

who came to Saint Paul in 1875 and first worked in the office of architect Edward P. Bassford. Gauger designed a large number of houses, schools, commercial buildings, and at least one church in Saint Paul. He eventually gained a national reputation.

The new Shornstein Grocery and Saloon originally housed a grocery store in the main storefront, a saloon in the rear storefront (entry at Bates), the Schornstein's apartment on the second floor, and a meeting hall on the third floor. The one-story store attached to the west side was used by Schornstein's brother-in-law as a harness shop. Sometime after the turn of the century, the second floor was divided into two apartments. William Shornstein operated the saloon and grocery store until his retirement in 1910 when his son, Otto, assumed control of the business.

William dies in 1920 and one year later Otto closed the store and sold the building. The Shornstein Garage at 216-218 Bates was constructed in two phases: the two-story portion (216) in 1886 and the one-story portion (218) in 1912. When the one-story portion was constructed for Shornstein in 1912, he purchased the two-story portion.

The William Shornstein residence at 716 Wilson (Hudson Ave.) was constructed in 1912 (the same year as 218 Bates). The original building permit number is #59131. The residence is one-and-one-half stories and of frame construction. The front porch has been enclosed and Permastone applied to the area under the windows. The rest of the house has been wrapped in aluminum siding.

On the 1903-1925 Sanborn Map, the house and garage are shown occupying the same lot. Historically, Bates Avenue between Wilson and Hudson had been a commercial block.

C. PROPOSED CHANGES:

DEMOLITION

- Demolish the 1912, one-story building (218 Bates)
- Cost of rehabilitation of the one-story building is \$97,953 more than reconstruction

RECONSTRUCTION

- The building will be masonry matching the original structure
- Height, width, openings and setbacks will match or be similar the original building
- The building will be half the depth of the original structure

D. BACKGROUND:

- August 16, 2005 - the Certificate of Occupancy for Arco Dishwasher Service was revoked
- August 17, 2005 - the property became a Category 2 vacant building
- December 7, 2007 - the HRA purchased the property for \$110,000 with CDBG funds
- April 2012 - Karen Gjerstad, architect, is hired by Dayton's Bluff Neighborhood Housing Services (DBNHS) to evaluate the property in partnership with Load Bearing, Inc (construction management)
- August 2, 2012 - Karen Gjerstad and DBNHS applied for HPC review to rehabilitate the property into two, four-bedroom, rental units. This included constructing an addition above the one-story portion.
- August 23, 2012 - the HPC held a public hearing and reviewed and conditionally approved the rehabilitation of the property
- November 15, 2012 - the project went out to bid as a package with 716 Wilson and 208-210 Bates Avenue

- December 2012 - bids received
- February 2013 - proposal from DBNHS to PED for subsidy
- April - September 2013 - PED Housing staff discussed options to reduce the cost of the project with DBNHS
- October 2013 - PED Housing staff begin discussing rehabilitation vs. demolition scenarios with HPC staff
- February 6, 2013 - The HRA applied to the HPC for demolition of the property
- April - September 2013 - PED Housing staff discussed options to reduce the cost of the project with DBNHS
- October 2013 - PED Housing staff begin discussing rehabilitation vs. demolition scenarios with HPC staff
- February 6, 2014 - The HRA applied to the HPC for demolition of the property
- February 27, 2014 - The HPC conditionally approved the demolition of 216-218 Bates (HPC File#14-014)
- March 3, 2015 – The HRA Director requested an extension of the HPC approval to demolition the building.
- April 9, 2015 – HPC staff granted an extension of the HPC approval for demolition to expire on March 3, 2016 if no permits have been issued.
- September 1, 2015 – Archival photo documentation of the building, taken July 31, 2015 was submitted to HPC staff
- October 8, 2015 – The HPC reviewed the documentation submitted by the HRA in order to satisfy the HPC conditions from February 27, 2014
- October 23, 2015 – Dayton’s Bluff neighbors appealed the HPC approval of the demolition
- November 10, 2015 – the Office of the City Attorney informed the appellants that the HPC staff erred in procedure when they approved the one year extension and the HRA would either need to re-apply for demolition or request an extension of the 2014 HPC decision at a public hearing
- December 17, 2015 – The HRA requested an extension of the HPC February 27, 2014 conditional approval to demolish the building. The HPC denied the extension.
- March 31, 2016 – HRA released a Request for Proposals seeking developers interested in acquisition/rehabilitation of 216-218 Bates and 5 other HRA-owned structures
- April 17, 2016 – Dayton’s Bluff Vacant Home tour
- September 25, 2017 – The Board of Zoning Appeals will review a request for a variance to allow a new curb cut on Bates Avenue within 30 feet of the intersection to a proposed garage access into the new one-story building proposed at the corner.

E. GUIDELINE CITATIONS:

***Guidelines for Design Review: Dayton’s Bluff Heritage Preservation District
Sec. 74.90. - New construction and Additions.***

Guideline	Meets Guideline	Comments
(j) <i>Demolition. Demolition permits will be reviewed on a case-by-case basis and will be determined by the category of building and its importance to the district, the structural condition of the building and the economic viability of the structure.</i>	Yes	Currently the structure is classified as non-contributing to the district. The majority of the structure will be reconstructed with only minor changes from the original configuration. The cost difference between restoration of the structure and reconstruction is \$97,000.

<p><i>(b) General guidelines:</i></p> <p><i>(1) Site evaluation. Existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.</i></p>	<p>No</p>	<p>It has been determined that large areas of the structure will need to be demolished and reconstructed due to deterioration. Demolition was approved by the HPC at the February 27, 2014 meeting (file #14-014)</p>
<p><i>(b) General guidelines:</i></p> <p><i>(2) General character. New construction should reinforce the historic architectural and visual character of the area. Specifically, it should refer to the traditional two- and three-story dwelling and commercial building module and typical setbacks already established in the district and in the adjacent area.</i></p>	<p>Yes</p>	<p>Construction will focus on reconstructing deteriorated areas of the existing structure. Original openings will be reconfigured from two to one, keeping the spirit to the façade, but in a practical arrangement for future use. Original curb-cuts that accessed these openings are gone. Wilson Avenue façade will be shortened by a third.</p>
<p><i>(b) General guidelines:</i></p> <p><i>(3) Pedestrian circulation and parking. New construction should be oriented toward streets which are inviting environments for pedestrians.</i></p> <p><i>(4) Views and vistas. Exceptional views of the city and river valley provided from the public way should not be obstructed by new buildings or structures.</i></p>	<p>Yes</p>	<p>Footprint and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.</p>
<p><i>(c) Principal buildings; additions:</i></p> <p><i>(1) Massing and scale. New construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area.</i></p>	<p>Yes</p>	<p>Footprint and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.</p>
<p><i>(c) Principal buildings; additions:</i></p> <p><i>(2) Materials and details. Materials and details should relate to those of existing nearby buildings. Wood or masonry construction is typical for existing residential buildings in the district, while masonry is typical of commercial buildings. These materials are preferable to vinyl, metal or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine</i></p>	<p>Yes</p>	<p>Façade will be brick veneer construction with wood custom doors matching door types found in the historic photo documentation.</p> <p>Windows will be wood and have been designed to match the configuration found in the historic photo documentation.</p>

<i>their appropriate use in relation to the overall design of the structure.</i>		
<p>(d) <i>Building elements:</i></p> <p>(2) <i>Windows and entries. Vertically oriented, double-hung sash are the predominant historic window type in the district. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.</i></p>	Yes	Windows will be wood and have been designed to match the configuration found in the historic photo documentation.
<p>(f) <i>Site considerations:</i></p> <p>(1) <i>Setback and siting. The setback of new buildings in most residential and commercial areas should be compatible with the setback of existing adjacent buildings.</i></p>	Yes	Footprint and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.
<p>(f) <i>Site considerations:</i></p> <p>(7) <i>Views and vistas. New buildings or other structures should not block key views and vistas of the river valley and the downtown skyline.</i></p>	Yes	Footprint and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.

F. FINDINGS:

1. On July 23, 1992, the Dayton’s Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). 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 demolition within designated heritage preservation sites **§73.04.(4).**

2. **Leg. Code § 74.90.(j)** - The Preservation Program for the Dayton’s Bluff Historic District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and non-contributing), its importance to the district, the structural condition of the building and the economic viability of the structure.

3. **The category of the building.** The Shornstein Garage is classified as contributing to the Dayton’s Bluff Historic District. The aluminum siding and wraps were removed the expose the original brick exterior and HPC staff recategorized the building as contributing. Staff considers the building’s historic context to be good, as it is associated with the adjacent Shornstein Grocery and Shornstein House. The architectural integrity of the Shornstein Garage is good. The building has undergone exterior alterations to the openings.

4. **The importance of the building to the district.** The Shornstein Garage was constructed in two phases: the two story portion in 1886 and the one story portion in 1912. Both portions of the garage were constructed during the period of significance for the Dayton’s Bluff Heritage Preservation District. The Dayton’s Bluff Handbook states the following:

Most of the commercial buildings within the District are of masonry construction and date from the 1880s through the 1920s. Groceries and a variety of buildings housing small shops were concentrated along E. Seventh and near Maria and E. Third, and others occupy prominent corner locations. Many provided apartments above the retail space.

Each Commercial building has a distinctive style or character which is associated with its primary period of construction. Each building is unique, but most share a two—part horizontal division with glazed (or once-glazed) storefronts at the first story. Brick or stamped metal details at the cornice or a parapet often deserve special attention and should not be covered over.

In the 1880s, and particularly during the peak years 1882-1884, Dayton's Bluff became a densely-built urban neighborhood. The construction of a series of bridges and the extension of streetcar service brought a new and diverse population to the bluff. Factory and railroad workers purchased small lots and erected a great variety of single and multiple-family houses. The newly-arrived settlers included recent immigrants from Sweden, Ireland, and Germany, but German-Americans were the predominant group. They joined a large contingent of well-established German-American business owners...

The number of the commercial buildings still extant in the Dayton's Bluff Historic District from this time period is unknown, and several have been removed since the adoption of the District in 1992. This is especially evident in reviewing historic maps of East Third and East Seventh Streets. Several of the small commercial corner stores still exist, but in a mostly residential use. At the intersection of Bates and Wilson, three commercial buildings identified on the 1903 Sanborn Fire Insurance Map at the intersection are extant. Staff has not researched any historical associations other than Shornstein that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1989 Dayton's Bluff inventory form did not identify other individuals. The Sanborn Insurance map for this site indicates the footprint of the building has not changed since 1925. There is not an alley on this block and the grade rises steeply to the east. The Shornstein Garage has an abutting driveway to the east. The grade change at this driveway allows for at grade entrance to the second floor apartment at the back of 216 Bates.

This block of Bates Street has seen several changes over the past several decades. A vacant lot historically sat between the Shornstein Garage and the Schacht Block, at 208-210 Bates, on the eastern side of the street. In 2001, Dayton's Bluff Neighborhood Housing Services received conditional approval from the HPC for the construction of a three-unit townhome at 212-214 Bates Avenue and the construction of a six-unit townhome at 207 Bates Avenue. The stores and businesses that were located at the northeast and northwest corners of Bates and Plum Street appear to have been demolished prior to the adoption of the Dayton's Bluff Historic District. The remaining historic buildings on the east and west sides of the block are: 209-213 Bates, 217-219 Bates, 204 Bates, 208-210 Bates and 216-218 Bates. All have varying degrees of historic integrity.

5. Structural condition of the building. A Code Compliance Report has not been ordered for this property and there have not been any inspections conducted by DSI since 2005. During a June 7, 2011 site inspection, HPC staff observed interior conditions with water staining and pooling, rising damp and spalling brick up to four courses above the slab. There were no original or early architectural or decorative features observed on the interior. The exterior features of the building have either been removed or covered. The fenestration, service doors and garage doors are not original to the property. Many of the openings have been reduced in size to fit stock windows and doors. HPC staff considers the overall condition of the subject building as fair to poor.

6. Leg. Code § 74.90(b)2. The Preservation Program for the Dayton's Bluff Historic District states that new construction should reinforce the historic architectural and visual character of the area. Construction will focus on reconstructing deteriorated areas of the existing structure. Original openings will be reconfigured from two to one, keeping the spirit to the façade, but in a practical arrangement for future use. Original curb-cuts that accessed these openings are gone. Wilson Avenue façade will be shortened by a third.

7. Leg. Code § 74.90(c)1. The Preservation Program for the Dayton's Bluff Historic District states that new construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. Footprint and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.

8. Leg. Code § 74.90(c)2. The Preservation Program for the Dayton's Bluff Historic District states that materials and details should relate to those of existing nearby buildings. Façade will be brick veneer construction with wood custom doors matching door types found in the historic photo documentation. Windows will be wood and have been designed to match the configuration found in the historic photo documentation.

9. Leg. Code § 74.90(d)2. The Preservation Program for the Dayton's Bluff Historic District states that vertically oriented, double-hung sash is the predominant historic window type in the district. Windows will be wood and have been designed to match the configuration found in the historic photo documentation.

10. Leg. Code § 74.90(f)1. The Preservation Program for the Dayton's Bluff Historic District states that The setback of new buildings in most residential and commercial areas should be compatible with the setback of existing adjacent buildings. Footprint, setback, and height of the structure will remain the same as what was originally constructed, except for the Wilson Avenue façade being reduced by a third.

11. HPC staff finds that the proposed demolition and reconstruction of 218 Bates Avenue will not adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff 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 the building permit application with the following conditions:

1. Masonry and mortar repair mock-ups shall be completed on-site and reviewed and approved by HPC staff prior to commencement of work. Mortar specifications including mortar strength, composition, color, and joint profile shall be submitted for HPC staff review.
2. There shall be no application of sealant, consolidant, or water-proofing/repellant products to the masonry surfaces.
3. Any final materials, mock-ups, colors, finishes and details shall be submitted to the HPC staff for final review and approval.
4. Any revisions to approved plans shall be submitted and reviewed and approved by the HPC and/or HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review and approval.
5. The HPC stamped approved plans shall remain available on site for the duration of the project.
6. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
7. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved

plans.

8. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
9. If this proposed project will be conducted over various climate seasons, a weather protection plan should be in place that ensures protection to the historic structure, without damage, for all native temperatures and conditions.
10. This approval does not include any sidewalk, curb or boulevard work. A separate review and approval will be required for this work.

H. SUGGESTED MOTION

I move to conditionally approve application #17-027 for demolition and reconstruction to the one-story section of the building at 218 Bates Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the ten conditions including that masonry and mortar sample mock-ups be reviewed and approved by staff prior to commencing repairs.

I. ATTACHMENTS

1. HPC Application
2. Submitted Plans
3. Photos of the property



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:

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 type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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.

Total Project Value: _____

Attach additional sheets if necessary



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
			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).
			Photographs of all features and areas affected by proposed work.
			If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
			Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
			Photographs of location of proposed signage on structure/property.
			Photographs of structure and all exterior sides affected by proposed work.
			Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
			Section drawing showing point of installation, method of installation, awning profile and projection.
			Illumination plan.
			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:
			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.
			Photographs of all features and areas affected by proposed work.
			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.
			Digital copies of the plans and photos submitted on CD or USB.

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

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>
Other Items Requested by HPC Staff:		

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: Michael Anschel Date: 8-24-2017

Typed name of applicant: Michael Anschel

Signature of owner: Cory Vandenberghe Date: 8-24-2017

Typed name of owner: Cory Vandenberghe

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.



FOR HPC OFFICE USE ONLY

Address: _____

Date received: _____

Date complete: _____

FILE NO. _____

City Permit # ____ - _____

District: _____ /Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

Requires staff review

Requires Commission review

Supporting data: **YES NO**
Complete application: **YES NO**
The following condition(s) must be met in order for application to conform to preservation program:

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

HPC Staff Notes

[Empty box for HPC Staff Notes]

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____



RAILING SHOP 216 BATES AVE

RECORD	
DATE	BY
PRELIMINARY	
REVISION 1	
REVISION 2	
REVISION 3	
CONST. DOC.	

