DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Jonathan Sage-Martinson, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

MEMORANDUM

TO: Heritage Preservation Commissioners
FROM: Amy Spong, HPC Staff
RE: HPC Meeting October 20, 2016, Agenda Item VI. A. Linwood School Environmental Assessment Worksheet
DATE: October 20, 2016

The HPC will provide public comment to the Department of Planning and Economic Development regarding the partial demolition of the Linwood School and the construction of new additions and site modifications. The EAW is mandatory as it meets the thresholds under MN Rules 4410.4300 Subpart 31. Mainly, the Linwood School is considered a contributing structure within the state register Hill Historic District.

The HPC should review the full EAW, paying close attention to item 14 which addresses historic impacts. The **full EAW is available online using the link in the following press release**. An excerpt of the EAW with some photos and plans are included herein but you will need to access the full EAW from the link.

The HPC should consider what historic features are being demolished and whether those losses will have negative impacts on the property and surrounding historic district's significance and integrity. The HPC should also consider if appropriate efforts to avoid, minimize or mitigate any negative impacts have been fully explored and incorporated into the project. If not, the HPC should make recommendations based on readily available federal standards and guidelines.

Namely, the *Secretary of the Interior's Standards for Rehabilitation* https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm **and** Preservation Brief #14, *New Exterior Additions to Historic Buildings: Preservation Concerns* https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm.

FOR IMMEDIATE RELEASE
October 10, 2016

Mollie Scozzari, Marketing & Public Relations Manager
City of Saint Paul, Department of Planning & Economic Development
651-266-6575 (o); 651-387-9045 (c)
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Environmental Assessment Worksheet Released for 1023 Osceola Avenue

SAINT PAUL – The City of Saint Paul, as the responsible governmental unit (RGU), has released an environmental assessment worksheet (EAW) for the proposed partial demolition of Linwood School at 1023 Osceola Ave. in Saint Paul. Notice of availability was also published by the Environmental Quality Board in the EQB Monitor.

The thirty (30) day comment period will conclude at 4:30 pm on Wednesday, November 9, 2016. Linwood School is located in, and assumed by the project proposer to be contributing to, the State and National Historic Hill Districts. The EAW is required by Minnesota Rules 4410.4300, Subp. 31.

The project includes the demolition of a portion of the school and the construction of a new addition, as well as changes to the school grounds.

A copy of the EAW is available upon request at the Department of Planning and Economic Development on the 13th floor of the City Hall Annex at 25 W. Fourth Street, Saint Paul, MN 55102 or online at stpaul.gov/linwoodschoolEAW.

Comments on the EAW in can be emailed to josh.williams@ci.stpaul.mn.us. Please include "Comments: Linwood School EAW" in the subject line of all emails. Comments may also be sent by US mail to Josh Williams, City of Saint Paul – PED, 25 W. Fourth Street, Suite 1300, Saint Paul, MN 55102.

Questions about the EAW may be directed to Josh Williams at 651-266-6659 or josh.williams@ci.stpaul.mn.us.

* Excerpt *

Kjolhaug Environmental Services queried a licensed copy of the NHIS for rare species and sensitive habitats located in proximity to the site. The query did not identify any NHIS-listed rare species or natural features within one mile of the project. The nearest occurrences of rare features were records of three species of rare mussels (Wartyback, Black sandshell, and Fawnsfoot) that have been documented in the Mississippi River, which is located about 1.25 miles southeast of the school.

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

The project will not have a substantial effect on the common urban wildlife species that frequent the area. The school addition and improvements will convert approximately 0.26 acre of lawn with landscape trees to impervious surfaces to accommodate the larger school footprint and increased parking. These activities will involve the removal of 4 apple trees, 2 amur maple trees, and 1 American basswood. The vegetable garden will be moved from the box garden to the 875-square-foot roof garden. The pollinator gardens and lilac shrubs will not be affected by the proposed project.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

Activities that help minimize effects on wildlife include establishment of the 875-square-foot green roof and preservation of the pollinator gardens and most of the trees on the site.

14. Historic Properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

This section evaluates potential effects on historic resources, known archaeological sites, historic districts, and the historic integrity of Linwood School, including the building's exterior, interior, and landscape. The Minnesota State Historic Preservation Office (SHPO) conducted a search of the Minnesota Archaeological Inventory and Historic Structures Inventory. The SHPO report containing the results of the cultural resource database search is provided in **Appendix D**. The SHPO report identified several historical/architectural properties, but it did not identify any archaeological sites in the search area. Hess Roise and Company prepared a Technical Report that evaluates historic resources in detail, which is provided in **Appendix E**. The following evaluation concludes that demolition and alteration of parts of the school will not substantially diminish the historic integrity of the Linwood School property. Potential indirect effects are minor and limited to immediately adjacent properties. As a whole, the proposed project is unlikely to adversely affect the historic integrity of Linwood School or the state Historic Hill District.

Historic Resources

Maps for local, state, and National Register historic districts were consulted to identify resources in the area that could potentially be affected by the proposed project. The Linwood School is in the Historic Hill District, which was listed in the Minnesota State Register of Historic Places in 1974. It is not within the bounds of the National Register Historic Hill District or the local Historic Hill Heritage Preservation District.

Physical changes produced by the proposed project are expected to have potential direct negative effects on Linwood School and its setting. The project also has potential positive effects because it enables the continued use of and access to the school. The Demolition Plan and Proposed Site Plan for the school are included in **Appendix A**. Views of the existing school and renderings of views under proposed conditions are shown in **Appendix B**.

The properties surrounding Linwood School are also within the boundaries of the state Historic Hill District. None of these resources, however, will be affected directly by the proposed project. The proposed addition has the potential to impact the setting of the residential properties west of the school across South Oxford Street and north across Fairmount Avenue. These potential visual impacts, however, will be minor and will not diminish the integrity of those properties.

The school and surrounding properties will be subjected to atmospheric and audible elements from construction activities during the construction period. The potential negative effects, however, will be relatively short in duration, minimized by the contractor's work practices, and will not result in permanent changes to nearby properties.

The state district does not identify any archeological sites in its boundaries and there are no known archaeological resources in the project area or its immediate vicinity that will be affected directly or indirectly by this project.

Linwood School

This section summarizes the history and evolution of Linwood School and its landscape. A more detailed description of the property and its history can be found in the Technical Report (**Appendix E**).

Linwood School has evolved since its construction in 1922. The facility was designed by Saint Paul's city architect, Charles Hausler, and included a three-story building made of red brick with Neoclassical detailing and large bands of windows. A shallow, one-story boiler room and a tall, brick smokestack at the rear of the school were also part of the original plan. Continued growth in the neighborhood required an addition in 1924. It was constructed on the west side of the original building, using the same materials and the same architectural details.

In 1966, a one-story, multipurpose addition was constructed on the north side of the 1922 building to serve as a gymnasium, cafeteria, and auditorium. The addition had solid brick walls and no architectural ornamentation, making it distinctly utilitarian in comparison to the 1922 and 1924 blocks, but the addition reflected the character of the neighboring boiler room and smokestack.

