West, St. Paul, Minnesota 55105

Dear Mr. Gause:

The mission of the Cass Gilbert Society is to preserve and enhance the nation's cultural heritage through advancing scholarship and appreciation of Cass Gilbert's contribution to American architecture.

As such, the Cass Gilbert Society believes that this goal is ideally achieved through the preservation of Cass Gilbert designed buildings.

Consequently, the Society is opposed to the proposed demolition of Loras Hall, a contributing building in the Summit Avenue West Heritage Preservation District and the Summit Avenue West National Register Historic District. The University of St. Thomas states its intention to replace Loras Hall with a new academic building currently titled the "STEAM Building."

In 1891, Cass Gilbert was commissioned by railroad magnate James J. Hill to develop plans for a new Saint Paul Seminary campus, located on 40 acres of land donated by Archbishop John Ireland at the west edge of St. Paul, south of Summit Avenue. Saint Paul Seminary and its buildings, including Loras Hall, are an underappreciated part of Gilbert's career. Constructed between 1892 and 1894, the Saint Paul Seminary marks the first of Gilbert's educational complexes; it was his first project that involved several buildings on a site with an incorporated landscape plan. This work serves as a precursor to his later highly regarded educational and institutional work.

Three of the six original Saint Paul Seminary buildings -- Loras Hall and Cretin Hall (originally the North and South Dormitories) and the Services Building (originally the Gymnasium and Power House) -- survive as manifestations of Gilbert's original campus plan. All three retain a high integrity of form and materials, displaying Gilbert's mastery of design as well as Hill's insistence on structural excellence. While Loras Hall has been converted to office and meeting space, its character and significance remain.

The Cass Gilbert Society urges the Heritage Preservation Commission to deny the application for a demolition permit for Loras Hall and encourages the Commission to work with the University of Saint Thomas to develop alternate uses for Loras Hall that would be compatible with the proposed new building.

Sincerely,

Ted Lentz, AIA President Cass Gilbert Society ted@tedlentz.com





November 6, 2020

Mr. George Gause Heritage Preservation Supervisor City of St. Paul Heritage Preservation Commission 25 W 4th St., Suite #1400 St. Paul, MN 55102

Re: City of St. Paul Demo Permit Application University of St. Thomas Loras Hall Demolition 2115 Summit Ave St. Paul, MN 55105-1089

#### Dear Mr. Gause:

The University of St. Thomas (the "University" or "St. Thomas") submits this letter, and the attached materials, in support of its application for a demolition permit for the building located at 2115 Summit Avenue, known as Loras Hall.<sup>1</sup> Because Loras Hall is located in the West Summit Avenue Historic District (WSAHD), the Department of Safety and Inspections (DSI) charge the Saint Paul Heritage Preservation Commission (HPC) with reviewing the application prior to action. The information provided in this application package is intended to provide both HPC and DSI with information regarding the University's plans for the site and why demolition of the building is appropriate.

While the matter before you is a demolition permit, it is both helpful and important to understand the larger context of the University's plans for this property. In connection with its commitment to academic excellence and desire to create a world class academic community, the University seeks to build a new 120,000-gross-square-foot science, engineering and arts building on the south campus area of the St. Paul campus.<sup>2</sup> This STEAM building (Science, Technology, Engineering, Arts, and Math) is critical to the University's mission as it prepares to serve the student growth and employer demand in these fields and majors.

To understand the nature of this growth and employer demand, consider the following:

- The number of engineering majors has grown 800 percent over the past 15 years.
- New nursing programs starting in the next couple of years will significantly increase the demand on the sciences.

<sup>&</sup>lt;sup>1</sup> This letter and permit application form are accompanied by several attachments, including a presentation pdf that has illustrations that support the text of this letter. At times, this letter references actual page numbers for clarity and additional understanding.

<sup>&</sup>lt;sup>2</sup> We anticipate submitting applications for new construction in 2021 or early 2022. The University will work closely with HPC as it finalizes the design of the new building to ensure that it is consistent with requirements for the West Summit Avenue Historic District.

Mr. Gause Loras Hall Demolition Permit Application November 6, 2020 Page 2 of 11

This new building, along with minor interior renovations on existing adjacent buildings, will give the STEAM complex the adaptable and multiple program spaces required for this collaborative, highly technical and equipment-intensive learning.

