

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

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**ADDRESS:** 2383 University Avenue  
**APPLICANT:** Kraus-Anderson; Tim Marco  
**DATE OF PRE-APPLICATION REVIEW:** May 18, 2020  
**HPC DISTRICT:** University-Raymond Heritage Preservation District  
**PERIOD OF SIGNIFICANCE:** 1891-1941  
**CATEGORY:** Demolition and Infill    **WARDS:** 4                    **DISTRICT COUNCIL:** 12  
**CLASSIFICATION:** New Construction  
**STAFF INVESTIGATION AND REPORT:** George Gause

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**A. SITE DESCRIPTION:**

Built in 1960. the First Security State Bank occupies the northeastern corner of University and Raymond Avenues. This large, key parcel was one of the last in the immediate area to be developed. The two-story building in clad in two shades of brown Roman brick. In the 2001 University-Raymond survey prepared by Landscape Research classified the building as non-contributing.

**B. PROPOSED PROJECT:**

The project proposes the demolition of an existing non-contributing structure, the former US Bank building. New construction multifamily apartment building is proposed on the lot, consisting of approximately 222 residential dwelling units. The project will include two levels of subgrade parking, an internal courtyard, and lobby/amenity space at the intersection of University Ave and Raymond Ave. Exterior materials will include brick, metal panels and glass.

**C. PRE-APPLICATION (January 13, 2020)**

Commissioners feedback on the preliminary design at the pre-application meeting:

- Doors are not in character with the district*
- Windows should more vertical rectangular*
- More vertical emphasis is needed*
- Explore siding between windows, less paired windows*
- Siding should be smooth*

**D. STAFF COMMENTS:**

This is a large lot which is predominantly used for parking. A small vacant parcel at the corner of Raymond and Charles is not within the University-Raymond Heritage District. The immediate area is 70% contributing structures. Majority of area structures are 50% three-story brick buildings, 20% of area structures is over three-stories.

The proposed structure will be a five-story glass with brick cladding that addresses the street edge at the corner of University and Raymond. Rear and sides of the structure will be grey fiber cement panels. Bulk of the structure will be divided to separate the massing with the rear portion rising to 6 stories. Structure will have balconies. Parking will be underground.

Changes from the January 13, 2020 plan include:

- Added partial sixth floor at the rear, along Raymond and Charles
- Window sizes have been reduced
- Corner columns have been added to ground the structure
- Brick will be used as the primary material

**E. PRESERVATION PROGRAM CITATIONS AND PRELIMINARY FINDINGS:**

***Secretary of the Interiors Standards for Rehabilitation***

<b>STANDARDS</b>	<b>MEETS?</b>	<b>COMMENTS:</b>
<i>9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i>	Yes	The current structure does not add to the context of the district. The façade material corresponds to the districts contributing structures. The overall design corresponds to the larger contributing district buildings.
<i>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	The structure as proposed is contained on the lot and will not connect to nearby buildings.

***University-Raymond Heritage Preservation District Legislative Code §74-06.3.***

<b>PRESERVATION PROGRAM CITATIONS</b>	<b>MEETS?</b>	<b>COMMENTS:</b>
<b><i>New Construction</i></b>		
<b>e(1) Generally:</b> Any new construction should possess height, massing, setback, materials and rhythms compatible with surrounding structures. The reproduction of historic design and details is recommended only for limited cases of infill or small-scale construction. Guidelines for new construction focus on general rather than specific design elements to encourage architectural innovation.	Yes	Architecturally, this proposed building will 'read' as modern yet possess many of the key contexts of the district.
<b>e(1)a. Setback.</b> ...setbacks should relate to adjacent historic buildings	Yes	The proposed building will be built at the street edge.
<b>e(1)b. Massing, volume, height.</b> New construction should be compatible with the massing, volume, and height, of existing structures in the historic district.	Yes	Larger than most other structures in the area, the use of color, setbacks and materials breaks the façade, so it does not overwhelm nearby structures. Height is recommended by the neighborhood plan and Raymond Area Station Plan (this plan recommends up to 8 stories)
<b>e(1)c. Rhythm.</b> The rhythm in the University-Raymond Commercial Historic District can be found both in the relation of several buildings to each other, and in the relation of elements on a single building facade. Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm of new construction should be compatible with that of existing structures.	Yes	The facade will pick up on overall rhythms of the district but will still be differentiated as new. Overall, this building is similar to 2250 University which the HPC approved last year for construction.

<p><b>e(1)d. Roofs, cornices.</b> New roof, and cornice designs should be compatible with existing adjacent structures. Generally, roofs in the district are flat. It is more important for roof edges to relate in size and proportion, than in detailing.</p>	<p>Yes</p>	<p>Roof will be flat with an interpretive cornice.</p>
<p><b>e(1)e. Materials and details.</b> The materials and details of new construction should relate to the materials and details of existing adjacent buildings. Walls of buildings in the district are generally of brick with stone trim. They display the colors of natural clay, dark red, buff, and brown. When walls are painted, similar earth tones are usually used.</p>	<p>Yes</p>	<p>Typical façade material in the district is brick. Façade material is brick.</p>
<p><b>e(1)f. Windows, doors.</b> Windows should relate to those of existing buildings in the district in the ratio of solid to void, distribution of window openings, and window setback. The proportion, size, style, function and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Window and door frames should be wood or bronze-finished aluminum.</p>	<p>Yes</p>	<p>Windows are stylized interpretations of the nearby windows which are a variety of sizes and shapes.</p>
<p><b>e(1)g. Parking.</b> The preferred location of parking lots is behind the buildings rather than in front or beside them.</p>	<p>Yes</p>	<p>Parking will be underground, utilizing the existing curb-cut.</p>

**F. STAFF RECOMMENDATIONS**

Based on the draft resolution findings and 9 conditions, staff recommends approval of the demolition of the existing structure and new construction of the development at 2383 University Avenue.