In 1980, the school underwent an interior renovation to refresh finishes and modify classrooms and ancillary spaces. Sometime before 1990, the smokestack's original flared cap was removed, reducing the overall height by approximately 7 to 9 feet. After the alteration, a metal band was added to the top of the smokestack for reinforcement.

The school received its third addition in 1995 for a stairwell and elevator. This addition was constructed on the west wall of the 1924 section and was slightly set back from the main facade. It has similar brickwork and details as the 1922 and 1924 sections and is nearly indistinguishable as an addition.

The most recent addition to Linwood School was built in 2008. This asymmetrical, one-story segment was attached to the north wall of the 1995 addition and the west wall of the 1966 addition. While its massing is very different from the earlier parts of the building, it was constructed using similar materials and ornamentation.

The landscape surrounding the school has undergone several changes since the building's initial construction. Based on historic aerial photographs, it appears that the north side of the property was originally an ungroomed dirt field, although the exact surface material is unclear. Additional photographs taken during subsequent decades indicate that the landscape remained this way for a large portion of the school's history. Sometime before 1991, the entire north side of the property was paved and a playground was constructed in the southeast corner. In 1999, a portion of the asphalt in the northwest corner was removed and a playground was installed. Around this same time, the southeast playground was also removed and a temporary classroom was constructed north of the boiler room.

The most significant alterations to the landscape occurred in 2011. That year, nearly all of the asphalt was removed from the north side of the lot and replaced with grass fields. An angled sidewalk was installed running from Fairmount Avenue to the 1966 addition. Pavement was retained west of the new sidewalk and that area is now used as a sport court. The final landscape change during this renovation was the demolition of the temporary classroom.

Assessing Significance

The Historic Hill District was listed on the Minnesota State Register of Historic Places in 1974. The district's documentation includes only a description of its boundary and does not delineate between contributing and non-contributing structures. Additionally, there is no statement of significance.

In consultation on another property listed only in the state historic district, the State Historic Preservation Office (SHPO) concluded that the statement of significance and period of significance for the National Register Historic Hill District cannot be applied to the state district: "The two districts are not conceptually similar. . . . The much larger state district included buildings with less distinctive architecture as well as buildings constructed after 1930, but before the listing date of 1974." (Letter from Sarah Biemers to Amy Spong, May 5, 2016)

In the same letter, the SHPO stated that when evaluating properties in the state district it is best to "take the broadest possible approach to assessing properties for contributing/noncontributing status." A building is considered contributing if it is within the boundaries of the district, was constructed prior to listing in 1974, and retains integrity to the date of listing (1974).

Using these standards, the Linwood School is a contributing resource in the state Historic Hill District. The building is within the boundaries of the historic district and was constructed prior to 1974. Linwood School retains good integrity despite two additions, two interior renovation projects, and landscape alterations after 1974. Both additions dating from after the district's period of significance are relatively small and were constructed using similar materials and architectural detailing. Because of this, they do not diminish the integrity of the building. Linwood has also undergone two interior renovation projects (1980, 2005) since the district's listing. Both projects consisted of the installation of a few new partition walls and the replacement of select finishes. Through both renovations, the integrity of most character-defining spaces was preserved. In regard to the landscape, the conversion of historically grass-free land north of the school to a grass playfield has not appreciably diminished the integrity of the property as a whole. It remains an open schoolyard and is identifiable as such, even though the materials have changed. Cumulatively, the alterations and additions completed after 1974 do not significantly diminish Linwood's integrity and the school remains a contributing resource in the historic district.

Anticipated Effects

The proposed rehabilitation will upgrade obsolete mechanical systems; create an addition with new classrooms, thereby minimizing changes to the historic structure; and make necessary modifications to the historic building to continue its educational function. The plan has been revised after comments from neighborhood representative and historic consultants. The changes resulting from the neighborhood engagement process are described under **Item 6b** of this EAW.

This section discusses the potential effects of the proposed project on the historic integrity of the school and the state Historic Hill District. A more in-depth discussion of the potential effects and how the project relates to the Secretary of the Interior's Standards for Rehabilitation is included in the Technical Report (**Appendix E**).

Exterior

As noted above, the only resource in the state Historic Hill District directly affected by the proposed project is Linwood School. The project proposes the demolition of three components of the school complex: the boiler room and smokestack, both dating from 1922, and the 2008 addition.

The demolition of the boiler room and smokestack will allow for expansion of the loading area and playfields north of the school and is essential for safe and efficient loading operations. While both structures are character-defining features, their demolition will not impair the overall integrity of the property. The boiler room and smokestack are on a secondary wall and shielded from view by other sections of the school, which reduces their influence on the property's visual character. Both elements also do not have the broad ribbons of windows or architectural detailing that define the character of the main classroom block. While the smokestack displays a more utilitarian design than other sections of the building, its height makes it a visible feature in the neighborhood. It also

communicates the history of mechanical technology at the time of the Linwood School's construction. This legacy will continue to be communicated, though, by the pair of 1922 ventilation towers, which are also tall vertical elements, that will be retained. Finally, the interior of the boiler room is not as central to the school's character as the corridors, classrooms, and gymnasium. For these reasons, the potential effect of the removal of the boiler room and smokestack appears to be minor.

The demolition of the classroom addition will allow for the construction of a new addition. Built in 2008, it has not acquired significance on its own and its demolition also does not constitute an adverse effect.

Other exterior alterations include the demolition of a small bump-out on the north wall of the 1966 addition, the installation of a new entrance in the south wall of the 1995 addition, and the demolition of a post-1980 storage shed. None of these changes will substantially impact the integrity of Linwood School.

The project includes the construction of a new classroom addition. It will attach to the west walls of the 1966 and 1995 additions and the north walls of the 1924 and 1966 additions. The design of the proposed addition will complement, not compete with, the historic building. The proposed addition is the same height as the historic building, and its southernmost section is only one-story tall, which will reduce the addition's scale in relation to the primary south facade. The massing, like that of the historic school, will comprise large rectilinear wall areas of consistent materials. The upper floors of the addition will be clad in metal panels, which will reduce its visual weight and make it subservient to the historic building. The remainder of the exterior will be red brick to complement the historic building, and it will also feature bands of windows like the 1922 and 1924 sections. While the windows emphasize the horizontal dimension, both the historic and proposed facades are accented by vertical elements that add architectural interest. The new construction appears to conform to the Secretary of the Interior's Standards and does not constitute an adverse effect. A detailed discussion of the design in relation to the Standards is included in the Technical Report (**Appendix E**).

Interior

Linwood requires a series of interior alterations to meet current education standards, principally regarding classroom size. Linwood's classrooms are considered undersized today, particularly for the arts program that occupies it. The proposed new addition will accommodate many of the program's needs by providing new classrooms. Partition walls between some classrooms in the historic building will also be removed to create larger art studios, but a frame of the wall will be left to reference the original dimension of the classrooms.