The University has engaged in a thoughtful planning process that began in 2017. More recently, St. Thomas established a timeline for this project, which is outlined below. Based on the results of the planning process, and input from various stakeholders, the University strongly believes that the most appropriate and highest-value site for the STEAM project is along the south side of Summit Avenue between O'Shaughnessy Science Hall and the Saint Paul Seminary. While there are several reasons for this conclusion, an important factor is the efficiencies that will be accomplished by locating the new building adjacent to the existing science and engineering buildings, the placement of the building on this site requires the removal of Loras Hall, which leads to the submission of this demolition permit.

Importantly, the options for the location of the STEAM building are constrained by the 2004 Conditional Use Permit (CUP) that prevents St. Thomas from building or buying any structures within a mile of campus. As a result, the University understands the importance of efficient planning and seeks to use the existing property in a way that allows for growth and adaptation of University facilities in the decades if not centuries to come.

Additionally, since the commencement of the initial programming and concept planning of the STEAM project in 2017, St. Thomas has taken exciting steps to form a new School of Nursing and establish the Morrison Family College of Health. The spaces needs of these new integrated programs are estimated to be 80,000 square feet. The proposed STEAM building includes a potential Phase II expansion that can accommodate these space needs. The likely near-term need for the Phase II space onsite accentuates the importance of rigorous long-term campus planning.

In seeking to house the academic and community spaces that the STEAM program needs in a new facility, the University aims to optimize program offerings and high-value experiences in a space that allows for interdisciplinary connections. Employer partners helping us design the space recommend that the building enable high-performing science, engineering and art activities to collaborate across fields — thereby maximizing creativity and problem-solving skills. The space will also provide community amenities, allowing our engineering and arts programs to share space with public and private K-12 arts and engineering programs, along with performance spaces that neighbors and others can enjoy.

As part of the planning process, St. Thomas considered alternatives that included the repurposing of Loras Hall. Currently, the building provides little to no direct benefit to students. Built in 1894, the building has an outdated heating system, little ventilation and no insulation, making it extremely inefficient by today's sustainability standards. Preliminary estimates indicate that **it would cost nearly \$10 million to rehabilitate and repurpose Loras Hall.** Unfortunately, even with this significant financial investment, the building's construction and configuration limit the way in which it can be used and this, in turn, limits the ability of the University to create a STEAM complex to meet the needs of today's students and the STEAM programs. Given the limitations on the current use of the building, and the limitations which would exist following the nearly \$10 million rehabilitation, the building has little to no economic value or usefulness. As a result, the economic value or usefulness of the proposed structure that will replace the present building.

## Local Input

To date, the University has introduced the STEAM project to the Summit Avenue Residential Preservation Association (SARPA), Macalester-Groveland Community Council (the site resides within this district council's jurisdiction), Union Park District Council (north campus resides in UPDC), the West Summit Neighborhood Advisory Committee (a city-chartered neighborhood group made up of neighbors and five St. Thomas representatives) and other smaller

engagements in the community. While feedback has varied, two official actions have been taken. On October 28, 2020, when the Macalester-Groveland Housing and Land Use Committee approved a motion supporting the demolition of Loras Hall, with a vote of 14 yea, 5 nay and 3 abstentions. On November 2, The SARPA board voted unanimously to oppose the demolition of Loras Hall.

#### Project description / Timeline / Need

The STEAM complex is essential for the University of St. Thomas to adequately serve students into the future. The University is fully utilizing the existing viable space for engineering and science programs. The project budget of \$100 million will provide approximately 117,000 gross square feet. The project includes a south campus utility plant in the basement of the STEAM building to provide heating and cooling to multiple buildings for greater energy efficiency. The STEAM project is seeking Silver certification, at minimum, from LEED (Leadership in Energy and Environmental Design).

The University's Master Plan, updated in 2017, described a possible science and arts building for the south campus but did not define a specific placement. The Master Plan considered the potential relocation of Loras Hall to the west but did not contain any specific information regarding the feasibility of this option. Moving the building has now been studied and been found to not be feasible. Additional information regarding this option is described below.

In June 2020, the University hired St. Paul–based BWBR Architects in partnership with Robert AM Stern Architects (RAMSA) to complete campus planning and architectural design for the STEAM project. Streamline Associates has been retained for historic preservation advising and contribution throughout the project timeline. Program validation concluded September 11, and concept plans are being developed through November 2020. McGough Construction has been engaged as the building contractor.

