# ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 1179 E 7th St. CUP **FILE #** 21-302-448

**APPLICANT:** Rashad Kennedy **HEARING DATE:** October 7, 2021

**TYPE OF APPLICATION:** Conditional Use Permit

**LOCATION:** 1179 7th St E, NE corner at Duluth Street

**PIN & LEGAL DESCRIPTION:** 28-29-22-41-0068, Lots 6 and 7, Block 1, J.W. Bass Subd. of Lots 15, 14, and part of 13 of Collins Out Lots

**PLANNING DISTRICT:** 4 **PRESENT ZONING:** T2

**ZONING CODE REFERENCE:** § 66.341(d); § 61.501, § 61.502

**STAFF REPORT DATE:** October 1, 2021 **BY:** Bill Dermody

**DATE RECEIVED:** September 15, 2021 **60-DAY DEADLINE FOR ACTION:** November 14, 2021

---

A. **PURPOSE:** Conditional use permit (CUP) to convert the entire first floor of a commercial building to residential use.

B. **PARCEL SIZE:** 9,860 square feet

C. **EXISTING LAND USE:** Vacant building and parking lot

D. **SURROUNDING LAND USE:** One-family residential (T1) to the north, commercial (T2) to the east, vacant and single-family residential (T2) to the south, and industrial (I1) to the west.

E. **ZONING CODE CITATION:** § 66.341(d) requires a CUP to convert the ground floor of commercial buildings in T2 to more than 50% residential uses and requires elements of traditional storefront design to be retained in the conversion. § 61.501 lists general conditions that must be met by all conditional uses. § 61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.

F. **HISTORY/DISCUSSION:** The site's commercial building was constructed in 1890 and was long used as a bar/restaurant before becoming vacant in 2008. The site was rezoned from B3 general business to T2 traditional neighborhood in 2013 as part of a larger zoning study of land along the Phalen Corridor.

G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the Dayton's Bluff District 4 Council has not provided a recommendation.

H. **FINDINGS:**

1. Zoning Code § 66.341(d), which applies specifically to T1-T2 traditional neighborhood districts, requires that *"storefronts or ground floors originally designed for commercial use shall not be converted to more that fifty (50) percent residential use without a conditional use permit."* The application requests conditional use permit (CUP) approval to convert the entire ground floor of the building at 1179 E 7th Street, originally designed for commercial use, to residential use. The building has been vacant since 2008.

2. § 66.341(d) requires that *"in conversion from commercial to residential use, the elements of traditional storefront design, where present, shall be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street."* The building at 1179 E 7th Street was constructed in 1890, designed for commercial use on the first floor and apartments on the second floor, with elements of traditional storefront design including a primary entrance at the SW corner of the building facing both E 7th Street and Duluth Street, storefront windows facing both public streets, and an intermediate cornice over the first floor storefront. A 1941 photo showing this original traditional storefront design, with window signs for wines, liquors and a café in the storefront windows, is attached.

   Attached photos from 2019 and an August 2021 Google street view show elements of the traditional storefront still intact, including the storefront window facing Duluth Street, the westernmost of the two storefront windows facing E 7th Street, vertical brick storefront piers, and

the intermediate cornice over the storefront. The photos show that the original corner column outside the corner entrance has been removed. While the photos show that the door opening at the SW corner of the building has been become a storefront window and partially covered with wood, the upper part of easternmost of the two storefront windows facing 7th Street was used for a vent and the lower part covered with wood, a narrow column separating the two storefront windows facing 7th Street was clad with bricks to resemble the historic brick piers elsewhere along the front facade, and the clerestory windows had been covered with wood, the basic structure of the traditional storefront facade door and window openings still exists. Plans submitted with the application showing the original angled primary entrance area at the SW corner of the building boxed in and covered over with vertical siding, and showing large portions of the original storefront window openings covered over with vertical siding, are inconsistent with and do not meet the requirement in § 66.341(d) to retain these elements of the traditional storefront design of the building.

3. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:
   *(a) 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.* This condition can be met. The 2040 Comprehensive Plan designates the site's future land use as Mixed Use, which allows for the proposed use. The District 4 Dayton's Bluff Plan Summary (2009) in Strategy C3 calls for supporting reuse instead of demolition of existing commercial buildings such as this one. Especially considering that the building has been vacant for more than a decade, the proposed reuse for 100% residential on the first floor aids the viability of building reuse. The 2040 Comprehensive Plan, in Policy LU-9, calls for promoting "high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm." The use can comply with Policy LU-9 if it retains storefront windows to enhance the adjacent public realm and pedestrian streetscape.
   *(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The existing ingress/egress via 7th Street is sufficient to support the use.
   *(c) 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.* This condition is met. There is a variety of uses along this stretch of E 7th Street including multi-family residential, commercial, single-family residential, and industrial. The proposed use will not be detrimental to the area's existing character or public health, safety and general welfare.
   *(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed use will not impede the orderly development and improvement of surrounding property.
   *(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. No variances are requested.
4. Zoning Code § 61.502 states that *"the planning commission, after public hearing, may modify any or all special conditions when strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided that such modification will not impair the intent and purpose of such special condition and is consistent with reasonable enjoyment of adjacent property."*
   (a) Strict application of the condition in Zoning Code § 66.341(d) to retain elements of the traditional storefront design of the building would not unreasonably limit or prevent residential use of the first floor. Proposed Unit 101 for reuse of the commercial space at the south end of the building could be redesigned to take advantage of elements of the traditional storefront design as assets. For example, putting the proposed "great room" at the SW corner of the

unit could take advantage of the original storefront window openings for great light and air, and the original angled primary entrance opening at the SW corner of the building could be used as a front door.

(b) The intent and purpose of the requirement in § 66.341(d) to retain elements of traditional storefront design in conversion of a commercial building to residential use is to further goals of the Land Use and the Heritage and Cultural Preservation chapter of the Comprehensive Plan to promote high-quality urban design, enhance the public realm, and preserve elements of the built environment that express the identity and sense of place of Saint Paul. The Victorian era commercial block at 1179-1181 E 7th Street was inventoried during the 1983 Historic Sites Survey of Ramsey County and the 2001 Historic Context Study, Neighborhood Commercial Centers: 1874-1960. In a 2019 Heritage Preservation Commission review of the building, staff report findings included the following:

- "While some windows have been blocked in and the corner post at the entry has been removed, those changes are reversable and the property retains architectural integrity."
- "The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is good because the architectural alterations that have occurred can be reversible."
- "HPC staff finds that the building generally reinforces the architectural and historic character of the neighborhood. The reopening of historic window openings and storefront and the removal of non-original materials would help to restore/reinforce … architectural integrity."
- " It is the opinion of staff that 1179 Seventh Street East has 'historical, cultural, architectural … significance' and meets 'at least one of the criteria for designation as a heritage preservation site or district' as provided in Chapter 73.05 of the City of Saint Paul Legislative Code."

Modification of the special conditions in § 66.341(d) in order to allow the original angled primary entrance area at the SW corner of the building to be boxed in and covered over with vertical siding, and to allow large portions of the original storefront window openings to be covered over with vertical siding, would impair the intent and purpose of the requirement in to retain elements of traditional storefront design in conversion of the building to residential use.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to convert the entire first floor of the commercial building at 1179 E 7th Street to residential use subject to the following additional conditions:

1. The elements of traditional storefront design in the building, including a primary entrance at the SW corner of the building facing both E 7th Street and Duluth Street, the historic storefront window openings facing both public streets, the historic vertical brick piers in the front facade, and the intermediate cornice over the storefront, must be retained.