A former kindergarten classroom on the first floor will be converted into the main administration office for the school. The floor in this space is sunken below the level of the corridor, making it inaccessible to people with disabilities. The floor level will be raised to match the corridor. Acoustic-tile clouds will be installed to deaden sound and obscure ductwork for a new HVAC system, but the clouds will be as high as possible and pulled back from the perimeter of the room to retain the sense of volume that characterizes the space. New partition walls will be installed in the room to frame new offices. A historic entrance at the southwest corner of the room will be retained on the exterior,

but will not remain functional because of the floor-level change. Along the north wall, there are four sets of original, narrow, hinged windows at the corridor level. The center two sets will be replaced with compatible doors, but the outer pairs will be left in place. To meet fire code requirements for exit from a fire egress stairway, another door will be installed in a non-historic brick section of the east partition wall.

On each floor, the north classroom in the 1924 addition will be removed to make way for a new corridor leading to the proposed addition. The corridor will be installed through the west side of the former classroom and the remainder of the space will be converted into a student lounge. This area has been altered several times on each floor. With the construction of the 1966 addition, a corridor to the new addition was installed through the first-floor classroom and the rest of the space was used for storage. In 1980, new partition walls were installed to turn the storage space into offices. In 1995, the partition walls were removed and reinstalled on a new alignment. The second-floor classroom has remained comparatively stable since 1924. The south wall was slated for demolition during the 1980 renovation, but it does not appear to have been removed. The third floor of the 1924 addition originally served as the school's gymnasium. When the 1966 addition was constructed, that space was divided into two classrooms. The north classroom's south wall was also marked for removal in 1980, but that change was not carried out.

The historic character of the building's corridors will remain largely intact. The halls have plaster ceilings, painted concrete walls, and terrazzo floors with an inset vinyl runner. Obsolete ductwork and other mechanical equipment runs above the ceilings, accessible by small panels. Banks of recessed lockers, which are no longer used, line the hallways. There are also two small, original alcoves for water fountains on each floor, which hold non-historic fountains. For this project, the plaster ceiling will be removed to allow existing ductwork and mechanical equipment to be replaced, and a new acoustic-tile ceiling will be installed at the historic height. Some banks of lockers may be replaced with display cases in their recesses, maintaining the visual rhythm of the corridors. New tile backsplashes will be installed within the water-fountain alcoves and the original glazed-brick border will be retained. The non-historic vinyl runner will be replaced with a new vinyl or rubber runner and the historic terrazzo will be retained.

The interior of the 1966 addition will also be modified. A stage on the south side of the auditorium/gymnasium/cafeteria was altered during the 1980 renovation. During that project, a door and stairway at the rear of the stage, which led to a storage room, were removed. In addition, the original stage door was removed and a new panel door was installed. There were apparently other changes to the stage at another time because it has two different types of wood flooring. Because Linwood School holds an arts magnet school, a larger theater space is critical for its programs. The proposed project will widen the stage and extend the proscenium further north, a further modification to the altered stage and a change to the character of the space. While this adversely affects this area, it does not damage the overall integrity of the historic property. The change is justified as part of a rehabilitation to adapt the facility to changing needs and keep its educational function.

Landscape

The proposed project includes changes to the landscape north of the school. While this section of the property has historically been open recreation space, it has undergone many alterations and the only

feature dating from the district's period of significance is a concrete retaining wall along the northeastern edge, which will be kept. Details on the evolution of the landscape are included in the Technical Report (**Appendix E**). The existing playground and sport court are irregularly shaped and do not efficiently use the outdoor space. They will be removed and reinstalled in a more economical arrangement. The northeast corner of the lot will continue to be used as a grassy playfield. As mentioned above, the retaining wall will be maintained, but the non-historic chain-link fence will be removed and replaced with a metal ornamental fence similar to the one along the south edge of the property.

Historic Hill District

The proposed project will only directly affect Linwood School. The new construction has the potential, however, to have an indirect visual effect on some surrounding properties, which are also in the Historic Hill District. These effects are reduced by existing construction and vegetation. The new addition will be attached to Linwood's west and north walls, and the existing building will block the view of the addition from properties southeast of the school. The two lines of mature trees that run along Fairmount Avenue will lessen the addition's visual impact on the properties to the north. The addition will have the most impact on the houses immediately west of the school across South Oxford Street. The change in setting, however, will not substantially diminish their integrity and does not constitute an adverse effect.

The smokestack is a strong vertical feature in the neighborhood and communicates the mechanical history of the school. The 1922 ventilation towers will continue to serve as strong vertical features that communicate the mechanical history of Linwood.

The proposed addition has the potential to affect, directly or indirectly, only a small number of the hundreds of properties in the historic district. Those potential effects will not significantly reduce the integrity of any individual property and are expected to have no cumulative effects on the historic district.

Summary of Effects

The proposed new construction will match the height of the existing building and comply with the Secretary of the Interior's Standards. The exterior demolition and alterations will not substantially diminish the integrity of the property. On the interior, the majority of the historic material will be retained and the proposed modifications are necessary to allow the historic structure to continue its educational function. Linwood's landscape has already undergone several alterations and the proposed changes to the site are unlikely to diminish the overall integrity of the property. The potential indirect effects are minor and limited to immediately adjacent properties. As a whole, the proposed project is unlikely to adversely affect the integrity of Linwood School or the state Historic Hill District.

15. Visual

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

There are no scenic views or vistas located on or near the property, and substantial effects on visual resources are not anticipated in conjunction with the project. Although the project will require variances for building height and lot coverage, the increased setbacks and consistent building height are expected to mitigate potential effects on views from the surrounding neighborhood. The building location currently exceeds minimum setbacks from property lines and will continue to exceed minimum setbacks when the project is complete. U+B Architecture & Design completed a seasonal sun/shade study and concluded that the effect of shadows caused by the building addition will be comparable to shadow effects that would result if the building were designed to meet the minimum required setbacks and the maximum allowable building height. Consequently, the project is not expected to create a substantial change in visual quality or integrity of the neighborhood. It will not involve installation of intense lights that would cause glare, nor will it include emission of vapor plumes.

16. Air

a. *Stationary source emissions. Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.*

The proposed project will not include heavy industrial facilities or substantial stationary source air emissions. The existing chimney, boiler, and fuel oil tank will be removed. The existing natural gas boiler and fuel oil back-up system will be replaced with new natural gas boiler that will operate at 95 to 98% efficiency and replace the fuel oil back-up system entirely. The proposed high efficiency condensing natural gas boiler system is expected to reduce emissions of the school. The proposed new natural gas boiler is specified to have CO emissions less than 50 ppm corrected to 3% O2, and NOx emissions less than 100 ppm corrected to 3% O2, over the entire turndown range. The project has not been deemed to require an air quality assessment or pollution control equipment.

b. *Vehicle emissions. Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.*

Traffic related to buses, passenger vehicles, and service vehicles will generate a relatively small amount of carbon monoxide and other vehicle-related air emissions. The project area is expected to have a negligible effect on air quality. Consequently, the project is not proposed to include baseline air quality monitoring, predictive air quality modeling, or measures to mitigate air quality impacts.

