

Boulware, Christine (CI-StPaul)

From: Todd Hewett <thewett@djr-inc.com>
Sent: Wednesday, November 14, 2018 4:41 PM
To: Boulware, Christine (CI-StPaul)
Cc: Jim LaValle; gales@hessroise.com; Scott Nelson
Subject: 241 Kellogg HPC revisions
Attachments: 241 Kellogg HPC revisions to 10-25-18 submission.pdf

Hi Christine,

Attached is the updated package for the HPC meeting for Thursday night. The majority of the changes are minor and as we are refining the design to get all sides to the building to be cohesive.

We also incorporated comments from the HPC staff report. (ie: 1st floor windows & alignment of overhead doors)

Note:

We meet with the building department and it's looking like we will not be allowed to do the roof deck. We are limited to 75'-0" by the code & building classification so I have eliminated the deck, stairs and elevation lobby at the roof from the elevations.

Below is a list of the items that have been adjusted or modified on the elevations.

North Elevation:

Adjusted the overhead doors to align with the windows above per the HPC's request at the last meeting.

Lowered the 1st floor window bulkheads so they don't look like punched openings.

Changed the window trim & panels color at the top floor to match the lower floors.

Changed double windows above entry doors to match other windows.

West Elevation:

Adjusted southern storefront windows on first floor.

Changed the window trim & panels color at the top floor to match the lower floors.

Added panels in at recessed balcony windows to match other windows.

Adjusted stone reveals to align with windows.

North Elevation:

Adjusted the window to be consistent with South and West windows.

Changed the panel paint color at 3rd, 4th, 5th & 6th floors to match adjacent brick. This makes all side of the building look more cohesive.

Adjusted the door at the stair exit to be recessed. The door will not be allowed to swing over the property line.

East Elevation:

Changed the panel paint color at 3rd, 4th, 5th & 6th floors to wrap around the corners. We kept the interior portion cream to keep in what would have traditionally done with common brick.

Added joint lines in the cementation siding.

Simplified the more central windows since they will be blocked by the adjacent building.

We updated the corner perspective to show these changes. Most of the changes are more noticeable on the elevation drawings than the corner perspective.

Thank you for your patience and help with this project. We look forward to meeting with you and the HPC Thursday night.

Todd Hewett

Associate

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