# CONDITIONAL USE PERMIT APPLICATION

*Department of Planning and Economic Development*
*Zoning Section*
*1400 City Hall Annex, 25 West Fourth Street*
*Saint Paul, MN 55102-1634*
*(651) 266-6583*

Zoning Office Use Only
File # _____
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

**APPLICANT**

Name Rashad Kennedy
*(must have ownership or leasehold interest in the property, contingent included)*
Address 5311st ave s City south st paul State mn Zip 55075
Email rashad@thatpropertyplace.net Phone 6515295593
Name of Owner (if different) Pillai Builders Email quintus@pillaibuilders.com
Contact Person (if different) rashad kennedy Email rashad@thatpropertyplace.net
Address 5311st ave s City south st paul State mn Zip 55075

**PROPERTY INFO**

Address/Location 1179 7th street e saint paul
PIN(s) & Legal Description 282922410068
*(attach additional sheet if necessary)*
_____ Lot Area _____ Current Zoning _____

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 66.341 for the following use or purpose:
6 unit apartment

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions for the use. If you are requesting modification of any standards or conditions for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Zoning Code § 61.502. Attach additional sheets if necessary.

■ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

**Applicant's Signature** _____ **Date** 09/07/2021

Rev 7.4.2019

# 1179 7th Street E. Photos

**September 2021 Staff Photos (4)** ..... **2**
**August 2021 Google Street View (1)** ..... **4**
**2008 Staff Photos (2)** ..... **4**
**1982 Historic Survey Photo (1)** ..... **5**
**1941 Historic Photo (1)** ..... **6**

# September 2021 Staff Photos (4)

Looking northeast (above) and north (below)

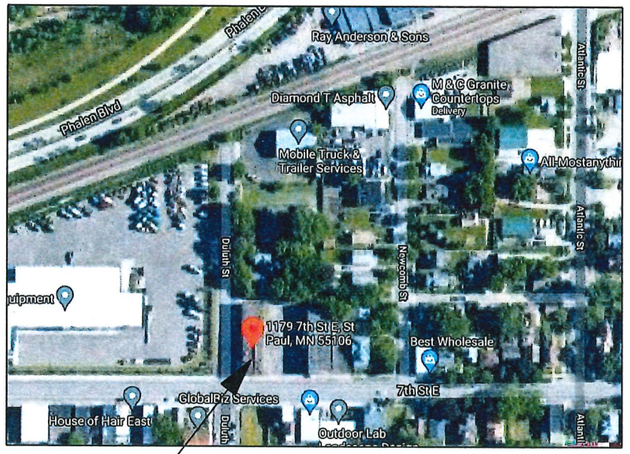
Looking west from parking lot toward building (above) and looking southeast from Duluth Street (below)

## August 2021 Google Street View (1)

## 2008 Staff Photos (2)

## 1982 Historic Survey Photo (1)

## 1941 Historic Photo (1)




SITE ADDRESS:
1179 - 7TH STREET EAST
ST. PAUL, MN 55106

## LOCATOR MAP

## GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. DETAIL MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELLED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES.
6. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
7. MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS TO BE PROVIDED BY THE CONTRACTORS PROVIDING THOSE SERVICES.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018

JIM MACKEY ARCHITECT
1123 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by
Todd Ofsthun
Office 763-424-3616
Cell 952-994-8716
toddofdesign.net

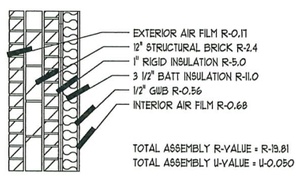
TCO DESIGN
drafting and home design
TCO DESIGN
drafting and home design
P.O. Box 41780
Plymouth, MN 55441
Office 763-424-3616
Cell 952-994-8716
dedication to excellence
Prepared by
Todd Ofsthun
Office 763-424-3616
Cell 952-994-8716
toddofdesign.net

Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1179 - 7th Street East St. Paul

## CODE SUMMARY

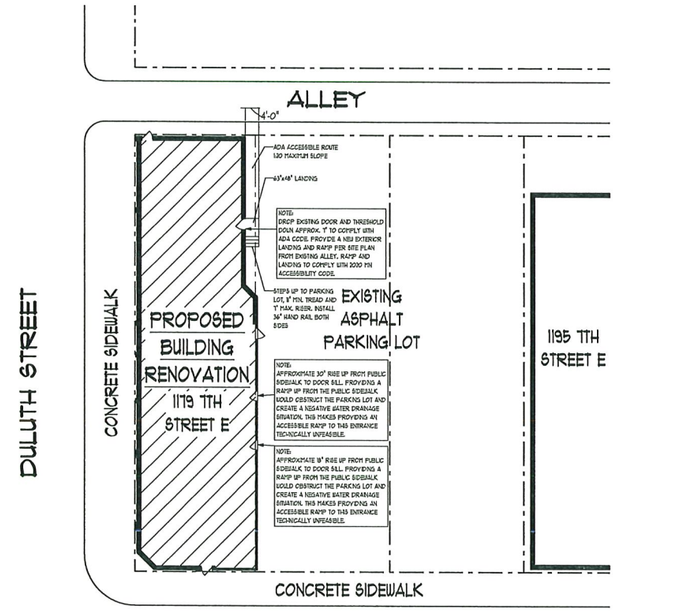
| | |
|---|---|
| SCOPE OF WORK: | RENOVATION OF AN EXISTING TWO STORY BUILDING INTO AN APARTMENT. FIRST FLOOR HAS ~4486 SQUARE FEET, SECOND FLOOR HAS ~3813 SQUARE FEET AND THE BASEMENT HAS ~2751 SQUARE FEET FOR A TOTAL OF 11,011 GROSS SQUARE FEET. |
| APPLICABLE CODES: | 2020 MINNESOTA STATE BUILDING CODE (SBC)<br>2020 MINNESOTA STATE ACCESSIBILITY CODE<br>2020 MINNESOTA STATE MECHANICAL AND FUEL GAS CODE<br>2020 MINNESOTA STATE FIRE CODE<br>2015 MINNESOTA STATE PLUMBING CODE CHAPTER 4715<br>2017 NATIONAL ELECTRIC CODE<br>2020 MINNESOTA STATE COMMERCIAL ENERGY CODE<br>1323/ASHRAE STANDARD 90.1-2010 |
| OCCUPANT LOAD: | 49 TOTAL OCCUPANTS (FIRST FLOOR 4486 S.F./200 = 23,<br>SECOND FLOOR - 3813 S.F./200 = 20, AND<br>BASEMENT - 2751 S.F./500 = 6) |
| OCCUPANCY TYPE: | R-2 (IBC SECTION 310.3) |
| CONSTRUCTION TYPE: | V-B (IBC TABLE 504.3 AND 504.4) EXISTING TWO STORY APARTMENT BUILDING WITH NEW APPROVED 13R AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWS UP TO 60 FEET TALL AND 3 STORIES ABOVE GRADE. (IBC TABLE 506.2) BUILDING AREA WITH NEW APPROVED 13R AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWS UP TO 7,000 SQ.FT. PER FLOOR. |
| NUMBER OF EXITS REQUIRED: | BASEMENT - 1 FOR EACH OF THE TWO BASEMENT COMPARTMENTS (IBC TABLES 1006.2.1 AND 1006.3.3(1))<br>FIRST FLOOR - 1 FOR EACH OF THE THREE UNITS (IBC TABLES 1006.2.1 AND 1006.3.3(1))<br>SECOND FLOOR - 1 EGRESS STAIRWELL (IBC TABLES 1006.2.1 AND 1006.3.3(1)) |
| STAIRWELL EGRESS WIDTH REQUIRED (IBC 1009.4): | 44" PER IBC SECTION 1009.4 (EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 20 OCCUPANTS PER FLOOR x 0.3 = 12") |
| OTHER EGRESS COMPONENTS WIDTH REQUIRED (IBC 1005.3.2): | 44" PER IBC SECTION 1005.3.2 AND 1015 (EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 20 OCCUPANTS x 0.2 = 4")<br>44" TOTAL EGRESS WIDTH PROVIDED |
| EXIT LIGHTING: | INTERIOR AND EXTERIOR LED TYPE EXIT/EMERGENCY LIGHTS MUST BE LOCATED AT EACH EXIT DOOR PER IBC SECTION 1006.1 AND 1006.3. |
| TRAVEL DISTANCE: (IBC 1017) | CODE REQUIRED MAXIMUM TRAVEL DISTANCE = 125'<br>PROPOSED MAXIMUM TRAVEL DISTANCE TO AN EXIT = 94' |
| PLUMBING FIXTURES: (IBC TABLE 2902.1) | REQUIRED PLUMBING FIXTURES PER DWELLING UNIT:<br>1 WATER CLOSET, 1 LAVATORY, 1 BATHTUB OR SHOWER<br>1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTIONS (1 PER 20 DWELLING UNITS).<br>PLUMBING FIXTURES PROVIDED PER DWELLING UNIT:<br>1+ WATER CLOSETS, 1+ LAVATORIES, 1+ BATHTUB OR SHOWER,<br>1 KITCHEN SINK AND 6 AUTOMATIC CLOTHES WASHER CONNECTIONS. |
| AUTOMATIC SPRINKLER: (IBC SECTION 903.3.1.2) | TO BE INSTALLED THROUGHOUT PER NFPA 13R |
| APPROXIMATE GROSS FLOOR AREA: | 8,361 S.F. OF RESIDENTIAL UNITS AND COMMON AREA, 2751 S.F. OF BASEMENT STORAGE AREA.<br>TOTAL GROSS AREA = APPROXIMATELY 11,111 S.F. |