Proposed project timeline:

Space Programming/ Concept Planning	June through November 2020
Fundraising	Ongoing through 2021
Design	January 2021 through January 2022
Construction	March 2022 through August 2024
Occupancy	

The University of St. Thomas has a long history of investment in preservation of buildings on campus. The University believes in thoroughly analyzing numerous factors when determining the best strategy of investment in facilities in both St. Paul and Minneapolis and does not take lightly the removal of historic buildings. *Past and recent preservation investment by the University includes St. Mary's Chapel (1905), Sitzmann Hall (< 1943), Ireland Hall (1912), Albert Magnus (1947) (now John Roach Center), Chapel of St. Thomas Aquinas (1919), Old McNeely Hall (1957).* 

#### **Project site**

The project site is located west of O'Shaughnessy Science Hall and Owens Science Hall and north of the Grand Avenue extension on the south portion of the St. Paul campus. The site is within the Summit Area West Preservation Heritage District. The STEAM building will enhance student amenities and is envisioned to form the hub of a complex of space for science, engineering, and arts (mainly music). See attachment 2-Presentation.

As noted above, in 1990, the City issued a CUP for the University property. The CUP, among other things, establishes a campus boundary, contains setback and building height requirements and establishes standards for monitoring compliance with parking requirements. The CUP has been modified in 1995 and 2004. To comply with the CUP, the

University has engaged in careful campus planning and land study within the University's campus boundaries.

#### Loras Hall

The Saint Paul Seminary was founded by Archbishop John Ireland and opened on the current South Campus of St. Thomas in 1893-1894. Funded by James J. Hill, the seminary originally consisted of a campus of six buildings, including



Loras Hall, that were designed by Cass Gilbert. Only later, after designing the Saint Paul Seminary campus, Gilbert was awarded the commission to design the Minnesota State Capitol building, which would bring him to national prominence. He would go on to design the Woolworth Building in New York City and the U.S. Supreme Court Building in Washington, D.C.

A 2016 report by Hess Roise and Company evaluated the National Register of Historic Places (NRHP) eligibility of the Saint Paul Seminary campus and concluded that, although the seminary campus was historically significant, it lacked sufficient integrity to convey that significance.

From the Hess Roise report (attachment 7):

For Gilbert, the seminary buildings were an important job during a formative period of his professional life. As architectural historian Patricia Murphy observed, "Hill's St. Paul Seminary was the first and probably most modest and severe of the several campus plans and school and college building designs that Gilbert completed in his career." She notes, though, that "Hill was intimately involved with Gilbert and Archbishop Ireland in working out



nearly every aspect of the design and construction of the seminary. ... Several aspects of the project were hotly debated, including the use of sandstone as a foundation stone [and] the type of brick for the building exteriors."It would take research in primary documents to determine—if, indeed, it is possible to determine how much the appearance of the Loras and Cretin Halls and the Gymnasium is attributable to Gilbert's design sensibilities and how much was dictated by Hill. "Gilbert despised the experience" of working with Hill, according to architectural historian Geoffrey Blodgett. "Never again, he vowed, would he be coerced into subservience by a powerful client."

St. Thomas acquired Loras Hall in 1982 from the Seminary, using it for a student dormitory in the same fashion as originally designed. Today, it houses a mix of University functions, including faculty offices, music practice rooms, a credit union, prayer rooms, and storage.

- The building is five floors plus a basement. Floors 2 through 5 today resemble the student dorm room scaled spaces that are suitable for officing and small meeting space. See presentation pdf.
- The building is approximately 35,500 gross square feet, including the basement level.
- The building dimensions are 152' long x 39' wide. Interior room width across the narrow direction of the building is a mere 13' each side of the 6' clear corridor. Floor to floor heights vary from 12' on first floor to a short 10' on upper floors and 9' or less on 5<sup>th</sup> floor in the attic. Ceilings are at 8' or less on floors above first. See presentation pdf.

Mr. Gause Loras Hall Demolition Permit Application November 6, 2020 Page 5 of 11

In 2015, the University conducted a facility condition assessment. The assessment report by Inspec is included as part of this information. The only work done since that report has been to address conditions that required immediate attention.

The building is comprised of a stone foundation and multi-wythe masonry load-bearing exterior and interior corridor walls (varies from 8-12 inches). Corrosion has been reported in the exterior wall brick ties. The building has no exterior wall insulation. The floor framing is 2x Douglas Fir. Structural analysis has determined that removal of the interior load-bearing walls to create larger spaces would require enlarging the building footings.