Plan #

ABBREVIATIONS

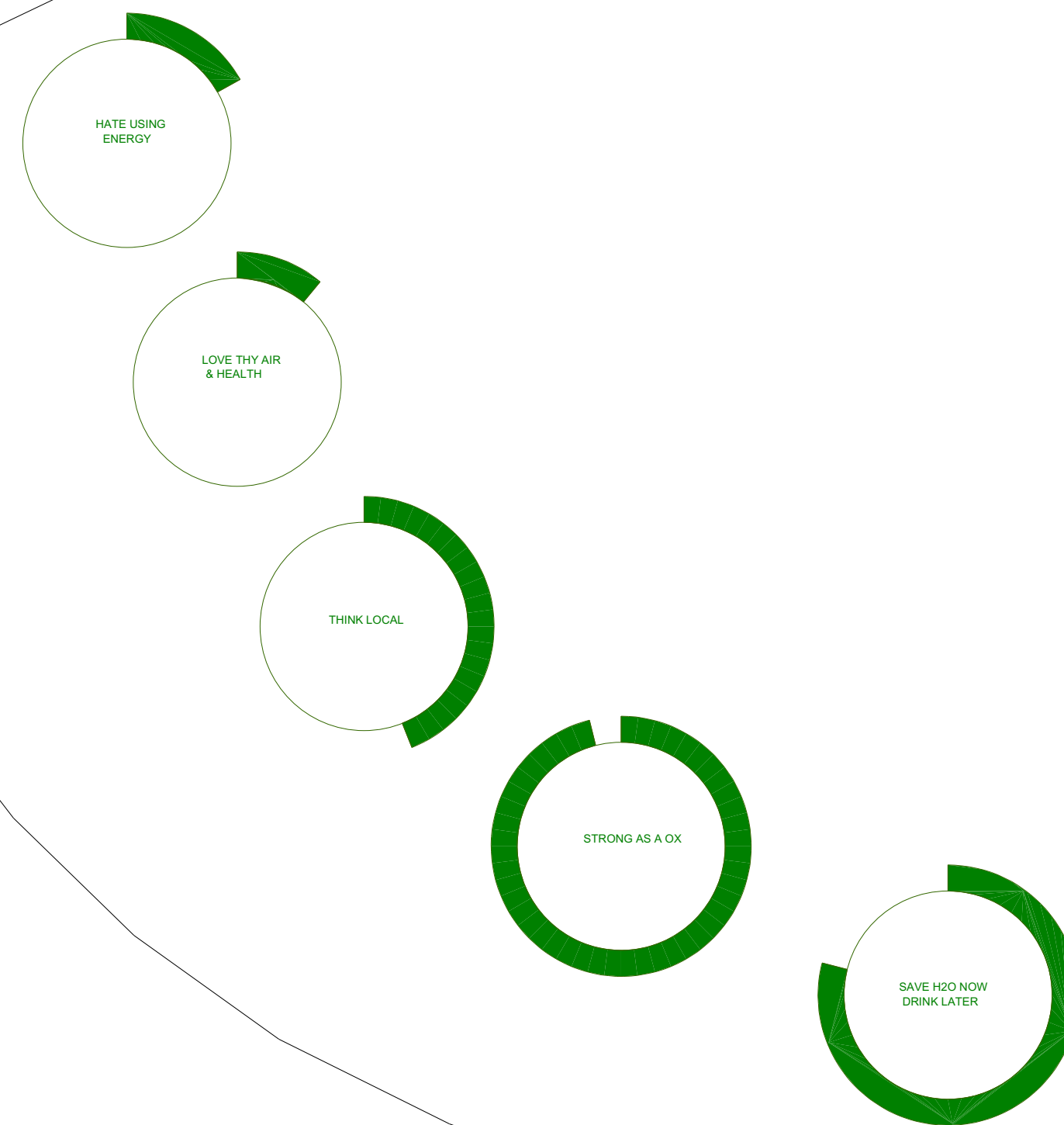
AB ANCHOR BOLT	CAB CABINET	FD FLOOR DRAIN	FLWD PLWOOD	UNO UNLESS NOTED OTHERWISE
ABV ABOVE	CL CENTERLINE	FDN FOUNDATION	FLYD QUANTITY	VR VAPOR RETARDER
AD ACCESS DOOR	CLD CEILING	FDN FOUNDATION	FLYD QUANTITY	VR VAPOR RETARDER
ADCL ADDITIONAL	CMU CONCRETE MASONRY UNIT	FLR FLOOR	FLYD QUANTITY	VR VAPOR RETARDER
ADJ ADJACENT	COL COLUMN	FPL FIREPLACE	R RISER	WI WITH
AF ABOVE FINISHED FLOOR	CONC CONCRETE	FT FEET	REF REFRIGERATOR	WH WOOD
AP ACCESS PANEL	CONT CONTINUOUS	HER HEADER	REM REMOVE	WH WATER HEATER
AWN AWNING	CT CERAMIC TILE	HGT HEIGHT	REQ REQUIRED	WINDY WINDOW
	CTR CENTER	HW HARDWOOD	RO ROUGH OPENING	WP WATER PROOFING
BE BOARD	CSMT CASEMENT	HW HARDWOOD	SHTG SHEATHING	
BEL BELOW	CTP CARPET	HW HARDWOOD	SM SIMILAR	
BLDG BUILDING	DEM DEMOLITION	HW HARDWOOD	STD STANDARD	
BLK BLOCK	DN DOWN	HW HARDWOOD	STRUC STRUCTURAL	
BLT-IN BUILT IN	DT DRAIN TILE	INSUL INSULATION	STRUC STRUCTURAL	
BM BEAM	DTL DETAIL	INSUL INSULATION	STRUC STRUCTURAL	
BO BOTTOM OF	DN DOUBLE HUNG	MAX MAXIMUM	STRUC STRUCTURAL	
BT BOTTOM	DTL DETAIL	MIN MINIMUM	STRUC STRUCTURAL	
BP BEARING POINT	EA EACH	MFR MANUFACTURER	T TREAD	
BSMT BASEMENT	EJ EXPANSION JOINT	MO MASONRY OPENING	TAG TONGUE AND GROOVE	
BUR BUILT-UP ROOF	ENG ELECTRICAL	MTL MATERIAL	TO TOP OF	
	ELEV ELEVATION	MIL MILL	TYP TYPICAL	
	ENGR ENGINEER	NTS NOT TO SCALE		
	EP ELECTRICAL PANEL	OC ON CENTER		
	EXC EXCAVATE	OPNG OPENING		
	EXG EXISTING			
	EQ EQUAL			

WALL TYPES & SYMBOL

	EXG. CONST.		ELEVATION		DATUM REFERENCE		FINISH TAG
	EXG. CONST. TO BE REMOVED		SECTION CUT		REVISION TAG		DOOR TAG
	EXG. CONST. TO BE ALTERED		ENLARGED DETAIL		FIXTURE TAG		WINDOW TAG
	NEW CONST.		TITLE		ELEVATION		MULTIPLE ELEVATIONS
			TITLE SCALE				

SHEET INDEX

- A1. TITLE PAGE
- A2. SURVEY
- A3. FOUNDATION PLAN
- A4. MAIN LEVEL PLAN/DEMO PLAN
- A5. 2ND LEVEL PLAN/DEMO PLAN
- A6. EXTERIOR ELEVATIONS
- A7. EXTERIOR ELEVATIONS
- A8. SECTIONS



GENERAL NOTES

DRAWN TO MEET OR EXCEED MN STATE BUILDING CODE & MN GREEN STAR STANDARDS
PLANS DIMENSIONED TO FRAMING AND ELEVATIONS DIMENSIONED TO FINISH

PROJECT: RAILING SHOP
CORY VANDENBERGHE
216 BATES AVE ST. PAUL MN 55106

Otogawa-Anschel Design-Build
3212 Hennepin Ave S
Minneapolis, MN 55408
612.788.7070
CONTRACT NO. 14-10-000003
BPA CERTIFICATE NO. 000001

SCALE:
NOTED

A1

KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

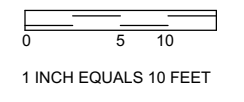
721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemp@pro-ns.net
www.kempersurveys.com

SECTION 33, T29N, R22W

216 BATES AVENUE

CITY OF ST. PAUL,
RAMSEY COUNTY, MINNESOTA

AKA- LOTS 5 AND 6, AUDITORS SUBDIVISION No. 20,
EXCEPT THE NORTHEASTERLY 70.4 FEET THEREOF



1 INCH EQUALS 10 FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD 83, 1985)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

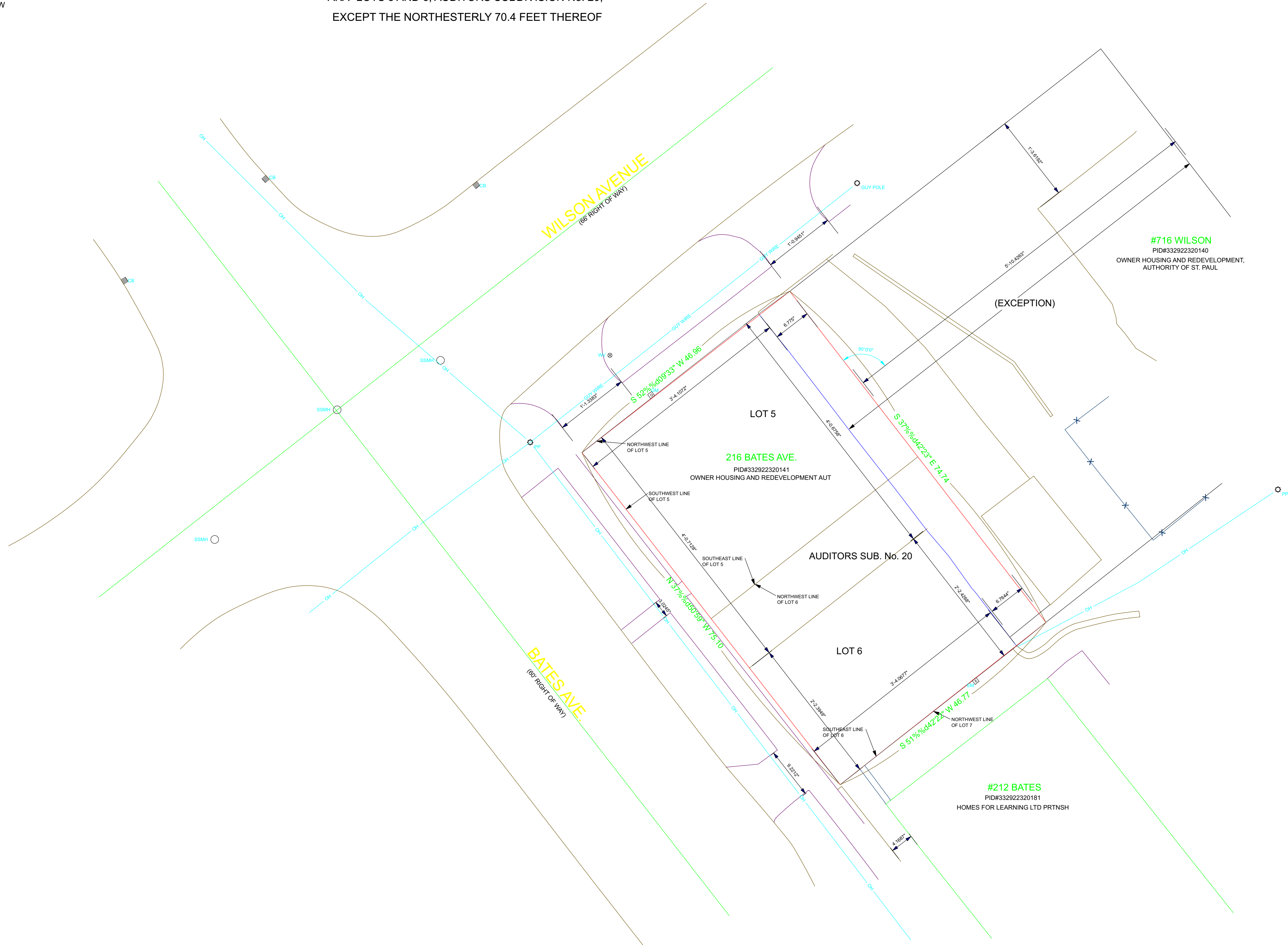
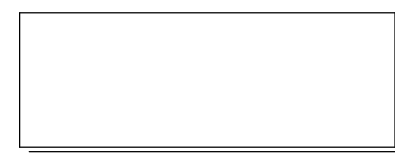


RECORD	
DATE	BY
PRELIMINARY	
REVISION 1	
REVISION 2	
REVISION 3	
CONST. DOC.	

Plan #

• SITE

VICINITY MAP
(NO SCALE)



216 BATES AVE
ST. PAUL, MN

216 BATES AVE
ST. PAUL, MN

LEGAL DESCRIPTION

WARRANTY DEED DOC. NO. 4079754
LOT 5 AND 6, AUDITORS SUBDIVISION NO. 20,
EXCEPT THE NORTHEASTERLY 70.4 FEET THEREOF
RAMSEY COUNTY, MINNESOTA

AREA =
3511 SQ. FT. OR
0.0806 ACRES

LEGEND

- MH ○ MANHOLE
- CB □ CATCH BASIN
- PP ○ POWER POLE
- PH ○ FIRE HYDRANT
- WW ⊗ WATER VALVE
- EM □ ELECTRIC METER
- GM □ GAS METER
- SIGN
- OH — OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER AUDITOR'S SUBDIVISION NO. 20

PREPARED FOR:
SCOTT BARSNES
DESIGN/INTERNAL OPERATIONS DIRECTOR
OTOGAWA-ANSCHTEL DESIGN-BUILD
3212 HENNEPIN AVE. S.
MINNEAPOLIS, MN 55408
SCOTT@OTOGAWA-ANSCHTEL.COM
(612) 789-7070 EXT. 224



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY PLAN,
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT
I AM A FULLY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA.

11/10/2017
MARK D. KEMPER, PLS 18407
DATED THIS 11/10/17 11/10 DAY OF 11/10 11/10, 2017

CERTIFICATE OF SURVEY

17014 (17014.DWG) D.B. JOSE FLORES

KEMPER & ASSOCIATES, INC. ©

PROJECT:
Otogawa-Anschel Design-Build
3212 Hennepin Ave S
Minneapolis, MN 55408
612.789.7070
CONTRACT NO. 14-01-002243
EPA CERTIFICATE NO. 1808851

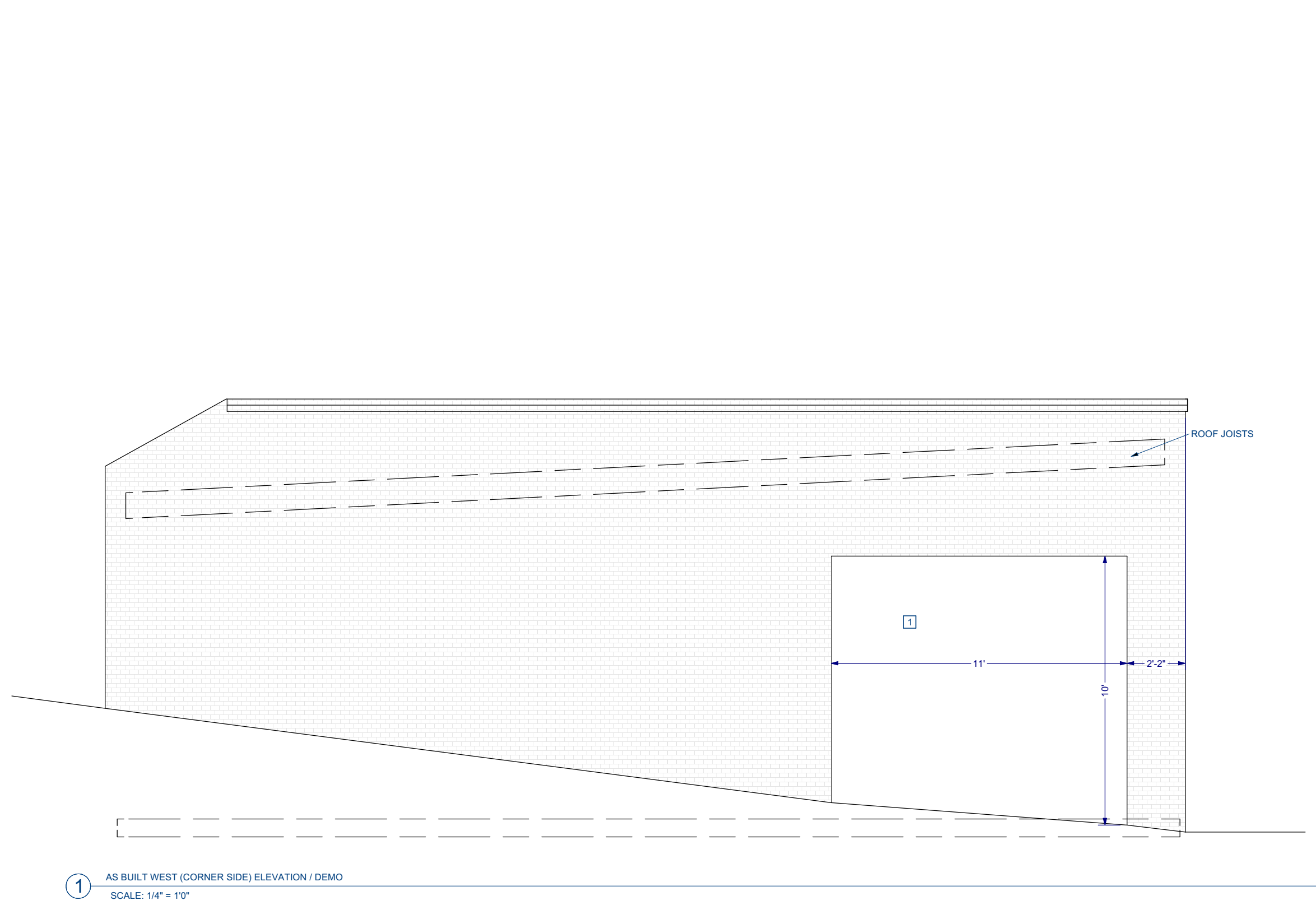
SURVEY

SCALE:
NOTED

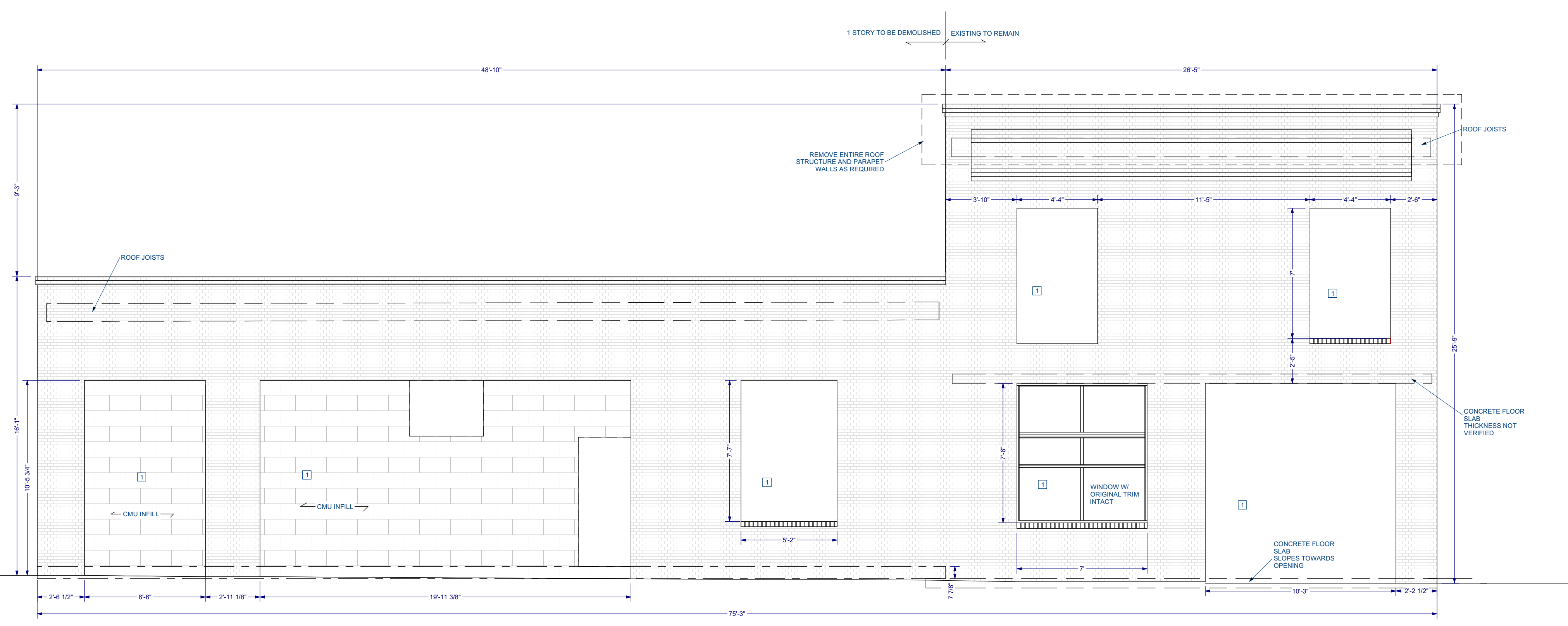
A2

RECORD
DATE
PRELIMINARY
REVISION 1
REVISION 2
REVISION 3
CONST. DOC.