Appendix A

School Project Plans

Linwood School EAW

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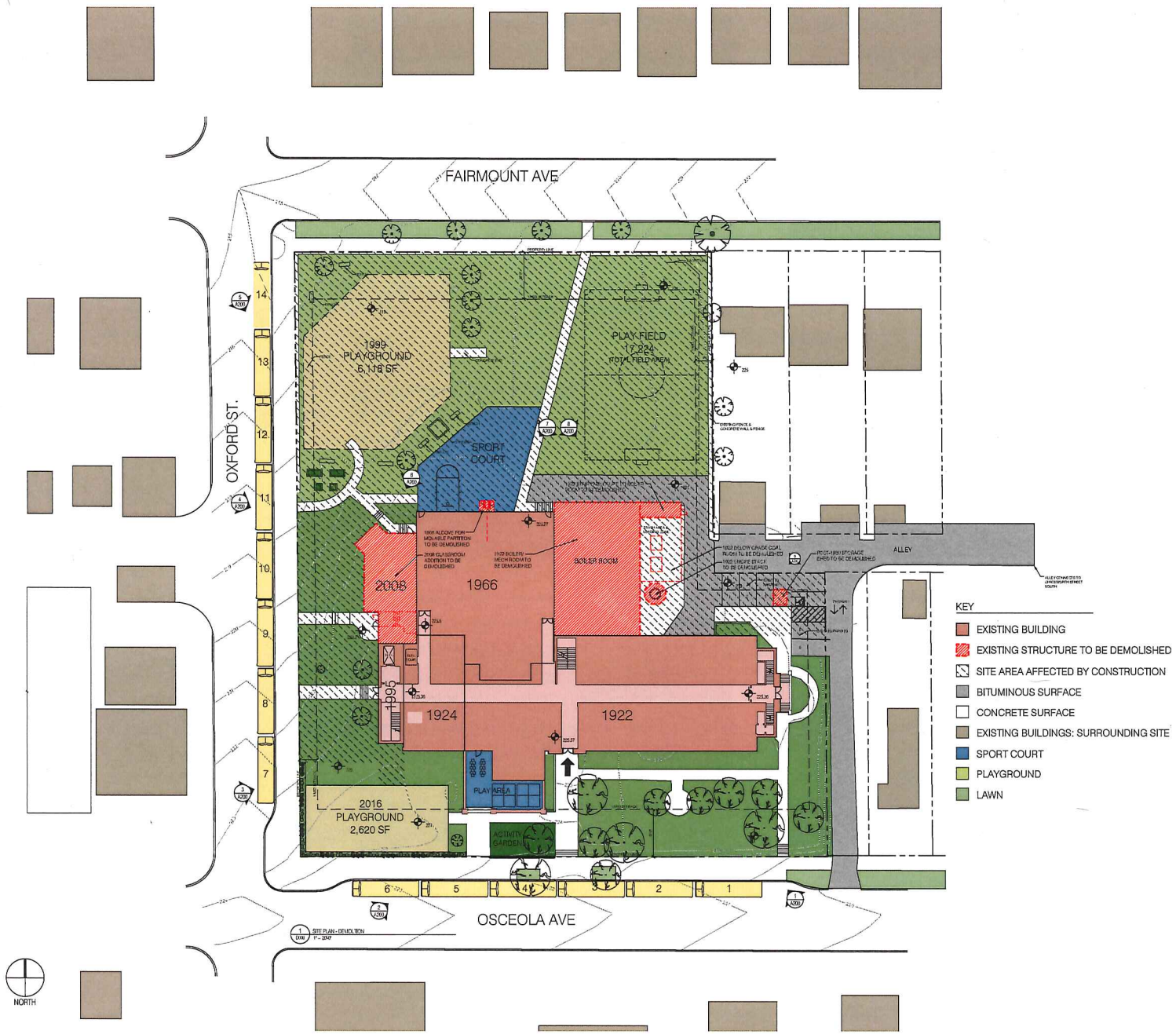

1 SITE PLAN - DEMOLITION
1" = 20'-0"

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2609 Aldrich Avenue South
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Project Owner

St. Paul Public Schools, District 625
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Project Manager:
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trinh.tranberg@spps.org

Legal Description

Lots 10 Thru 20, Lot 21 except the East 22 feet thereof and vacated alley as it accrues to Lots 10 thru 19, all in Block 2, SAMUEL B. PIERCES ENLARGEMENT OF SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

St. Paul Planning District

Summit Hill Association
Nalima Sitati
P | 651-222-1222

Design Development
August 8, 2016

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 2015032_LMLD

Drawings Issued	Date

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.

Signature

Printed Name Mark A. Burgess

Registration Number 23863

Site Plan - DEMOLITION

D000

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KEY

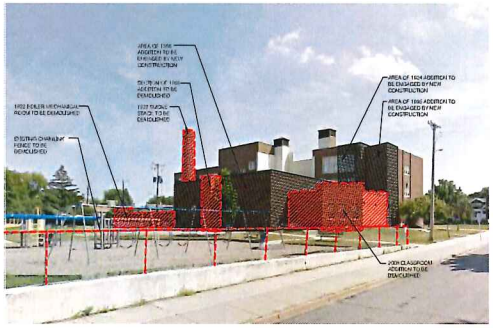
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE ENGAGED BY NEW CONSTRUCTION

1 A200 SOUTHEAST VIEW FROM OSCEOLA

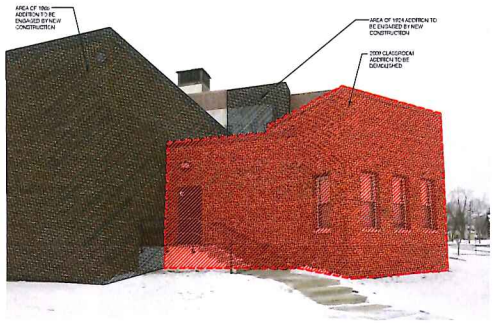
2 A200 SOUTHWEST VIEW FROM OSCEOLA

3 A200 SOUTHEAST VIEW FROM OXFORD

4 A200 NORTHEAST VIEW FROM OXFORD

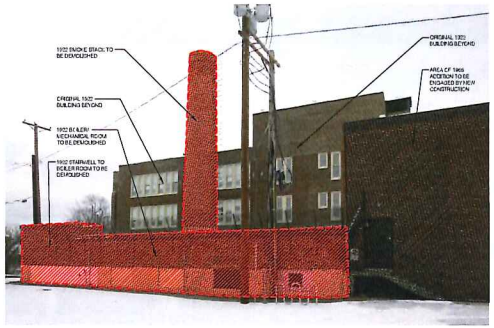


5 A200 NORTHEAST VIEW FROM OXFORD

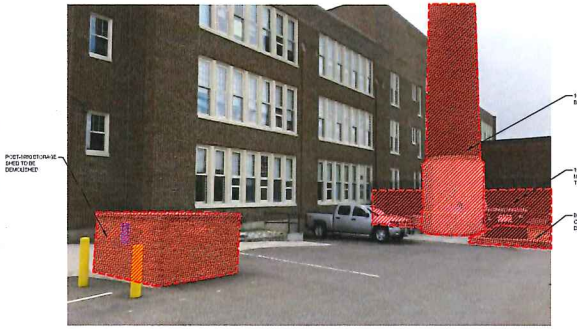


6 A200 NORTH VIEW OF 2009 ADDITION

7 A200 NORTH VIEW OF 1966 GYM ADDITION



8 A200 NORTH VIEW OF ORIGINAL 1922 BUILDING



9 A200 EAST VIEW FROM ALLEY

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Project Architect:
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Project Owner

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St. Paul, MN 55102

Project Manager:
Trinh Tranberg
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Legal Description

Lots 10 Thru 20, Lot 21 except the East 22 feet thereof and vacated alley as it accrues to Lots 10 thru 19, all in Block 2, SAMUEL B. PIERCES ENLARGEMENT OF SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

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Nellma Sitati
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Design Development
August 8, 2016

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 2015032_LMLO

Drawings Issued	Date

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.