## Status of Loras Hall as a historic property

The University has been in operation since 1885. In 1993, the WSAHD was added to the National Register of Historic Places (NRHP), encompassing properties along Summit Avenue from Lexington Avenue to the Mississippi River. Loras Hall is located in the WSAHD and, therefore, is considered a historic property for the purposes of the Minnesota Historic Sites Act.



In 1984, a nomination was made to list the Saint Paul Seminary campus in the NRHP as a historic district. The nomination, however, did not proceed, and the potential historic district was not created. As noted above, in 2016, the Saint Paul Seminary campus was re-evaluated for NRHP eligibility and was judged as lacking historic integrity.

Loras Hall's location within the WSAHD triggers review of building and demolition permits by HPC. The Zoning Code authorizes HPC to require, as a condition of demolition approval, that a property owner complete a series of historical research and documentation related to the building that will be demolished. If approved, St. Thomas would be happy to complete this research and documentation for Loras Hall. We anticipate that the project will be completed in a format consistent with HABS/MHPR (Historic American Building Survey/Minnesota Historical Property Record) and this work will be provided to the Minnesota Historical Society (MHS).

#### Loras: Demonstration of options studied

As noted above, prior to submitting the current demolition permit application, the University considered serval other options.

Options studied include:

- A. Mothball: save for future use, invest in later
- B. Continue to Use: without incorporating into the STEAM project
- C. Move it/Reuse: relocate and incorporate or not into the STEAM project
- D. Incorporate into STEAM: move some STEAM program space into Loras, connect to STEAM
- E. Remove: STEAM program is completely housed in new building

The options were evaluated using the following criteria (in no order after number 1). The criteria were ranked on a scale of 1-5 (5 being highest).

1. Student Education Value: Does this option create an enhanced student experience and enrich outcomes?

- 2. **Utility of Investment:** Does the investment provide long-term, highest utility of use per square foot?
- 3. Land Use/Opportunity of Highest Use: Does the option provide highest and best use of land in terms of benefits for the University, especially tuition-paying students?
- 4. **Initial Cost:** What is the budget impact (and consequently square-foot reduction in new building) to the new STEAM project?
- 5. **Community Asset:** Does this option contribute to the community use of open space, overall character, and neighborhood amenities?
- 6. **Sustainability**: How does this option compare with other options for short-term sustainability and long-term operational and human wellness sustainability?

#### A. Mothball Loras Hall

- This option considers vacating the building entirely and incurring little or no immediate rehabilitation cost now since no persons will be actively occupying the building.
- All current occupants would be moved to more modern space (building systems and amenities) either on the St. Paul or Minneapolis campuses. Relocation of current occupants is being considered today.
- There are no known near-term needs for this building. Any STEAM program space that could be a candidate because of small size would be accommodated in the new building. Separation of faculty offices in a different building is not ideal for best student outcomes.
- Annual operating/service costs still incurred due to regular maintenance, utilities, repairs that become necessary, service, security, etc.

Annual costs:	\$ 117,500
Total deferred rehab cost:	\$ Between \$0 and \$1,730,000

*Future* interior work cost (min): \$ 8,010,000

STEAM Bldg gsf impact

reduce minimal gsf

Criteria Scoring	Score	Comments
Student Education Value	2	Most new space afforded
Utility of Investment	5	Investment is to new space
Land Use/ Opportunity of Highest Use	2	Prevents large quad development
Initial Cost	5	Little first investment
Community Asset	3	History recalled (good), limits
		highest/best use of campus property
Sustainability	2	Saves for a future use (unknown); building
		not energy efficient.

## B. Continue to Use Loras Hall As-is

 This option considers continued use without incorporating any program of the STEAM project. Today, the building does not provide modern ventilation for occupants, which is not only a practical problem, but a growing concern in today's world where proper building ventilation is seen as an important way to keep people safe from airborne illnesses.

- Aside from fifth floor, air conditioning is by individual inefficient window units. Fresh air supplied only by the
  operable windows.
- Building can exist as is without code upgrades (fire protection, toilet rooms) but some investment on these
  items is required if occupancy continues.
- Exterior rehabilitation repairs would be incurred.
- Likely to have future vacancy as uses relocated to other more efficient places.
- Future need for 35,500 gsf of limited use space is not known.