**G. SUGGESTED MOTION:**

I move to adopt the draft resolution which approves demolition of the existing structure and new construction of the development at 2383 University Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

- End -

## CITY OF SAINT PAUL

### HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS: 2383 University

DATE: May 18, 2020

**Memorializing the Saint Paul Heritage Preservation Commission's May 18, 2020 decision approving the demolition and construction of the development at 2383 University Avenue.**

1. On February 23, 2005, the University-Raymond Commercial Historic District was established under C.F. No. 05-52, § 1. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The demolition of the existing structure and new construction of the development at 2383 University Avenue will not adversely affect the Program for the Preservation and architectural control of the University-Raymond Heritage District **[\$73.06(e)]** so long as the conditions are met.

**NOW, THEREFORE, BE IT RESOLVED**, the Heritage Preservation Commission approves the demolition of the existing structure and new construction of the development at 2383 University Avenue, subject to the following conditions:

1. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
2. Window and door glass shall be clear void of tint, color, or reflection.
3. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
4. Any venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the roof.
5. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
6. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
7. 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 LPC staff prior to commencement.
8. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
9. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

**MOVED BY:**

**SECONDED BY:**

**IN FAVOR**

**AGAINST**

**ABSTAIN**

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 APPLICATION

Department of Planning and Economic Development  
Heritage Preservation Section  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102-1634  
applyHPC@stpaul.gov or (651) 266-9078

## APPLICANT

Name Tim Marco, Director of Development, Kraus-Anderson Email tim.marco@krausanderson.com  
(Staff will communicate via email unless otherwise noted)

Address 501 South Eighth Street

City Minneapolis State MN Zip 55404 Daytime Phone 612.336.6410

Name of Owner (if different) \_\_\_\_\_

## PROPERTY INFO

Address/Location 2383 University Ave W

Property type:

Single Family Residential Home or Duplex     Commercial, Multi-Unit or Mixed Use

Industrial     Civic (School, Church, Institution)

Other \_\_\_\_\_

## PROPOSAL

New Construction or Addition     Sign

Demolition     Site Improvements

Renovation, Repair or Alteration

Other \_\_\_\_\_

**SUPPORTING INFORMATION:** Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

The project proposes the demolition of an existing non-contributing structure, the former US Bank building. A new-construction multifamily apartment building is proposed on the lot, consisting of approximately 222 residential dwelling units. The project will include two levels of sugrade parking, an internal courtyard, and lobby/amenity space at the intersection of University Ave and Raymond Ave. Exterior materials will include brick, metal panels, and glass.

- Required documents are attached (See reverse side)
  - If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.
- \* The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

## REQUIRED DOCUMENTATION

For review, staff need documentation that clearly describes your project:

1. What is the proposal.
2. Where will the proposed work occur.
3. Can proposed work be viewed from the public right-of-way?
4. Is the project a change from what exists or a reconstruction of what did exist historically?

### TYPES OF DOCUMENTATION (as applicable for your proposal-contact staff if you have a question)

- Complete statement and clear scope describing in detail the proposal (see reverse side).
- Photos of project area. Clearly labeled showing proposed work site, location (Street facing façade, north elevation, etc.) and surroundings.
- Plans (as applicable)
  - Demolition Plan. Information that clearly conveys what demolition is proposed as part of the proposal.
  - Site plan with scale and basic overall dimensions showing entire lot from street edge to alley. Include all existing/proposed driveways, curb cuts and structures. Show mechanical equipment locations. Highlight and label proposed work area clearly.
  - Elevation drawings with scale. Please label and include base elevation and include heights for all interior floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, lighting, roofs, siding, etc.
  - Details on exterior architectural elements, including balconies, lighting, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
- Information on proposed new materials (if applicable).
  - Material, trim and finish information and/or samples.
  - Provide manufacturer cut sheets which include: specifications, material, design, dimensions, functionality and color.

## PLEASE NOTE

- \* *All submittals become the property of the City of Saint Paul and are open public records.*
- \* *Submittals may be posted online or made available to any party that requests a copy.*
- \* *It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.*
- \* *Review of applications takes time. It may be several days before staff responds to a submittal.*

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials).