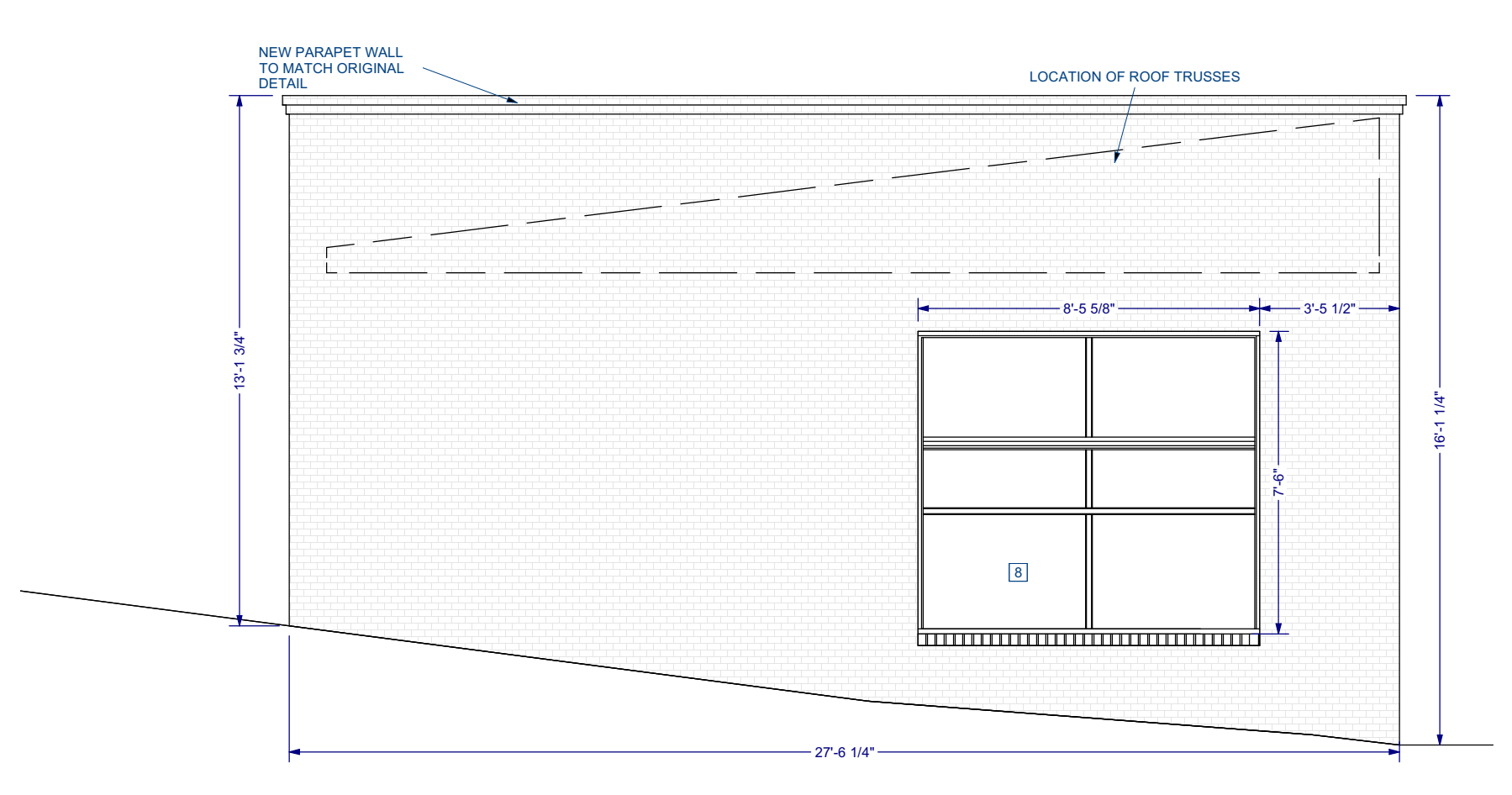
Plan #



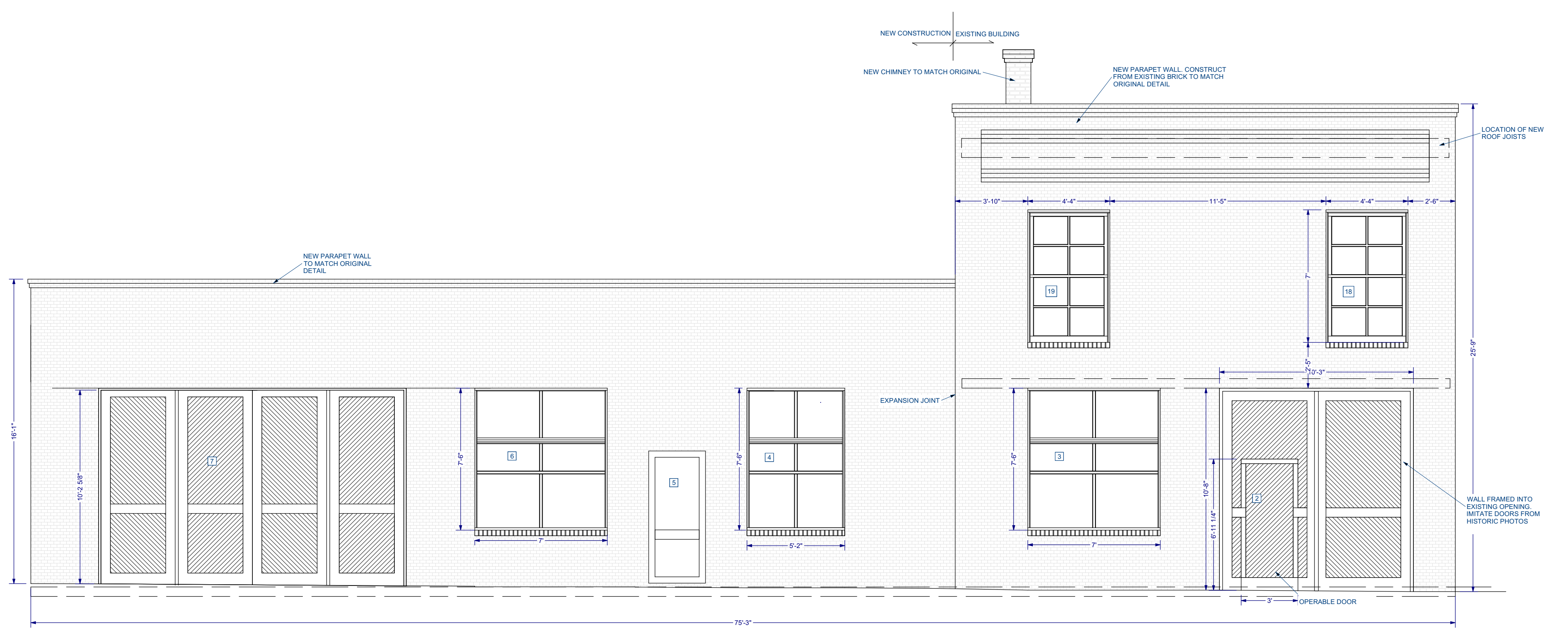
1 AS BUILT WEST (CORNER SIDE) ELEVATION / DEMO
SCALE: 1/4" = 1'



2 AS BUILT SOUTH (FRONT) ELEVATION / DEMO
SCALE: 1/4" = 1'



3 PROPOSED WEST (CORNER SIDE) ELEVATION
SCALE: 1/4" = 1'



4 PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'

PROJECT:
RAILING SHOP
CORY VANDENBERGHE
216 BATES AVE. ST. PAUL, MN 55106

Otagawa-Anschel Design-Build
3212 Hennepin Ave S
Minneapolis, MN 55408
612.788.7070
CONTRACT NO. 1414141414141414
BPA CERTIFICATE NO. 1414141414141414

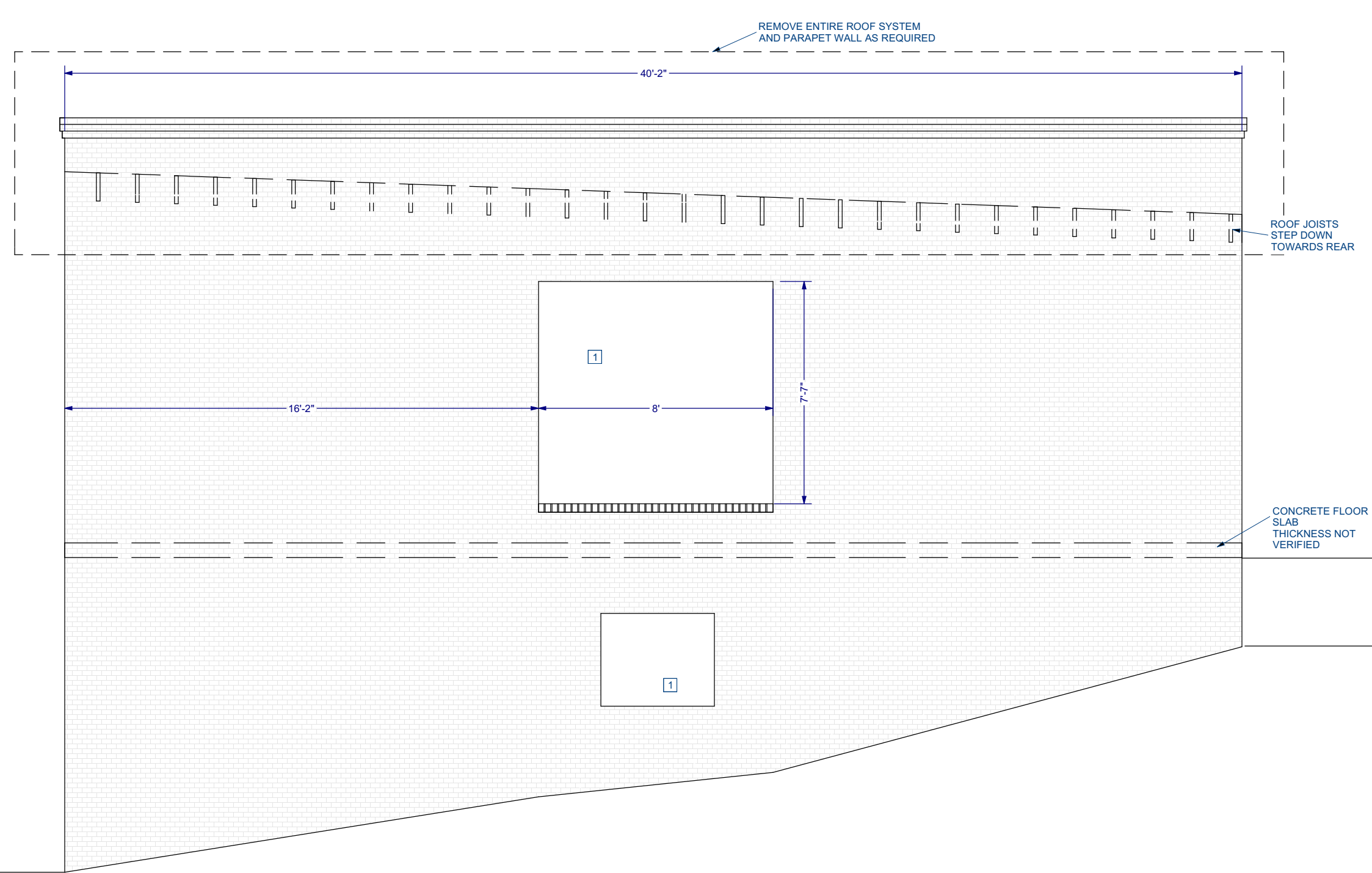
EXTERIOR ELEVATIONS
DESIGN + BUILD

SCALE:
NOTED

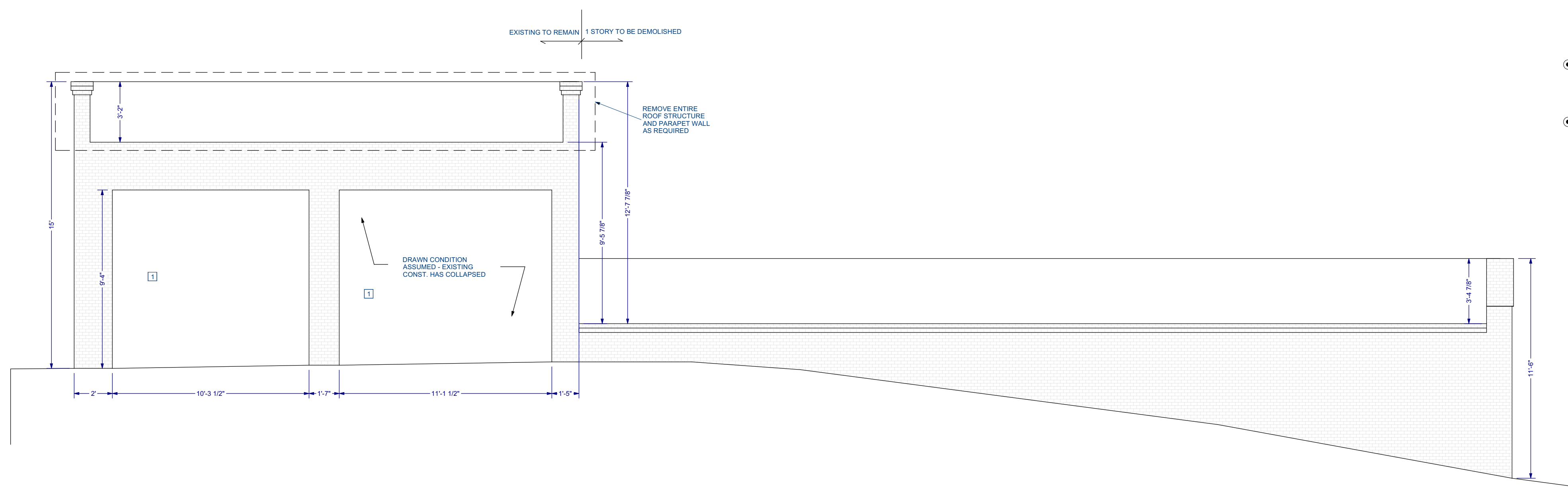
A6

RECORD	
DATE	BY
PRELIMINARY	
REVISION 1	
REVISION 2	
REVISION 3	
CONST. DOC.	

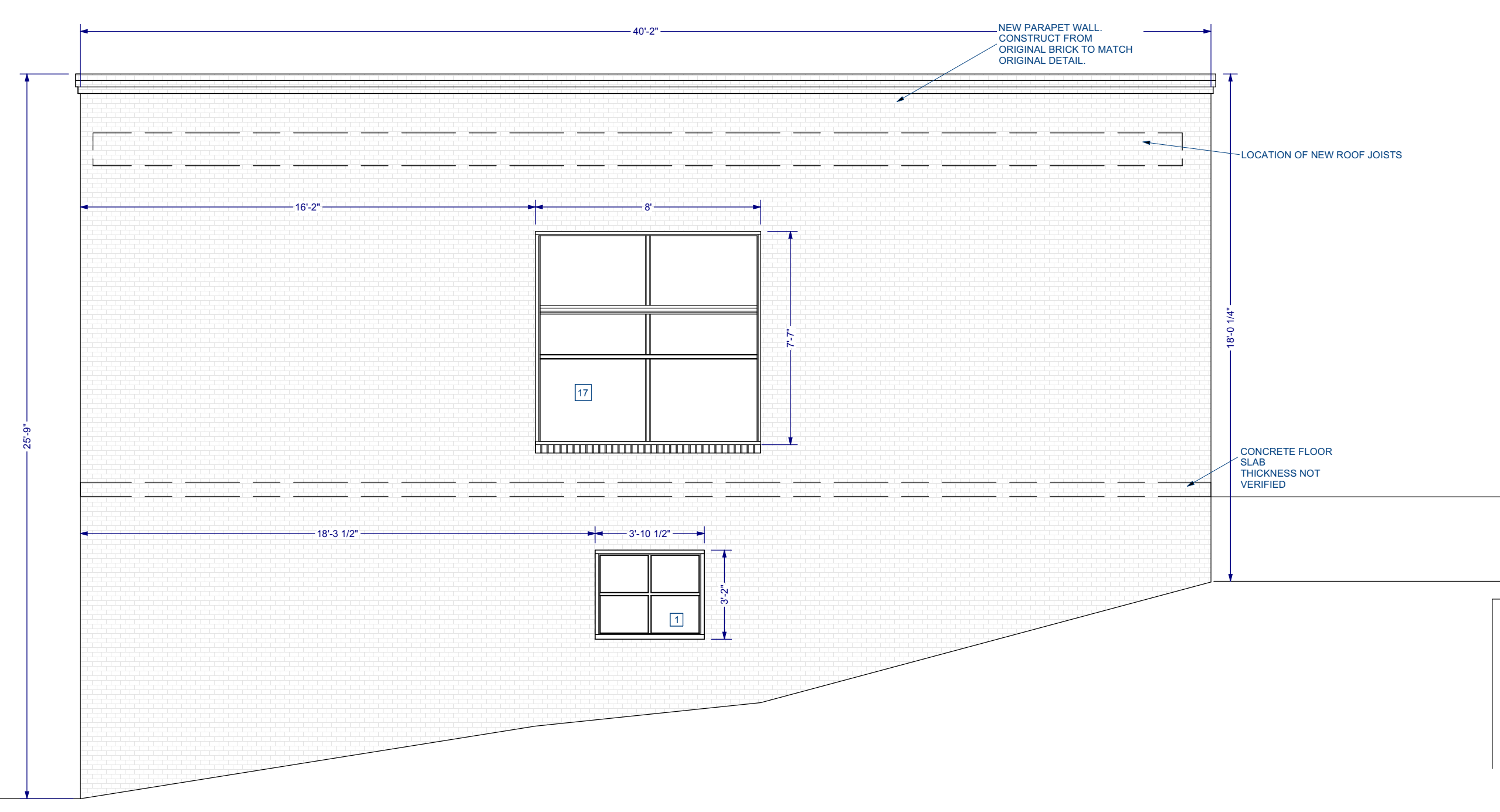
Plan #



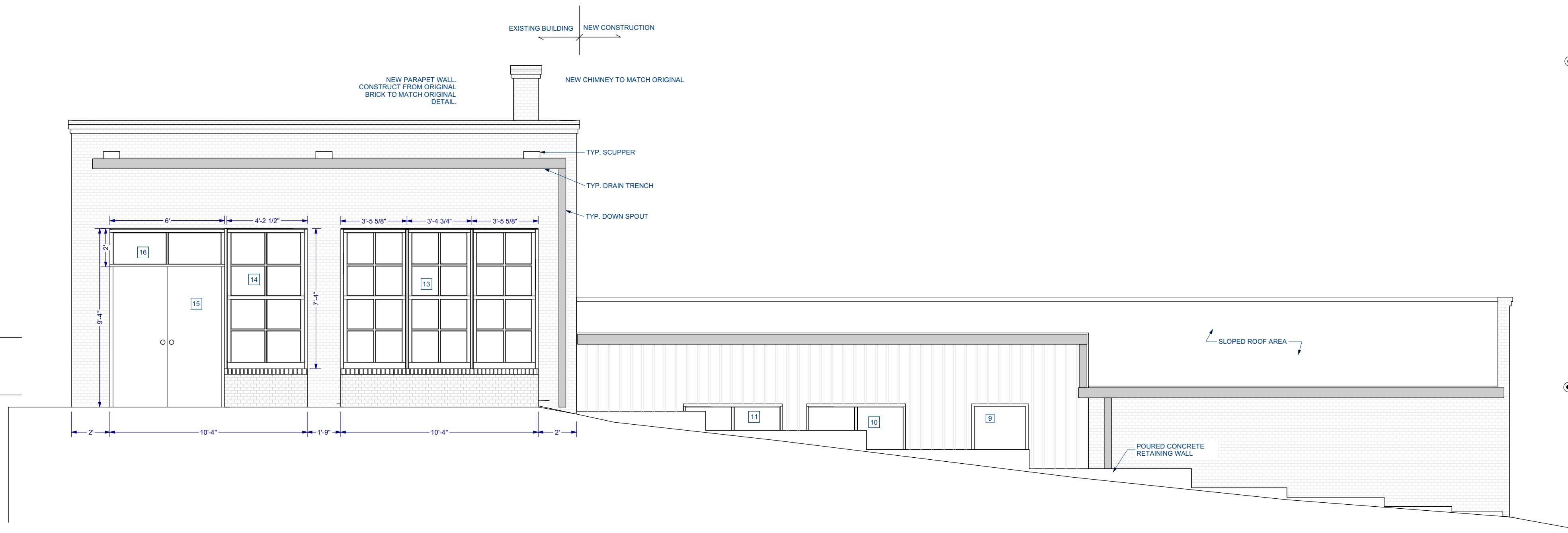
1 AS BUILT EAST (SIDE) ELEVATION DEMO
SCALE: 1/4" = 1'-0"