## WALL ASSEMBLY ENERGY VALUES

## OPAQUE THERMAL ENVELOPE DESIGN

| OPAQUE ELEMENTS | PROPOSED 'U' VALUES | REQUIRED VALUES | MAXIMUM 'U' VALUES PER TABLE C402.1.2 |
|---|---|---|---|
| ROOF - ATTIC: | U-0.20 (R-49) | R-38 | U-0.21 (R-47.6) |
| WALLS, ABOVE GRADE - MASS: | U-0.050 (R-8.8 ci + R-11) | R-13.3 ci | U-0.071 (R-14.1) |
| WALLS, BELOW GRADE - MASS: | U-0.050 (R-8.8 ci + R-11) | R-7.5 ci | U-0.071 (R-14.1) |
| OPAQUE DOORS - SWINGING: | MAXIMUM U-0.37 U-FACTOR | MAXIMUM U-0.7 U-FACTOR | MAXIMUM U-0.37 U-FACTOR |
| VERTICAL FENESTRATION - FIXED: | MAXIMUM U-0.36 U-FACTOR | U-0.45 U-FACTOR | MAXIMUM U-0.36 U-FACTOR |
| VERTICAL FENESTRATION - OPERABLE: | MAXIMUM U-0.43 U-FACTOR | U-0.45 U-FACTOR | MAXIMUM U-0.43 U-FACTOR |
| VERTICAL FENESTRATION - ENTRANCE DOORS: | MAXIMUM U-0.71 U-FACTOR | MAXIMUM U-0.8 U-FACTOR | MAXIMUM U-0.71 U-FACTOR |
| SHGC: | MAXIMUM 0.40 SHGC | MAXIMUM 0.40 SHGC | MAXIMUM 0.40 SHGC |
| | | | |




## PROPOSED SITE PLAN

SCALE 1" = 20.0'

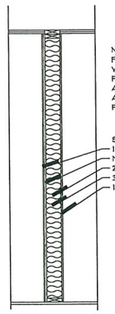
## SHEET INDEX:

A1.1 TITLE SHEET AND SITE PLAN
A2.1 EXISTING FLOOR PLANS
A2.2 PROPOSED FLOOR PLANS
A2.3 QUARTER SCALE FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A4.1 CROSS SECTIONS AND WALL TYPES

JIM MACKEY ARCHITECT

Design #
tco202139

A1.1

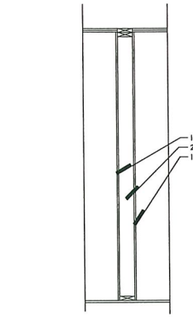



1-HOUR FIRE RATING/STC 50 - TEST REFERENCE UL DES U321 AND BBN-160903:

2x4 OR 2x6 STUDS AT 16" O.C. / RESILIENT METAL CHANNELS 24" O.C. AT RIGHT ANGLES WITH (1) LAYER 5/8" TYPE 'X' GWB / OPPOSITE SIDE (1) LAYER 5/8" TYPE 'X' GWB / 3 1/2" OR 5 1/2" FIBER GLASS SOUND INSULATION. 1-HOUR FIRE RATING-TEST REFERENCE UL DES U321 AND BBN-160903.

W1 A4.1 **1 HR. SEPARATION WALL**

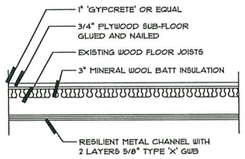
(UNIT SEPARATION WALLS) SCALE 1/2" = 1'-0"




## INTERIOR NON-SEPARATION WALL

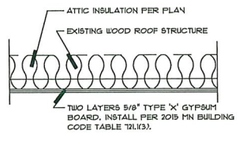
W2 A4.1

(WITHIN UNITS) SCALE 1/2" = 1'-0"




1-HOUR FIRE RATING TEST REFERENCE:
GA NO. GA-FC-5406
STC 59 TEST REFERENCE:
RAL-IN04-006/TL04-033

EXISTING WOOD FLOOR JOISTS PER / RESILIENT METAL CHANNELS 24" O.C. AT RIGHT ANGLES WITH (2) LAYERS 5/8" TYPE 'X' GWB. 1-HOUR FIRE RATING-TEST REFERENCE GA NO. GA-FC-5406 (1-HOUR).