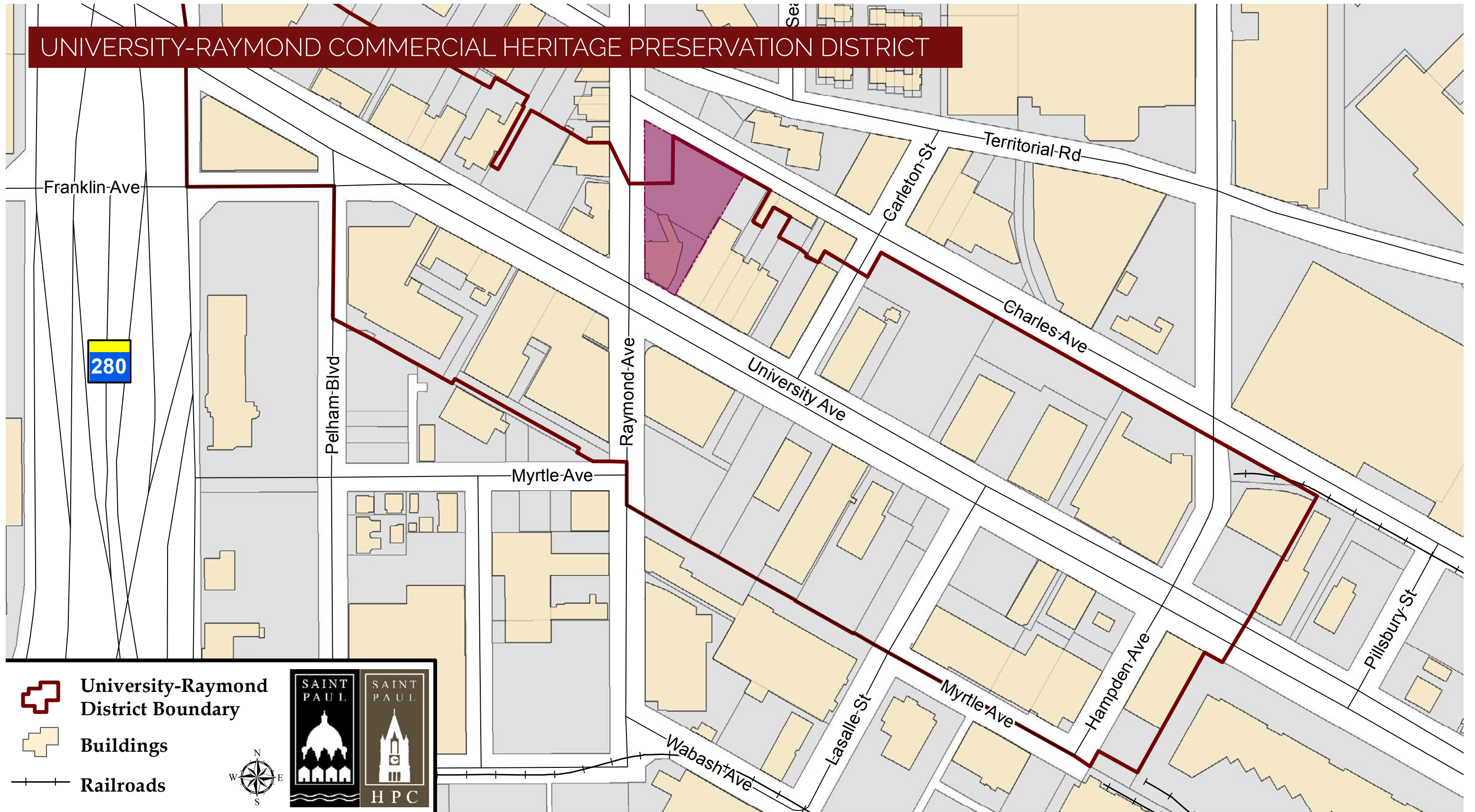
Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.



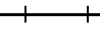
The amount of time required for review of the application depends on the type of work, the complexity of the project, documentation received, and conformance with the applicable guidelines. Staff reviews and approves many applications while others need to be reviewed and approved by the Heritage Preservation Commission. Some applications can be reviewed by staff in a few days. If the application is to be reviewed by the HPC the process generally takes about 30 days once all documentation is received.

LOCATION



# UNIVERSITY-RAYMOND COMMERCIAL HERITAGE PRESERVATION DISTRICT



-  University-Raymond District Boundary
-  Buildings
-  Railroads





# EXISTING

VIEW FROM UNIVERSITY AVE LOOKING NORTH



VIEW FROM RAYMOND AVE LOOKING EAST



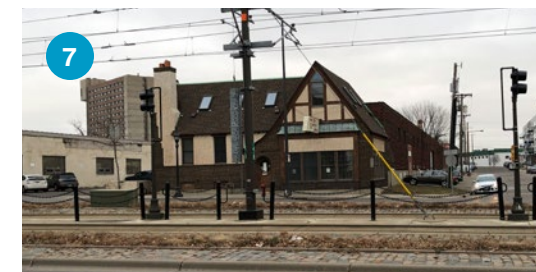
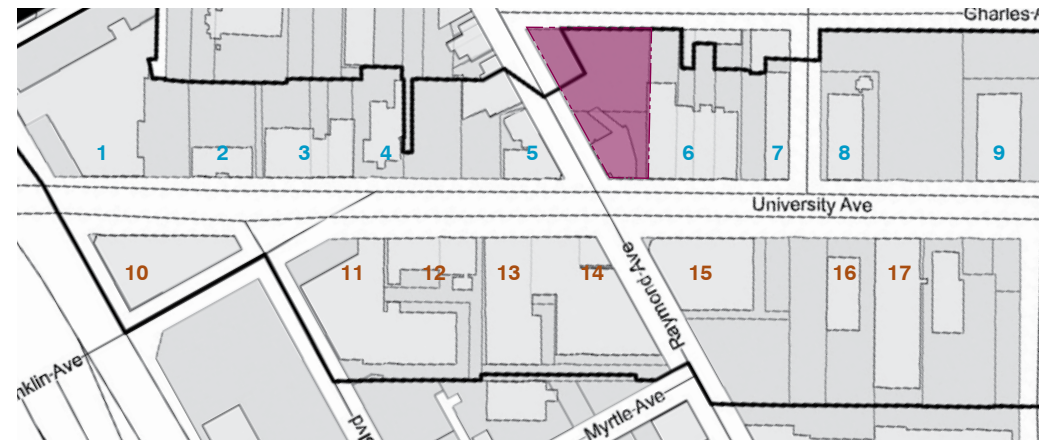
VIEW FROM CHARLES LOOKING SOUTH