Signature

Printed Name Mark A. Burgess

Registration Number 23883

EXISTING PHOTOS

00

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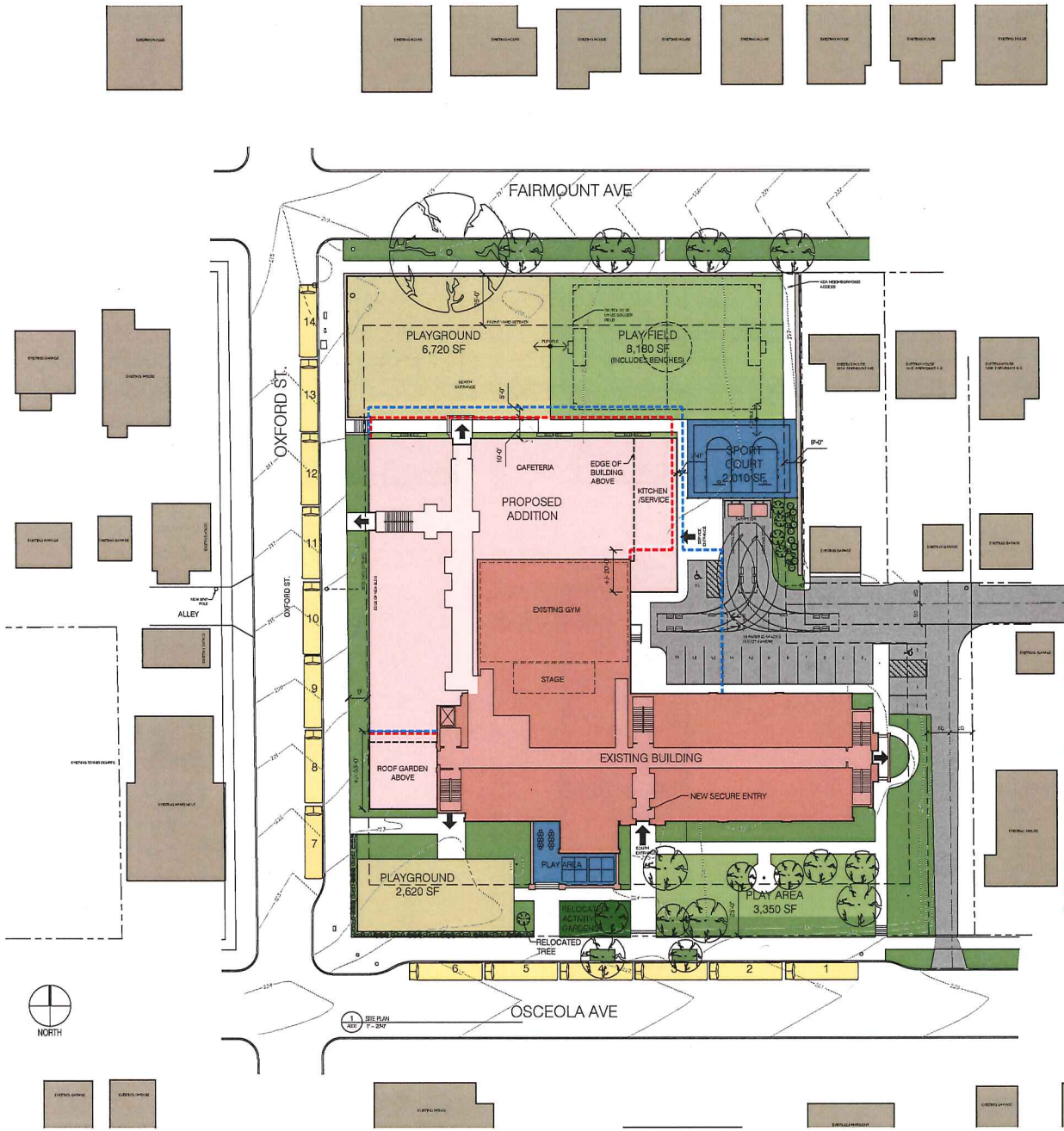

KEY

- EXISTING BUILDING
- PROPOSED ADDITION
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PLAYGROUND
- EXISTING BUILDINGS: SURROUNDING SITE
- SPORT COURT
- PLAYFIELD
- LAWN
- GARDEN
- MARCH 21 FOOTPRINT
- APRIL 21 FOOTPRINT

THE TOTAL LOT AREA OF THE PROPERTY IS 1.87 ACRES OR 81,288 SQ. FT. (78,933+2,355)

NOTES:

1. LANDSCAPING TO BE DESIGNED PER ZONING CODE
2. PLAYGROUND BUS FOR GRADES 1-3 GOES TO LINWOOD RECREATION CENTER DURING CONSTRUCTION

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St. Paul, MN 55102

Project Manager:
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Legal Description

Lots 10 Thru 20, Lot 21 except the East 22 feet thereof and vacated alley as it accrues to Lots 10 thru 19, all in Block 2, SAMUEL B. PIERCES ENLARGEMENT OF SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

St. Paul Planning District

Summit Hill Association
Nelima Sitati
P| 651-222-1222

Design Development
August 8, 2016

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 2015032_LMLO

Drawings Issued	Date

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

Signature

Printed Name: Mark A. Burgess

Registration Number: 23883

SITE PLAN

A000

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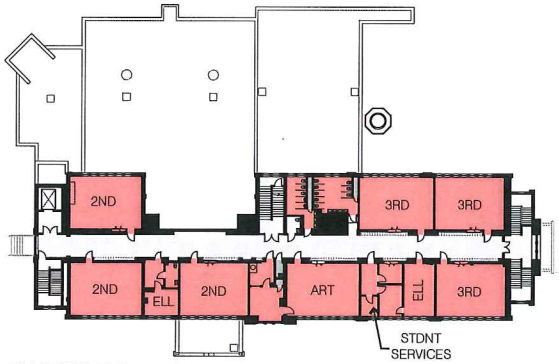
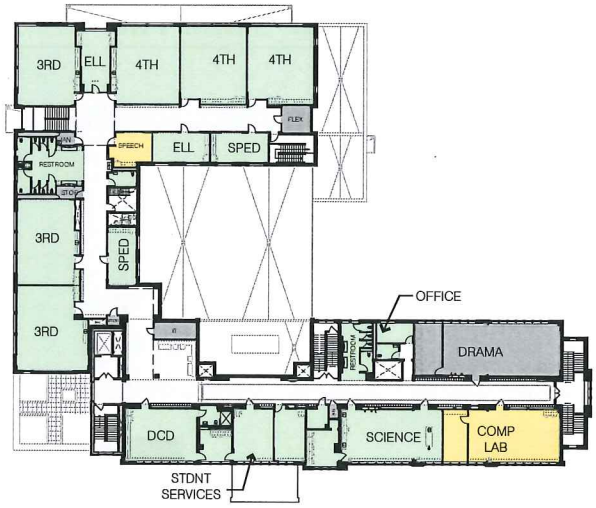
LINWOOD MONROE ARTS PLUS - LOWER

