

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** Summit Center for Arts & Innovation

**FILE #** 18-084-109

**APPLICANT:** Summit Center for Arts & Innovation

**HEARING DATE:** August 2, 2018

**TYPE OF APPLICATION:** Historic Use Variance

**LOCATION:** 1524 Summit Ave, SW corner at Saratoga Street

**PIN & LEGAL DESCRIPTION:** 032823320071, SUMMIT VIEW LOTS 1 THRU LOT 4 BLK 2

**PLANNING DISTRICT:** 14

**PRESENT ZONING:** RM1

**ZONING CODE REFERENCE:** §73.03.1, §61.601

**STAFF REPORT DATE:** July 26, 2018

**BY:** Bill Dermody

**DATE RECEIVED:** July 12, 2018

**60-DAY DEADLINE FOR ACTION:** September 10, 2018

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- A. **PURPOSE:** Historic use variance for the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related services and receptions, including weddings and memorial services.
- B. **PARCEL SIZE:** 195 ft. (Summit) x 200 ft. (Saratoga) = 39,204 sq. ft. = 0.90 acres
- C. **EXISTING LAND USE:** Vacant church
- D. **SURROUNDING LAND USE:**
- North: Single-family residential separated by Summit Ave.
  - East: Single-family residential separated by Saratoga St. S.
  - South: Mix of single-family residential, one 5-unit multi-family property, and a single-family house converted to offices, all separated by an alley
  - West: Institutional (Laura Jeffrey Academy, Highland Park Montessori)
- E. **ZONING CODE CITATION:** §73.03.1 establishes the findings and review process for historic use variances; §61.601 further addresses requirements for historic use variances.
- F. **PARKING:** The former church use would today require 20 off-street parking spaces, and 12 spaces are provided off the alley, leaving a legal nonconforming parking deficit of 8 spaces. The church, with its 5,100 sq. ft. sanctuary, relied on on-street parking. For the already approved music school, Zoning Code § 63.207 requires a minimum of 1 off-street space per 2 employees and 1 per every 3 full-time or part-time student, though this particular music school has small classes that are staggered so that at the busiest time, it's anticipated that 2 staff, 6 teachers, and 35 students will be on site. The proposed uses will have their parking requirements determined through building permit review, including any reductions for shared parking. It is expected that the proposed uses will rely in part on on-street parking, much like the church use did.
- G. **HISTORY/DISCUSSION:** A conditional use permit for reuse of the church as a music school was approved by the Planning Commission in March 2018 (ZF # 18-028-380), at which time the property owner stated his intention to come forward with the subject application at some point in the future. The site is within the Summit Avenue West Heritage Preservation District. The Heritage Preservation Commission (HPC) has reviewed the historic use variance (HUV) application – its findings are among the staff report attachments. No exterior building modifications are requested at this time except that a privacy fence is proposed for the rear yard, which will require HPC design review. The subject site was rezoned from RT1 to RM1 in 2017 as part of the South Snelling Zoning Study, along with other institutional property along Summit where the study found RM1 to be consistent with the existing structures and uses. RM1 is intended to allow civic and institutional uses, as well as lower-density multi-family residential uses.

HUVs are a tool for promoting historic preservation by allowing a departure from the uses permitted in Chapter 66 of the Zoning Code governing a designated heritage preservation site where strict adherence would prevent reasonable re-use of the structure in a manner consistent with either the structure's historic use or a new use that requires minimal change to the defining characteristics of the building and its site and environment. The Planning Commission and HPC are to provide recommendations to the Mayor and City Council, who will make the final decision.

- H. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the Macalester-Groveland District 14 Council has not provided a recommendation.
- I. **FINDINGS:**
1. The application requests a historic use variance in order to permit establishment of the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related service and receptions, including weddings and memorial services.
  2. §73.03.1 requires that the HPC make a recommendation regarding the application based on a staff report addressing five (5) findings. The HPC's findings and recommendation for approval are attached. Also, § 73.03.1 requires the Planning Commission to make findings regarding the following:
    - (a) *The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.* This finding is met. The proposed institutional use is compatible with institutional uses nearby to the west and those permitted in the RM1 zoning district. Parking impact is anticipated to be similar to the church use. Noise is regulated citywide by Legislative Code Chapter 293. Normal business hours are proposed to be 7 a.m. to midnight. The music performances are proposed to rely predominantly on the building's superior acoustics, as opposed to loudly amplified music.
    - (b) *The proposed use is consistent with the comprehensive plan.* This finding is met. The proposed use is consistent with the Comprehensive Plan's Land Use Chapter that in Figure LU-B designates the site as part of an Established Neighborhood, and designates the properties to the west along Snelling Ave as part of a Mixed Use Corridor. The Established Neighborhood designation allows for institutional use clusters at intersections of arterial and collector streets, such as Summit and Snelling. The proposed use is also consistent with the Comprehensive Plan's Heritage Preservation Chapter as detailed in the HPC recommendation. The Macalester-Groveland Community Plan calls for encouraging investment in the rehabilitation of existing buildings, and preserving/protecting historic resources.
  3. § 61.601(g) imposes an additional finding for a historic use variance: *The application for a historic use variance... shall be granted only to a property that is a locally designated heritage preservation site and the use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.* This finding is met. The site is part of the local Summit Avenue West Heritage Preservation District. The re-use of the site for music and art related education, public programs and events, and spiritual/church related service and receptions, including weddings and memorial services, will not adversely impact the historic structure and takes advantage of its unique architectural assets in an economically sustainable manner.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the historic use variance for the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related services and receptions, including weddings and memorial services.

**CITY OF SAINT PAUL**

**HERITAGE PRESERVATION COMMISSION RESOLUTION**

**FILE NUMBER      18-023**

**DATE:                June 29, 2018**

**Memorializing the Saint Paul Heritage Preservation Commission's June 28, 2018 decision recommending City Council approve the Historic Use Variance for 1524 Summit Avenue, located within the Summit Avenue West Heritage Preservation District.**

**WHEREAS**, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review Historic Use Variance applications and provide a recommendation that is forwarded to the Planning Commission and the City Council; and

**WHEREAS**, the subject property is located within the Summit Avenue West Heritage Preservation District, adopted by the Mayor and City Council in March 1990; and

**WHEREAS**, on June 28, 2018, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

**WHEREAS**, in accordance with Sec. 73.03.1, the HPC considered a staff report addressing the following five (5) findings, as follows:

**1. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with section 73.04(5) of this chapter.**

The proposal has no adverse impact to the historic structure or site.

**2. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation, as applicable.**

Minimal roof work and ADA ramp installation has been approved administratively for the property. None of the work adversely affects the Program for the Preservation and architectural control.

**3. The historic use variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent with its historic use or that the new use is consistent with section 73.04(5) of this chapter, and that these difficulties were not created by the applicant.**

The property is currently utilized currently by the Saint Paul Conservatory of Music) and Cities Church services on Sundays. The expansion of use is necessary to keep the property economically viable. The proposed expansions of use are similar to the religious use the structure accommodated for the last 102 years.

**4. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.**

The Planning Commission approved the Zoning File #18-028-380 application for a conditional use permit for Saint Paul Conservatory of Music earlier this year. The approval noted that the proposed use for music education was compatible with existing uses in the surrounding area and the underlying zoning classifications in the area, and that the proposed use was consistent with the comprehensive plan. The same reasoning can be extended to include the presentation of musical performances, weddings and other celebrations of life.