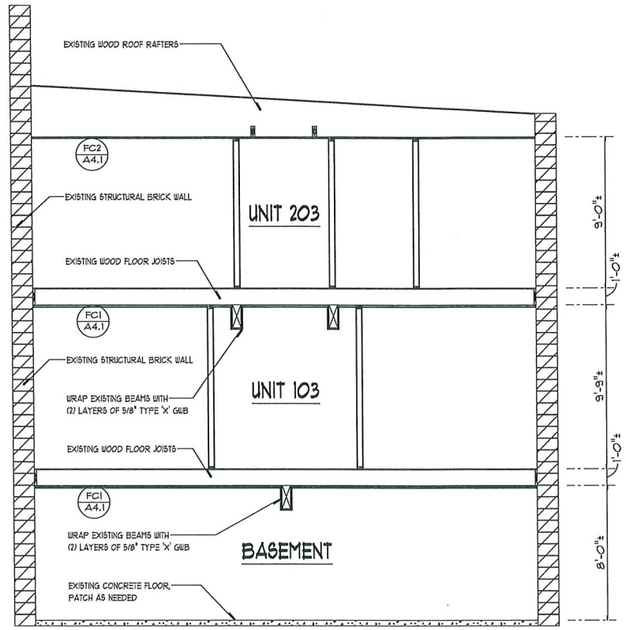

1-HOUR MIN. FIRE RATING/2015 MN BUILDING CODE TABLE 721.1(3) (1 HOUR):

2 LAYERS (1 1/4" THICK) TYPE 'X' GYPSUM BOARD. INSTALL PER 2015 MN BUILDING CODE TABLE 721.1(3) TO OBTAIN A 1-HOUR MIN. FIRE RATING.

FC1 A4.1 **FLOOR/CEILING ASSEMBLY** SCALE 1/2" = 1'-0"

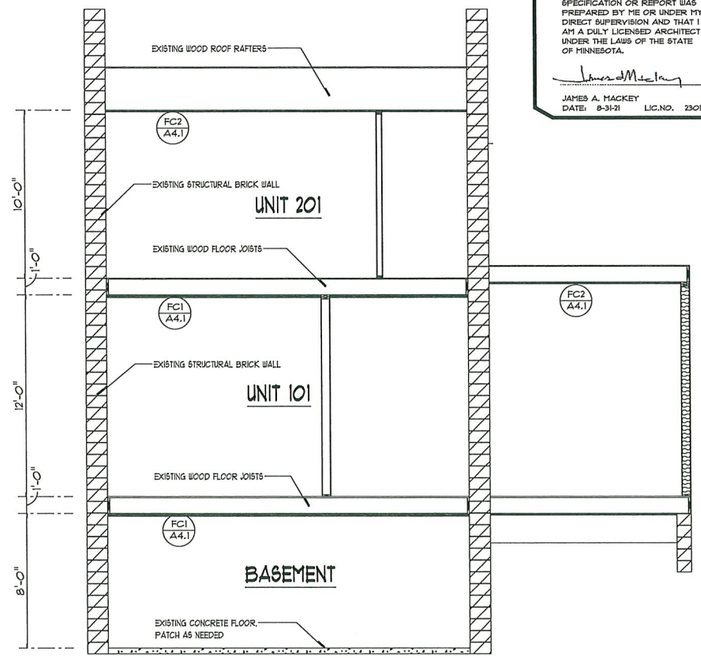
FC2 A4.1 **CEILING ASSEMBLY** SCALE 1/2" = 1'-0"

(ALL SECOND LEVEL CEILINGS)



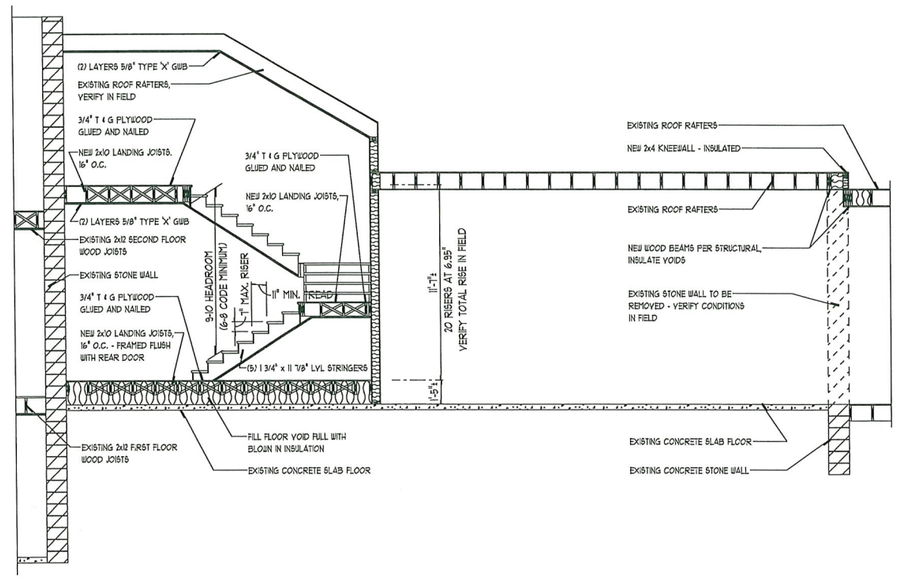

4 A4.1 **TYPICAL CROSS SECTION AT NORTH WING**

SCALE 1/4" = 1'-0"



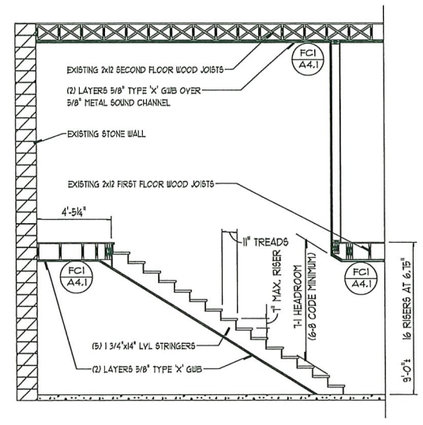

5 A4.1 **TYPICAL CROSS SECTION AT SOUTH WING**

SCALE 1/4" = 1'-0"



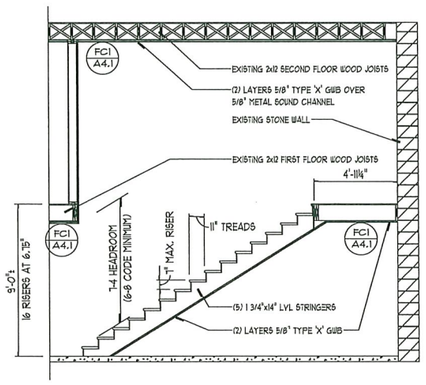

1 A4.1 **STAIR 'A' CROSS SECTION**

SCALE 1/4" = 1'-0"




2 A4.1 **STAIR 'B' CROSS SECTION**

SCALE 1/4" = 1'-0"




3 A4.1 **STAIR 'C' CROSS SECTION**

SCALE 1/4" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018

JIM MACKEY ARCHITECT
1173 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by
Todd Ofsthun
Office 763-424-3676
Cell 651-554-8776
todd@tcodesign.net

TCO DESIGN
drafting and home design
TCO DESIGN
drafting and home design
P.O. Box 41150
Plymouth, MN 55441
Office 763-424-3676
Cell 651-554-8776
dedication to excellence
Prepared by:
Todd Ofsthun
Office 763-424-3676
Cell 651-554-8776
todd@tcodesign.net

Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1179 - 7th Street East St. Paul

JIM MACKEY ARCHITECT

Design #
tco202139

A4.1

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018


JIM MACKEY ARCHITECT
1123 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by:
Todd Ofsthun
Office 763-424-3616
Cell 952-994-8716
todd@tcodesign.net

TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design
P.O. Box 41780
Plymouth, MN 55441
Office 763-424-3616
Cell 952-994-8716
dedication to excellence
Prepared by:
Todd Ofsthun
Office 763-424-3616
Cell 952-994-8716
todd@tcodesign.net


Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1119 - 7th Street East St. Paul