2 AS BUILT NORTH (REAR) ELEVATION DEMO
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
RAILING SHOP
CORY VANDENBERGHE
216 BATES AVE ST. PAUL MN 55106

Otogawa-Anschel Design-Build
3212 Hennepin Ave S
Minneapolis, MN 55408
612.788.7070
CONTRACT LICENSE #022283
BPA CERTIFICATE #ML 080851

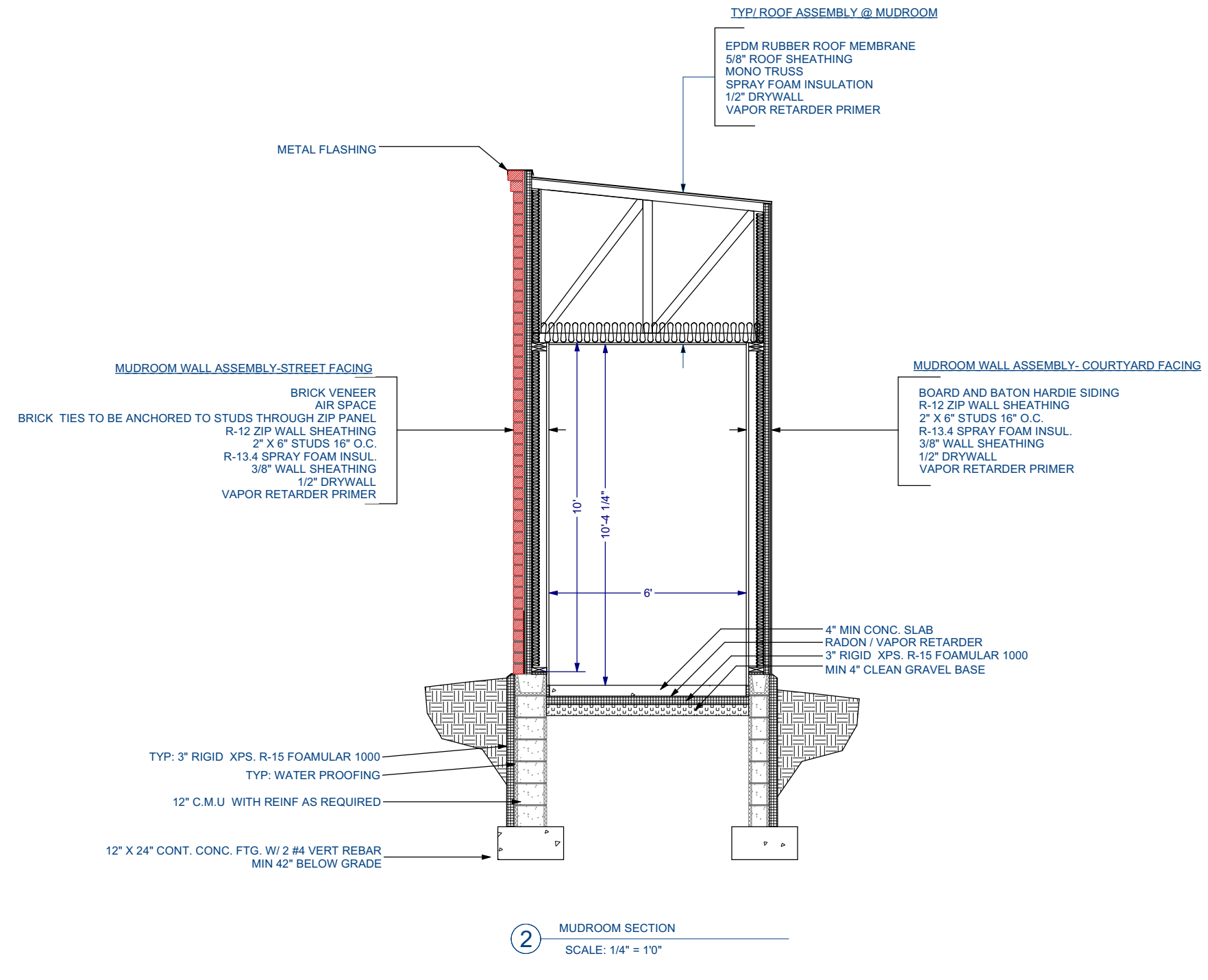
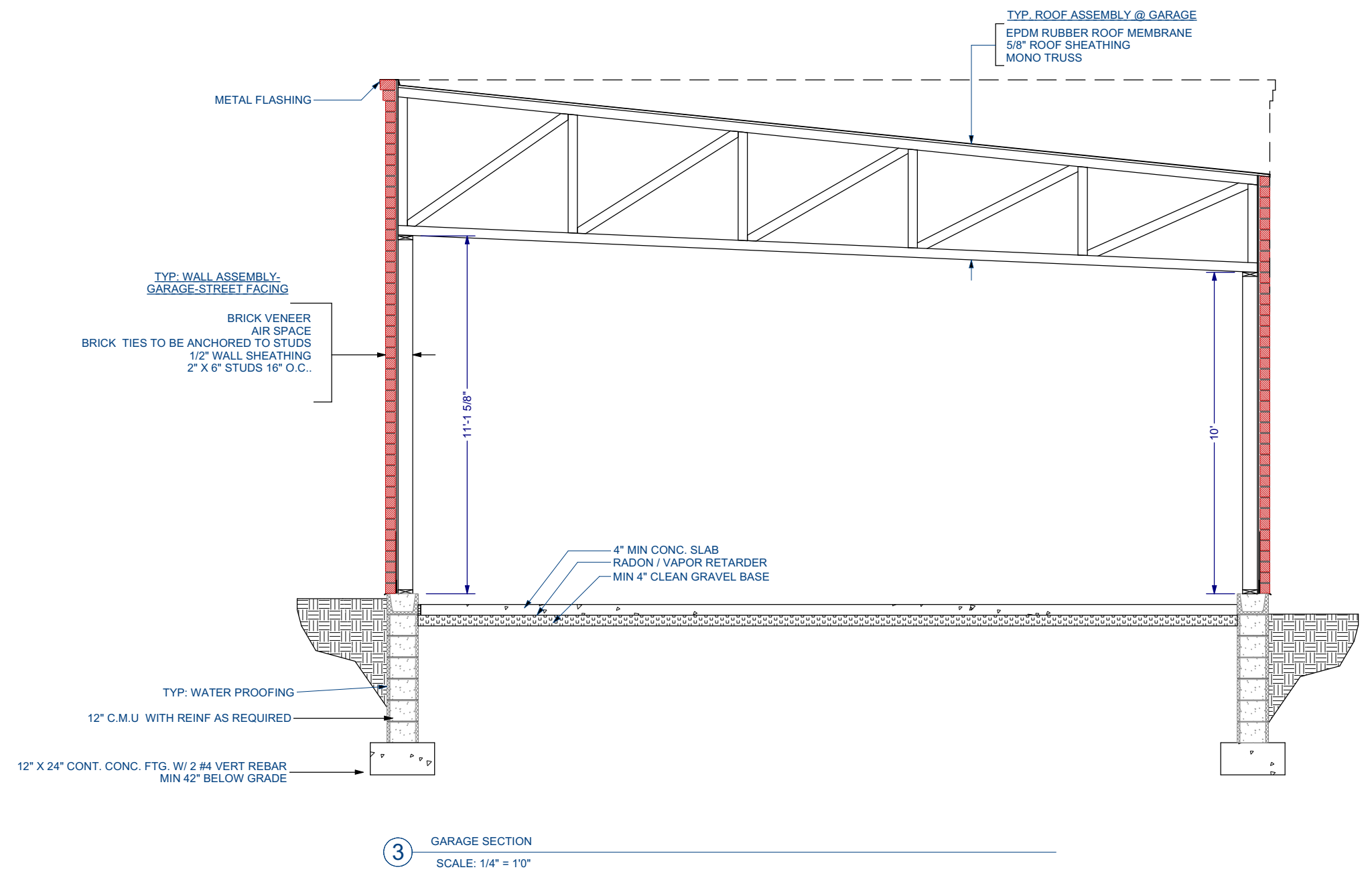
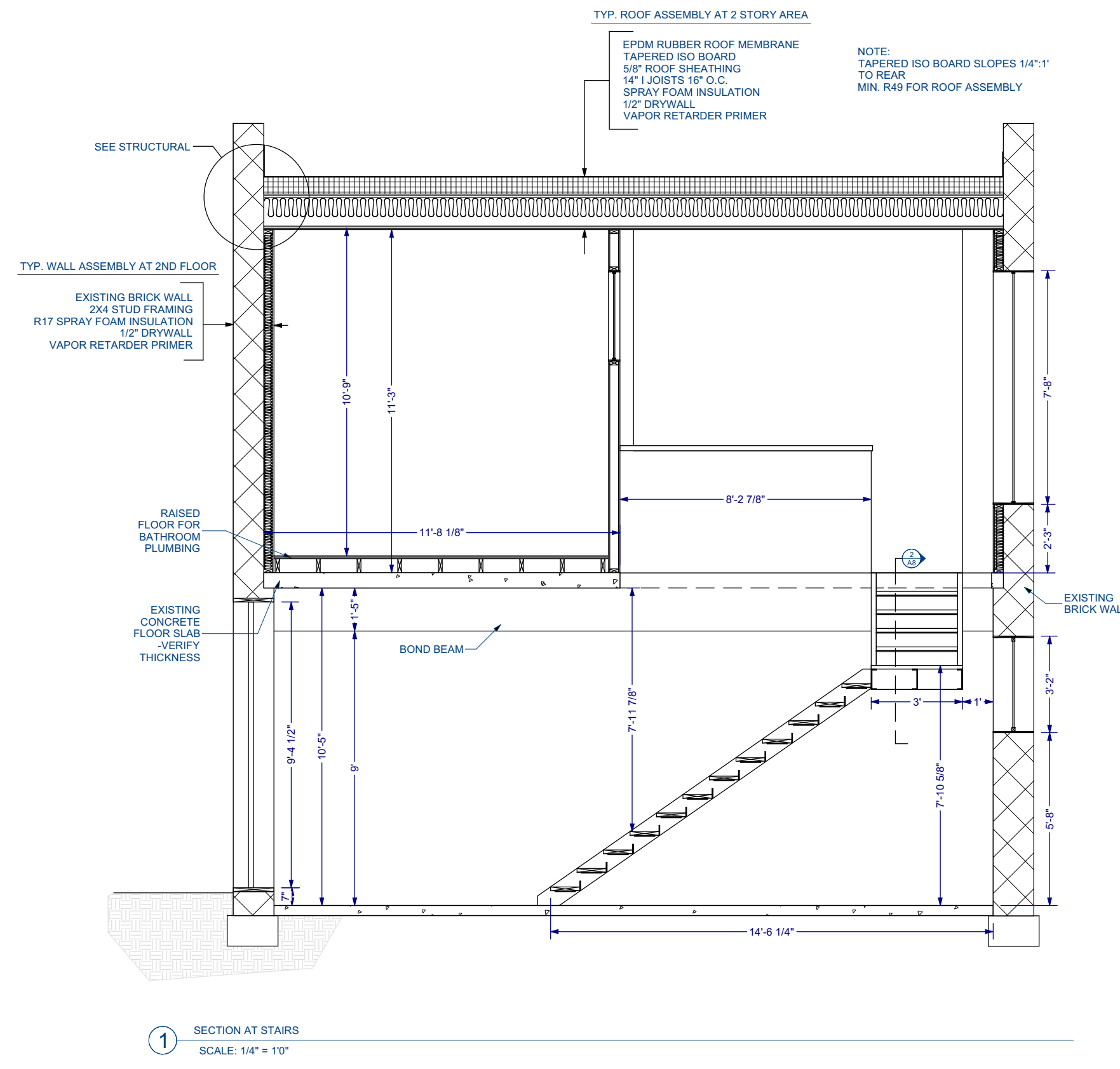
EXTERIOR ELEVATIONS
DESIGN + BUILD

SCALE:
NOTED

A7

RECORD	
DATE	BY
PRELIMINARY	
REVISION 1	
REVISION 2	
REVISION 3	
CONST. DOC.	

Plan #



PROJECT:
Otogawa-Anschel Design-Build
 3212 Hennepin Ave. S.
 Minneapolis, MN 55408
 612.788.7070
 CONTRACT NO. 14-18-000003
 BLDG. CERTIFICATE NO. 14-000001

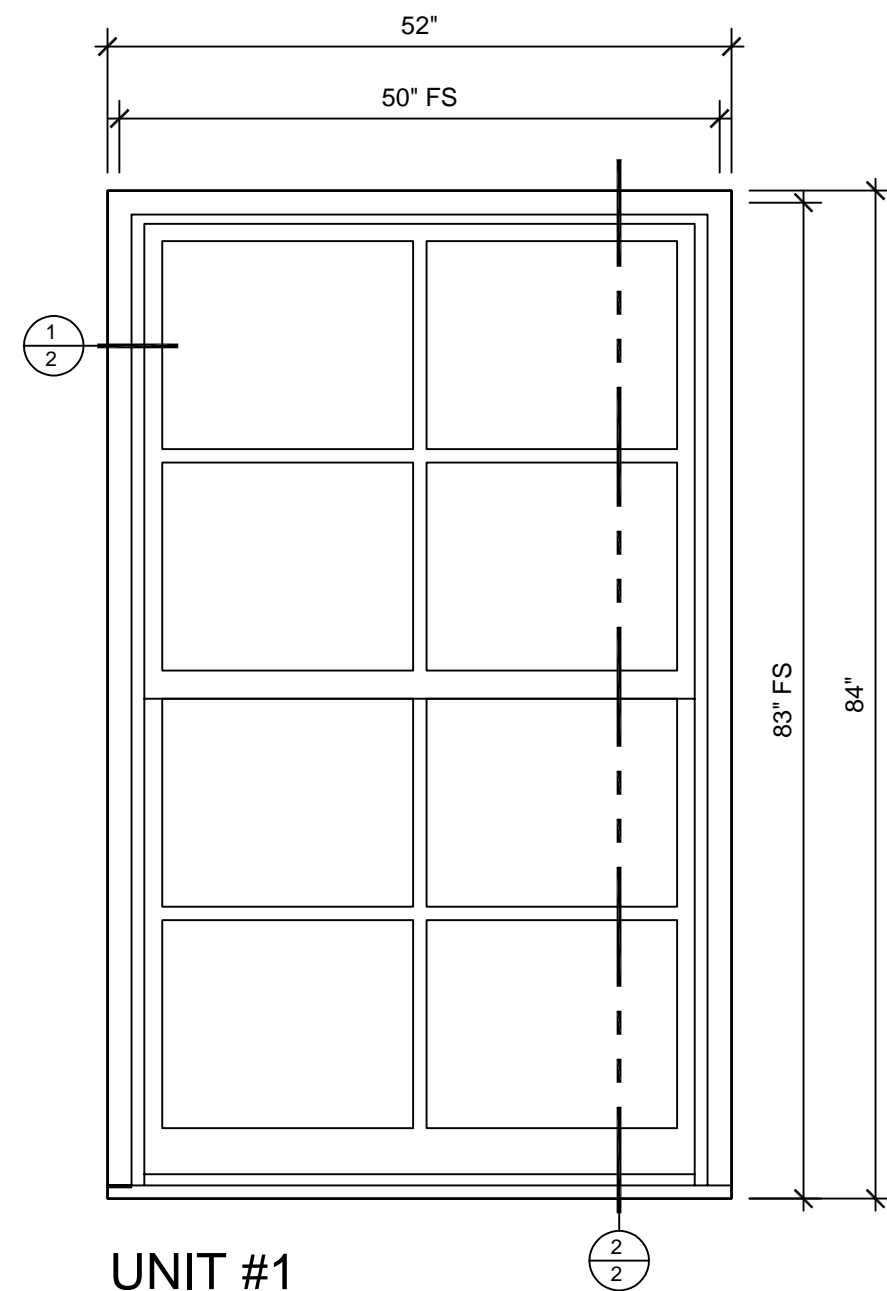
RAILING SHOP
 CORY VANDENBERGHE
 216 BATES AVE. ST. PAUL, MN 55106