**5. The proposed use is consistent with the comprehensive plan.**

The Historic Preservation Chapter of the Comprehensive Plan Strategy 4 is to "Preserve and Protect Historic Resources." Built in 1912 and within a designated historic district, the property is a significant historic resource. HP Policy 5.3 reads "Realize the full economic potential of key historic resources." The plan for reuse of this structure will accomplish that goal while maintaining and protecting this valuable historic community resource.

**WHEREAS**, the HPC also considered the staff report's 6<sup>th</sup> finding addressing a requirement of Sec. 61.601, as follows:

**6. The use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.**

The property can be used for the proposed activities without any adverse impact the historic structure.

**NOW THEREFORE, BE IT RESOLVED**, that the Heritage Preservation Commission adopts the six (6) findings as detailed above; and

**BE IT ALSO RESOLVED**, the Heritage Preservation Commission recommends approval of the Historic Use Variance subject to the following condition:

1. By ordinance, the final decision of the city council shall be valid for a period not longer than two years following the date of the council's motion of intent approving the application unless a city permit(s) is obtained within that time and/or steady progress is being made to establish the use. A use variance shall terminate and any subsequent use of the property or premises shall be in conformance with the property's underlying zoning classification where the use permitted by the historic use variance is destroyed by fire or other peril.

<b>MOVED BY</b>	<b>Dana</b>
<b>SECONDED BY</b>	<b>George</b>
<b>IN FAVOR</b>	<b>10</b>
<b>AGAINST</b>	<b>1 (Wagner)</b>
<b>ABSTAIN</b>	<b>0</b>

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



Heritage Preservation  
 Department of Planning and Economic Development  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul MN 55102-1634  
 651-266-9078

**Office Use Only**  
 File #: 18-084109  
 Date Received: \_\_\_\_\_  
 Date Complete: \_\_\_\_\_  
 Tentative Hearing Date: 8-2-18

## HISTORIC USE VARIANCE APPLICATION

### Property Information

Address/Location: 1524 Summit Avenue  
 Legal Description: Lots 1-4, Block 2, Summit View  
 Current Zoning: Select One RMI  
 Proposed Use: Select One \_\_\_\_\_  
 Name of Owner: JOHN ROPP (COMMONWEALTH PROPERTIES)  
*(if different from applicant)*  
 Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
*(if different from applicant)*

### Applicant Information

Name: HARRY CHALMIERS  
 Email: harry@harrychalmiers.com Phone: 651.587.8493  
 Address: SUMMIT CENTER FOR ARTS & INNOVATION  
 City: ST. PAUL State: MN Zip: 55105

The applicant must fill out the attached Historic Use Variance application checklist and attach any necessary documents.

**NOTE: If the project will result in any exterior modifications or additions, a Heritage Preservation Design Review Application must be submitted and reviewed by the HPC prior to the Historic Use Variance Application submittal.**

**Historic Use Variance Application for  
The Summit Center for Arts and Innovation  
Revised, June 25, 2018**

1. This proposal pertains to the reuse of the former St. Paul's Episcopal Church on-the-Hill building and grounds - located at 1524 Summit Avenue in St. Paul. It will operate as The Summit Center for Arts and Innovation. The Center is committed to retaining both a spiritual presence & educational programming consistent with its former mission and the historic uses of the church building itself. The Center will be legally organized as a Minnesota Public Benefits Corporation – a for profit entity that is socially-minded, emphasizing social purpose over profits as its chief goal.

*The Center will have the following uses – similar to other church building uses and reimagined re-uses worldwide included but not limited to:*

- Public programs and events (see details below)
- Recording studio and rehearsal location
- A place for merging innovative new technologies and presentation ideas with the arts
- Music, art and/or other related schools (currently the Saint Paul Conservatory of Music)
- A variety of spiritual/church uses including associated adult and children's activities (currently Cities Church offers services on Sundays and associated religious educational and other programming – others are welcome).
- Private celebrations such as weddings, memorial services, and receptions both associated with the Cities Church and also welcoming all faiths, cultures, and spiritual traditions.
- Outdoor privacy fenced garden area for safe children's play area, educational programs by the Conservatory, and community activities (see attached site plan).

Public Programming and Events. A broad range of events are possible including but not limited to music, theater, dance, film, exhibitions, culinary arts, multi-media performances & exhibitions, moderated discussions, public affairs programming, and other presentations by leading artists, performing arts organizations, community groups, and others in a unique setting reimagined with state of the art technology designed to attract a broad and diverse audience. The Summit Center will apply for food and beverage licenses which will be necessary to ensure a sustainable business model.

Proposed Operations. The Center's operations will be carefully planned to ensure that the Center will be a good neighbor to the surrounding residential community. Normal business hours will be from 7 AM until Midnight (other times for recording/rehearsal by special arrangement). For events with music in the evenings the entertainment and food & beverage services will be required to end at 11:30 PM (10 PM in the fenced rear garden area). The expectation is that most if not all guests will be gone by midnight for almost all events. The Summit Center will comply with the City of Saint Paul's noise level limits and procedures as specified in the noise ordinance. For music performances, the acoustics of the building are most suitable for unamplified (or minimally amplified) vocal & choral music, chamber music, folk music, and acoustic jazz (please see addendum providing numerous letters of support for this project from leading artists and performance organizations). This is not an appropriate venue nor will it be used for high volume concerts of any style (rock, heavy metal, pop music, etc.). It certainly will not operate as a night club. Event employees will monitor the guests as they leave to insure minimal if any discordant behavior in the neighborhood.

Current Operations. Until all of the necessary approvals are obtained, the Summit Center cannot confirm bookings for events other than those customarily associated with the currently approved uses as a music school and/or church. Many top-tier performing artists and organizations have expressed their intention to reserve performance dates as soon as we are able. Indeed, many of these have expressed interest in having the Summit Center become their performance home. Only a small sampling of current specific requests with many more to follow - that currently cannot yet be legally confirmed are:

- Rehearsal and Performances by Vocal Essence (Philip Brunell)
- Rehearsal and Performance presented by the Schubert Club
- Rehearsal and Performance by Lyra Baroque Orchestra
- Recording Session with Toki Wright, Spoken word artist
- Multi-media performance by New Standards (jazz trio; film projection)
- Rehearsal and Performance by Minnesota Boychoir
- Rehearsal and performance of Global Music Improvisation by Gao Hong, Chinese Pipa master with Syrian Oud and African drums
- Rehearsal and performance of SPCO Chamber Music multi-media presentation with film and dancers
- Liquid Music (SPCO) presents original work designed for presentation especially for performance in the Summit Center
- Various private events

The effort to reach out to the local and larger communities to share the vision is planned with discussions in the church and other locations for groups such as:

- Representatives of the Downtown Alliance, Full Stack Saint Paul, and St. Paul city officials on the Arts and Innovation strategy

- Grand Avenue Business Association
- Macalester/Groveland Community Council
- Various neighborhood groups and of course neighbors themselves

Management. The Summit Center for Arts and Innovation property is managed by Commonwealth Properties, Inc. of Saint Paul – which currently manages in the neighborhood the Commodore Bar & Restaurant; WA Frost; The Dacotah Building; The University Club; the Burbank Livingston Griggs Mansion and other properties. Harry Chalmiers will be the primary contact for performance events and may be reached at 651.587.8493.

2. The aspiration is to accomplish two complimentary objectives, respectfully restoring & preserving the building while at same time creating a one of kind venue with world class acoustics and technical capabilities. When complete it will in part act as a guide, and hopefully an inspiration, for the preservation of sacred spaces in the city and elsewhere.