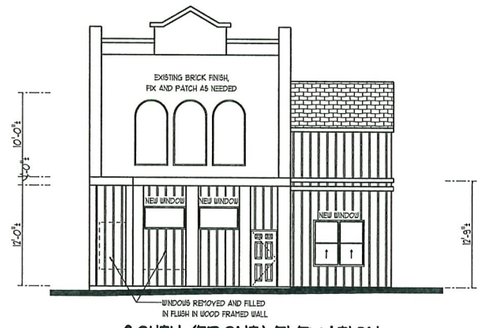
JIM MACKEY ARCHITECT

Design #
tco202139

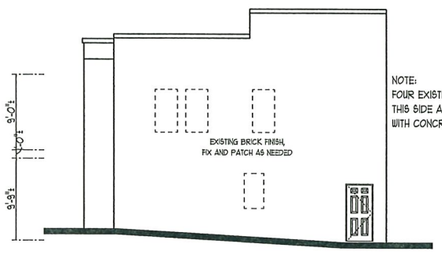
A3.1

NOTE:
ALL SECOND FLOOR WINDOWS TO BE REPLACED WITH SINGLE HUNG WINDOWS, EGRESS PER SECOND FLOOR PLAN. OPERABLE WINDOWS TO HAVE FALL PROTECTION PER 2020 MN BUILDING CODE.

1 A3.1 WEST (LEFT SIDE) ELEVATION
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26

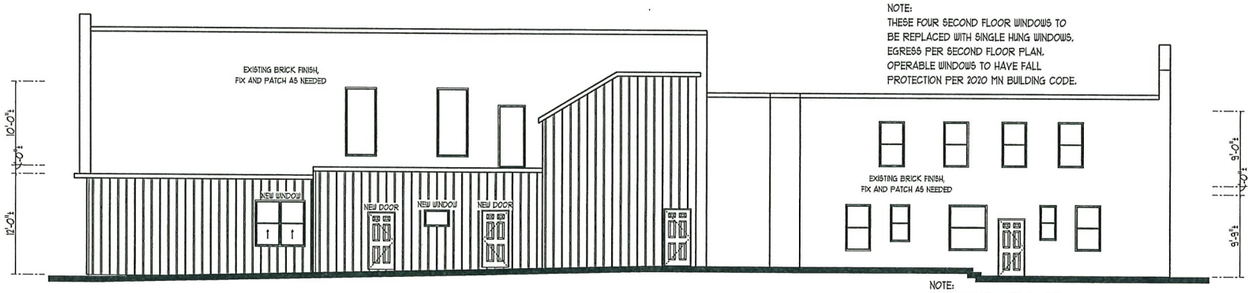



2 A3.1 SOUTH (FRONT) ELEVATION
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26




NOTE:
FOUR EXISTING OPENINGS SHOWN THIS SIDE ARE CURRENTLY FILLED WITH CONCRETE BLOCK.

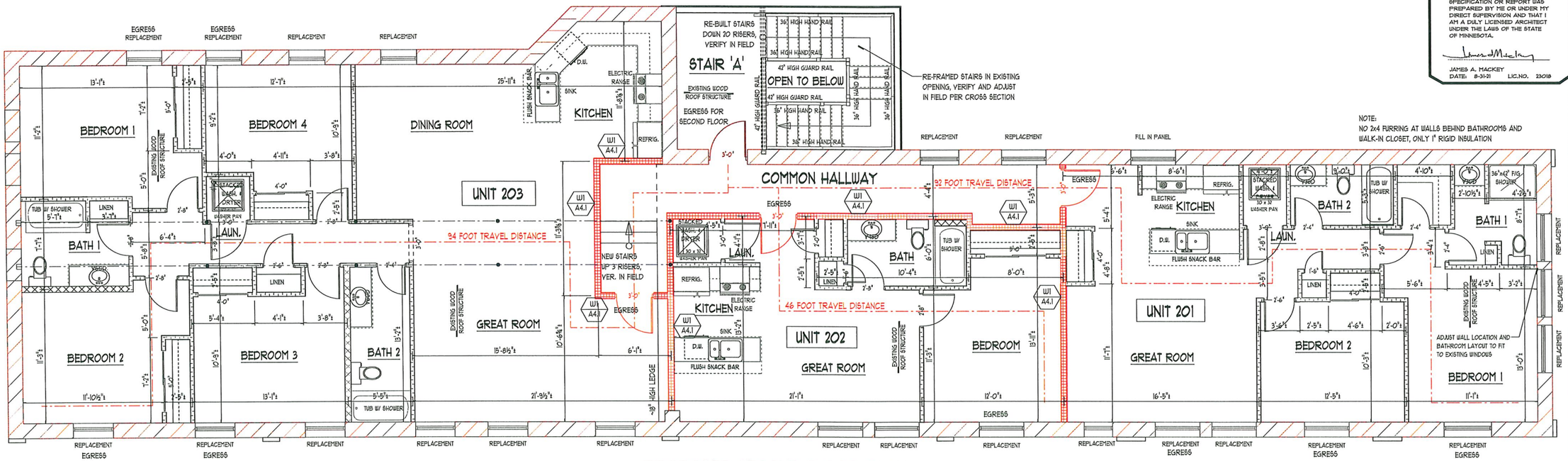
3 A3.1 NORTH (REAR) ELEVATION
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26




NOTE:
THESE FOUR SECOND FLOOR WINDOWS TO BE REPLACED WITH SINGLE HUNG WINDOWS, EGRESS PER SECOND FLOOR PLAN. OPERABLE WINDOWS TO HAVE FALL PROTECTION PER 2020 MN BUILDING CODE.

NOTE:
EXCAVATE AND RAMP TO UNIT 103 DOOR. VERIFY IN FIELD.