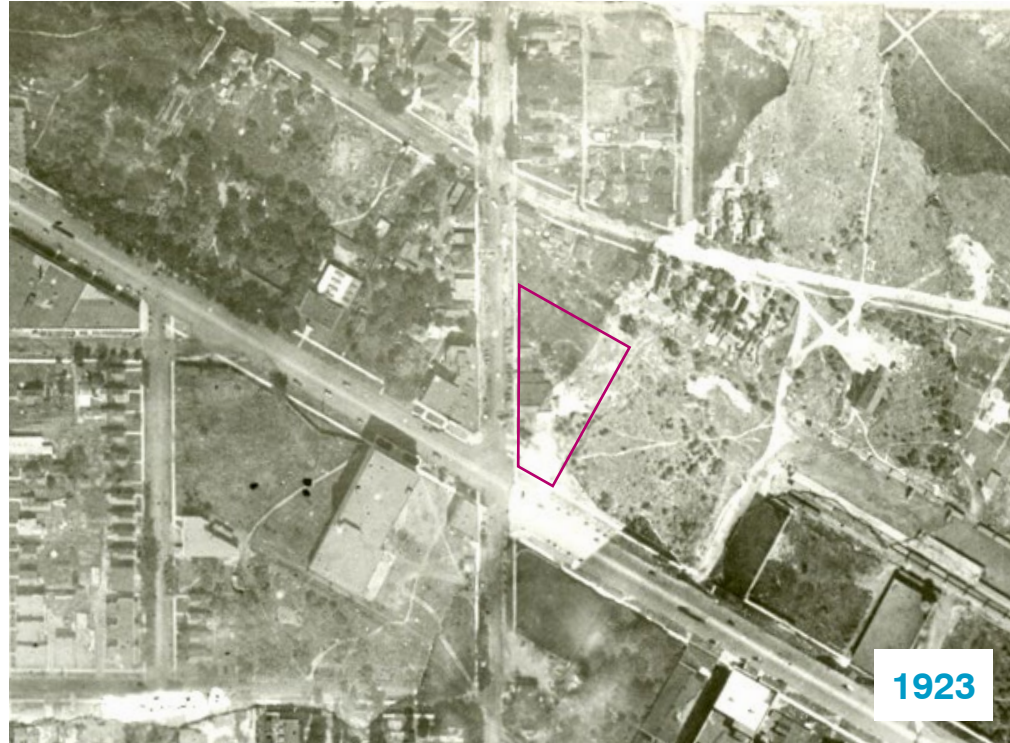
VIEW FROM RAYMOND & CHARLES LOOKING SOUTHEAST