COMPLIANCE WITH SPPS / MDE STANDARDS

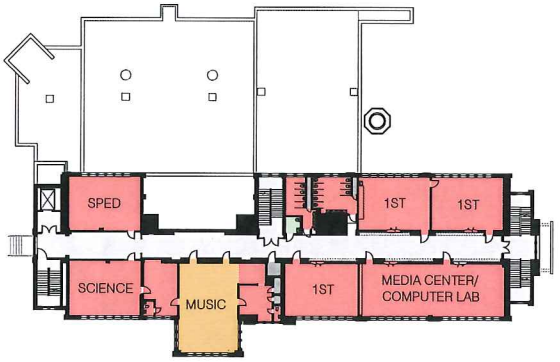
- DOES NOT MEET STANDARDS
- DOES NOT MEET OTHER STANDARDS
- IMPROVED
- MEETS STANDARDS
- NO ESTABLISHED STANDARDS
- DEFICIENT CIRCULATION
- IMPROVED CIRCULATION



EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



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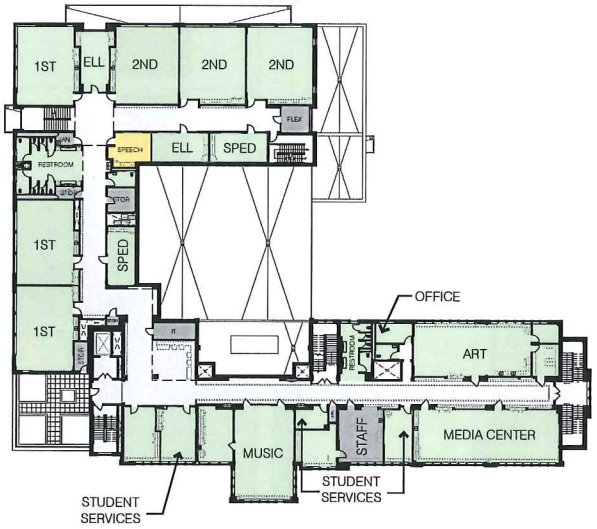

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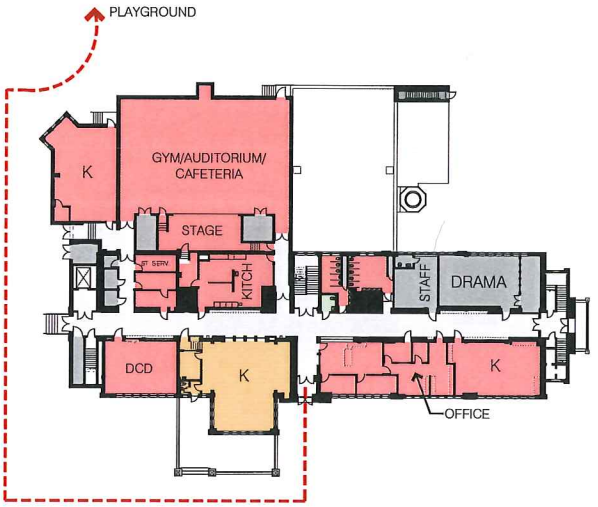

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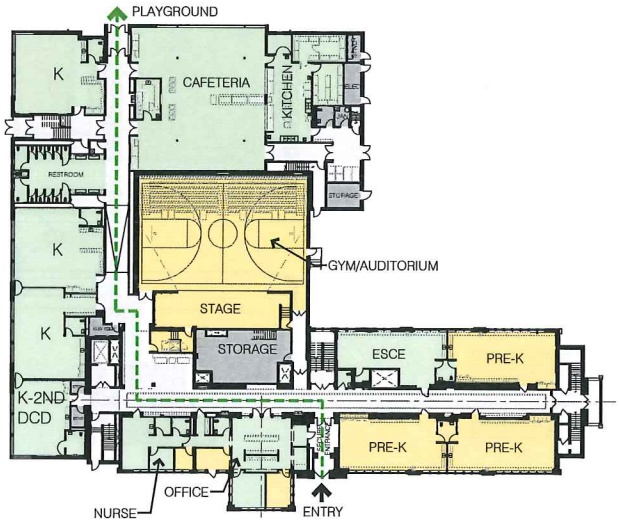
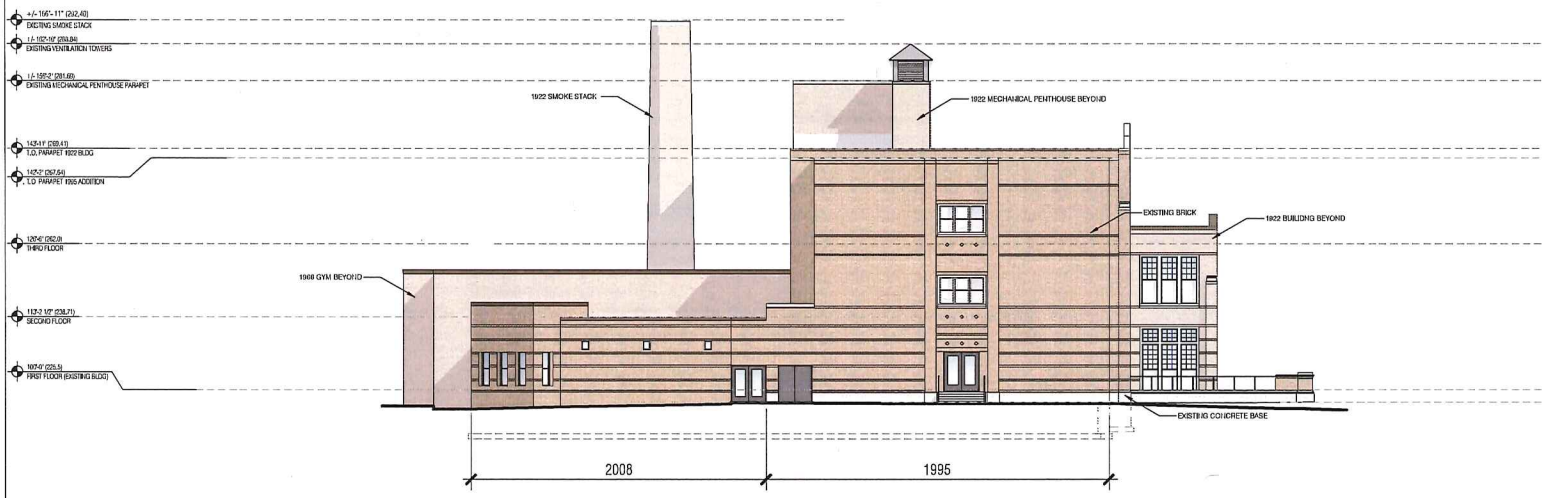
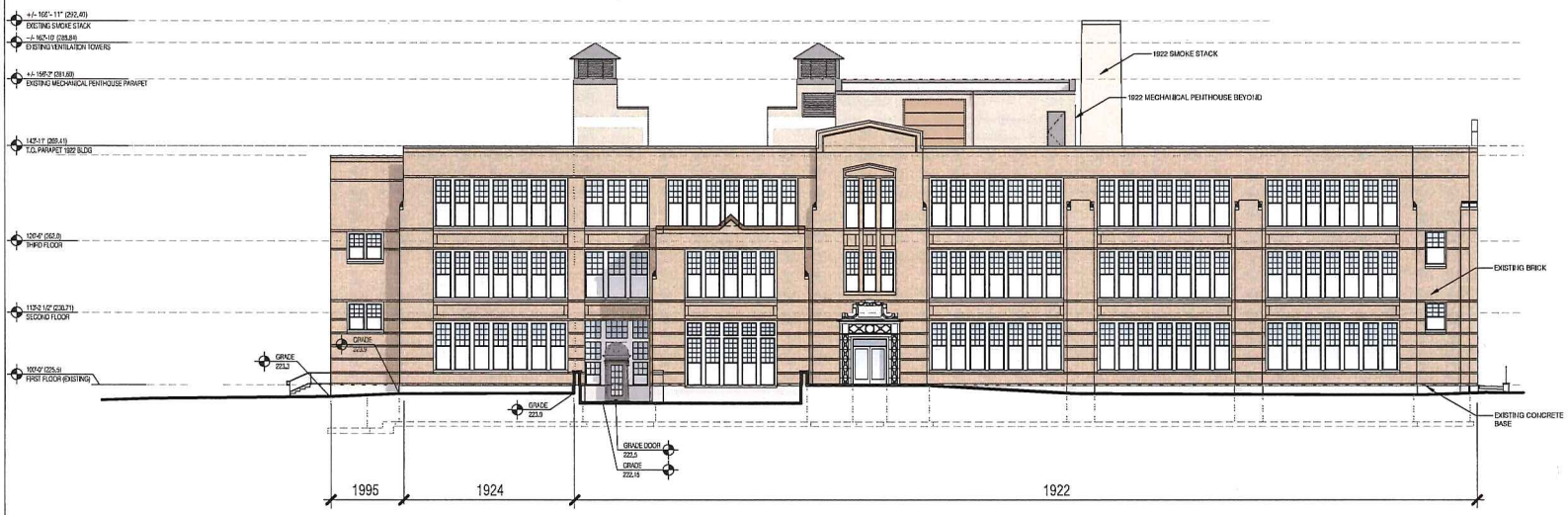