4 A3.1 EAST (RIGHT SIDE) ELEVATION
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26



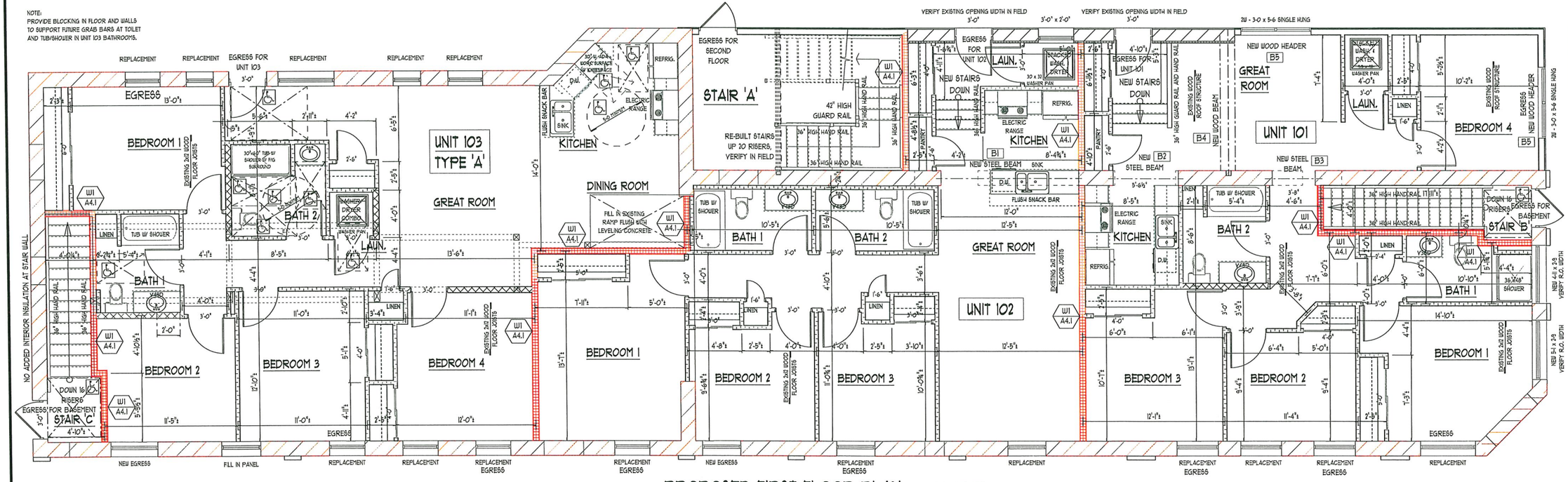

NOTE:
NO 2x4 FURRING AT WALLS BEHIND BATHROOMS AND WALK-IN CLOSET, ONLY 1" RIGID INSULATION

## PROPOSED SECOND FLOOR PLAN ~ 3875 SQ.FT.

2 / A2.3

SCALE 1/4" = 1'-0"

NOTE:
PROVIDE BLOCKING IN FLOOR AND WALLS TO SUPPORT FUTURE GRAB BARS AT TOILET AND TUB/SHOWER IN UNIT 103 BATHROOMS.




## PROPOSED FIRST FLOOR PLAN ~ 4486 SQ.FT.

1 / A2.3

SCALE 1/4" = 1'-0"

# QUARTER SCALE FLOOR PLANS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018


JIM MACKEY ARCHITECT

JIM MACKEY ARCHITECT
1723 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by
Todd Ofsthun
Office 763-424-3676
Cell 952-934-8276
todd@tcodesign.net

TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design
P.O. Box 41750
Plymouth, MN 55441
Office 763-424-3676
Cell 952-934-8276
dedication to excellence
Prepared by
Todd Ofsthun
Office 763-424-3676
Cell 952-934-8276
todd@tcodesign.net


Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1179 - 7th Street East St. Paul

JIM MACKEY ARCHITECT

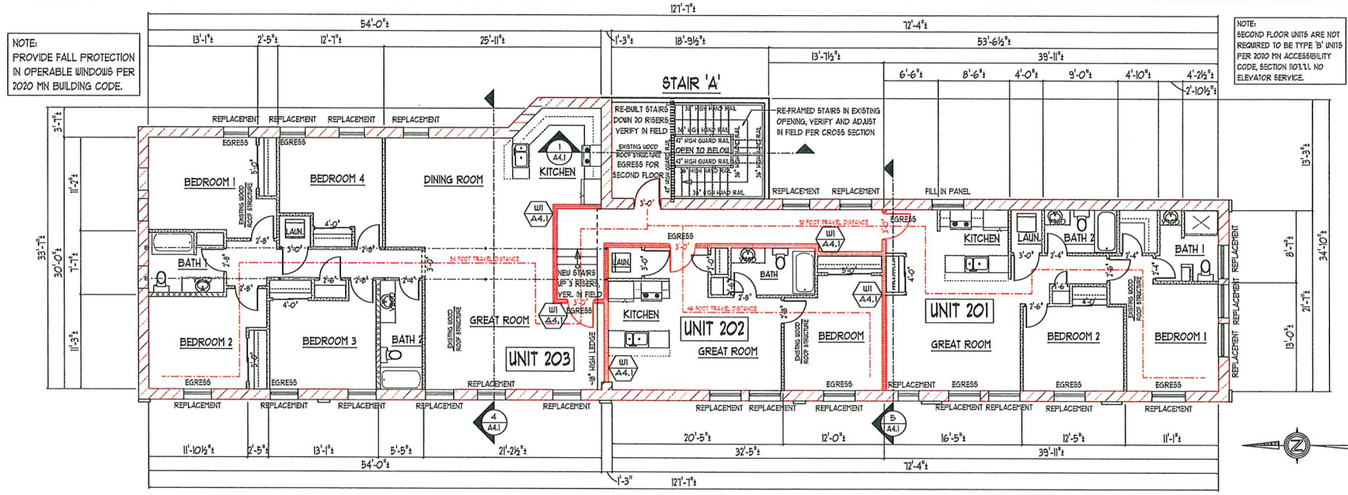
Design #
tco202139

A2.3

## WALL LEGEND

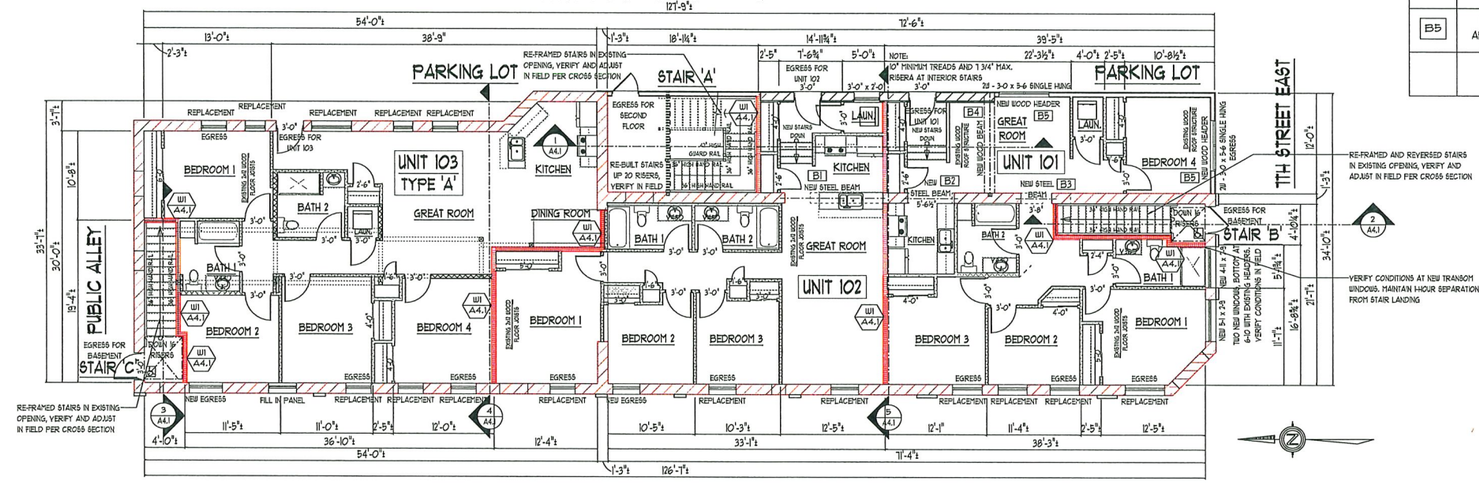
- EXISTING MULTI-LAYER STRUCTURAL BRICK
- EXISTING CONCRETE STRUCTURAL BLOCK
- EXISTING EXTERIOR WOOD STUD FRAMED
- NEW 1-HOUR FIRE RATED WALL ASSEMBLY: 2x6 STUDS - 16" O.C. WITH (1) LAYER OF 5/8" TYPE 'X' GWB ON EACH SIDE AND METAL SOUND CHANNEL ONE SIDE. SOUND BATT INSULATION IN STUD VOIDS
- NEW INTERIOR WOOD STUD WALL: 2x4 STUDS - 16" O.C. WITH (1) LAYER OF 1/2" GWB EACH SIDE.
- NEW INTERIOR WOOD STUD WALL: 2x6 STUDS - 16" O.C. WITH (1) LAYER OF 1/2" GWB EACH SIDE.