Rehab cost now:	\$ 450,000
Deferred rehab cost:	\$1,510,000
Future interior Work cost (min):	\$ 7,780,000

STEAM Bldg gsf impact (est.) reduce 1,000 gsf

Criteria Scoring	Score	Comments
Student Education Value	4	Most new space afforded
Utility of Investment	3	Investment is to new space
Land Use/ Opportunity of Highest Use	2	Prevents large quad development
Initial Cost	4	Upgrades require some reduction of gsf
Community Asset	3	History recalled (good), limits outdoor
		opportunity.
Sustainability	2	Saves for a future use; avoids relocation
		efforts; building is not energy efficient.

#### C. Move and Reuse Loras Hall

- This option considers moving the building west toward the seminary and reusing it today. The option to rotate
  it parallel to Summit Avenue creates a disconnect of program space of STEAM and O'Shaughnessy/Owens and
  was dismissed by the University.
- Risks exist in moving this masonry building. See attachment from Palanisami Associates. Building damage, if incurred, during move is not budgeted.
- Full new foundation and basement construction required. Utilities would be relocated.
- Full interior renovation incurred.
- Exterior rehabilitation repairs would be incurred after a move.
- Future vacancy as uses relocated to other more efficient places is a possibility.
- 7,250 sf of STEAM program could be accommodated into the new STEAM building.
- Negates original 'box-car lineup' of Gilbert seminary dormitory buildings

Move cost:	\$4,980,000
Deferred rehab cost:	\$1,730,000
Interior work cost (min):	\$8,010,000

STEAM Bldg gsf impact (est.) reduce 21,400 gsf (7,250 sf STEAM *is* moved into Loras)

Criteria Scoring	Score	Comments
Student Education Value	1	Incurs largest expense of any option

Utility of Investment	1	Investment is to move a building with
		little use
Land Use/ Opportunity of Highest Use	4	Helps ability to create medium-size green
		quad
Initial Cost	1	Upgrades requires large reduction of
		STEAM gsf
Community Asset	4	History maintained for most part
Sustainability	3	Partial use for STEAM program; not as
		energy efficient as new STEAM building.

## D. Incorporate Loras Hall into STEAM

- This option considers keeping Loras Hall in the current location, building the new STEAM building to the east and connecting the two buildings above and below grade for best interaction among faculty and students.
- There likely would be alterations to the east or south façade of Loras.
- Future projects to west of Loras may "sandwich" Loras, limiting views to and from Loras Hall.
- Difficult to connect to STEAM building because floor-to-floor heights will not match.
- Exterior rehabilitation repairs would be incurred.
- STEAM program would use only 2 floors (all other space too large to fit).
- Future need for 24,000 gsf of limited use space is not known.
- Likely to have future vacancy as departments are relocated to more efficient, productive places.

Rehab cost now:	\$ 1,730,000
Interior work cost (min):	\$ 8,010,000

STEAM Bldg gsf impact (est.)

reduce 11,480 gsf (7,250 nsf STEAM moved into Loras)

Criteria Scoring	Score	Comments
Student Education Value	2	Separation of faculty and students
Utility of Investment	2	19,000 sf of limited use/need space
Land Use/ Opportunity of Highest Use	1	Prevents large quad development
Initial Cost	2	Upgrades reduces STEAM gsf
Community Asset	3	History recalled (good), limits outdoor
		planning
Sustainability	3	Partial use for STEAM program; not as
		energy efficient as new STEAM

#### E. Remove it

- This option considers removal of Loras Hall. The 7,250 nsf of STEAM program that could fit in Loras would be built in the new building. The entire STEAM program can be in modern, energy-efficient space. Faculty and student proximity benefits the student experience.
- This option allows the University to build what is needed and not excessively renovate inflexible and limiting space.
- Large green quad created for all to use could be planned. Open footprint for future building is achieved on west side of new quad.
- Highest opportunity for limited campus land.
- Operational and energy savings for single building instead of STEAM and Loras in operation.

Rehab cost now:	\$ 0
Deferred rehab cost:	\$ 0
Interior work cost (min):	\$ 0

STEAM Bldg gsf impact

0 gsf (Demolition cost included)

Criteria Scoring	Score	Comments
Student Education Value	5	Most new space afforded
Utility of Investment	4	Investment is to new space
Land Use/ Opportunity of Highest Use	5	Affords large quad development and
		future site development capacity
Initial Cost	5	Construction of one building
Community Asset	4	Significant public outdoor space
		achieved. Budget would allow other
		interior community amenities (music
		space, maker space for youth programs).
		With Loras Hall removed, the University
		would seek to commemorate Cass
		Gilbert's legacy and its impact within the
		new building.
Sustainability	4	All programs are in new, highly energy
		efficient, durable, flexible and adaptable
		facility. Some marks are not achieved
		since a building is not being reused.

