

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

FILE NAME: 1515 Summit Avenue
INVENTORY NUMBER: RA-SPC-3741
APPLICANT: Doug Marty
OWNER: Doug & Laura Marty
DATE OF PUBLIC HEARING: December 21, 2017
HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1885-1938
CATEGORY: Contributing **WARD:** 1 **DISTRICT COUNCIL:** 13
ZONING: RT1 (Residential Traditional) **CLASSIFICATION:** Demolition-Accessory structure
PERMIT #: N/A
STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION:

The Arthur W. Wallace house was constructed in 1906. It is a two and one-half story Colonial Revival style residence with clapboard siding and an intersecting hip and gable roof. The building is categorized as contributing to the historic and architectural character of the Summit Avenue West Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to demolish the existing detached two-car accessory structure for a future accessory structure proposal.

C. BACKGROUND:

The owner has researched the property and has found that the original "barn/stable", presumably built in 1906 or 1907, was located in the Northeast (rear) corner of the backyard. Building permit #86118 was issued on July 28, 1941 to build a 'garage' and 'replace old barn torn down'.

The current accessory structure (1941) is located in the Southwest (front) corner of the backyard. A photo of the house taken in 1929 includes a small portion of the southwest corner of the backyard and shows that the current accessory structure was not located there at that time. Although the National Register nomination for the Summit West Historic District considers this accessory structure contributing to the Historic District, additional research from permits and photos shows the current accessory structure was constructed outside the period of significance.

The current structure has structural issues that the applicant has outlined in their submittal.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Staff Comments
<i>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.</i>	Yes	The accessory structure is not historic nor does it characterize the existing property. Owner has found a building permit that dates to three years after the end of the period of significance for the district, thus making it non-contributing to the district. Current structure is not compatible with style of the main structure.

Summit Avenue West
Sec. 74.39 Demolition

Guideline
<i>Proposals for demolishing structures, while reviewed with special care by the heritage preservation commission, are not necessarily in conflict with district guidelines. 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...</i>

Saint Paul Legislative Code 73.07(9)(b)

Guideline	Staff Comments
<i>...the commission shall make written findings on the following: architectural and historical merit of the building, the effect of the demolition 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 present building or buildings." (Ord. No. 17116, § 2(5), 3-1-90)</i>	<p><u>Architectural and historical merit:</u> Owner has found a building permit that dates to three years after the end of the period of significance for the district, thus making it non-contributing to the district. Current structure is not compatible with style of the main structure.</p> <p><u>Effect on surrounding buildings:</u> This is an accessory structure to the main house. Loss of this structure would have no effect on the main structure.</p> <p><u>Economic value or usefulness:</u> Structure is currently in a state of disrepair. Owner has repair consultations that recommend foundation slab reconstruction.</p> <p><u>Modified comparison:</u> Repair to the existing structure would result in a structure that would still be non-contributing to the district and stylistically incompatible with the main structure.</p>

E. STAFF COMMENTS:

The applicant is proposing to demolish the existing detached two-car accessory structure for a future accessory structure proposal.

This is a simple, nondescript accessory structure which the removal will not negatively impact the character of the main house or historic district. The accessory structure has structural issues which typically staff would ask for further investigation and documentation; however it has been found that the accessory structure was constructed outside of the period of significance and would be considered non-contributing to the district.

The owner is forwarding the application without a replacement plan to get an assurance that the accessory structure can be demolished before incurring the cost of working out a new design. A schematic design has been shown in the submittal documentation, but this design has not been reviewed by staff. It has been the practice of commission to hold approval for demolition until the replacement plan has been approved. Staff is requesting a condition of this approval to hold the demolition approval until the new accessory structure has been approved.

F. FINDINGS:

1. 1. 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. Architectural and historical merit: Owner has found a building permit that dates to three years after the end of the period of significance for the district, thus making it non-contributing to the district. Current structure is not compatible with style of the main structure. **[\$73.07(9)(b)]**
3. Effect on surrounding buildings: This is an accessory structure to the main house. Loss of this structure would have no effect on the main structure. **[\$73.07(9)(b)]**
4. Economic value or usefulness: Structure is currently in a state of disrepair. Owner has repair consultations that recommend foundation slab reconstruction. **[\$73.07(9)(b)]**
5. Modified comparison: Repair to the existing structure would result in a structure that would still be non-contributing to the district and stylistically incompatible with the main structure. **[\$73.07(9)(b)]**
6. The demolition of the accessory structure at 1515 Summit Avenue West will not adversely affect the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

G. STAFF RECOMMENDATIONS:

Based on the findings staff recommends approval of demolition of the accessory structure provided the following condition(s) are met:

1. The existing accessory structure shall not be demolished until after plans for a replacement accessory structure are approved.
2. Any revisions to the approved work shall be reviewed and approved by the HPC and/or staff.