PROPOSED FIRST FLOOR PLAN

ADEQUACY ASSESMENT FLOOR PLANS





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St. Paul Planning District

Summit Hill Association
Nelima Sitati
P | 651-222-1222

Design Development
August 8, 2016

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 2015032_LMLO

Drawings Issued	Date

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

Signature

Printed Name Mark A. Burgess

Registration Number 23883

EXISTING EXTERIOR ELEVATIONS

A200

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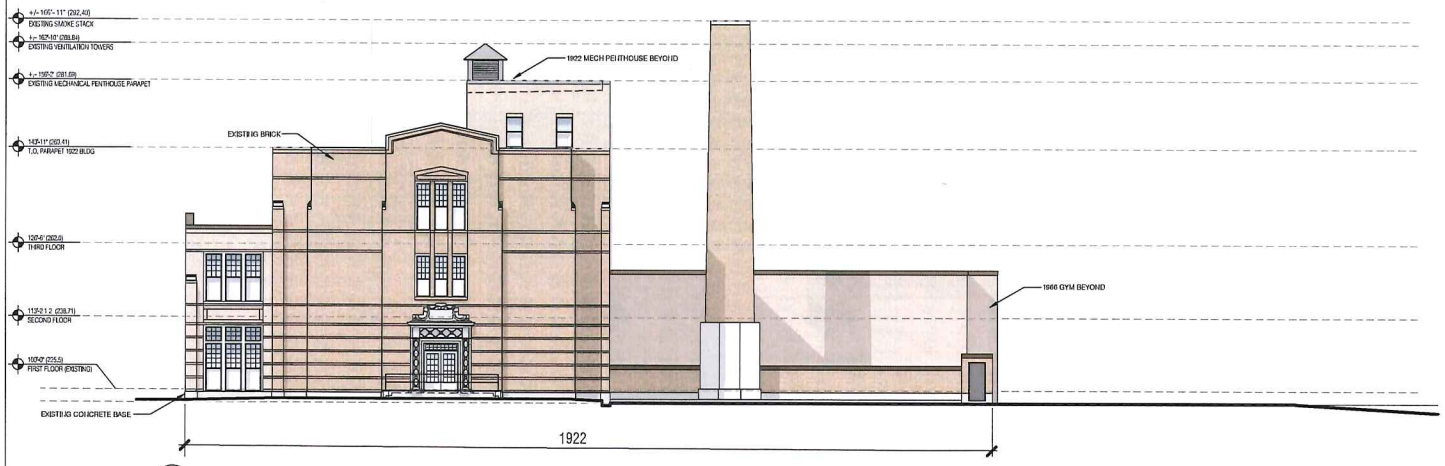
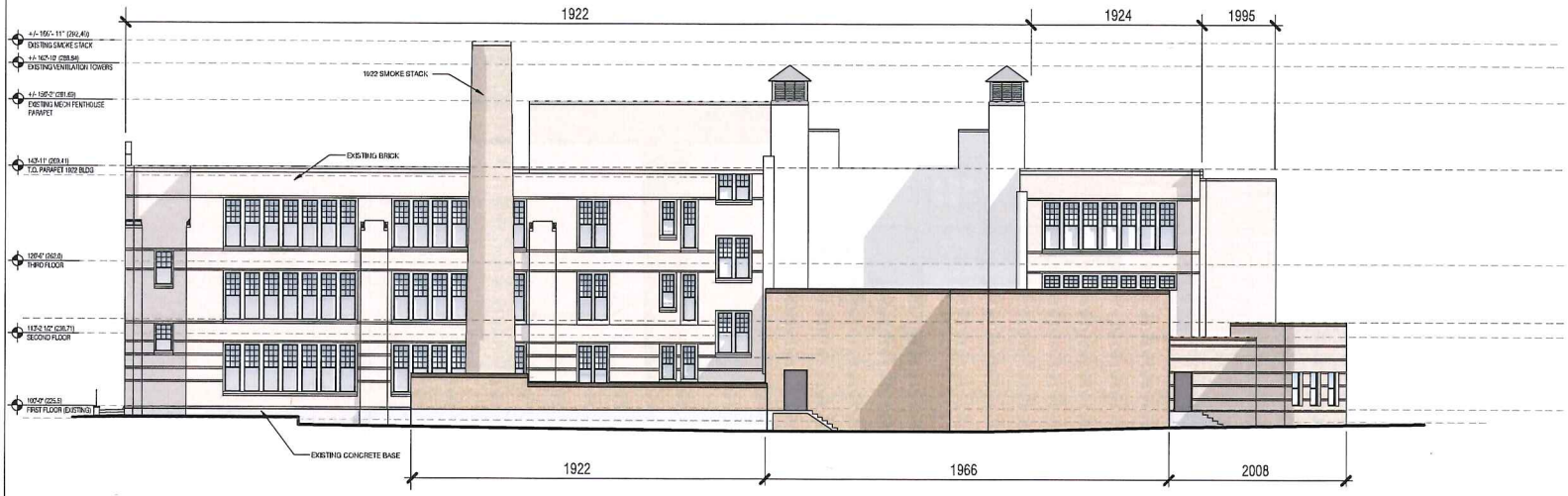