#### Summary

As noted at the outset of this letter, while the application before you is limited to a permit to allow for the demolition of Loras Hall, the request should be evaluated in connection with the University of St. Thomas' larger vision and commitment to its St. Paul campus. The University is excited about the proposed STEAM project and the incredible educational experiences this facility will afford for generations of Tommies to come. The project will offer the community many new and exciting engagements, connections, and shared uses of the University's south campus and will allow St. Thomas to continue to educate students that will go on to contribute to our city, our state, our country and our world.

It is important to note that the decision to demolish Loras Hall comes only after extensive planning and evaluation. The information contained in this letter and the supporting materials provides HPC with the information that it needs to make the findings required to approve the demolition of a building in a heritage preservation district. While the building has some architectural and historical merit, the demolition of this building will not have a detrimental effect on the surrounding buildings or area. In fact, demolition of Loras Hall will allow for the construction of a new facility, the economic value and usefulness of which far exceeds the economic value and usefulness of the existing building, even if the building were to be updated.

The University of St. Thomas has a high level of respect for the history that has shaped the development of its foundation and its campuses. This includes the Archbishop John Ireland (founder of the Saint Paul Seminary), his donor James J. Hill and Hill's architect, Cass Gilbert. While we are proposing to remove the physical structure known as Loras Hall, we are committed to preserving the history of the building and the people who were responsible for its creation. Our plan is to incorporate a permanent installation in the STEAM building to recognize the contributions of the individuals to the history of the West Summit Avenue neighborhood, the city of St. Paul, and St. Thomas. We estimate that between 3,000 and 3,500 people per day would be exposed to this historical and educational information in the new STEAM building, giving us a unique opportunity to showcase the rich history of our community. In addition, the design of this installation will utilize community input to afford the broadest perspective of the contributions made by not only these individuals, but perhaps others whose contributions may have been historically overlooked. Finally, as noted in the narrative above, if the permit for demolition of Loras Hall is approved, the University will complete a formal historical research and documentation project of Loras Hall and of the original Seminary campus. The project will be completed in a format consistent with HABS/MHPR (Historic American Building Survey/Minnesota Historical Property Record) and will be provided to the Minnesota Historical Society

Finally, and most importantly, the University of St. Thomas recognizes its role in the community and the value of being a partner in keeping the vision and heritage of the West Summit Avenue district alive. I speak for the entire St. Thomas organization when I assure you that we are committed to working with every local agency to secure the highest and best outcomes for not only our students but also the larger community of which we are a part.

Should you have any questions about our application, or any of the supporting materials that are included, please do not hesitate to contact me. We look forward to working with you on this exciting project.

Regards,

Marl Vangagar

Mark Vangsgard Vice President for Business Affairs and Chief Financial Officer University of St. Thomas

Attachments:

- 1. Conditional Use Permit (1990, 1995, 2004 combined), pdf
- 2. Presentation of information, dated 9/18/2020, pdf
- 3. STEAM Space Program, dated 9/11/202, pdf
- 4. Loras Hall Building Envelope Assessment, dated 12/18/2015, pdf
- 5. Stubbs building move estimate, dated 8/3/2016, pdf
- 6. Structural engineering opinion Loras relocation, dated 9/16/20, pdf
- 7. Hess Roise UST-Cultural Resource Assessment, dated 1/26/17, pdf
- 8. Demo permit application
- 9. Kimley Horn civil engineers Loras Demolition, dated 11/5/2020 (7 sheets, including survey)
- 10. A- Loras Hall floor plans
  - B- University south campus aerial
  - C- 2020 Loras SAC credit application
- c: Amy McDonough, Chief of Staff, University of St. Thomas Tia Anderson, Principal City Planner, City of St. Paul Greg Fenton, BWBR Andrew Schmidt, Streamline Associates

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Brian Lapham, BWBR James Brummer, AVP for Facilities Management, University of St. Thomas Amy Gage, Director of Neighborhood and Community Relations, University of St. Thomas

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