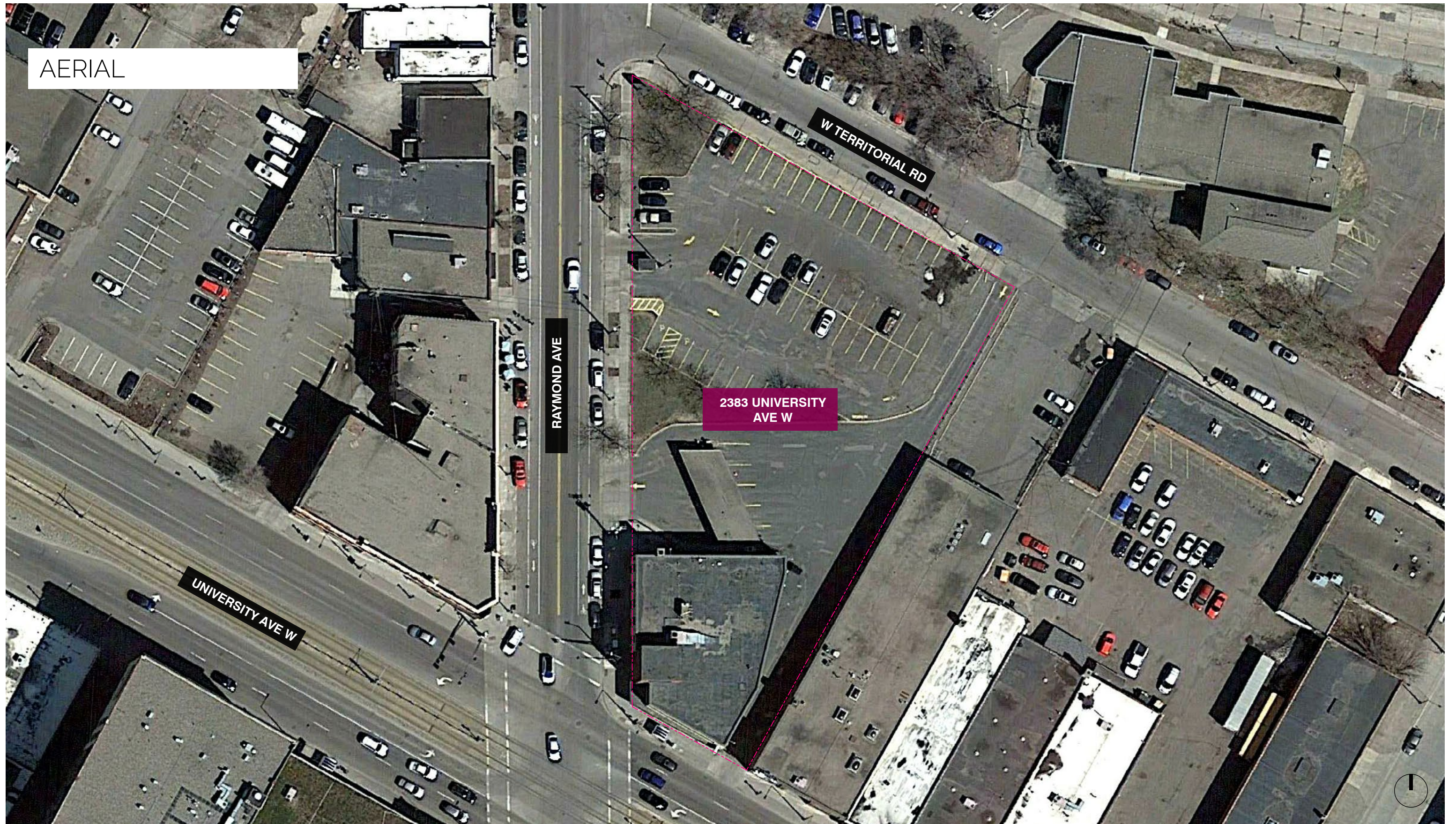
# CONTEXT



# HISTORIC MAPS



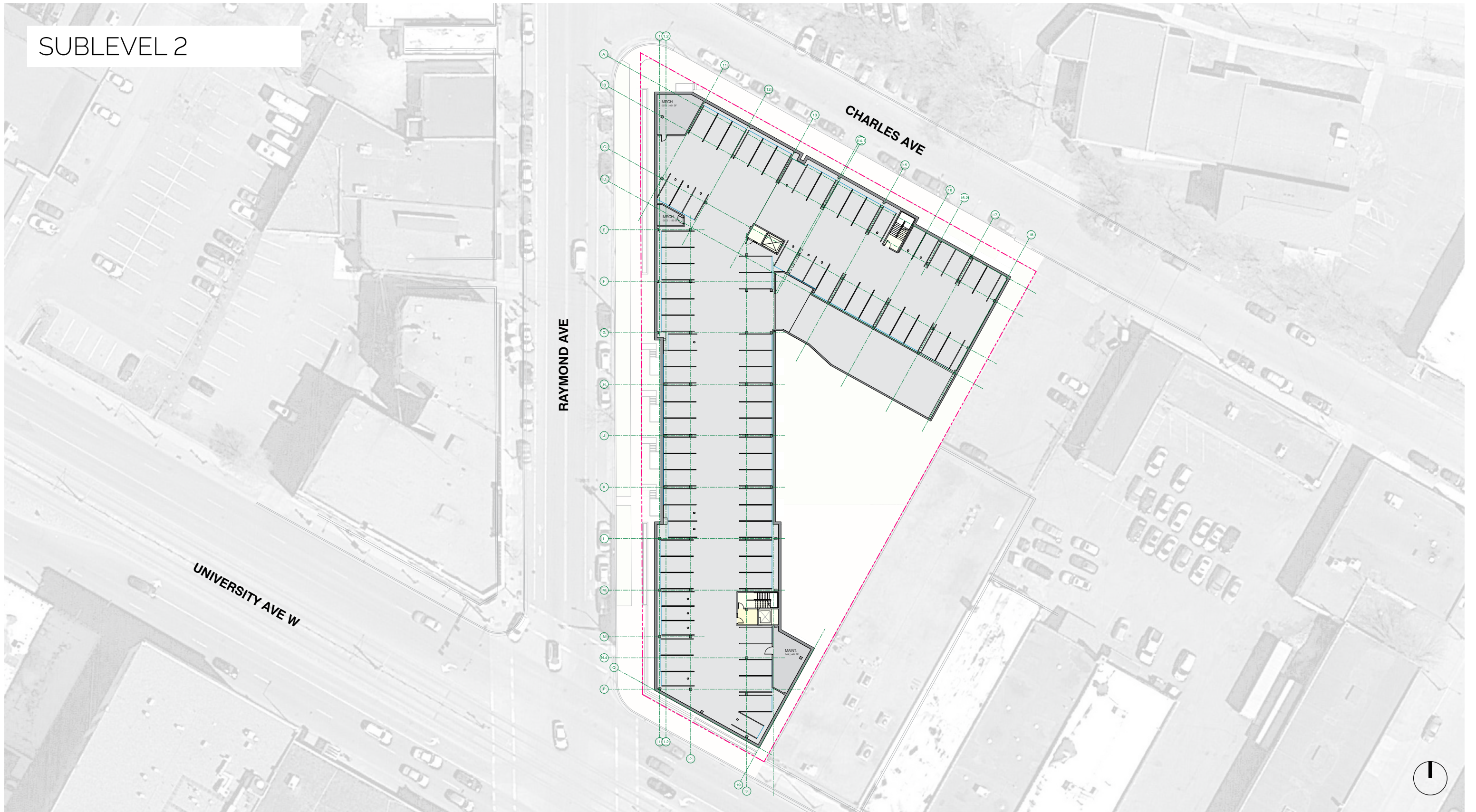
AERIAL



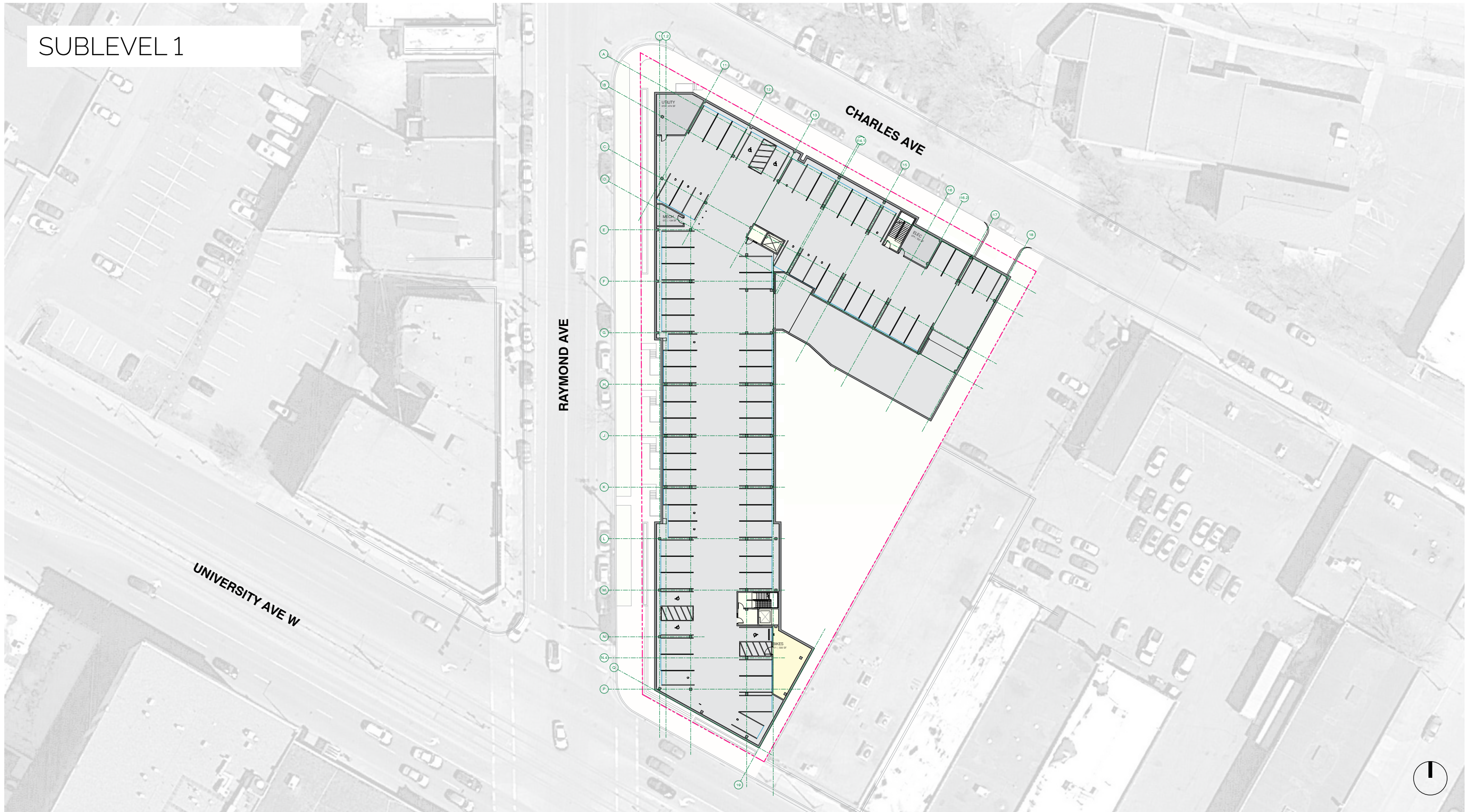
SITE PLAN



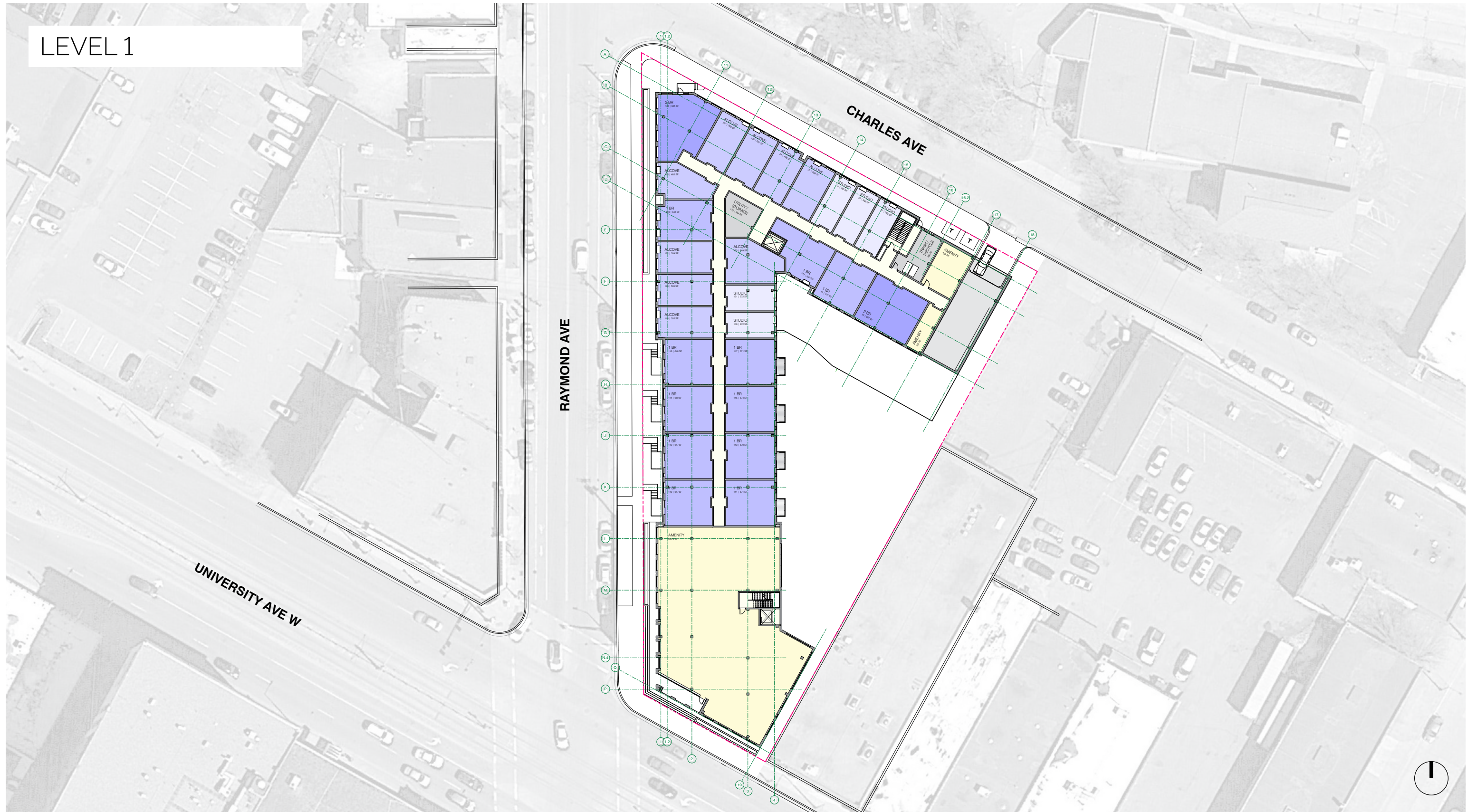
SUBLEVEL 2



SUBLEVEL 1

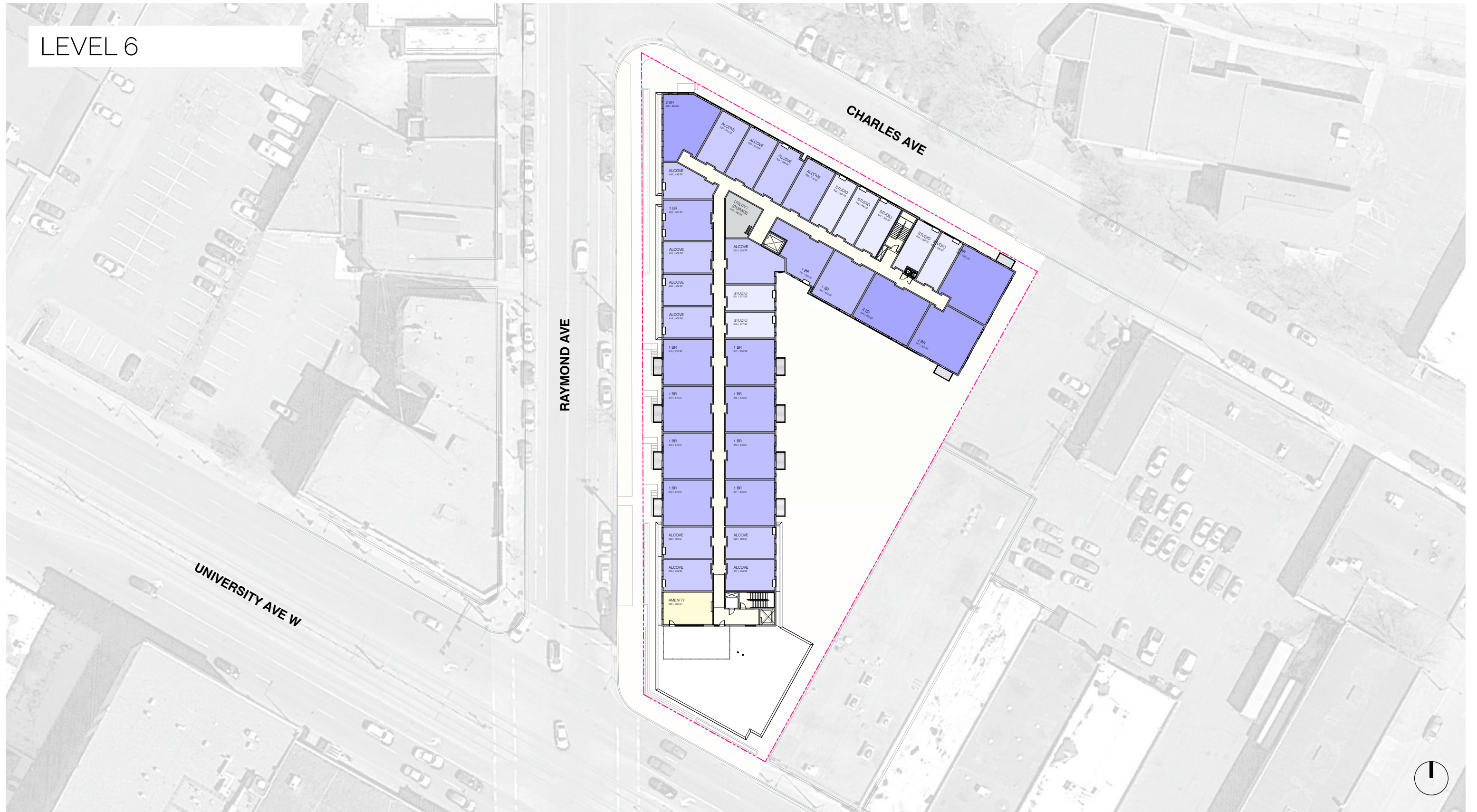


LEVEL 1





LEVEL 6



EXTERIOR



EXTERIOR



EXTERIOR





**3** EXTERIOR ELEVATION - WEST (RAYMOND) - Area B  
A301 | 1/8" = 1'-0"



**2** EXTERIOR ELEVATION - WEST (RAYMOND) - Area A  
A301 | 1/8" = 1'-0"