SECTIONS

SCALE:
 NOTED

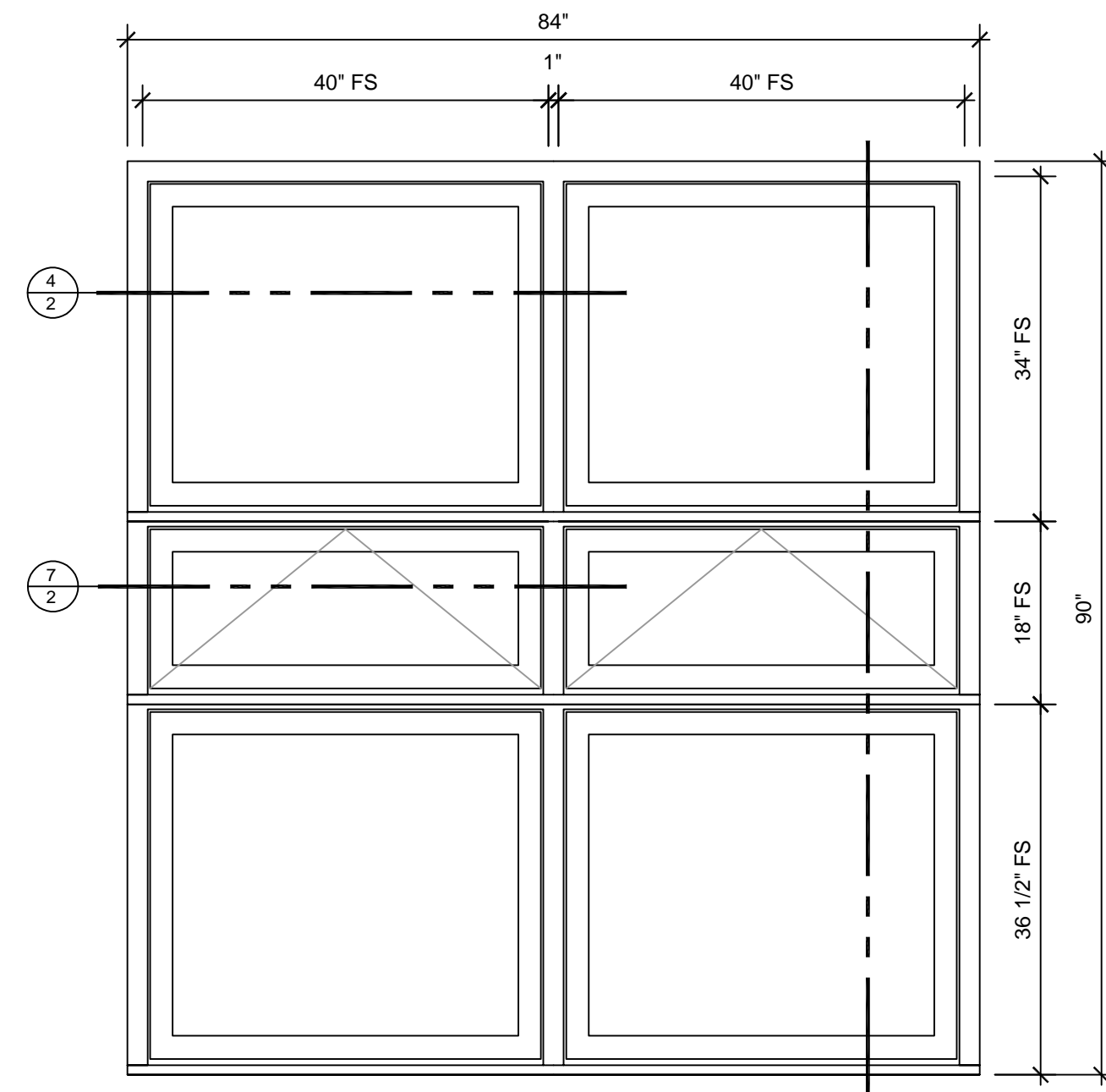
A8





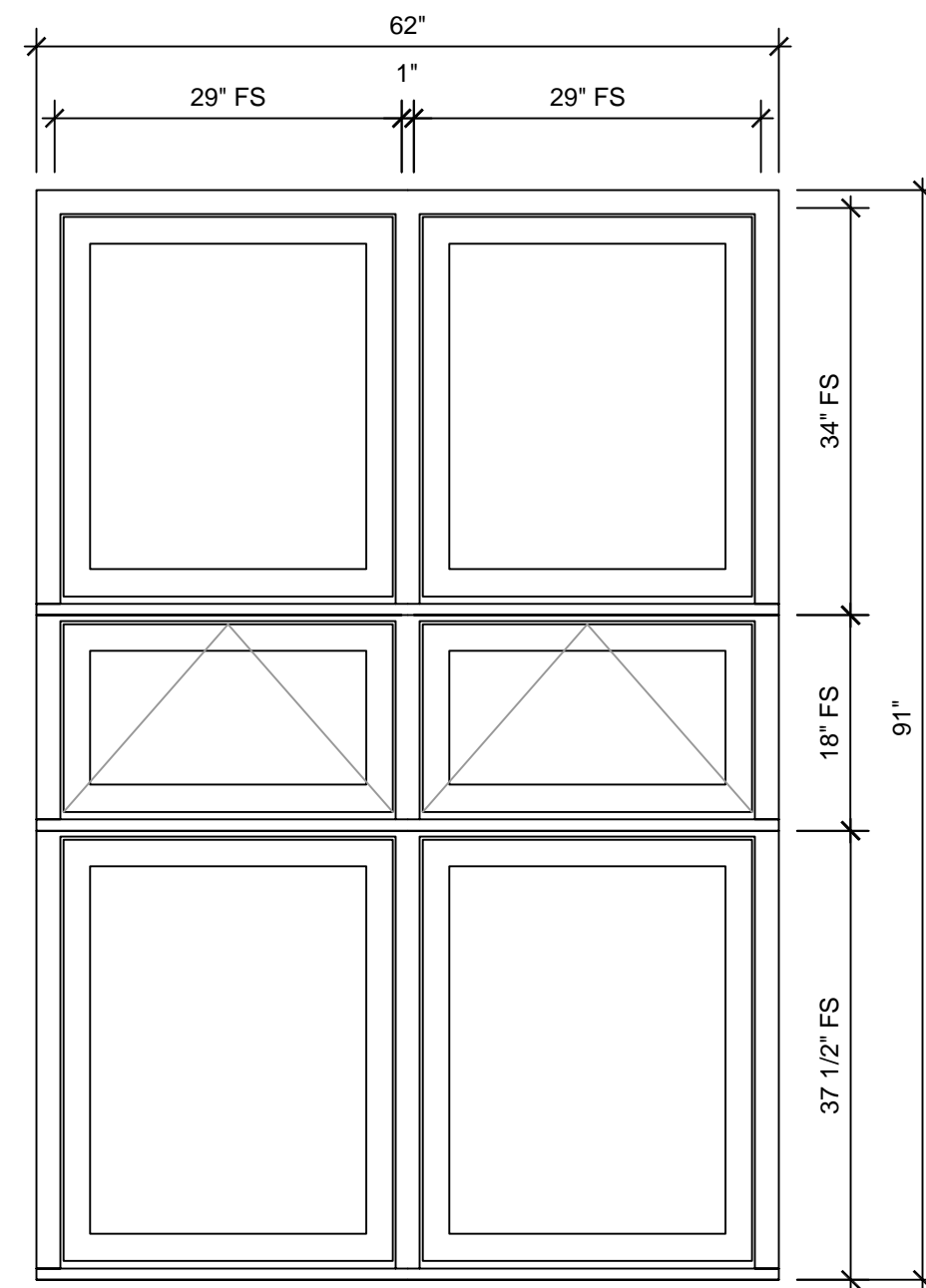
UNIT #1
QTY: 2 SCALE: 3/4" = 1'-0"

SPECIFICATIONS:
UNIT TYPE: WMDH
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: EXTERIOR-ALUM FRAME-color?
SCREEN MESH: HI-TRANSPARENCY FIBERGLASS-CHARCOAL
HARDWARE: SASH LOCK-SATIN TAUPE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



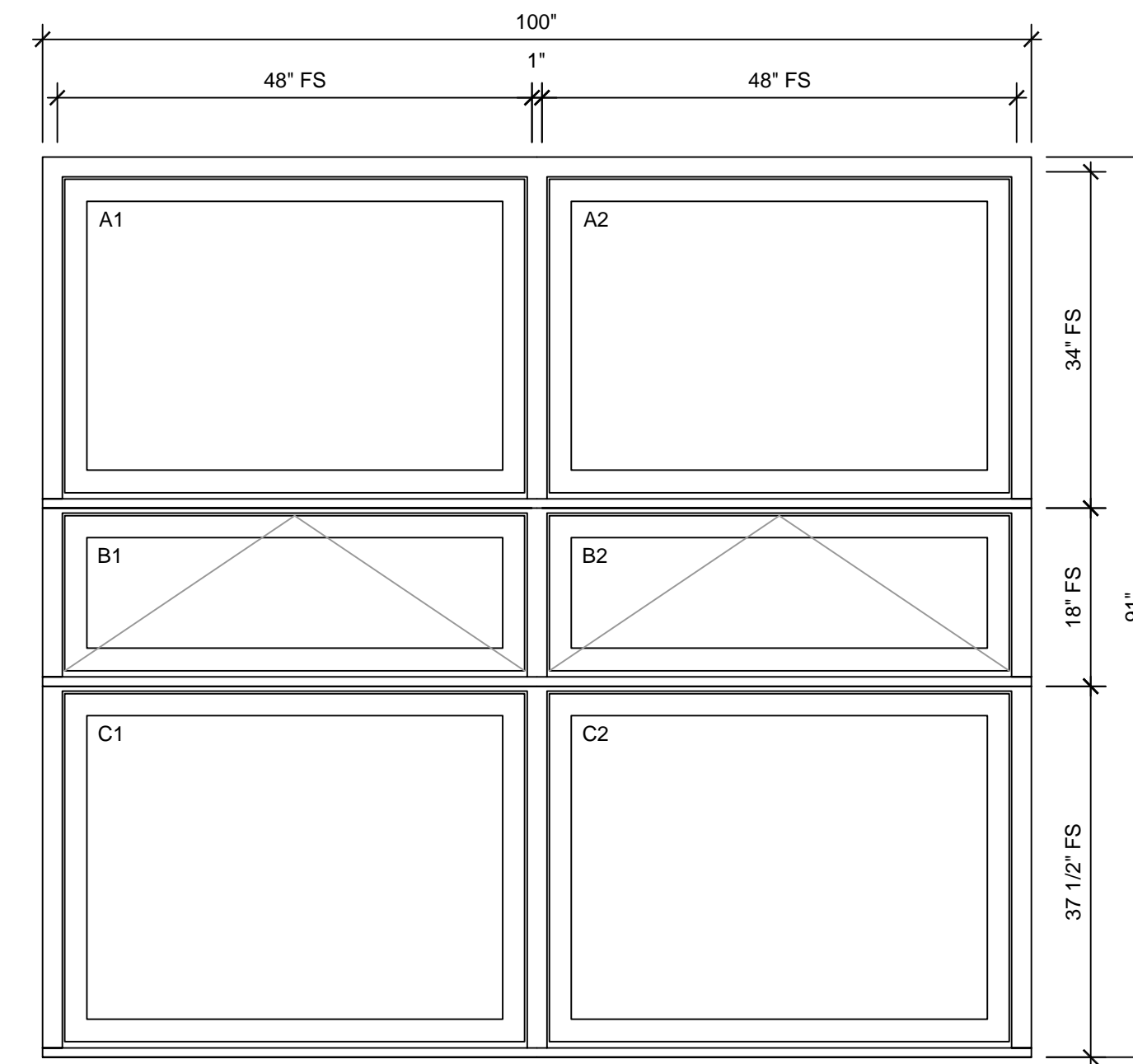
UNIT #3
QTY: 1 SCALE: 3/4" = 1'-0"

SPECIFICATIONS:
UNIT TYPE: A1, A2, C1, C2: WUCAP
B1, B2: WUAWN
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: INTERIOR-WOOD FRAME-UNFINISHED
SCREEN MESH: HI-TRANSPARENCY FIBERGLASS-CHARCOAL
HARDWARE: FOLDING HANDLE-SATIN TAUPE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



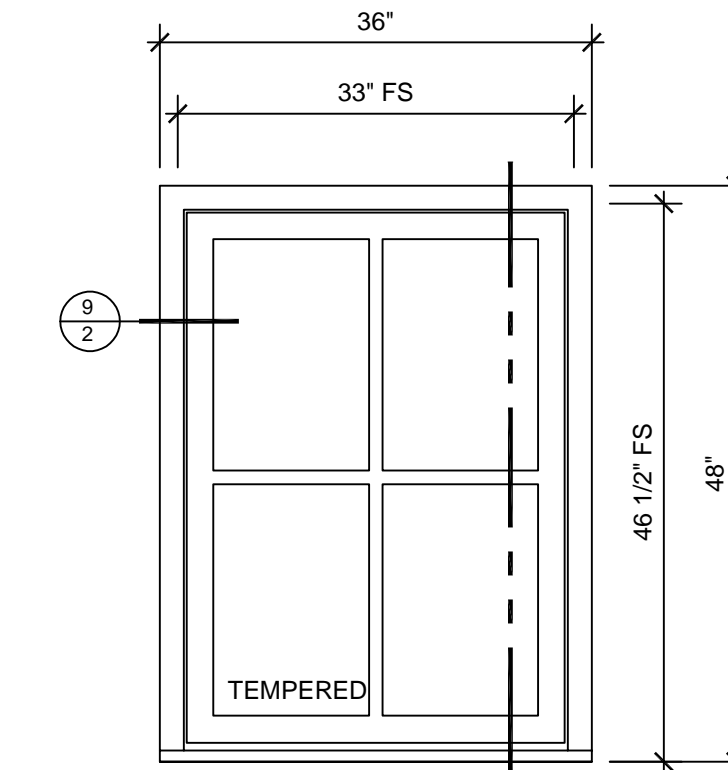
UNIT #4
QTY: 1 SCALE: 3/4" = 1'-0"

SPECIFICATIONS:
UNIT TYPE: A1, A2, C1, C2: WUCAP
B1, B2: WUAWN
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: INTERIOR-WOOD FRAME-UNFINISHED
SCREEN MESH: HI-TRANSPARENCY FIBERGLASS-CHARCOAL
HARDWARE: FOLDING HANDLE-SATIN TAUPE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



UNIT #5, 6
QTY: 2 SCALE: 3/4" = 1'-0"

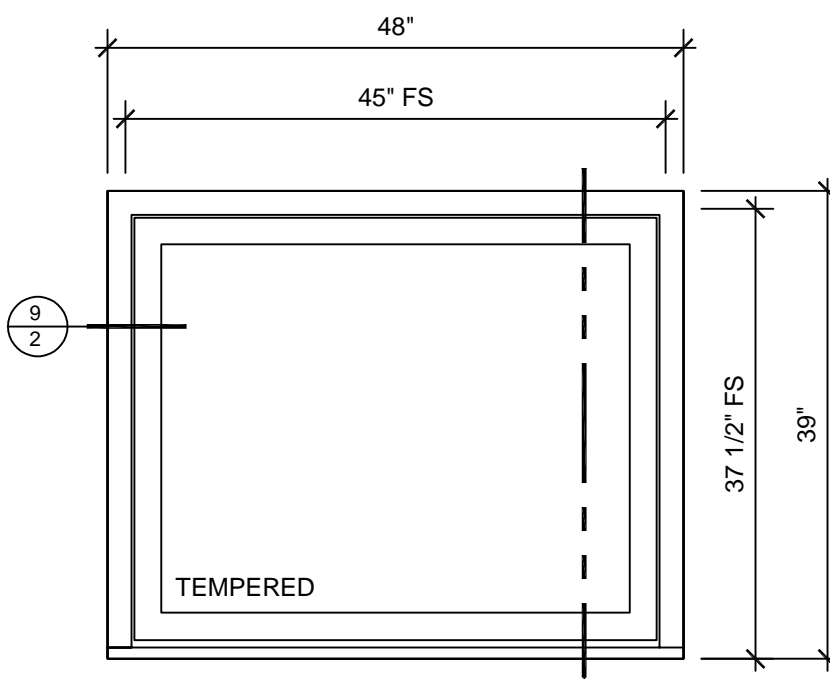
SPECIFICATIONS:
UNIT TYPE: A1, A2, C1, C2: WUCAP
B1, B2: WUAWN
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: INTERIOR-WOOD FRAME-UNFINISHED
SCREEN MESH: HI-TRANSPARENCY FIBERGLASS-CHARCOAL
HARDWARE: FOLDING HANDLE-SATIN TAUPE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



UNIT #7
QTY: 1 SCALE: 3/4" = 1'-0"

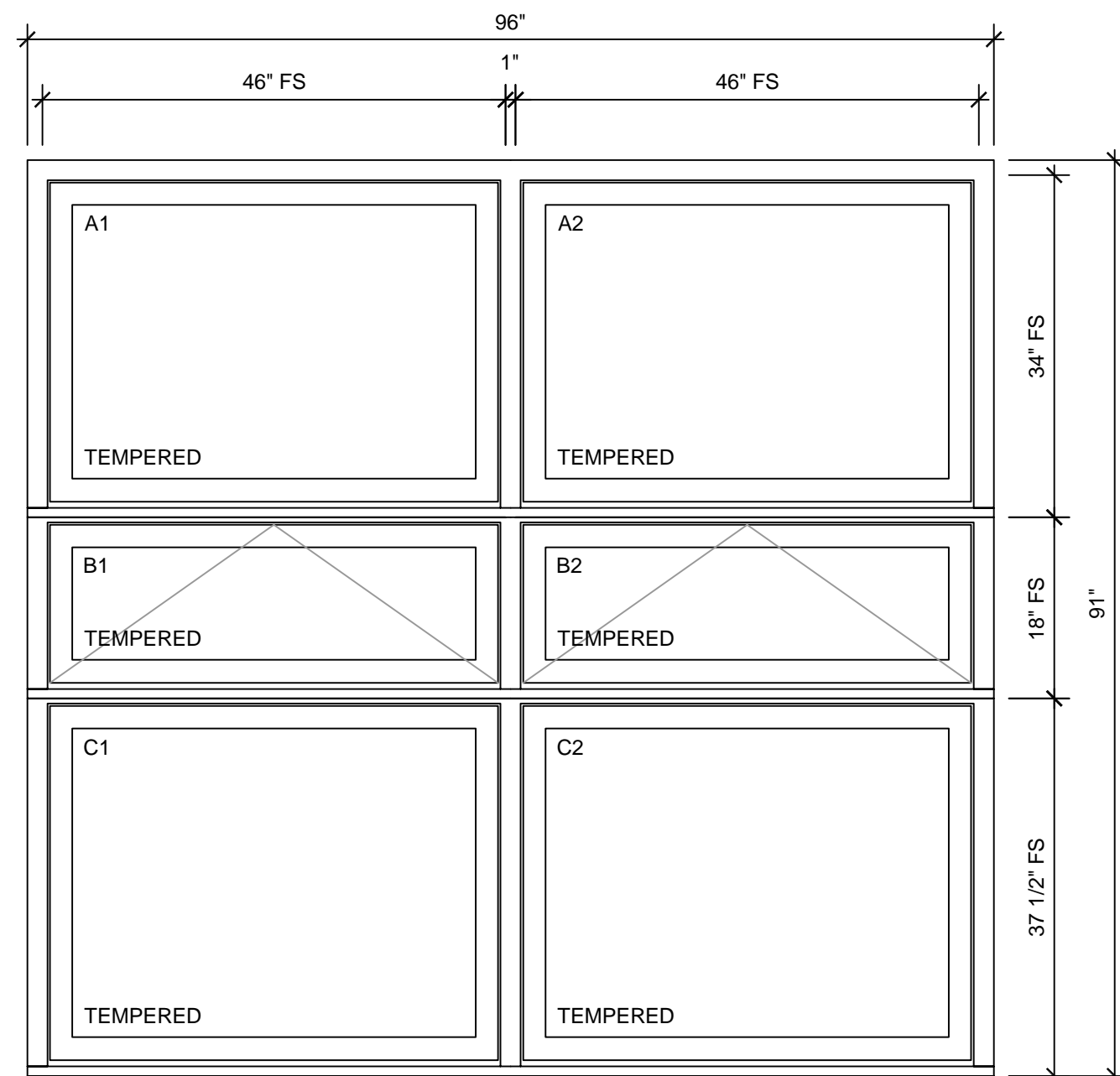
SPECIFICATIONS:
UNIT TYPE: WUCAP
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: NONE
HARDWARE: NONE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"