H. SUGGESTED MOTION:

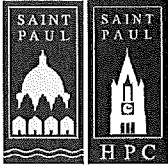
I move to conditionally approve application #18-007 for demolition of the accessory structure at 1515 Summit Avenue West as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with two conditions including the condition that the existing accessory structure shall not be demolished until after plans for a replacement accessory structure are approved.

I. ATTACHMENTS:

1. HPC Design Review Application and applicant submittal

- J. National register Nomination Form:
1993, page 26

106. Arthur W. Wallace House, 1515 Summit Avenue, 1906: This 2 and 1/2 story Classical Revival style house has an asphalt intersecting hipped and gabled roof, weatherboard walls, and limestone foundation. The hip roofed entrance porch spans the front facade and is supported by wood Corinthian columns on limestone piers. It has turned balusters. The west side porte cochere has similar detailing. Two 3-sided bay windows are on the second story of the main facade, each supported by modillion-style brackets. The cornice is dentilled. The central dormer has a star pattern in the windows and slightly battered weatherboard walls. Above the porte cochere are three leaded round arched windows with wood keystones. Windows are 1 over 1 with some stained glass. The rear garage is contributing. The architect was Louis Lockwood.



Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102
 Phone: (651) 266-9078
 ApplyHPC@stpaul.gov

Project Address:
 1515 Summit Ave.

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

A complete application consists of:

- 1) An application form
- 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 1515 Summit Ave. Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Doug Marty

Company: _____

Street and number: 1515 Summit Avenue

City: Saint Paul State: MN Zip Code: 55105

Phone number: 7577844699 e-mail: dmarty01@gmail.com

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

Name: Douglas and Laura Marty

Street and number: 1515 Summit Avenue

City: Saint Paul State: MN Zip Code: 55105

Phone number: 7577844699 e-mail: dmarty01@gmail.com

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

This is to request a public hearing to review and approve our request is to demolish a detached two car garage that is in significant disrepair. The house was built in 1906. The original garage, presumably built in 1906, was located in the Northeast corner of the backyard. The current garage is located in the Southwest corner of the backyard and, based on a building permit, was likely built after 1941. A photo of the house taken in 1929 includes Southwest corner of the backyard and shows that the garage was not located there at that time. The current garage is not from the Period of Significance for the Summit West Historic District. It currently does not match the architecture of the house beyond clapboard size and paint color. The roof overhang, roof pitch, shingles, windows, trim, etc. do not match or support the more elaborate house. For more information on this request please see attached document.

Total Project Value: \$10,000	<i>Attach additional sheets if necessary</i>
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7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Restoration /Repair/Rehabilitation
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
<input type="checkbox"/>	<input type="checkbox"/>		Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>		Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>		Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>		Digital copies of the plans and photos submitted on CD or USB.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Fencing/Retaining Wall:
<input type="checkbox"/>	<input type="checkbox"/>		A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.
<input type="checkbox"/>	<input type="checkbox"/>		An elevation drawing or photo of the proposed fence/wall.
			Roofing:
<input type="checkbox"/>	<input type="checkbox"/>		Sample or description of existing material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample or specifications of proposed material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample colors.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides affected by the proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.
			Heating, Ventilating, and Air Conditioning Equipment
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing location of condenser in relation to the building(s) and property lines.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the proposed location of any condensers or venting.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs demonstrating that the proposed unit is not visible from the street.
<input type="checkbox"/>	<input type="checkbox"/>		A screening plan if a condenser is in the side yard.
<input type="checkbox"/>	<input type="checkbox"/>		Drawing or photograph demonstrating where and how conduit will be attached to the building.
			Window/Sash Replacement:
<input type="checkbox"/>	<input type="checkbox"/>		Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.
<input type="checkbox"/>	<input type="checkbox"/>		Existing window design and dimensions.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed window design, dimensions, and manufacturer's specifications including shop drawings.
<input type="checkbox"/>	<input type="checkbox"/>		Existing type of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed style of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Existing exterior window trim material.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed exterior window trim material and style.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides where window replacement is being proposed.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of existing features/conditions which support window replacement proposal.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Other Items Requested by HPC Staff:
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

Will any federal money be used in this project? YES NO

Are you applying for the Investment Tax Credits? YES NO

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____ **Date:** _____

Typed name of applicant: _____

Signature of owner: _____ **Date:** _____

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.