**GENERAL EXTERIOR NOTES:**

- REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
- REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

**KEYNOTES:**

- [AFS-SF-1] (08 41 13) ALUMINUM-FRAMED STOREFRONT, EXTERIOR APPLICATION, THERMALLY-BROKEN; CROSS-SECTION DIMENSIONS: 2" X 4.5"; FINISH: ANODIZED; COLOR: BLACK; GLAZING METHOD: CAPTURED PERIMETER, CAPTURED INTERIOR
- [BRICK-1] (04 20 01) BRICK MASONRY VENEER, FINISH 1
- [BRICK-2] (07 46 46) FIBER CEMENT PANELS
- [F/CP] (23 80 00) LOUVER FOR PACKAGED THROUGH-THE-WALL HVAC UNIT, EXTRUDED ALUMINUM, CUSTOM COLOR SELECTED BY ARCHITECT
- [LOUVER-MP] (05 50 00) ALUMINUM CANOPY STRUCTURE
- [MET-FAB-CANOPY] (07 42 13) CONCEALED FASTENER METAL WALL PANEL
- [MET-PANEL-CF] (05 73 00) ALUMINUM BALCONY, DECK, AND GLASS RAILING
- [RAIL-BALC-GLASS] (05 73 13) GLAZED RAILING SYSTEM
- [RAIL-GLASS] (10 14 00) EXTERIOR BUILDING SIGNGAGE, TYPE 1
- [SIGN-EXT-1] (08 54 13) FIBERGLASS WINDOW, COLOR: BLACK
- [W/DW-FG] (08 54 13) FIBERGLASS WINDOW, COLOR: BLACK