02 A200 WEST ELEVATION
1/8" = 1'-0"



01 A200 SOUTH ELEVATION
1/8" = 1'-0"

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St. Paul Planning District

Summit Hill Association
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Design Development
August 6, 2016

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 2015032_LMLO

Drawings Issued	Date

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Signature

Printed Name Mark A. Burgess

Registration Number 23863

EXISTING EXTERIOR ELEVATIONS

A201

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St. Paul Planning District

Summit Hill Association
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Design Development
August 8, 2018

Linwood Monroe - Lower School
1023 Osceola Ave
St. Paul, MN
Project: 20150032_LMLO

Drawings Issued	Date

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Signature

Printed Name: Mark A. Bangess

Registration Number: 23883

EXTERIOR ELEVATIONS

A200

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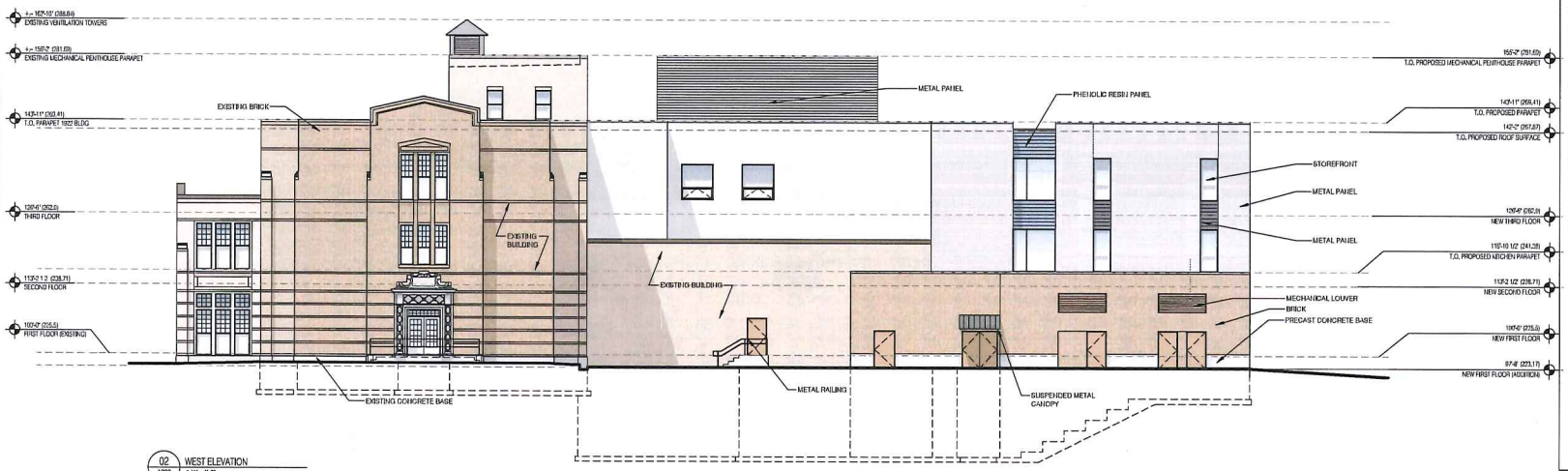
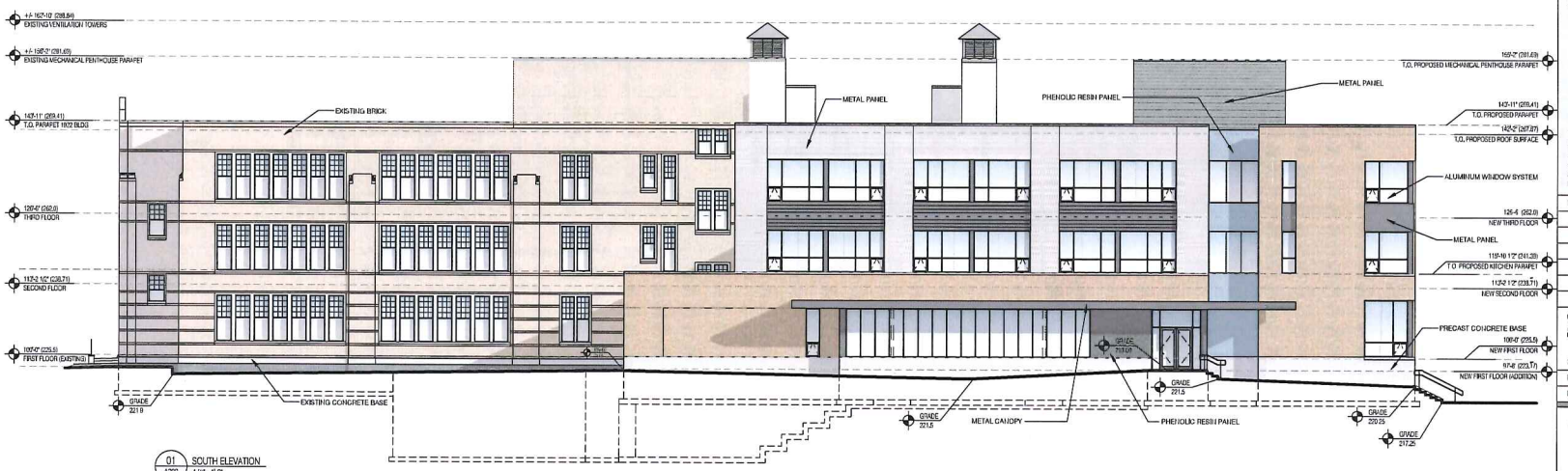


02 A200 WEST ELEVATION
1/8" = 1'-0"



01 A200 SOUTH ELEVATION
1/8" = 1'-0"

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Legal Description

Lots 19 Thru 20, Lot 21 except the East 22 feet thereof and vacated alley as it accrues to Lots 19 thru 19, all in Block 2, SAMUEL B. PIERCES ENLARGEMENT OF SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

St. Paul Planning District

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Printed Name Mark A. Burgess

Registration Number 23683

EXTERIOR ELEVATIONS

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Appendix B

Existing and Proposed Views of School

Linwood School EAW

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Linwood School – Existing and Proposed Views

Existing View from Oxford and Osceola

Proposed View from Oxford and Osceola

Linwood School – Existing and Proposed Views

Existing View from Oxford and Fairmount

Proposed View from Oxford and Fairmount