PROPOSED SOUTH (FRONT) ELEVATION



UNIT #1
QTY: 1 SCALE: 3/4" = 1'-0"

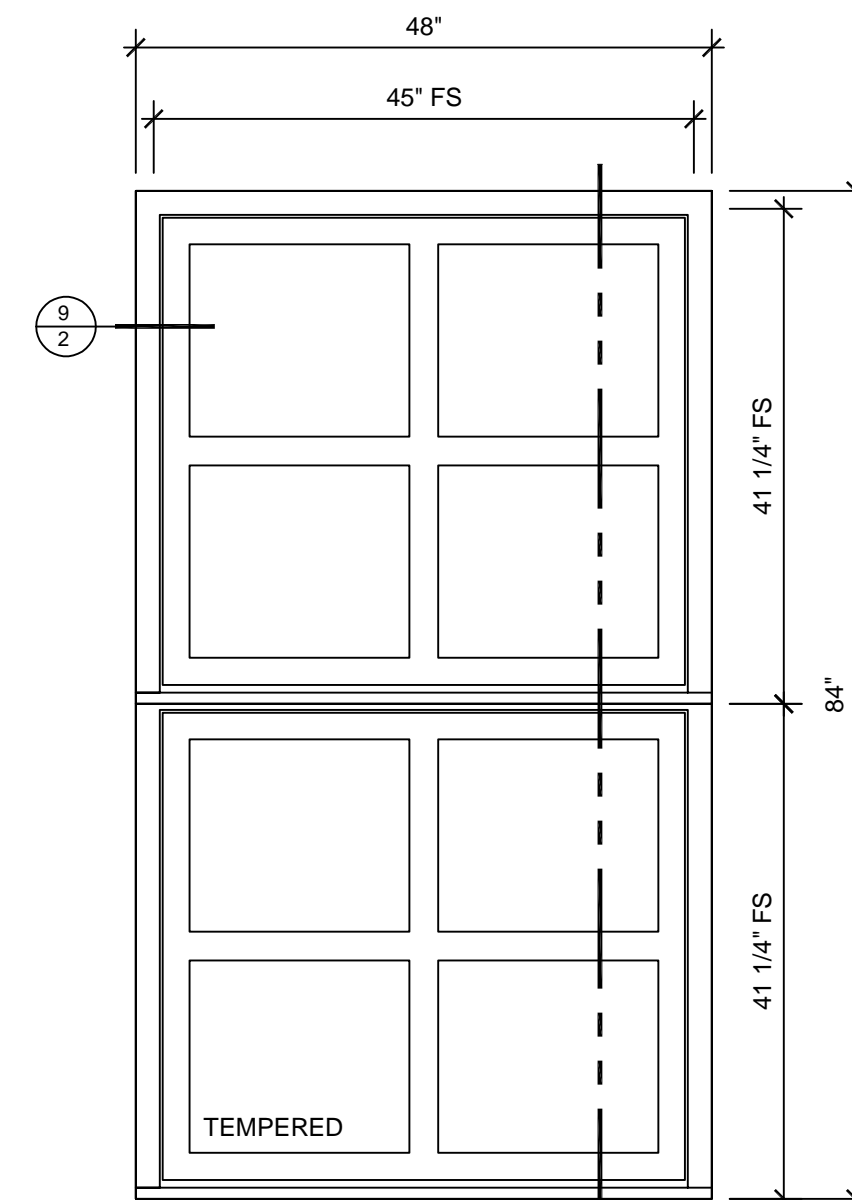
SPECIFICATIONS:
UNIT TYPE: WUCAP
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: NONE
HARDWARE: NONE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



UNIT #14
QTY: 1 SCALE: 3/4" = 1'-0"

SPECIFICATIONS:
UNIT TYPE: A1, A2, C1, C2: WUCAP
B1, B2: WUAWN
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: INTERIOR-WOOD FRAME-UNFINISHED
SCREEN MESH: HI-TRANSPARENCY FIBERGLASS-CHARCOAL
HARDWARE: FOLDING HANDLE-SATIN TAUPE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"

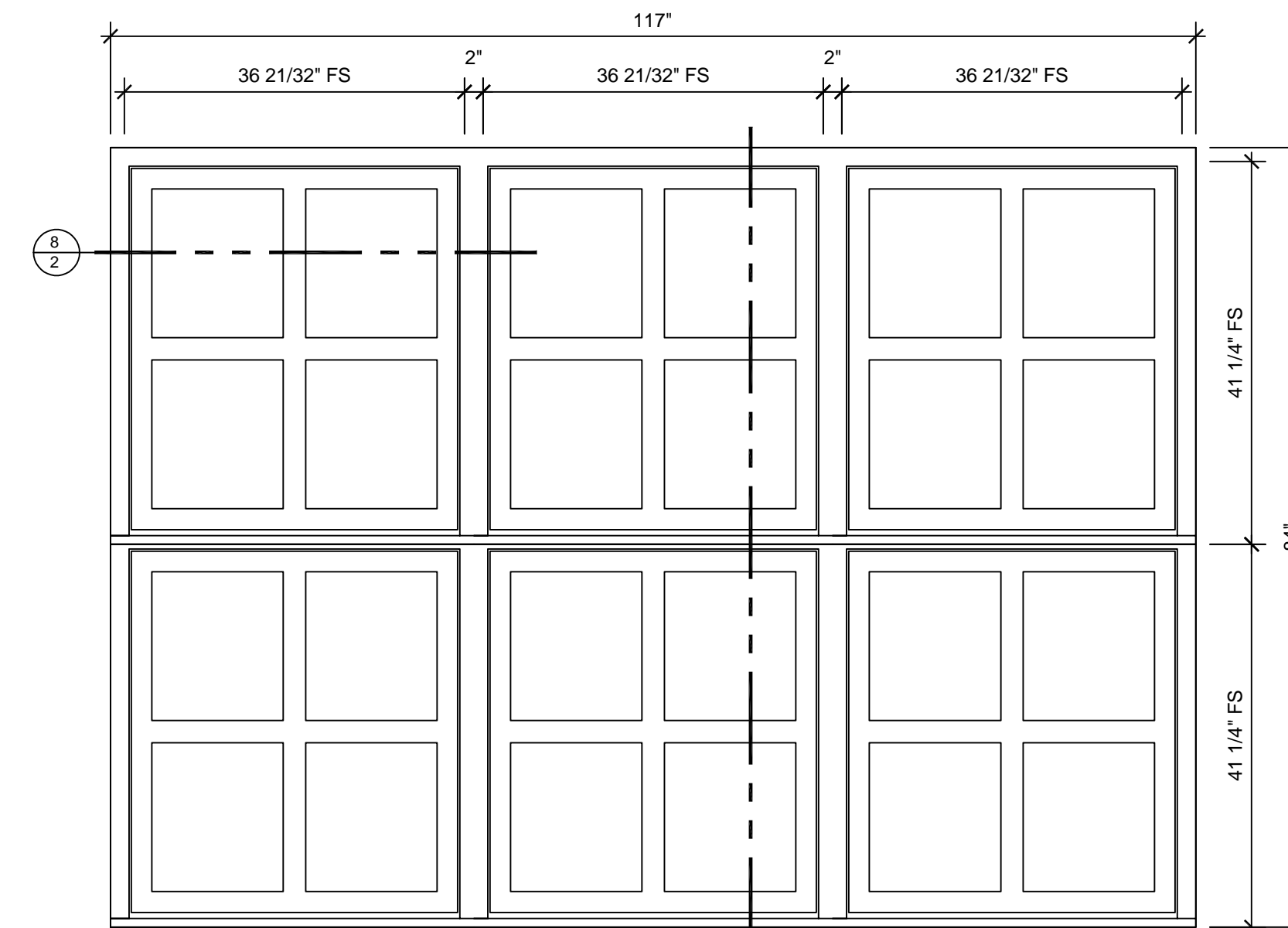
PROPOSED EAST (SIDE) ELEVATION



UNIT #17
QTY: 1 SCALE: 3/4" = 1'-0"

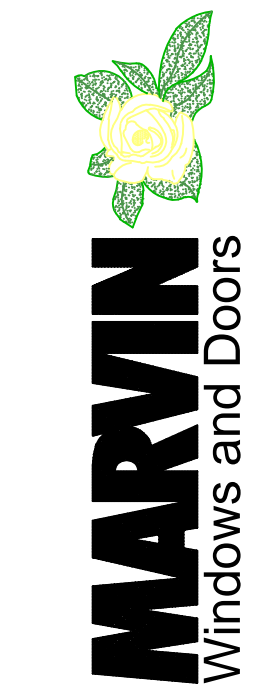
SPECIFICATIONS:
UNIT TYPE: WUCAP
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: NONE
HARDWARE: NONE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"

PROPOSED NORTH (REAR) ELEVATION



UNIT #18
QTY: 1 SCALE: 3/4" = 1'-0"

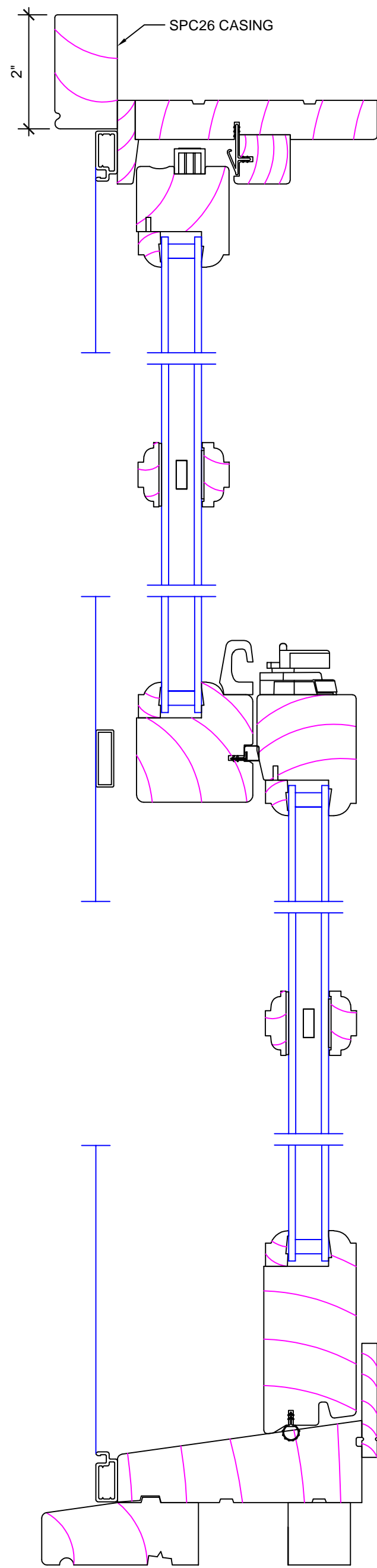
SPECIFICATIONS:
UNIT TYPE: WUCAP
EXTERIOR: PINE-PRIMED
INTERIOR: PINE-UNFINISHED
GLAZING TYPE: IG-LOWE-272-ARGON
SASH STICKING: OGEE
DIVIDER TYPE: 1-1/8" SDL-W/SPACER BAR
EXTERIOR CASING: SPC26 - 2"
EXTERIOR SUB-SILL: 15/16"
INTERIOR CASING: NONE
SCREEN TYPE: NONE
HARDWARE: NONE
WEATHER-STRIP: BEIGE
JAMB DEPTH: 4-9/16"



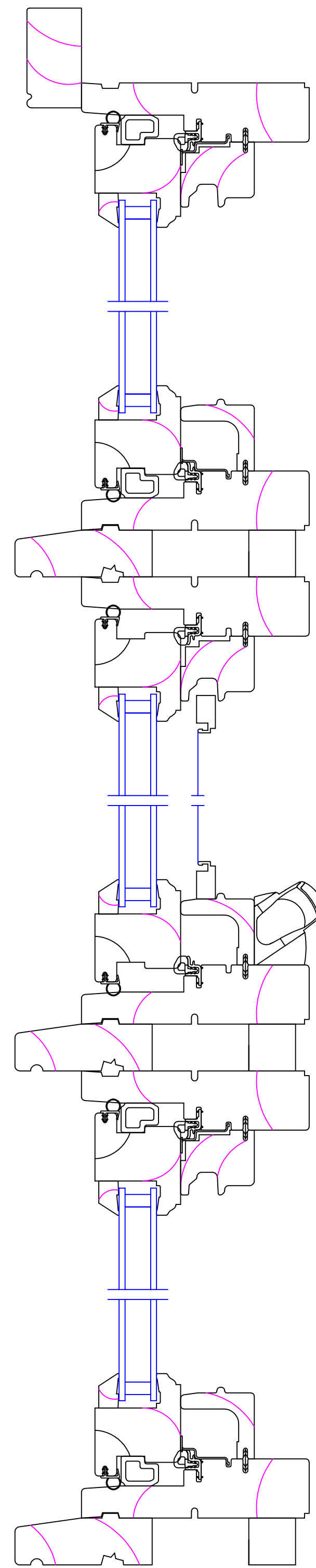
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows and Doors, Inc., 58763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

216 Bates Ave.
St. Paul, MN
Otagawa-Anschel Design-Build

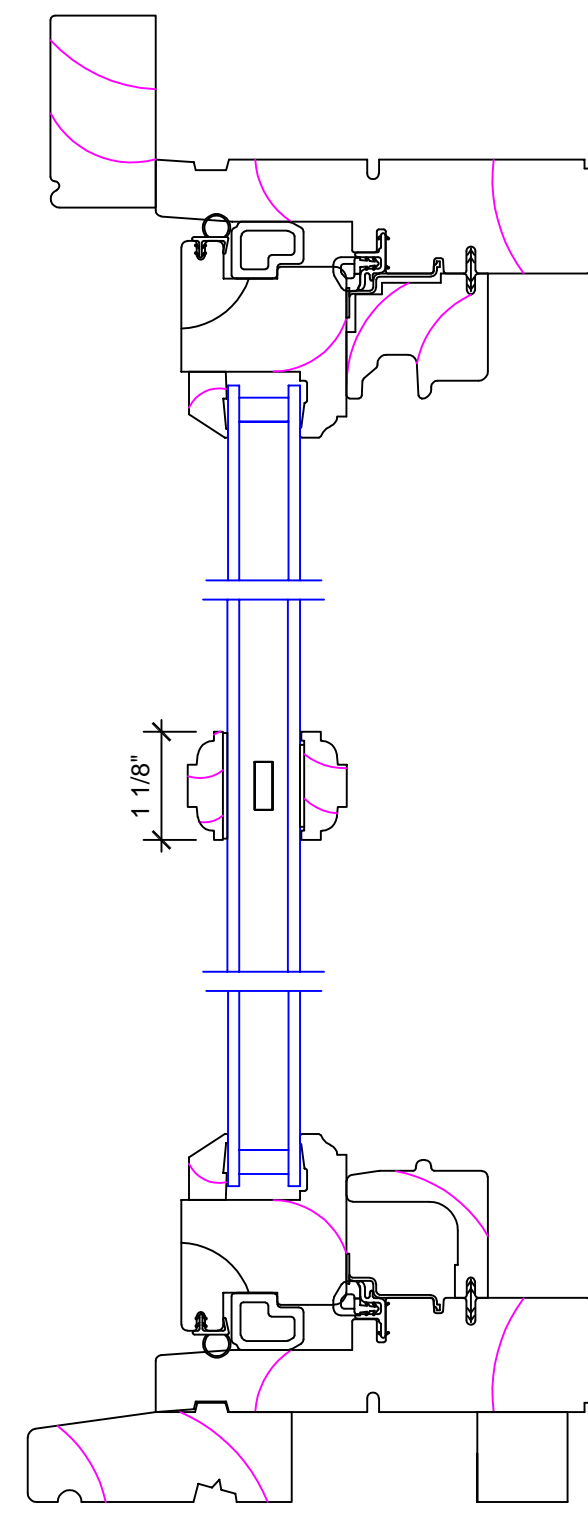
DISTRIBUTOR: MW - Warroad, MN
DEALER: Scherer Bro's Lumber
CONTRACTOR: Otagawa-Anschel Design-Build
ARCHITECT: Otagawa-Anschel Design-Build
DRAWING NO: Proposal1.dwg DRAWN BY: Jeff Hoffman
DATE: 03/23/17 REVISION DATE:



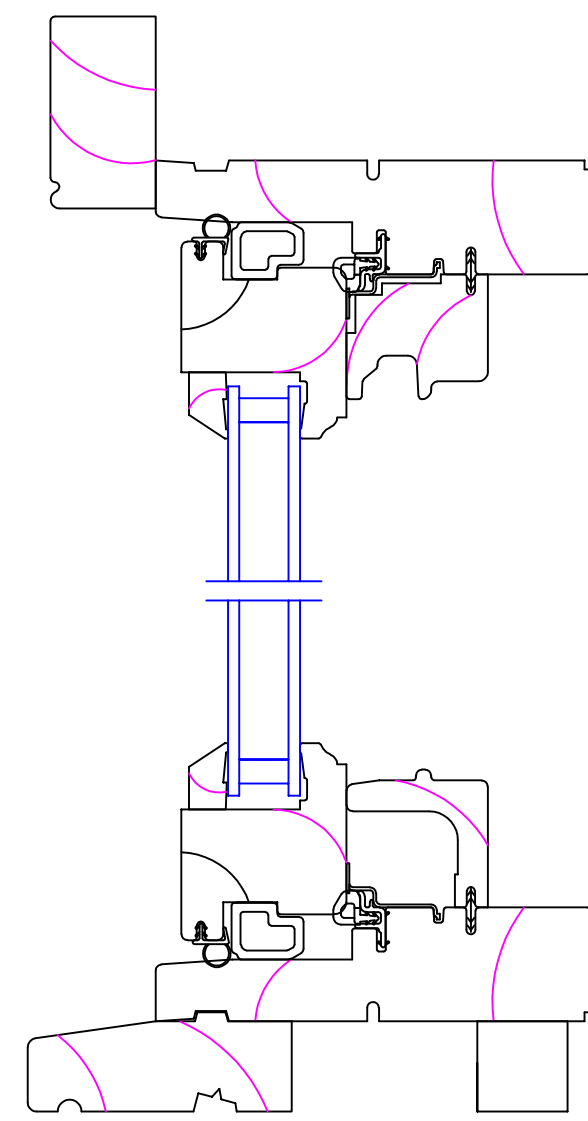
1 HEAD JAMB, MEETING RAIL, SILL
2 MAGNUM DOUBLE HUNG SCALE: 6" = 1'-0"