GENERAL EXTERIOR NOTES:

- REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
- REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

- [AFS-SF-1] (08 41 13) ALUMINUM-FRAMED STOREFRONT, EXTERIOR APPLICATION, THERMALLY-BROKEN; CROSS-SECTION DIMENSIONS: 2" X 4 5/8"; FINISH: ANODIZED, COLOR: BLACK; GLAZING METHOD: CAPTURED PERIMETER, CAPTURED INTERIOR
- [BRICK-1] (04 20 01) BRICK MASONRY VENEER, FINISH 1
- [BRICK-2] (04 20 01) BRICK MASONRY VENEER, FINISH 2
- [DR-OVHD+HSR] (08 37 30) HIGH SPEED ROLLING DOOR
- [DR-SLIDING-FG] (08 16 73) FIBERGLASS SLIDING DOORS
- [FCP] (07 46 46) FIBER CEMENT PANELS
- [MET-PANEL-CF] (07 42 13) CONCEALED FASTENER METAL WALL PANEL
- [RAIL-BALC-GLASS] (05 73 00) ALUMINUM BALCONY, DECK, AND GLASS RAILINGS
- [RAIL-GLASS] (05 73 13) GLAZED RAILING SYSTEM
- [WDW-FG] (08 54 13) FIBERGLASS WINDOW, COLOR: BLACK



2 EXTERIOR ELEVATION - NORTH (CHARLES)

A302 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST (CHARLES)

A302 1/8" = 1'-0"

1 EXTERIOR ELEVATION - NORTH (RAYMOND AND CHARLES)

A302 1/8" = 1'-0"

4 EXTERIOR ELEVATION - SOUTH (UNIVERSITY)

A302 1/8" = 1'-0"

2383 UNIVERSITY  
SAINT PAUL, MN 55114

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2020  
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY  
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN  
04.10.2020

REVISIONS

FOR CITY PERMIT USE

DATE 3/23/2022  
PROJECT # 19-0024  
PHASE SCHEMATIC DESIGN  
DRAWN BY DP/SL  
CHECKED BY Checker

BUILDING ELEVATIONS

A302



**GENERAL EXTERIOR NOTES:**

1. REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

**KEYNOTES:**

- [AFS-SF-1] (08 41 13) ALUMINUM-FRAMED STOREFRONT, EXTERIOR APPLICATION, THERMALLY-BROKEN, CROSS-SECTION DIMENSIONS: 2" X 4.5"; FINISH: ANODIZED, COLOR: BLACK; GLAZING METHOD: CAPTURED PERIMETER, CAPTURED INTERIOR
- [BRICK-1] (04 20 01) BRICK MASONRY VENEER, FINISH 1
- [DR-SLIDING-FG] (08 16 73) FIBERGLASS SLIDING DOORS
- [FCP] (07 46 46) FIBER CEMENT PANELS
- [LOUVER-MP] (23 80 00) LOUVER FOR PACKAGED THROUGH-THE-WALL HVAC UNIT, EXTRUDED ALUMINUM, CUSTOM COLOR SELECTED BY ARCHITECT
- [MET-PANEL-CF] (07 42 13) CONCEALED FASTENER METAL WALL PANEL
- [RAIL-BALC-GLASS] (05 73 00) ALUMINUM BALCONY, DECK, AND GLASS RAILING
- [WDW-FG] (08 54 13) FIBERGLASS WINDOW, COLOR: BLACK

**2 EXTERIOR ELEVATION - EAST (COURTYARD)**

A303 1/8" = 1'-0"



**4 EXTERIOR ELEVATION - EAST (UNIVERSITY)**

A303 1/8" = 1'-0"

**3 EXTERIOR ELEVATION - NORTH (COURTYARD)**

A303 1/8" = 1'-0"

**1 EXTERIOR ELEVATION - SOUTH (COURTYARD)**

A303 1/8" = 1'-0"

# DEVELOPMENT SUMMARY

DESCRIPTION	TOTAL	PARKING			RESIDENTIAL						
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units
S2 Sublevel Parking	34,510	34,510	83		83					82	
S1 Sublevel Parking	34,510	34,510	77		77				-	78	
1 Lobby / Units / Amenity	30,448					21,208	7,505	15,629	74%		27
2 Units	31,438					31,438		24,618	78%		40
3 Units	31,286					31,286		24,474	78%		40
4 Units	31,286					31,286		24,474	78%		40
5 Units	31,286					31,286		24,474	78%		40
6 Units / Amenity	26,745					25,322	1,152	20,055	79%		35
	<b>251,509</b> Gross SF	<b>69,020</b> Parking GSF	<b>160</b> Structured Parking	<b>0</b> Surface Parking	<b>160</b> Total Parking	<b>171,826</b> Residential GSF	<b>8,657</b> Amenity	<b>133,724</b> NLSF	<b>78%</b> Efficiency	<b>160</b> Residential Parking	<b>222</b> Residential Units

## METRICS

Site SF	50,755	SF
Site Acreage	1.17	Acres
Dwelling Units	222	DU
Dwelling Unit per Acre	191	DU/Acre
Residential Parking Ratio Per Unit	0.72	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.63	Stalls/Bed
FAR	3.60	

## RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Studio	20%	44	44	386	16,976
Alcove	35%	78	78	513	40,014
1 BR	30%	66	66	666	43,968
2 BR	15%	34	68	964	32,766
	100%	222	256	602	133,724