Submit Application



Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
Doug & Laura Marty

This is for a public hearing to review and approve our request is to demolish a detached two car garage that is in significant disrepair. The house is located at 1515 Summit Avenue and was built in 1906. The original "barn/stable", presumably built in 1906 or 1907 (permit #46897, issued October 1906), was located in the Northeast corner of the backyard. The current garage is located in the Southwest corner of the backyard and, based on a building permit, was likely built after 1941. Permit #86118 was issued on July 28, 1941 to build a garage and "replace old barn torn down". A photo of the house taken in 1929 includes Southwest corner of the backyard and shows that the garage was not located there at that time. Although the National Register nomination for the Summit West Historic District considers this garage contributing to the Historic District, additional research from permits and photos shows the current garage was constructed outside the Period of Significance (1885-1938 from the MN State Historic Preservation Office). It currently does not match the architecture of the house beyond clapboard size and paint color. The roof overhang, roof pitch, shingles, windows, trim, etc. do not match or support the more elaborate house.

The current structure has substantial issues that include the failure of the cinder block wall on the south side. This wall has substantial cracks and includes 12-15 cinder blocks buckling into the structure 4-6 inches (see photos). The east wall (back of the garage) also has significant cracks stretching from floor to ceiling, with evidence that the North wall is being pushed out by the cracks. The ridge beam also is sagging, with a drop in the center of 6-8 inches. The rafters from the walls to the ridge beam also show signs of failure, sagging 4-6 inches from front to back. Our insurance company inspected the property and stated that it will no longer provide liability insurance for the structure after June 1, 2018 because of its condition.

The building, as it stands, has no economic value and has the potential to be dangerous in the right storm conditions.

The building to the south of this garage is our house and, as stated above, does not match the garage other than with clapboards and paint color. The building to the North of the property is a mid-century brick ranch and does not support the period of significance for our house or historic district. The removal this garage will not negatively impact the character of the main house or historic district. I have discussed repair estimates with two contractors, both whom agreed that the substantial foundation/slab reconstruction would be necessary, thus making the reuse of the garage potentially more expensive than constructing a new garage that complies with district guidelines.

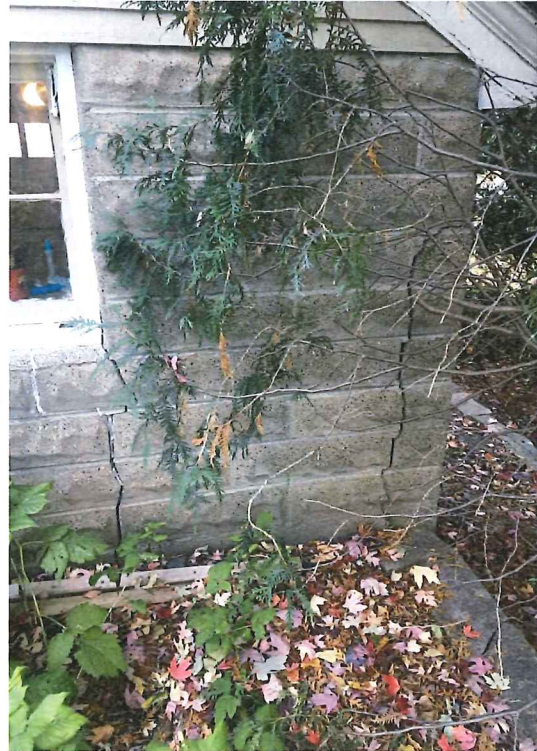
Once the commission has approved the demolition of the current garage we will work with an Architect to design and build a garage that will complement our house and neighborhood, including matching roof pitch, shingles, overhangs, windows and window trim, and garage doors. Those plans will be submitted to the HPC at a later date for review, and approval. A sketch of the new design from our Architect is attached.

Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
Doug & Laura Marty

South Wall, Inside. Note the straight toward the back of the photo



East Wall (back of the garage, outside)



Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
Doug & Laura Marty

Roof, both the ridge and rafters sag



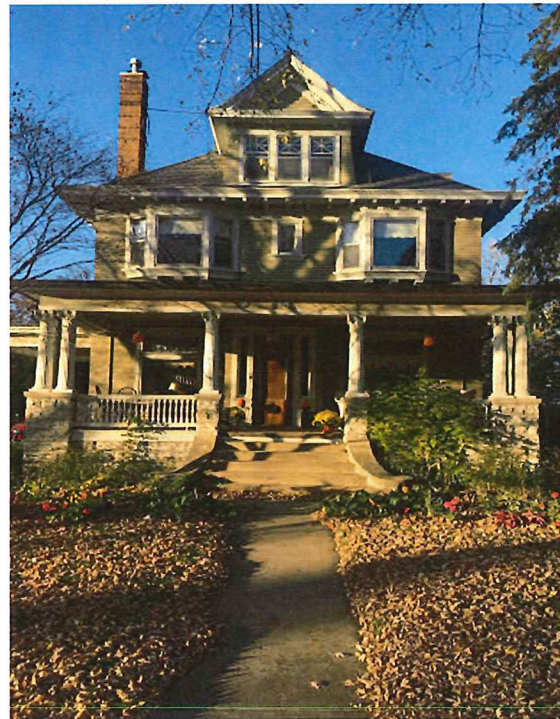
An example of the house's overhang/trim



Current garage overhang and trim

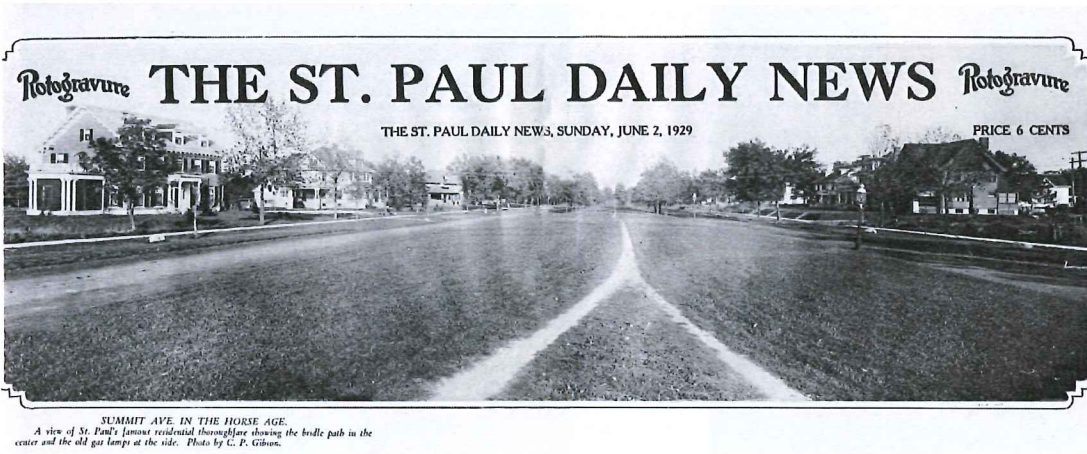


The front of the house, roof pitch and flare

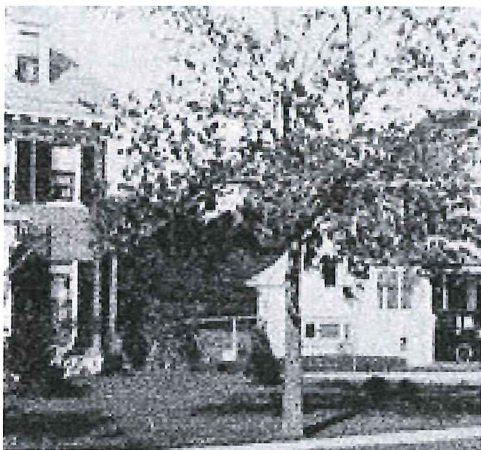


Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
Doug & Laura Marty

A photo of the neighborhood in 1929



An enlargement of the same photo showing the backyard where the current garage stands.



Permit to Demolish Garage
 1515 Summit Avenue
 Saint Paul, MN
 Doug & Laura Marty

Garage building permit, 1941

FOR INSPECTOR
 CITY OF SAINT PAUL
 DIVISION OF BUILDING CONSTRUCTION

PERMIT 2 86118

TOTAL FEE COLLECTED \$ 100 Date 7-28 1941

STRUCTURE TO BE DEMOLISHED Garage Structure Used As Garage Structure Permit No. _____

OWNER W. Wallace Address _____

CONTRACTOR _____ Address _____

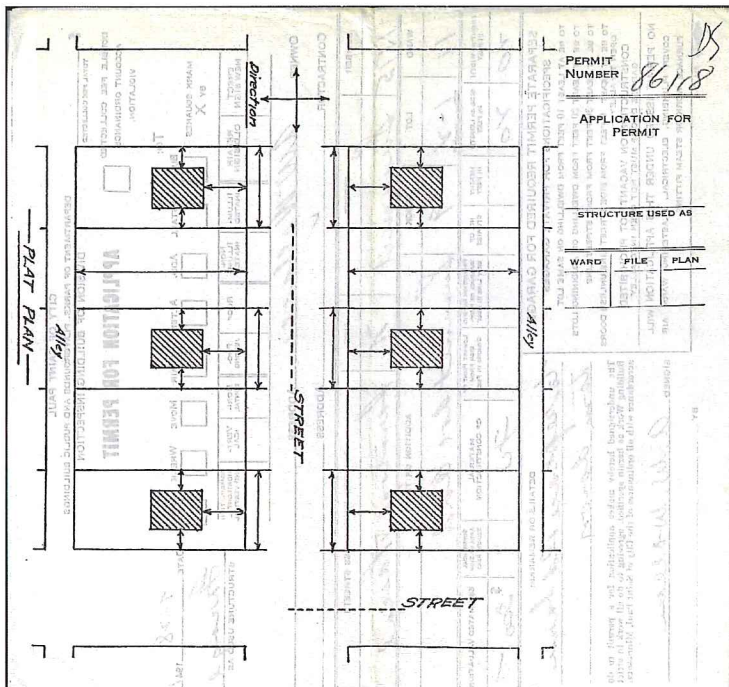
To secure the work specified in this permit on the following described property, under the general conditions and special provisions and rules, regulations and provisions, in each work order, shall be observed and the provisions of the City of Saint Paul, Minnesota, shall apply to the work, and the violation of any of the provisions of said ordinance.

CONCRETE	CEMENT	BRICK	GLASS	WALLS	ROOF	STEEL	IRON	STEEL	STEEL
11	1-2	9							

70 to be replaced with take for fireproof

300-

D.M. Marty



Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
Doug & Laura Marty

CITY OF SAINT PAUL
 DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS
 DIVISION OF BUILDING INSPECTION

\$ TOTAL FEE COLLECTED _____
 DOUBLE FEE COLLECTED
 ACCOUNT ORDINANCE VIOLATION.

APPLICATION FOR PERMIT

To: BUILD INSTALL ADD. ALTER REPAIR MOVE WRECK HANG

MARK SQUARES BY X

DATE 7-28 1941

ERECT NEW SIGN	REPAIR OLD SIGN	ILLUMINATED	NON-ILLUMINATED	ROOF	PROJECTING	HORIZONTAL	VERTICAL	COMBINATION HORIZONTAL AND VERTICAL

STRUCTURE USED AS Garage

OWNER A.W. Wallace ADDRESS _____

CONTRACTOR ADDRESS _____

NUMBER	STREET	SIDE	BETWEEN WHAT CROSS STREETS
<u>1515</u>	<u>Summit</u>	<u>W.</u>	<u>Aratoga Pascal</u>

WARD	LOT	BLOCK	ADDITION OR TRACT
<u>11</u>	<u>1-2</u>	<u>9</u>	<u>Summit Ave Add</u>

FRONT OR WIDTH IN FEET	SIDE OR LENGTH IN FEET	HEIGHT IN FEET	NO. OF STORIES	PROJECTION BEYOND BUILDING OR PROPERTY LINE IN FEET	LOWEST POINT OF SIGN FROM GROUND IN FEET	MATERIAL OF CONSTRUCTION	SUPERFICIAL AREA OF SIGN SQUARE FEET	ESTIMATED VALUATION
<u>70</u>	<u>70</u>					<u>70</u>		<u>\$300-</u>

SEPARATE PERMIT REQUIRED FOR GARAGE SPECIFICATIONS FOR PRIVATE GARAGES

TO BE AT LEAST 10 FEET FROM DWELLING ON SAME LOT
 TO BE AT LEAST 20 FEET FROM DWELLING ON ADJOINING LOTS
 TO BE AT LEAST 30 FEET FROM FRONT STREET LINE
 TO BE AT LEAST 8 FEET FROM SIDE STREET LINE UNLESS DOORS OPEN TO ALLEY

CONSTRUCTION ON VACANT LOT PROHIBITED
 GARAGE DOORS MUST NOT OPEN INTO ALLEY

NO PERMIT ISSUED UNDER THIS APPLICATION WILL COVER PLUMBING, ELECTRICAL, PLASTERING, WARM AIR FURNACE WORK OR STEAM FITTING.

DETAILS OR REMARKS:
to replace old barn torn down

The undersigned hereby makes application for a permit to do Building Work as herein specified, agreeing to do all work in strict accordance with all ordinances of the City of Saint Paul, Minnesota.

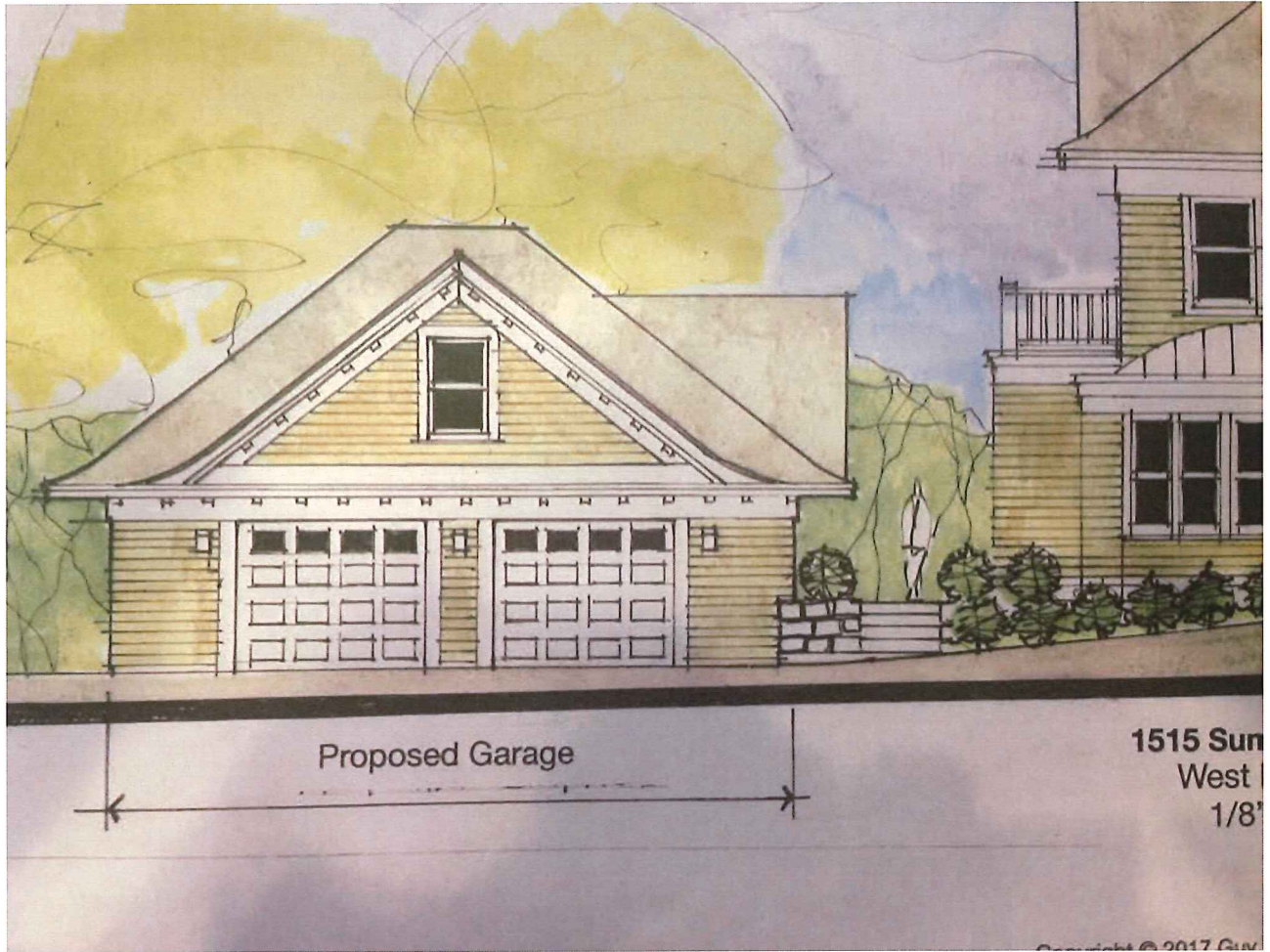
SIGNED A.W. Wallace

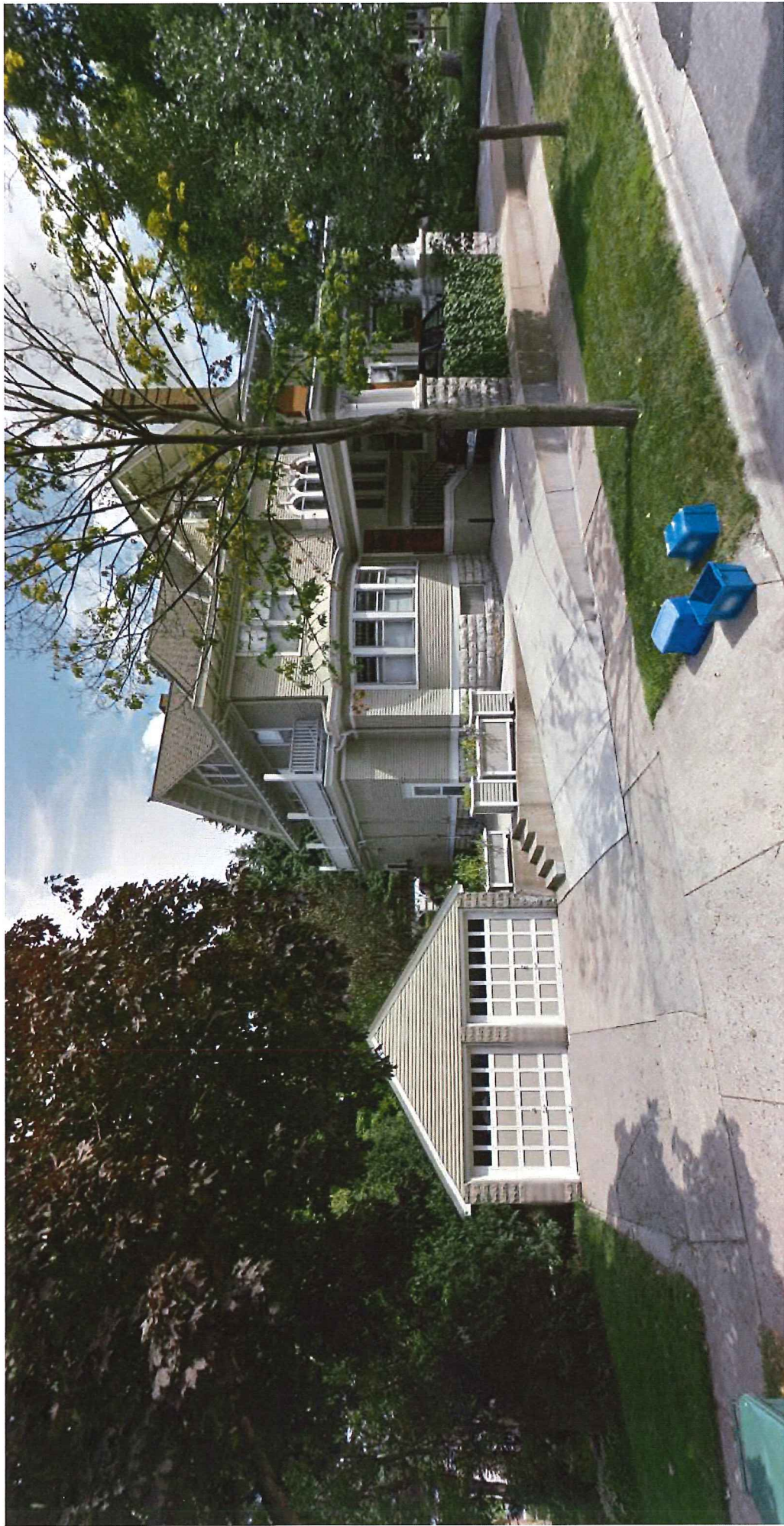
BY _____

SM 7-41

Permit to Demolish Garage
1515 Summit Avenue
Saint Paul, MN
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The planned garage for the space. Detail design will be completed once demolition permits have been obtained.





1515 Summit Ave.