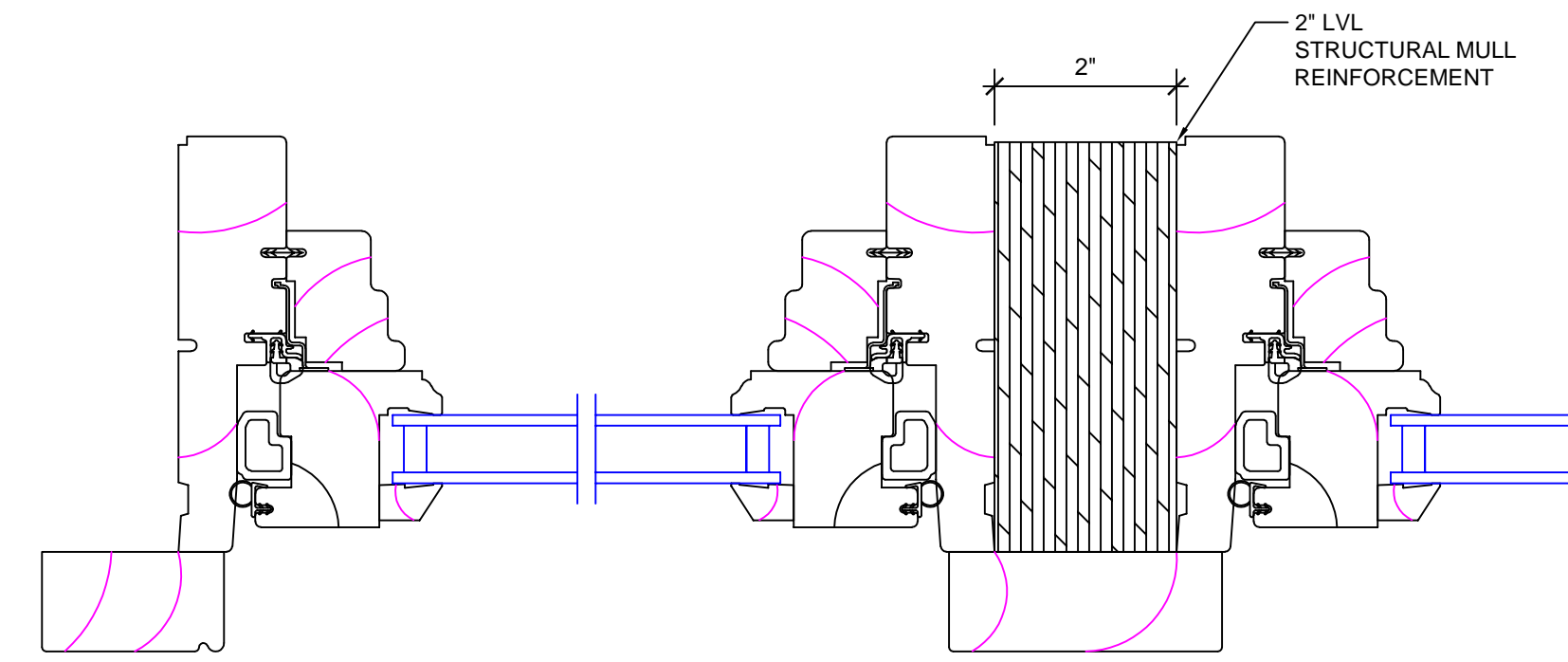
3 HEAD JAMB, HORIZONTAL MULL, SILL
2 AWNING, AWNING PICTURE SCALE: 6" = 1'-0"



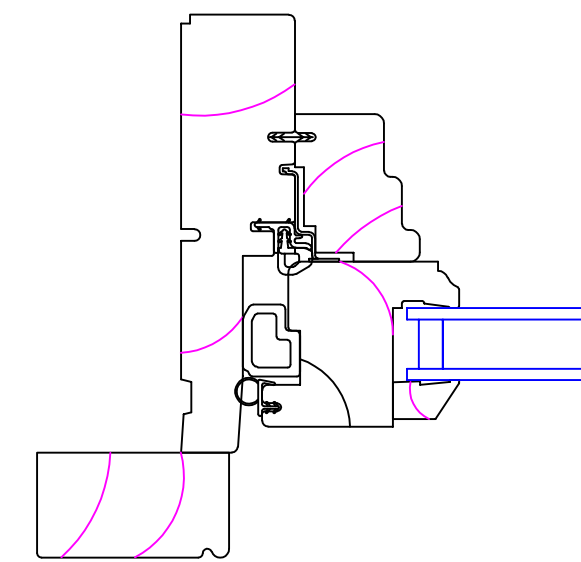
5 HEAD JAMB, SDL, SILL
2 AWNING PICTURE SCALE: 6" = 1'-0"



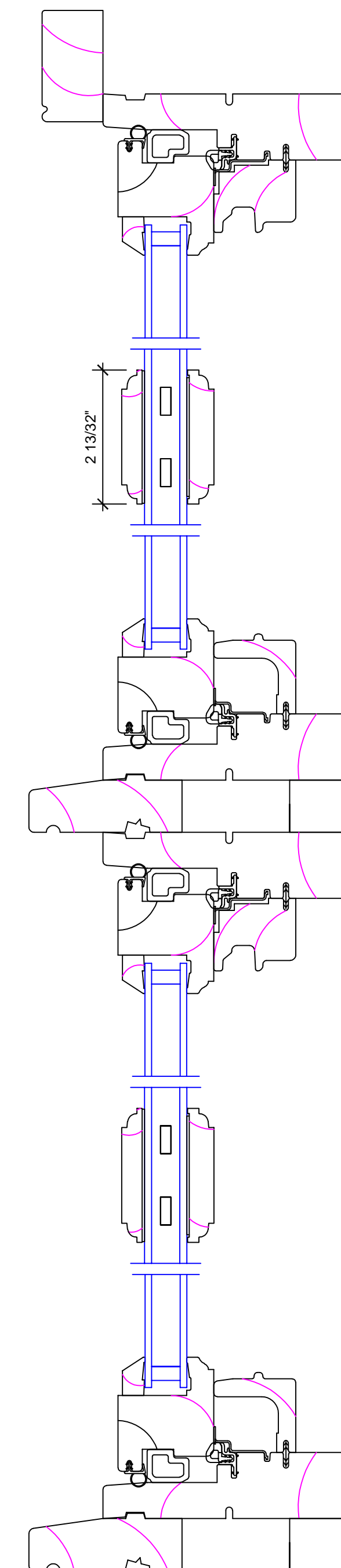
6 HEAD JAMB, SILL
2 AWNING PICTURE SCALE: 6" = 1'-0"



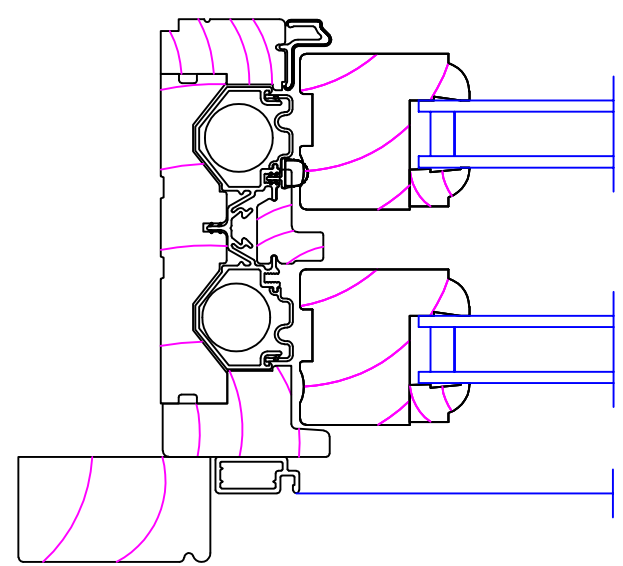
8 SIDE JAMB, VERTICAL MULL
2 AWNING PICTURE SCALE: 6" = 1'-0"



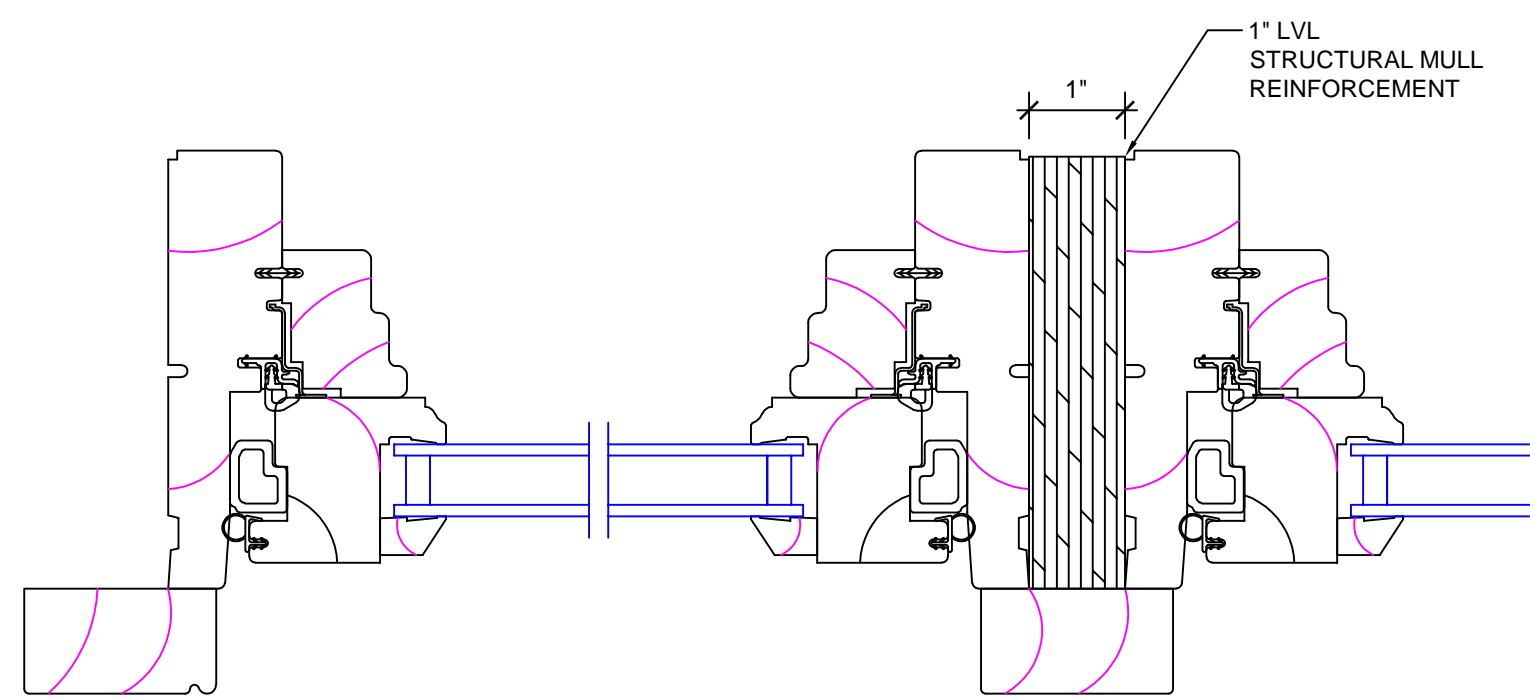
9 SIDE JAMB
2 AWNING PICTURE SCALE: 6" = 1'-0"



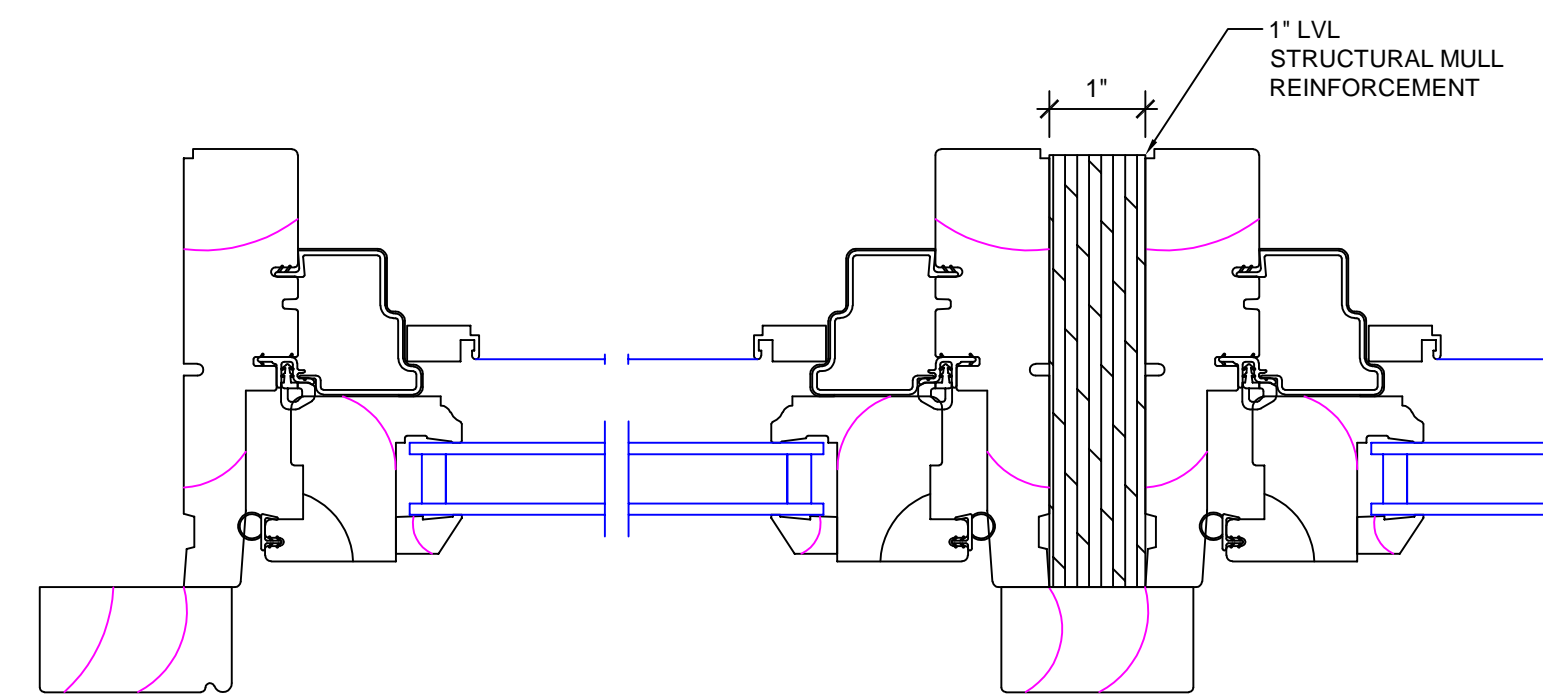
10 HEAD JAMB, HORIZONTAL MULL, SILL
2 AWNING PICTURE SCALE: 6" = 1'-0"



2 SIDE JAMB
2 MAGNUM DOUBLE HUNG SCALE: 6" = 1'-0"



4 SIDE JAMB, VERTICAL MULL
2 AWNING PICTURE SCALE: 6" = 1'-0"



7 SIDE JAMB, VERTICAL MULL
2 AWNING SCALE: 6" = 1'-0"

Project Description

The project involves one address with two connected structures and two sets of conditions requiring different measures. For the purpose of ease of understanding this narrative will refer to the SouthEastern two story portion of the building as the “two story building” and the NorthWestern portion of the building as the “one story building”

Two Story Building:

The two story building on the east side is being remodeled. The Bates elevation is in decent condition and will be repaired as needed around lintels. The brick will be repaired as needed, and brick of matching size will be used as needed, and re-painted.

The chimney will be rebuilt to match the original which was removed previously.

The parapet walls which are partially intact will be removed if necessary to install the structure of the new roof and will be rebuilt to match the original corbeled detail with as much of the existing brick as can be salvaged. The openings in the brick will be returned to their full sizes, new window units will be installed on the south and east facades to match the historic windows as closely as possible.

The large door opening in the south facade will be framed in with a wood stud wall with decorative trims and an operable passage door to replicate the appearance of the double doors with inset door in the historic photos. The partially collapsed north façade will be rebuilt with as much original brick as possible to include the historic openings. These openings will be filled in with a door and windows to match the style of the other windows on the second floor.

The One Story Building

The one story portion of the building is beyond repair, without excessive financial investment and the deconstruction and reconstruction of over 50% of the building. It is being demolished and replaced with a new single story building built to the existing setbacks and continuing the original storefront aesthetic along Bates Ave. The new building will maintain the setback along Wilson although not extending North as far as the original building.

The new one story building will contain a two-car garage and hallway/mudroom that will connect the garage to the two story building. The new structure will be the same height as the historic building. The exterior material will be painted brick cladding over typical wood construction. The parapet detail will be built to resemble the existing corbeled detail without being a true parapet. The brick on this half of the building will also be painted. The south (front) façade will be the same length as the original façade.

There will be some changes to the fenestrations in the one story half of the building. On the south façade, one window opening that exists in the current building will be replicated exactly and the window unit will match the style of the 1st floor window in the two story building. Instead of the large door openings in the current building, there will be two openings which will hold an additional set of matching windows. The addition of an overhead garage door built to match the style of the double doors from the historic photo of the two story building. Finally, a service door leading into the mudroom/hallway off of Bates will be added. The door will be a solid painted 8 panel doug fir with trim to match the windows.

The west façade of the one story building along Wilson will be slightly shorter in length than the original building. The garage door will be replaced with a large window to match the style of the historic first floor windows, as with the rest of the building. The resulting structure is aesthetically more in keeping with the rest of the building given the lack of fenestrations in the façade, provides access to the yard, and improves site permeability.

The north façade of the hallway which connects the garage to the two story building will have two windows to match those on the south façade and a double door which exits to the yard.



Acro dishwashing
service

218
BATES

RAILING • SHOP

216

Restoration vs Re-build of 1st story building

Construction Costs

Restoration requires the disassembling the parapets, replacement of lintels, complex structural attachment points for new roof framing assembly, re-installing the brick, repairs and tuck pointing. Removal of the CMU infill, excavate for new brick ledge, installation of brick from grade to window sil. Weave brick into adjacent brick. Interior, Excavation and slab work require interior excavation work around supporting members. Drain Tile cut into the interior of the home, with interior based waterproofing for wall buried below grade.