NOTE:
PROVIDE FALL PROTECTION IN OPERABLE WINDOWS PER 2020 MN BUILDING CODE.

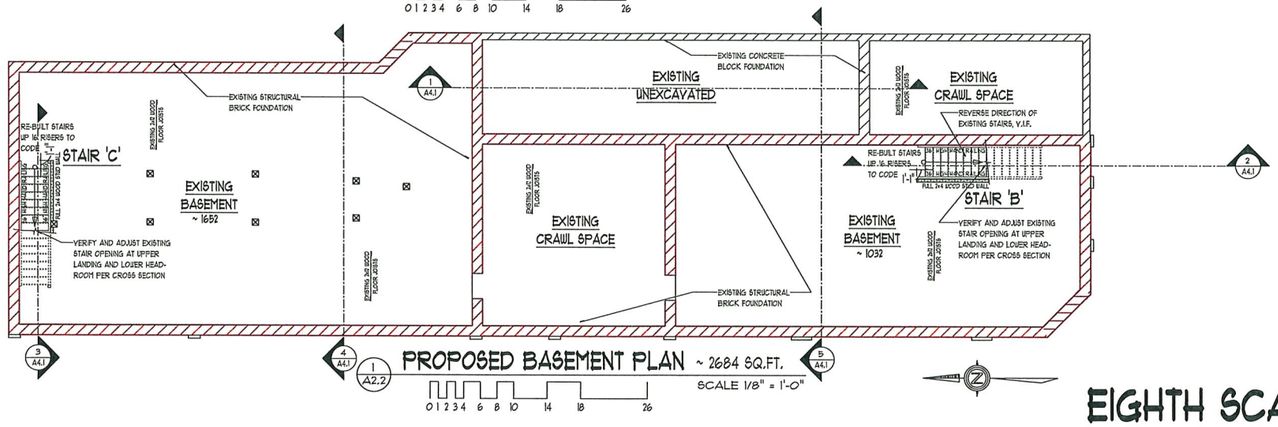



NOTE:
SECOND FLOOR UNITS ARE NOT REQUIRED TO BE TYPE 'B' UNITS PER 2020 MN ACCESSIBILITY CODE, SECTION 1107.7.11 NO ELEVATOR SERVICE.

3 A2.2 **PROPOSED SECOND FLOOR PLAN** ~ 3875 SQ.FT.
SCALE 1/8" = 1'-0"




2 A2.2 **PROPOSED FIRST FLOOR PLAN** ~4486 SQ.FT.
SCALE 1/8" = 1'-0"




1 A2.2 **PROPOSED BASEMENT PLAN** ~ 2684 SQ.FT.
SCALE 1/8" = 1'-0"

NOTE:
SEE SHEET A2.3 FOR QUARTER SCALE FIRST AND SECOND FLOOR PLANS.

## BEAM/LINTEL SCHEDULE

| MARK | SIZE AND APPROX. SPAN | END BEARING |
|---|---|---|
| B1 | STEEL BEAM APPROX. 12-0 | EXISTING STRUCTURAL BRICK |
| B2 | STEEL BEAM APPROX. 5-7 | EXISTING STRUCTURAL BRICK |
| B3 | STEEL BEAM APPROX. 3-8 | EXISTING STRUCTURAL BRICK |
| B4 | STEEL BEAM APPROX. 11-0 | EXISTING STRUCTURAL BRICK/ EXISTING CONCRETE BLOCK |
| B5 | WOOD LVL APPROX. 6-0 | EXISTING FRAMED WOOD STUD |
| | | |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018

JIM MACKEY ARCHITECT


JIM MACKEY ARCHITECT
1123 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by
Todd Ofsthun
Office 763-424-3616
Cell 320-554-8776
toddtcodesign.net

TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design
P.O. Box 41780
Plymouth, MN 55441
Office 763-424-3616
Cell 320-554-8776
dedication to excellence
Prepared by:
Todd Ofsthun
Office 763-424-3616
Cell 320-554-8776
toddtcodesign.net


Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1179 - 7th Street East St. Paul

JIM MACKEY ARCHITECT

Design #
tco202139

A2.2

# EIGHTH SCALE FLOOR PLANS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: 8-31-21 LIC.NO. 23018


JIM MACKEY ARCHITECT
1173 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018

Drafting by:
Todd Ofsthun
Office 763-424-3676
Cell 330-354-8716
todd@tcodesign.net

TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design
P.O. Box 41760
Plymouth, MN 55441
Office 763-424-3676
Cell 330-354-8716
dedication to excellence

Prepared by:
Todd Ofsthun
Office 763-424-3676
Cell 330-354-8716
todd@tcodesign.net