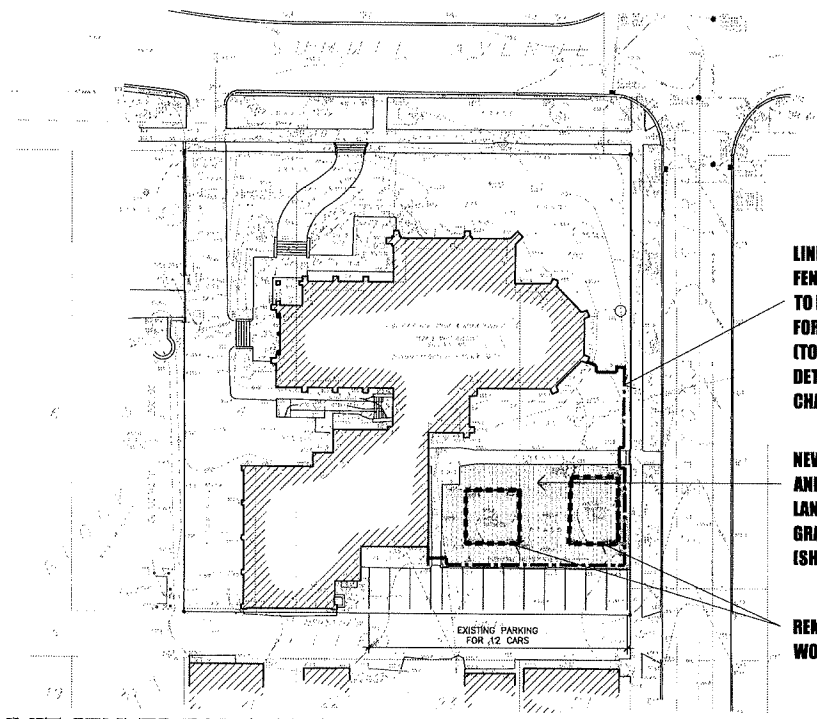
The existing structure is a magnificent Church designed by the eminent architect Emmanuel Masqueray, also the architect of the Cathedral of St. Paul and the Basilica of St. Mary in Minneapolis. It opened on Summit Avenue on Christmas Eve of 1913 after the building had been moved from its original Lowertown location where it was originally constructed before the Civil War. The church has been vacant for several years and has fallen into significant disrepair. The proposed reuse requires extensive renovation and repair of the interior to restore it to its former architectural integrity and beauty which is well underway. The Fellowship Hall is planned to be substantially upgraded by the removal of its lowered ceiling.

3. The current zoning is RM1, which is intended to allow civic and institutional use. Based on the St. Paul Comprehensive Plan, the property is located in a strip of the Established Neighborhood land use type adjacent to a Mixed-Use Corridor and within 450 feet of the Major Institutional use – Macalaster College. Established Neighborhood land uses include "scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets." The property is near the intersection of Snelling and Summit Avenues, arterial and collector streets, and adjacent to public transit options. The Historic Preservation Chapter of the Comprehensive Plan as a strategy to "Preserve and Protect Historic Resources." Built in 1912 and within a designated historic district, the property is a significant historic resource. HP Policy 5.3 reads "Realize the full economic potential of key historic resources." We believe that this plan for reuse of this structure will accomplish that goal while maintaining and protecting this valuable historic community resource for generations to come.
4. A Historic Use Variance seems most appropriate for this project because the repair, renovation and preservation of this architectural masterpiece is at its very core, and the reuse we envision is consistent with the values and uses of sacred spaces all over the world. By preserving these valuable historic structures, and providing rich resources for



cultural activities, events, and associated culinary offerings, The Summit Center for Arts and Innovation will be a beacon and a catalyst for advancing arts & education and promoting civic & cultural discourse in the community.

5. All over the US, and indeed the world, many churches of architectural significance and beauty are no longer being used for their original purposes as church memberships are in decline. In keeping with the tradition of music in these sacred spaces, and recognizing the characteristic acoustical beauty of many church structures, we believe that the proposed reuse is both reasonable and compatible with the historic use of this site as a sacred space. It is again occupied by a church congregation, religious and music educational activities, and we will again make the sanctuary reverberate with outstanding musical performances.
6. The proposed use complies with the US Secretary of interior's Standards for Rehabilitation in these ways:
  - It requires little if any change to the defining characteristics of the building, site, and environment
  - The historic character of the property will be maintained and preserved
  - Distinctive architectural features and craftsmanship will be preserved
  - Deteriorated historic features will be repaired, not replaced
  - in all cases of repair, maintenance, cleaning, etc., measures will be taken to protect the historic integrity of the property and its environment
7. This historic use variance is necessary because the property has been for sale for several years and no buyers emerged to return the building to the exclusive use of its historic purpose as a church only. Our proposed reuse does include church/spiritual uses, educational use of the adjoining building, and no change to the defining characteristics of the building, its site and environment.
8. The Planning Commission of the City of St. Paul approved the Zoning File #18-028-380 application for a conditional use permit or reuse of the church for St. Paul Conservatory of Music at 1524 Summit Ave. In this resolution, it was noted that the proposed use for music education was compatible with existing uses in the surrounding area and the underlying zoning classifications in the area, and that the proposed use was consistent with the comprehensive plan. We believe that the same reasoning can be extended to include the presentation of musical performances, weddings and other celebrations of life, and that our proposed reuse of 1524 Summit Ave. as St. Paul's Center for the Performing Art is an excellent strategy to protect and preserve this valuable historic resource while making a valuable contribution to the quality of life in our community.
9. Please see site plan for proposed privacy fence below.



**LINE OF FUTURE  
FENCE - DETAILS  
TO BE SUBMITTED  
FOR HPC APPROVAL  
(TO REPLACE  
DETERIORATED  
CHAIN LINK FENCE)**

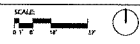
**NEW LAWN  
AND/OR  
LANDSCAPE  
GRAVEL  
(SHOWN SHADED)**

**REMOVE EXIST.  
WOOD TIMBERS**

**SUMMIT CENTER FOR ARTS AND INNOVATION**  
1524 SUMMIT AVENUE ST. PAUL, MINNESOTA

05/22/18

**SITE PLAN**



## **Letters of Support for the Summit Center for Arts and Innovation**

### **Letters In-Hand:**

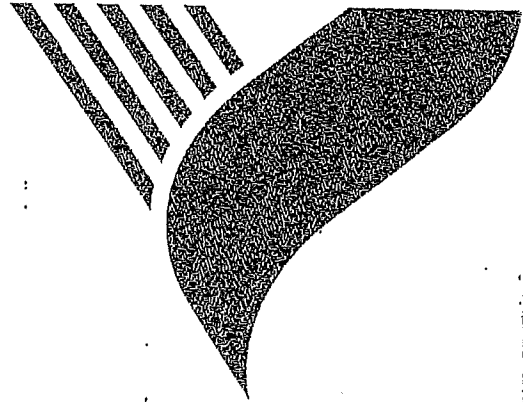
Saint Paul Chamber Orchestra (Jon Limbacher, Pres. and CEO)  
Schubert Club  
Liquid Music; Kate Nordstrum  
MN Public Radio; Brian Newhouse  
Phillip Brunelle (Vocal Essence, etc.)  
Lyra Baroque Orchestra  
Source Song Festival (Libby Larsen)  
Patricia Mitchell (former Pres./CEO Ordway Center)  
Minnesota Classical Guitar Society  
Nils Halker, organist, St. Clements  
Bach Society of MN  
Rose Ensemble  
New Standards (Chan Poling, John Munson)  
Adam Levy (singer/songwriter/band leader)  
Toki Wright (Spoken Word Artist)  
Minneapolis Guitar Quartet  
Patricia Mitchell (Former Pres/CEO, Orway Center for Performing Arts)  
Slam Academy (J. Allen)

### **Toured Summit Center for Arts and Innovation; letters promised:**

MN Opera  
MN Boychoir  
Gao Hong (world renowned Chinese Pipa master)  
J. D. Steele (The Steeles)  
New Native Theater  
Minnesota Philharmonic Orchestra  
International Spanish Music Festival  
Maria Jette, soprano  
Dale Warland

### **Contact made; Visits to Summit Center for Arts and Innovation and letters coming:**

Dessa (spoken word; singer/songwriter)  
Jeremy Messersmith (singer/songwriter)  
Cantus (vocal ensemble)  
Young Nam Kim (Chamber Music Society of MN)  
Greater Twin Cities Youth Symphonies



16 April 2018

John R. Rupp, President  
Commonwealth Properties Inc.  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear John:

It was a pleasure and a delight to visit the former St. Paul's on the Hill church on Summit Avenue. It is a treasure! The lovely acoustics, the wonderful size, the flexibility and the location on Summit Avenue make this a marvelous addition to the other concert venues that St. Paul offers. This space is unique and will fill a void in our community that many organizations will want to use.

Congratulations on your vision for St. Paul's on the Hill. VocalEssence welcomes the opportunity to explore future events in this space. Please let me know what else I can do to assist you in making this project a reality.

Cordially,



Phillip Brunelle  
Artistic Director and Founder

Friday, March 9<sup>th</sup> 2017

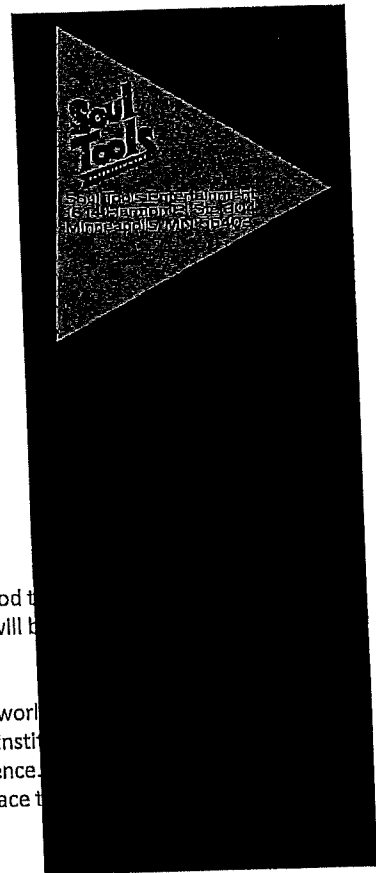
Dear Harry,

I had a great experience visiting the church on Summit Avenue. It's good to see the space planned for the space. Once renovations are finished I'm sure that it will be a great addition to the city.

Minnesota is viewed as a top location for arts and culture around the world. It's central to my work in diplomacy, entertainment, and education. Our institution is focused on the possibilities that we may not see. Spaces transform conscience. A great deal of potential to make this community an even more interesting place to live.

Sincerely,

Toki Wright  
Vice President  
Soul Tools Entertainment





**The ROSE  
ENSEMBLE**

*Reawakening the Ancient*

Historic Landmark Center  
Suite 314  
75 West 5th Street  
Saint Paul, Minnesota 55102

TEL 651/225-4340  
FAX 651/225-4352  
info@RoseEnsemble.org  
www.RoseEnsemble.org

**Jordan Sramek**  
*Founder/Artistic Director*

January 23, 2018

John R. Rupp, President  
Commonwealth Properties Inc  
6 West 5th Street, Suite 900  
Saint Paul, MN 55102

Dear John:

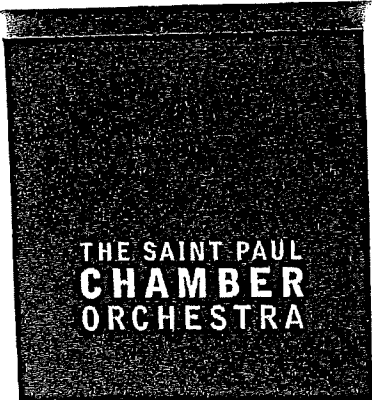
It was very nice to see the inside of St. Paul's on the Hill a few months ago and to hear your plans for its future. As I told you, our director, Jordan Sramek, has admired the space for many years and was very excited to hear about the ideas you have in mind. Creating an arts center / hospitality space seems like an excellent idea that could benefit many Twin Cities organizations.

Here at The Rose Ensemble, we are attracted by the size of the hall (not too big, not too small) and would consider it as a site for many of our performances. We also would welcome a conversation about using the space for regular rehearsals and occasional events.

We are in full support of this project and will be happy to help in any way that we can as it moves to fruition.

Sincerely,

Peter Carlson  
General Manager



Third Floor  
The Historic Hamm Building  
408 Saint Peter St.  
Saint Paul, MN 55102-1497  
T 651.292.3248  
F 651.292.3281  
www.thespco.org

March 14, 2018

Ticket Office  
651.291.1144

John R. Rupp, President  
Commonwealth Properties Inc.  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Joseph Tashjian  
Chair of the Board

Dear John,

A.J. Huss, Jr.  
Erwin A. Kelen  
Lowell J. Noteboom  
Dobson West  
Immediate Past Chairs  
of the Board

It was a pleasure to meet with you last month and tour the future St. Paul's Center for the Performing Arts. We were pleased with your strong desire to preserve the historic nature of the building with sensitivity for the proven acoustical qualities that could make the venue a possible choice for SPCO performances in the future. The SPCO is always seeking new venues and concert formats to share music with people in our community, and the space you are creating could align well with this mission.

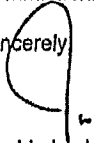
Jon Limbacher  
Managing Director  
and President

The SPCO strongly supports the project you are undertaking with the vision for establishing an arts center in the Summit Avenue neighborhood of Saint Paul. We will watch the development of the venue with great interest and keep an eye out for SPCO presentations that could work well in this space.

Kyu-Young Kim  
Artistic Director  
and Principal Violin

Thank you for your interest in having the SPCO's input for this project, and for your commitment to the arts community in Saint Paul.

Sincerely,

  
Jon Limbacher  
Managing Director and President



20 E. 19th St. #111  
Minneapolis, MN 55403  
612.930.3867  
info@sourcesongfestival.org

[www.sourcesongfestival.org](http://www.sourcesongfestival.org)

March 16, 2018

To Whom It May Concern:

My name is Mark Bilyeu, I am a pianist and the Artistic Co-Director of the Source Song Festival. Now entering its fifth season, Source Song Festival is a weeklong event that brings international artists to our community to bring a diversity of expertise, celebrate shared musical heritage, and showcase the music of living composers.

*MinPost* has said of Source: "For lovers of song, the human voice and new work by proven and acclaimed composers, and for music fans who want to broaden their horizons, Source has it all." (6/29/16), and the *Star Tribune* has written: "Mixing public recitals with workshops and master classes, Source quickly has established itself as a major fixture in the Twin Cities classical calendar, purveying international standards of excellence." (8/13/17)

Our international standards of excellence require the top musicians in the field of the vocal recital. These artists have included pianists Julius Drake, Roger Vignoles, Martin Katz, Erika Switzer, Olivier Godin, and vocalists François Le Roux, Mireille Asselin, Tyler Duncan and Michael Slattery. Along with our top local artists, these guests have returned year after year because we have delivered world-class events in world-class venues.

After touring the new Saint Paul Center for the Performing Arts on Summit Avenue, Source Song Festival is thrilled with the possibility of holding our events in such a visually stunning and acoustically beautiful space. The work that has been undertaken to transform the space is astounding, and the commitment shown by the developer and artistic team is commendable.

The Twin Cities, while rich in cultural organizations offering a wealth of year-round events, is sorely lacking in venues of this size: appropriate for chamber music, vocal music, and small to mid-sized ensembles seeking to offer audiences an intimate, yet acoustically fulfilling experience. The new Saint Paul Center for the Performing Arts fills this need in our community, and we cannot wait to present our events in this space.

With great enthusiasm,

Mark Bilyeu

A handwritten signature in black ink, appearing to read "Mark Bilyeu".

Artistic Co-Director  
Source Song Festival





1121 NE Jackson St. | Suite 142 | Minneapolis, MN | 55412  
[www.slamacademy.com](http://www.slamacademy.com) | [info@slamacademy.com](mailto:info@slamacademy.com)

May 17, 2018

John R. Rupp, President  
Commonwealth Properties Inc.  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear Mr. Rupp,

It was a delight to get a tour of the former St. Paul's on the Hill church with Harry recently and learn about the plans for the space. The building has impressive acoustics as-is, and I was excited to see the renovations in action with sensitivity to those acoustics and the architecture of the building.

While Slam Academy is primarily an electronic music organization, we are always interested in venues and opportunities for multimedia and chamber music performance. We simply do not have enough venues of this size in the Twin Cities, and we are very excited to see (and hear) what comes to pass in this new facility and organization.

I strongly support the efforts of the Summit Center for Arts and Innovation, and look forward to attending, performing, participating in, and hosting many great concerts and events in this unique and beautiful facility.

Please let me know if I can help in any way with this project, and congratulations in how far you've come with it already.

All best,

A handwritten signature in black ink, appearing to read "J. Allen", with a long, sweeping underline.

Dr. J. Anthony Allen  
Slam Academy, CEO  
Assistant Professor of Music, Media, and Management, Augsburg University

---

Dr. J. Anthony Allen, Chief Executive Officer, Slam Academy, LLC  
[j@slamacademy.com](mailto:j@slamacademy.com)



November 6, 2017

John R. Rupp, President  
Commonwealth Properties Inc  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear John,

Thank you for showing me around the former St Paul's on the Hill on Summit Avenue. I was delighted to see inside again and to learn of your plan to run this building as an arts center / event and hospitality venue.

The Twin Cities has several excellent performance venues for acoustic, classical music as you know, but these are mostly larger or smaller than your building in terms of audience capacity. For Schubert Club, I am excited about having a medium-sized, 300-400 capacity flexible venue with a wonderful acoustic. I can imagine us bringing some performances in our Schubert Club Mix series as well as possible family concerts as we contemplate expanding our programming for families.

I support your ideas and commitment to retain the essential character of the building, a space for community gatherings and hope that I can continue to be helpful as you develop and ultimately implement your plans.

Yours sincerely,

Barry Kempton  
Artistic & Executive Director

1635 Beechwood Avenue

Saint Paul MN 55116

John R. Rupp, President

Commonwealth Properties, Inc.

6 West 5<sup>th</sup> Street, Suite 900

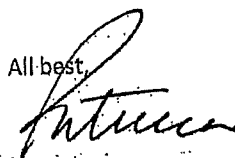
Saint Paul MN 55102

Dear John:

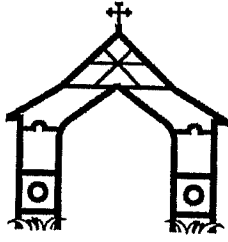
It was a pleasure to share a drink with you and Clea, and learn of your very exciting plans for St. Paul's on the Hill. It is a splendid building, and your idea of making it an arts center and event space seems most appropriate. It would bring life and vibrancy to that end of Summit Avenue, and provide a very useful performance venue. The size is just right, and will fill a real need in the arts community...and of course it would provide a wonderful home for the Conservatory.

I wish you all the best with your project. If I can be of any help, please know you may call on me at any time.

All best,



Patricia A. Mitchell



# ST. CLEMENT'S

## EPISCOPAL CHURCH

29th November 2017

Cléa Galhano  
Executive Artistic Director  
The Saint Paul Conservatory of Music  
26 East Exchange Street, Suite 500  
Saint Paul, MN 55101

Dear Ms. Galhano,

I am writing to offer my enthusiastic support for your proposal to transform the former Saint Paul's-on-the-Hill Episcopal Church into the new home for the Saint Paul Conservatory of Music. I am thrilled by the promise of that grand space, designed by noted architect Emmanuel Louis Masqueray, being re-purposed into a premier venue for performing arts, sound recordings, weddings, banquets, worship services, and as the center for the many rich and varied activities of the Saint Paul Conservatory of Music.

I was Music Director and Organist at Saint Paul's-on-the-Hill from 1997 until 2004, and the space was much in demand as a concert venue because of the building's marvelous acoustics, beautiful ambience, and central location with easy access to major thoroughfares.

My predecessors at Saint Paul's, Rob Strusinski and Dan Copher, started the *Sundays at Saint Paul's* music series in 1996, which continued until my departure in 2004. In its eight seasons, *Sundays at Saint Paul's* presented 48 concerts by outside groups, and seven concerts by "resident musicians and friends" of Saint Paul's. Concerts presented by *Sundays at Saint Paul's* spanned a wide range of musical styles and instrumentation, from solo classical guitarist Oleg Timofeyev to the Macalester College Pipe Band. The "resident musicians and friends" of Saint Paul's presented a recital every season, and several other groups such as the choir Kantorei and the Land of Lakes Choirboys appeared regularly. In March of 2001, *Sunday's at Saint Paul's* hosted the Chapel Choir of Eton College, England, and in August of 2001, The Cathedral Singers of Christ Church Cathedral, Oxford, England. Two choral groups, Kantorei and the Land of Lakes Choirboys used Saint Paul's to record CDs. The December 2002 concert by the vocal group Virgin Ground was recorded and later broadcast by WCAL radio. Attached to this letter is a list of all the concerts by outside groups held at Saint Paul's.

When Saint Paul's-on-the-Hill Episcopal Church closed its doors, I was saddened and worried about what might happen to that beautiful building. I am now tremendously excited, as I can think of no better and no more hopeful new life for the second century of that historic building than that proposed by you and the Saint Paul Conservatory of Music.

Your sincerely,

Nils C. Halker II  
Parish Organist

The New Standards  
5924 Pillsbury Ave S  
Minneapolis, MN 55419

Dear Harry,

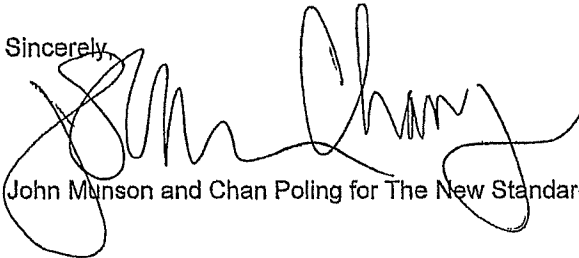
We are pleased and excited to hear of plans for the new St Paul Conservatory of Music and performance space in the former Episcopal Church at 1524 Summit.

It's wonderful when a beautiful old, historic building gets a new purpose. A performance space in the 300-400 size will provide a wonderful venue for all sorts of music events. Recently when I sat on the panel for the Minnesota State Arts Board it became obvious to me that there is a real lack of stages of this size for serious music in our city, and for emerging artists. All of the grants referenced staging proposed works in very raw spaces, spaces not providing the sort of depth of sound that the church most certainly will.

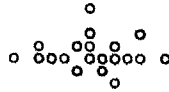
Also, as a member of the community, Chan writing here, it will be wonderful to have a resource like this "just around the corner!" As the successful addition of the new Palace Theater in St. Paul shows: build it and they will come.

We applaud this effort, support it whole-heartedly and wish it every success.

Sincerely,

A handwritten signature in black ink, appearing to read "John Munson and Chan Poling". The signature is fluid and cursive, with the first name "John" being particularly prominent.

John Munson and Chan Poling for The New Standards.



**MINNESOTA  
PUBLIC RADIO®**

Saint Paul's Center for the Performing Arts  
26 West 5th Street, Suite 900  
St. Paul, MN 55102

March 15, 2018

To St. Paul's Center for the Performing Arts:

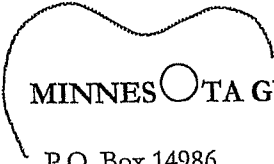
I oversee the Classical Division of Minnesota Public Radio, and we routinely record and/or live-broadcast concerts by the St. Paul Chamber Orchestra, the Schubert Club, the Minnesota Opera, choirs large and small from around the station, nation, and world...and many other ensembles. This week I was invited to tour the former St. Paul's on the Hill church on Summit Ave, and see the old church before new construction or refurbishment had started.

Even in this state of the project, on behalf of Classical MPR, I'm excited about the potential for this newly re-purposed space. I and my colleagues stand ready to offer advice and counsel about the technical design that would make it productive for MPR to record and/or do live broadcasts from the facility – sharing the music made there with audiences around the upper Midwest on the Classical MPR network.

I wish you every success in re-imagining the space, and for increasing St. Paul's live-concert opportunities.

Sincerely,

Brian Newhouse  
Managing Director, Classical



MINNESOTA GUITAR SOCIETY

P.O. Box 14986  
Minneapolis, MN 55414

March 24, 2018

Harry Chalmiers  
c/o Commonwealth Properties Inc.  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear Harry,

Thank you so much for the tour and presentation concerning your plans for the former St. Paul's on the Hill on Summit Avenue. As a small arts organization with no permanent or "home" performance space, the Minnesota Guitar Society is very excited to learn of your intention to development at least two spaces that would be of ideal size for many of our activities.

I have heard guitar performances at St. Paul's in the past and already know this is an excellent space for classical guitar both visually and acoustically. The second, smaller space you showed me would also be great for very intimate performances or masterclasses. The Minnesota Guitar Society would be proud to offer this performance space to the numerous national and international touring artists we bring to the Twin Cities every season.

We wish you the best as you complete this project and we look forward to the opportunity to bring our presentations to this new venue.

Sincerely,

Joseph Hagedorn  
Artistic Director



MINNEAPOLIS  
GUITAR  
QUARTET

2550 Dupont Ave S  
Minneapolis, MN 55405

March 24, 2018

Harry Chalmiers  
c/o Commonwealth Properties Inc  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear Harry,

Thank you so much for the tour and presentation concerning your plans for the former St. Paul's on the Hill on Summit Avenue. As a small arts organization without a permanent or "home" performance space, the Minneapolis Guitar Quartet is very excited to learn of your intention to development at least two spaces that would be of ideal size for many of our activities. I have heard guitar performances at St. Paul's in the past and already know that this is an excellent space for classical guitar both visually and acoustically. The second, smaller space you showed me would also be great for very intimate performances or masterlasses.

We wish you the best as you complete this project and we look forward to the opportunity to bring our presentations to this new venue.

Sincerely,

Joseph Hagedorn  
Managing Director



The *Lyra*  
BAROQUE ORCHESTRA

---

Jacques Ogg  
ARTISTIC DIRECTOR

January 22, 2018

Johanna Lorbach  
*Executive Director*

John R. Rupp, President Commonwealth Properties Inc  
6 West 5th Street, Suite 900  
Saint Paul, MN 55102

**BOARD OF DIRECTORS**

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Dear John,

Ellen Rider  
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Bonnie Turpin  
Elizabeth York

We are so pleased to hear of your plans to transform the former St. Paul's on the Hill on Summit Avenue into a vibrant concert hall and arts center. We have often struggled to find beautiful, mid-size performance venues in St. Paul. Not only would the size and marvelous acoustic of this space be ideal for performances of baroque music, its connection and commitment to the surrounding neighborhood would be a good match for our mission and music-making philosophy.


The Lyra Baroque Orchestra brings a rare freshness, color, and dimension to the glorious music of the seventeenth and eighteenth centuries through its performances on period instruments. Through unique, diverse programs of orchestral music, as well as interactive, multi-generational family concerts, it is our mission to inspire and enrich the community of early music lovers and musicians. In a society that generally favors a fast pace and instant gratification, we approach our process and music much the way you approach your projects: with a focus and careful, purposeful attention to quality and beauty.

Thank you for your commitment to the unique history, beauty, and character of St. Paul. We would welcome the opportunity to help this project in any way that we can and look forward to speaking eventually about performance possibilities.

Sincerely,



Johanna Lorbach  
Executive Director



Jacques Ogg  
Artistic Director



275 East Fourth Street  
Suite 280  
Saint Paul, Minnesota 55101

651-321-2214  
[www.lyrabaroque.org](http://www.lyrabaroque.org)  
[info@lyrabaroque.org](mailto:info@lyrabaroque.org)

# The Saint Paul Chamber Orchestra's **LIQUID MUSIC SERIES**

February 28, 2018

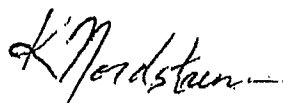
John R. Rupp, President  
Commonwealth Properties Inc.  
6 West 5<sup>th</sup> Street, Suite 900  
Saint Paul, MN 55102

Dear John,

Thank you kindly for meeting with me at the Saint Paul's project site last Tuesday. Converting this historic church and former school on Summit Avenue for the use and benefit of the community is exciting, visionary and incredibly important for Saint Paul. I believe the performance space has the potential to be broadly significant well beyond the Twin Cities, and even nationally of-interest. As a performance curator, I find quality mid-sized venues nearly impossible to come by, and The Saint Paul Center for the Performing Arts under your management is bound to be a wonderful exception. I strongly support your vision for the project and very much look forward to working with you in the space once renovations are complete.

Thank you for taking our production, tech and hospitality recommendations so seriously – this will benefit artists, partners, audiences and ultimately your bottom line.

Sincerely,



**Kate Nordstrum**  
*Executive Producers of Special Projects*  
*Liquid Music Curator*  
The Saint Paul Chamber Orchestra



MATTHIAS MAUTE  
ARTISTIC DIRECTOR

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Matthias Maute

Richard Resch

Tomohiko Yamada

L. Ronald French  
Honorary Board Member

YUNYUE LIU  
EXECUTIVE DIRECTOR

Bach Society of Minnesota  
275 E Fourth St. #260  
St. Paul, MN 55101  
(612) 440 - 6219  
BachSocietyMN.org

January 22, 2018

John R. Rupp, President  
Commonwealth Properties, Inc.

6 West 5th Street, Suite 900  
St. Paul, MN 55102

Dear Mr. Rupp,

We are excited to hear of your plans for the former St. Paul on the Hill Episcopal Church. Your transformation of the space into a new concert hall is an exciting prospect as it is a wonderful space with fabulous acoustics and location. It is also a wonderful way to preserve the beautiful and historic building.

We strongly believe that the space will add to the cultural richness of the neighborhood, and is already causing a buzz in the musical community. The Bach Society of Minnesota is excited at the prospect of a new performance space in the Twin Cities.

We are very enthusiastic and supportive of your vision for the venue, and are at your disposal to help it become a reality.

Sincerely,

Matthias Maute  
Artistic Director

Yunyue Liu  
Executive Director

## ADAM LEVY

*Singer-Songwriter, Guitarist, Band Leader, Educator, Social Activist*

(612) 991-5564 | [WWW.ADAMLEVYMUSIC.COM](http://WWW.ADAMLEVYMUSIC.COM) | [linkedin.com/in/yvelmada/](https://www.linkedin.com/in/yvelmada/) | [YVELMADA@YAHOO.COM](mailto:YVELMADA@YAHOO.COM)

March 5, 2018

Dear Harry,

I was thrilled to visit the old Episcopal church space the other day and learn it is going to become the central performance space of the Saint Paul Conservatory of Performing Arts. It's really going to be amazing.

As you know, I'm a singer-songwriter and band member of various projects. The idea of a 400 capacity space with marvelous acoustics is exciting. It promises to be a world class venue.

St Paul needs this. The Twin Cities needs this. My Instagram post of photos of the developing space elicited a lot of likes, "oohs & ahhs" and inquiries about time lines.

Please let me know if there's anything else I can do to help make connections or promote this space as it develops.

I look forward to the space opening, seeing shows & performing there.

Best,  
Adam Levy

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

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**FILE NAME:** 1524 Summit Avenue  
**INVENTORY NUMBER:** RA-SPC-3742  
**APPLICANT:** John Rupp; Commonwealth Properties  
**OWNER:** Saint Paul's Center for the Performing Arts, LLC  
**DATE OF PUBLIC HEARING:** February 8, 2018  
**HPC SITE/DISTRICT:** Summit Avenue West Heritage Preservation District  
**PERIOD OF SIGNIFICANCE:** 1885-1938  
**CATEGORY:** Contributing **WARD:** 1 **DISTRICT COUNCIL:** 13  
**ZONING:** R1 **CLASSIFICATION:** Historic Use Variance  
**STAFF INVESTIGATION AND REPORT:** George Gause

---

**A. BACKGROUND/SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant intends to convert the church structure for use as a performing arts center and is requesting a Historic Use Variance. Saint Paul's Episcopal Church-on-the-Hill is one of the Protestant churches designed by Emmanuel L. Masqueray. Built in 1912-13, the English Gothic Revival style church features a gabled roof with parapet end wall with cross finial, rose window in the main gable end, and pointed arched stained glass windows in side aisles. Tower has pointed arched ventilators at second story with crenelated parapet wall and finials.

The Episcopal Church left this structure in 2015. The new owner purchased the structure to use as the Summit Center for Arts and Innovation. The Center is committed to retaining both a spiritual presence & educational programming consistent with its former mission and the historic uses of the church building itself. The Center will be legally organized as a Minnesota Public Benefits Corporation – a for profit entity that is socially-minded, emphasizing social purpose over profits as its chief goal.

The Center will have the following uses – similar to other church building uses and reimagined re-uses worldwide included but not limited to:

- Public programs and events
- Recording studio and rehearsal location
- A place for merging innovative new technologies and presentation ideas with the arts
- Music, art and/or other related schools (currently the Saint Paul Conservatory of Music)
- A variety of spiritual/church uses including associated adult and children's activities (currently Cities Church offers services on Sundays and associated religious educational and other programming – others are welcome).
- Private celebrations such as weddings, memorial services, and receptions both associated with the Cities Church and also welcoming all faiths, cultures, and spiritual traditions.

Proposed Operations. Normal business hours will be from 7 AM until Midnight (other times for recording/rehearsal by special arrangement). For events with music in the evenings the entertainment and food & beverage services will be required to end at 11:30 PM. The expectation is that most if not all guests will be gone by midnight for almost all events. The Summit Center will comply with the City of Saint Paul's noise level limits and procedures as specified in the noise ordinance. Music performances will be unamplified or minimally amplified. High volume concerts of any style will not occur. The facility will not operate as a night club.

**B. PROPERTY INFORMATION:**

<b>CLASSIFICATION:</b>	
Local Heritage Preservation District	Summit Avenue West
Period of Significance	1885-1938
Date of Local Designation	March 1, 1990
Date of National Register Designation	August 13, 1976
Applicable Design Guidelines	Preservation Program for Summit Avenue West and Secretary of the Interior's Standards for Rehabilitation
<b>PROPERTY INFORMATION:</b>	
Current Name	Saint Paul Episcopal Church
Historic Name	Church-on-the-Hill
Current Address	1524 Summit Avenue
Historic Address	Same
Original Construction Date	1912-13
Original Builder/Contractor	N/A
Original Architect	Emmanuel L. Masqueray
Historic Use(s)	Religious Facility
Current Use	Saint Paul Conservatory of Music School Cities Church Sunday service, associated programing
Proposed Use	Public programs, public events, recording studio, rehearsal location, music, art and/or other related schools, variety of spiritual/church uses and private celebrations such as weddings, memorial services, and/or receptions.

**C. FINDINGS REQUIRED FOR A HISTORIC VARIANCE:**

Sec. 73.04 (5) states: *In order to encourage the preservation and rehabilitation of designated heritage preservation sites, the commission shall review use variance applications and may recommend uses consistent with any historic use or a new use that requires minimal change to the defining characteristics of the building and its site and environment in any zoning district where such uses are not permitted under current zoning.* Sec. 73.03.1 requires that the HPC make a

recommendation regarding the application based on a staff report addressing the following five (5) findings:

**1. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with section 73.04(5) of this chapter.**

The proposal has no adverse impact to the historic structure or site.

**2. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation, as applicable.**

Minimal roof work and ADA ramp installation has been approved administratively for the property. None of the work adversely affects the Program for the Preservation and architectural control.

**3. The historic use variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent with its historic use or that the new use is consistent with section 73.04(5) of this chapter, and that these difficulties were not created by the applicant.**

The property is currently utilized currently by the Saint Paul Conservatory of Music) and Cities Church services on Sundays. The expansion of use is necessary to keep the property economically viable. The proposed expansions of use are similar to the religious use the structure accommodated for the last 102 years.

**4. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.**

The Planning Commission approved the Zoning File #18-028-380 application for a conditional use permit for Saint Paul Conservatory of Music earlier this year. The approval noted that the proposed use for music education was compatible with existing uses in the surrounding area and the underlying zoning classifications in the area, and that the proposed use was consistent with the comprehensive plan. The same reasoning can be extended to include the presentation of musical performances, weddings and other celebrations of life.

**5. The proposed use is consistent with the comprehensive plan.**

The Historic Preservation Chapter of the Comprehensive Plan Strategy 4 is to "Preserve and Protect Historic Resources." Built in 1912 and within a designated historic district, the property is a significant historic resource. HP Policy 5.3 reads "Realize the full economic potential of key historic resources." The plan for reuse of this structure will accomplish that goal while maintaining and protecting this valuable historic community resource.

**Additionally, Sec. 61.601 requires that a historic use variance be granted only to a property that is a locally designated heritage preservation site and imposes a 6<sup>th</sup> finding:**

**6. The use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.**

The property can be used for the proposed activities without any adverse impact the historic structure.

**D. STAFF RECOMMENDATIONS:**

Staff recommends that the Heritage Preservation Commission adopt staff findings and approve the historic use variance subject to the following condition:

1. By ordinance, the final decision of the city council shall be valid for a period not longer than two years following the date of the council's motion of intent approving the application unless a city permit(s) is obtained within that time and/or steady progress is being made to establish the use. A use variance shall terminate and any subsequent use of the property or premises shall be in conformance with the property's underlying zoning classification where the use permitted by the historic use variance is destroyed by fire or other peril.

**E. SUGGESTED MOTION**

I move to recommend to City Council that the Historic Use Variance for 1524 Summit Avenue be accepted as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the 1 condition.



## Gause, George (CI-StPaul)

---

**From:** Harry Chalmiers <harry@harrychalmiers.com>  
**Sent:** Monday, June 25, 2018 5:01 PM  
**To:** Gause, George (CI-StPaul)  
**Subject:** From Harry Chalmiers  
**Attachments:** Revised Historic Use Variance Application.Summit Center for Arts and Innovation.docx

Good afternoon, George. John and I are preparing to 'smeet with Eric Hudak and Jeff Fischbach tomorrow to discuss our application for a liquor license for the Summit Center for Arts and Innovation. In preparing for this meeting, I realized that I sent to you as the "final application" a version that did not include this statement which had been in the pre-application review version, paragraph 1, under proposed uses:

- Outdoor privacy fenced garden area for safe children's play area, educational programs by the Conservatory, and community activities (see attached site plan).

Nor did it include this reference also in paragraph one of the pre-application review under proposed operations:

- For events with music in the evenings the entertainment and food & beverage services will be required to end at 11:30 PM (10 PM in the fenced rear garden area).

I sincerely apologize for this oversight. At least you had seen this in the pre-application review and hopefully understand this is not something I'm trying to spring on you at the last minute, but my question is this: Is it possible for us to distribute an amended application that includes those two points (and a site drawing of the fenced-in area to replace the dilapidated chain link fence that existed previously) prior to the meeting on Thursday without negatively impacting the staff recommendation? (I have attached a revised "final application," in case the answer is yes).

Alternatively, might we simply clarify these intentions in our verbal presentation on Thursday and handing out the site plan drawing of the fenced in area?

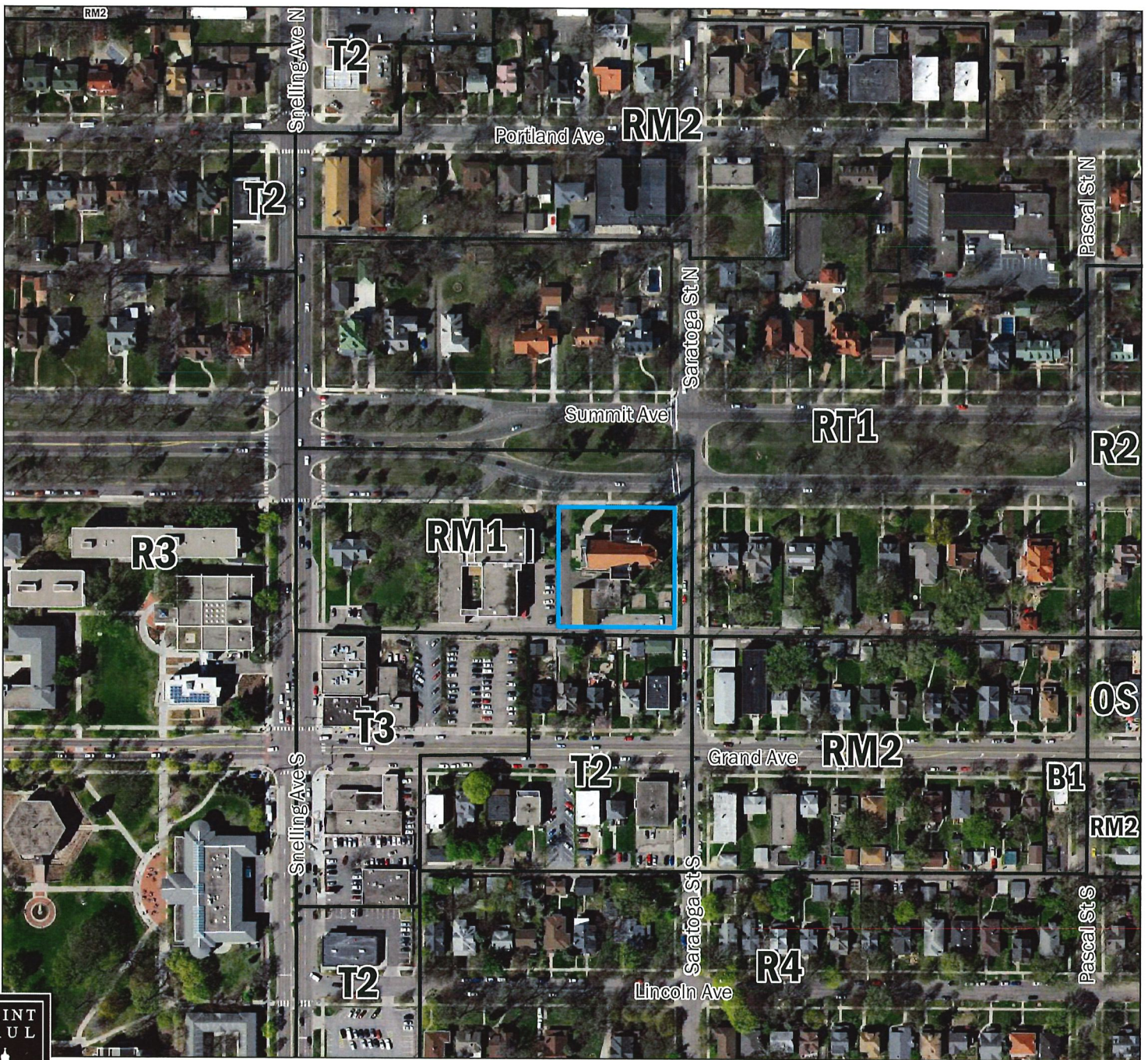
I certainly do not wish to jeopardize a favorable outcome with the HPC based on the staff recommendation at this Thursday's meeting. As a last resort, we could reschedule our hearing date and resubmit the amended application to you in hopes that your recommendation would still be the same, but it would not have this last-minute change to the proposal which, I admit, I am embarrassed to bring to your attention.

Once again, George, in advance I thank you for your advice and kind consideration. Please advise.

Sincerely,

Harry





FILE #18-084109 | AERIAL MAP

# The Summit Center for Arts and Innovation

Application Type: Historic Use Variance  
 Application Date: July 11th, 2018  
 Planning District: 14

Subject Parcels Outlined in Blue



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.





FILE #18-084109 | LAND USE MAP



# The Summit Center for Arts and Innovation

Application Type: Historic Use Variance  
 Application Date: July 11th, 2018  
 Planning District: 14

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## Subject Parcels Outlined in Blue

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





FILE #18-084109 | ZONING MAP



# The Summit Center for Arts and Innovation

Application Type: Historic Use Variance  
 Application Date: July 11th, 2018  
 Planning District: 14

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## Subject Parcels Outlined in Blue

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