If we isolate the elements of the construction process that are impacted by either Restoration or Rebuild, and extract them from the larger project:

Restoration- \$259,190 + permit, overhead and profit

ReBuild- \$161,237 + permit, overhead and profit

Approximate difference- \$97,953

Historic fabric.

The building would be taken apart to just below the tops of the windows. The balance of the wall is not unique. The existing openings filled in with CMU are not historic. The brick on the side of these openings must be removed from grade to window sil height to allow for new brick 'weave' into existing. Additional brick must be added to fill in from below and weave into adjacent brick. Less than 30% of the original fabric would remain.

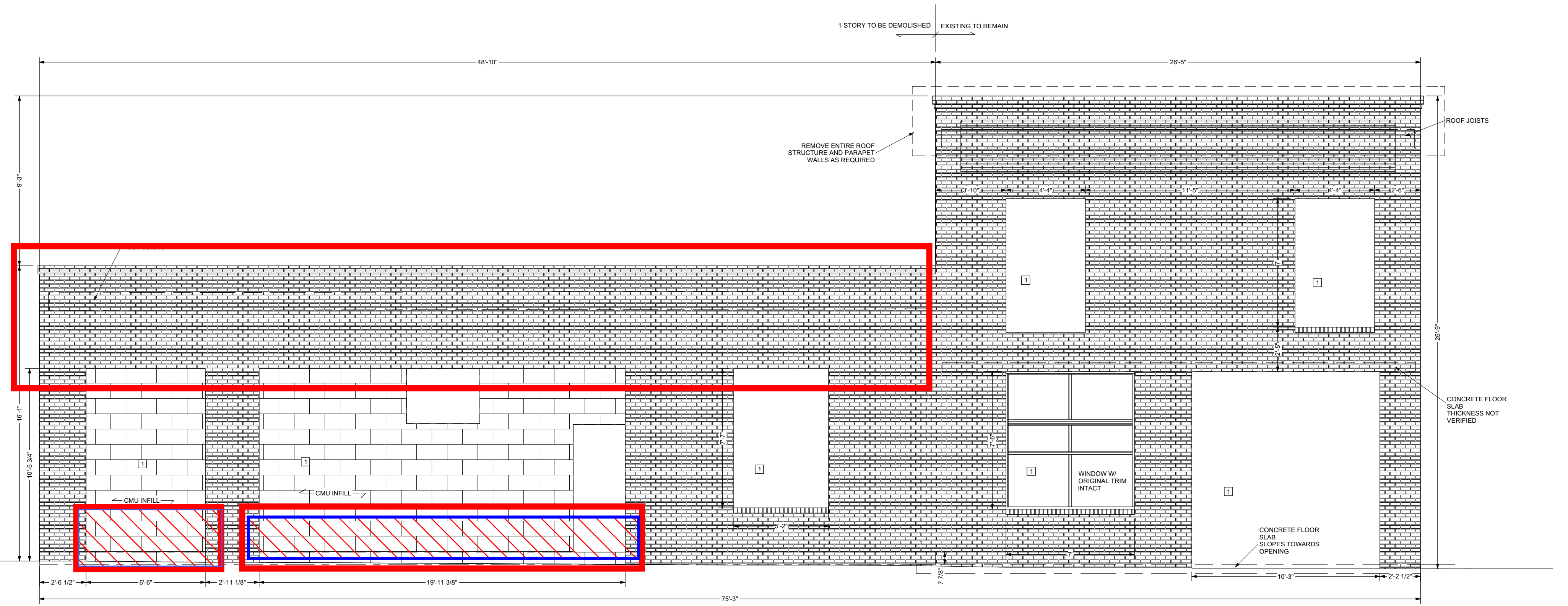
Note: With the restoration the final product would not have the durability measures for water control, or the efficiency measures with wall assembly type that re-build will afford.

 INDICATES AREAS OF BRICK THAT WOULD BE REMOVED FOR STRUCTURAL REPAIRS

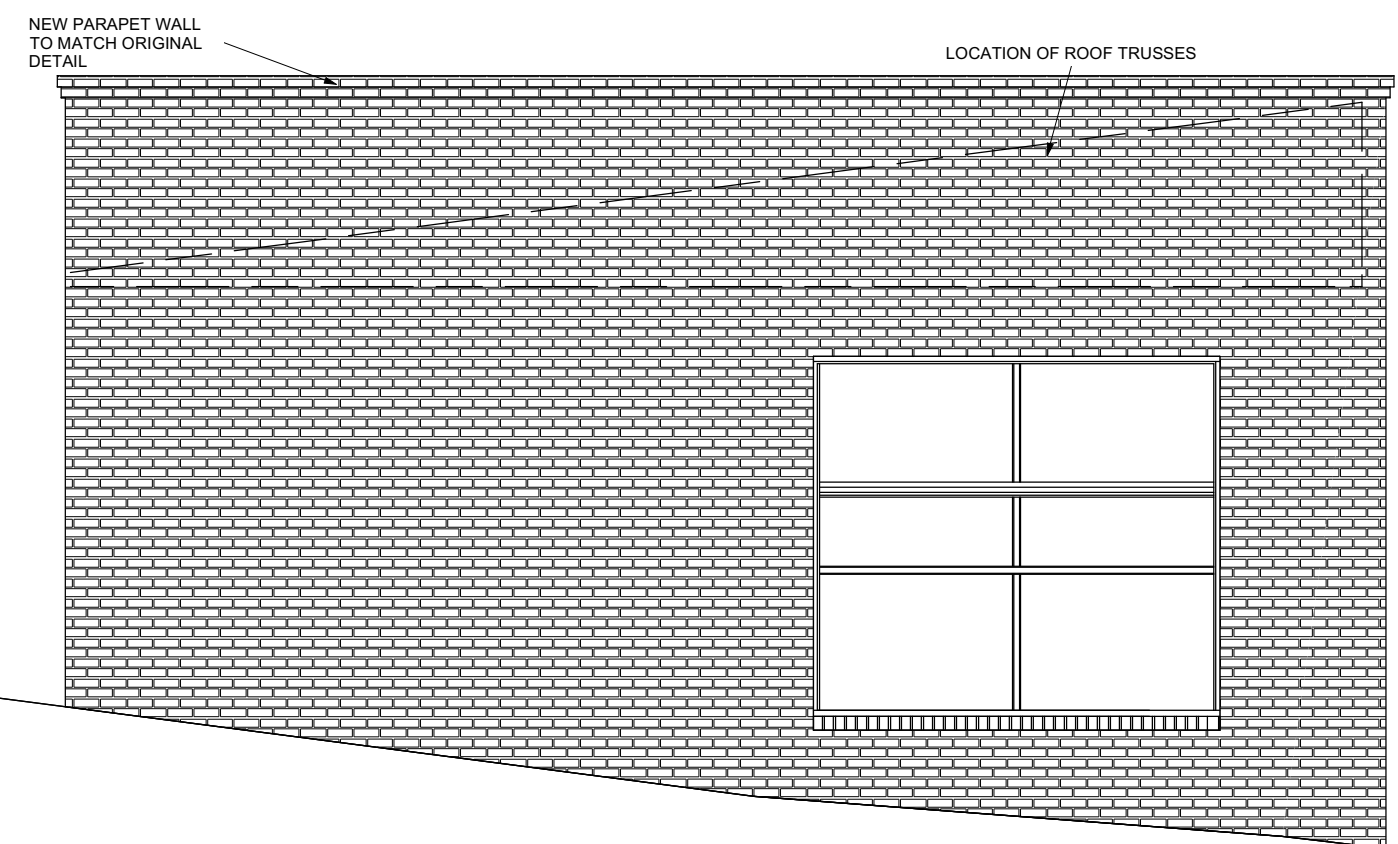
 INDICATES AREAS WHERE NEW BRICK IS TO BE ADDED AS WELL AS OLD BRICK REMOVED TO WEAVE IN NEW BRICK



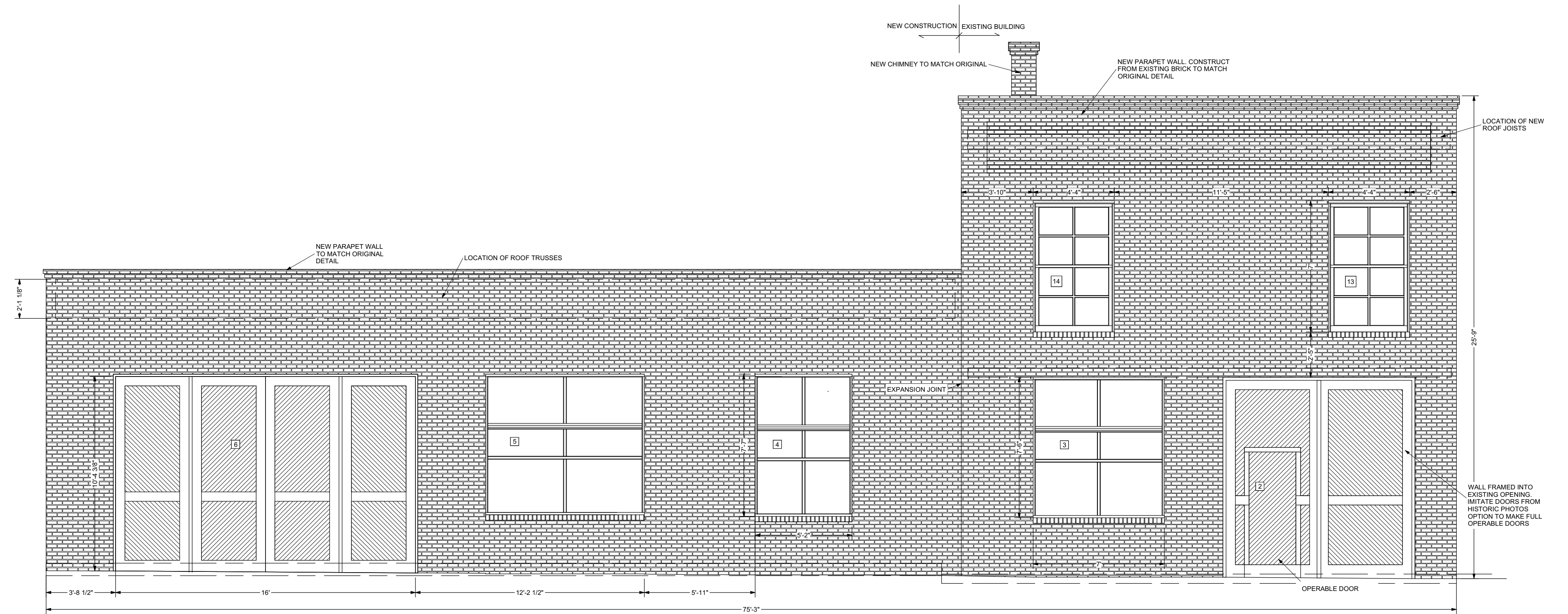
① AS BUILT WEST (CORNER SIDE) ELEVATION / DEMO
SCALE: 1/4" = 1'



② AS BUILT SOUTH (FRONT) ELEVATION / DEMO
SCALE: 1/4" = 1'



③ PROPOSED WEST (CORNER SIDE) ELEVATION
SCALE: 1/4" = 1'



④ PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'

RECORD	
DATE	BY
PRELIMINARY	
REVISION 1	
REVISION 2	
REVISION 3	
CONST. DOC.	

Plan #

PROJECT:
Otogawa-Anschel Design-Build
3212 Hennepin Ave S
Minneapolis, MN 55408
612.788.7070
CONTRACT NO. 24-08-02243
SPR. LICENSE NO. 061000051

OA
DESIGN + BUILD
EXTERIOR ELEVATIONS

SCALE:

A5



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763-533-9704 fax

2963 Yorkton Blvd. / Suite F
Little Canada, MN 55117
651-641-0420
651-487-6107 fax

1172 East Cliff Road East
Burnsville, MN 55337
952-894-8500
952-894-8502 fax

Proposal Submitted To:
OTOGAWA-ANSHEL DESIGN-BUILD
3212 HENNEPIN AVE SO
MPLS MN 55408
Attention:
BETH

Job Name
Job Address
BATES AVE
MN
Phone
612 789 7070
Fax
Date
05-30-2017

Revised 6-1-17

We Hereby Submit Specifications and Estimates For:

1-16X10'6" CUSTOM WOOD OVERLAY USING 2-3/4" BEAD BOARD PANELING (PAINT GRADE) DOOR (PER DRAWING)
STANDARD HEAVY DUTY TRACKS/HEAVY DUTY QUITE WHITE ROLLERS/DOOR STOP/90 MPH WIND CODE
DOOR INSTALLED\$8,471.00
OPTION: DOOR TO BE PAINTED (COLOR TBD)..... ADD \$2,575.00
OPTION:
1-16X10'6" MIDLAND STEEL/WOOD COMPOSITE OVERLAY DESIGN #12 STEEL INSULATED/STEEL BACK (WHT/ALM/SAND/TERA/BROWN) COLORS OR YOU CAN CUSTOM PAINT THE DOOR (PER DRAWING)
DOOR INSTALLED\$5,175.00

1-LIFTMASTER 3/4 HP #8587W 12' RAIL CHAIN OPENER W/2 REMOTES & KEYPAD
OPENER INSTALLED..... \$660.00

ALLOW 6-8 WEEKS TO GET DOOR/ 50% DOWN ON DOOR

Note: Preparation of openings and wiring of operators and controls by others. Floors must be poured prior to installation of doors and operators.

Terms: COD/50% DOWN ON DOOR

Authorized Signature

[Handwritten Signature]

Mark Hillesheim

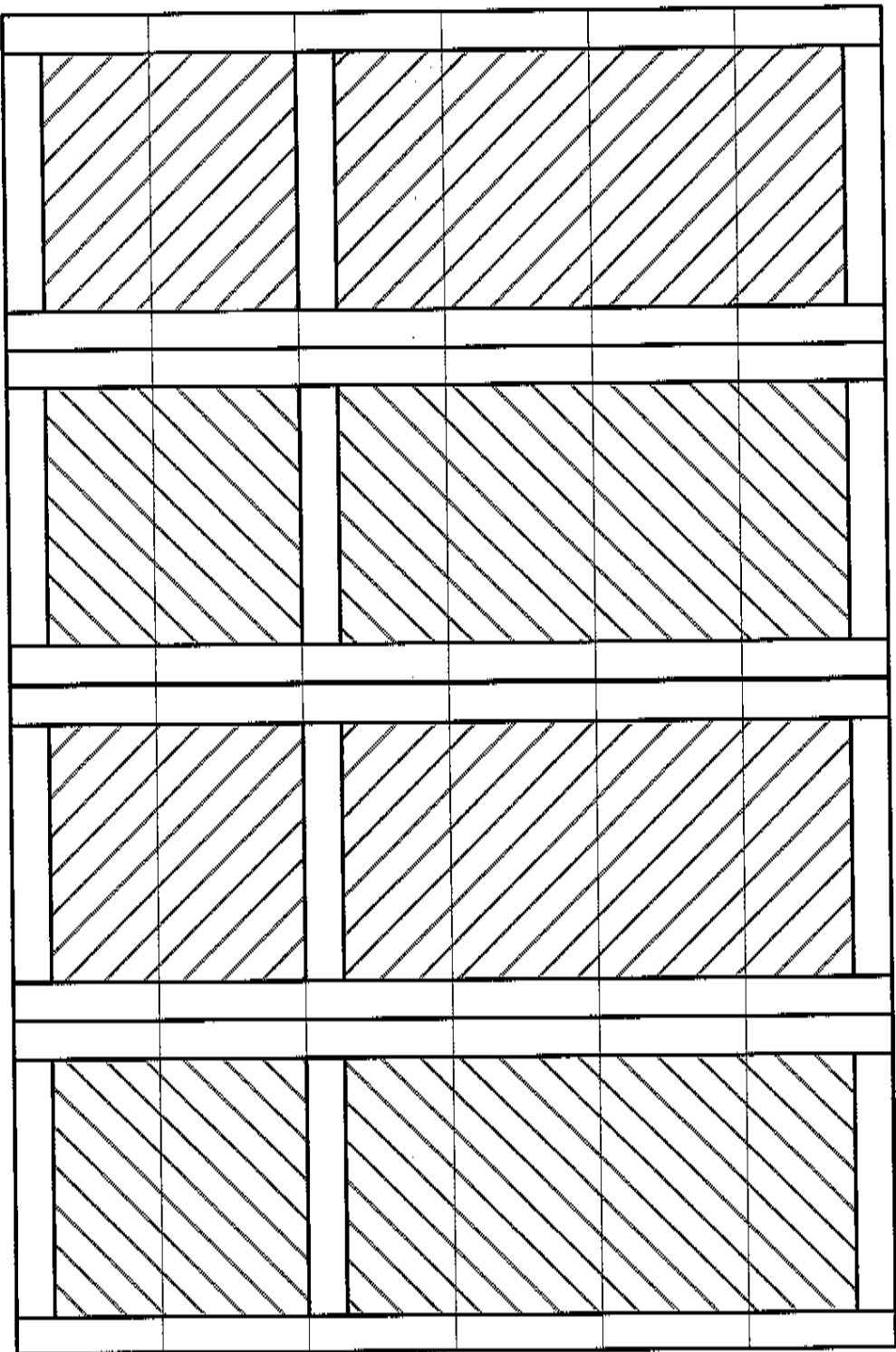
Date: 6/1/17

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature [Signature] Date: [Signature]

Customer #:



16' x 10'-6" Design 12 Custom

Extra Information:

- 5 1/2 Inch Bottom Board
 - 5 1/2 Inch End Boards
 - 5 1/2 Inch Center Boards
 - 5 1/2 Inch Intermediate Vertical Boards
 - 5 1/2 Inch Top and Horizontal Boards
 - Diagonal V-Groove
- Section Config. 21-21-21-21-21-21 (top)

CUSTOM OVERLAY DESIGN OPTION # _____

I am aware that by selecting a CUSTOM OVERLAY DOOR DESIGN OPTION, I am authorizing Midland Garage Door Mfg. Co. to procure and expend the necessary resources to create said custom door design. I affirm that I fully and thoroughly researched and reviewed my options in choosing the custom door design option that I have selected, and in doing so, I am aware that any changes subsequent to my order will come at my sole expense. By accepting this Pre-Authorization, I am releasing Midland Garage Door Mfg. Co. from any future liability and costs should I change my mind as to the custom door design option that I have chosen.

CUSTOMER SIGNATURE: _____

DATE: _____

MIDLAND DEALER NAME OF BUSINESS: _____

DEALER SIGNATURE: _____

DATE: _____