Plan Date
FINAL 8-31-21

PILLAI BUILDERS
1179 - 7th Street East St. Paul

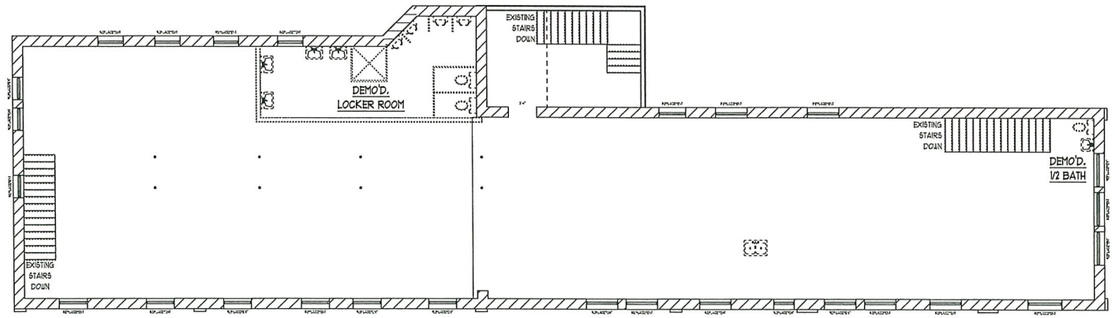
JIM MACKEY ARCHITECT

Design #
tco202139

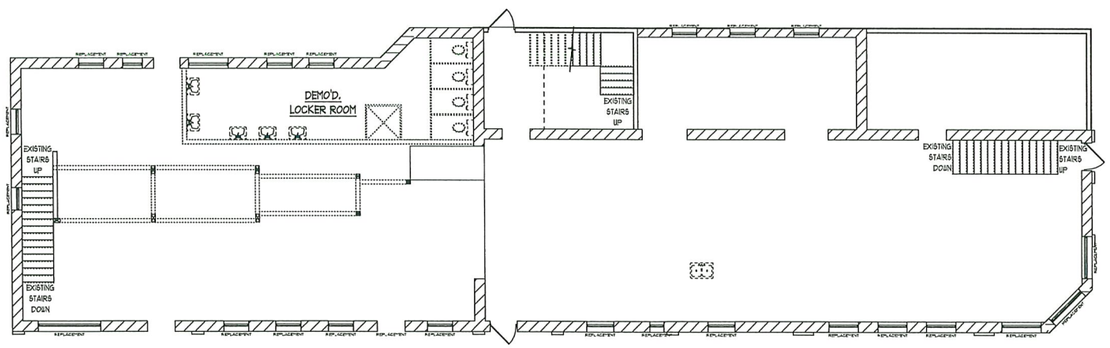
A2.1

## REMOVED PLUMBING FIXTURE LEGEND

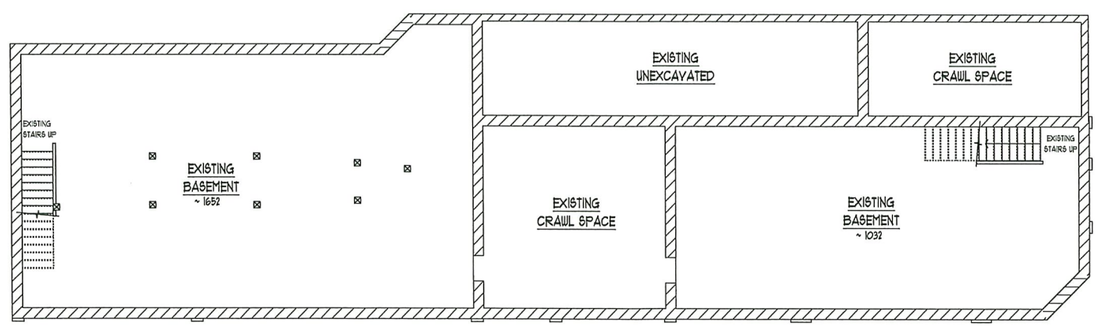
- EXISTING SINK REMOVED
- EXISTING SINK REMOVED
- EXISTING URINAL REMOVED
- EXISTING TOILET REMOVED
- EXISTING SHOWER REMOVED




3 A2.1 **EXISTING SECOND FLOOR PLAN** ~ 3875 SQ.FT.
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26




2 A2.1 **EXISTING FIRST FLOOR PLAN** ~ 4486 SQ.FT.
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26




1 A2.1 **EXISTING BASEMENT PLAN** ~ 2684 SQ.FT.
SCALE 1/8" = 1'-0"
0 1 2 3 4 6 8 10 14 18 26

**From:** Christine Younghans
**To:** Dermody, Bill (CI-StPaul)
**Subject:** ZF #21-302-448, 1179 E 7th St CUP
**Date:** Monday, September 27, 2021 6:03:33 PM

---

**Think Before You Click:** This email originated **outside** our organization.

Hello Mr. Dermody,
I do not agree to the residential use of the commercial building at 1179 E 7th St..
We have enough multi-family buildings on the block. Two of them are right across 7th St from this building. One of them, I signed a petition to allow. Both of them have been poorly managed, including inspections. There are also two new apartment buildings a couple blocks away on the other side of Johnson Parkway, along with two large existing complexes. These properties need to be spaced out. We can't handle any more in this neighborhood.
Sincerely,
Christine Younghans
1200 Ross Ave
St. Paul, MN 55106

SAINT PAUL

# FILE #21-302-448 Aerial Map

# Application of Rashad Kennedy

Application Type: Conditional Use Permit
Application Date: 9-9-21
Planning District: 4

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

Subject Parcel(s)
ParcelPoly

# FILE #21-302-448 Existing Land Use

# Application of Rashad Kennedy

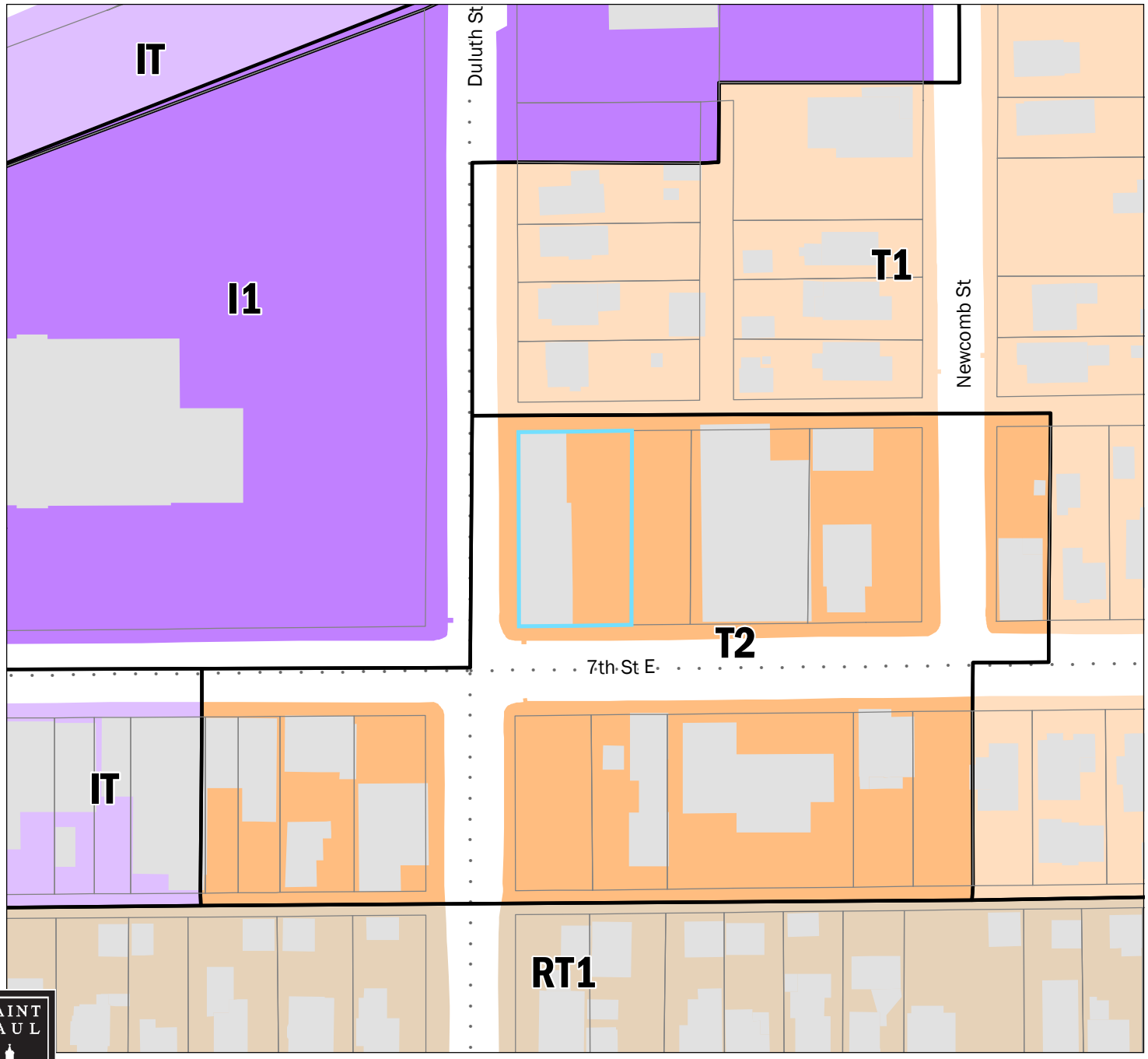
Application Type: Conditional Use Permit
Application Date: 9-9-21
Planning District: 4

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

- Subject Parcel(s)
- ParcelPoly
- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water




FILE #21-302-448 Zoning Map

# Application of Rashad Kennedy

Application Type: Conditional Use Permit
Application Date: 9-9-21
Planning District: 4

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

- Subject Parcel(s)
- ParcelPoly
- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction