

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

FILE NAME: 282 Sixth Street East
HISTORIC NAMES: Manners-Motz Plumbing Co. Building & Seestedt’s Carpets
DATE OF APPLICATION: August 2, 2019
APPLICANT: Quentin Collette, New History
OWNER: Jackie Knight, 282 Lowertown, LLC
PROJECT ARCHITECT: Dan Pollastrini, Pope Architects
DATE OF HPC MEETING: September 23, 2019
PIN: 312922440060
HPC SITE/DISTRICT: Historic Lowertown Heritage Preservation District (1984) - RA-SPC-4580
CATEGORY: Contributing
INVENTORY NUMBER: RA-SPC-5274
PERIOD OF SIGNIFICANCE: 1867-1929
NRHP: Lowertown Historic District (1983)
NPS PROJECT NO: 33406
CLASSIFICATION: Master Sign Plan
ZONING: B5 **WARD:** 2 **PLANNING DISTRICT:** 17
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: September 16, 2019

A. SITE DESCRIPTION

The Manners-Motz Plumbing Co. Building (most recently Seestedt's Carpets), located at 282 Sixth Street East, was constructed in 1889. This three-story, brick Victorian-era building was designed by nationally-known architect Allen H. Stem, and constructed as a commission house. The design of the building is dominated by a series of tall and narrow round-arched window openings which encompass all of the second and third story window openings on the façade. The building also has a corbelled brick cornice. The cast-iron storefront had been replaced with a historically inaccurate storefront, but retained the historic transoms. The brick and limestone exterior is painted. The property is located at the southwest corner of East Sixth and Wall Street, thus the Sixth and Wall Street elevations are primary elevations. This building is categorized as contributing to both the National Register and local Historic Lowertown Heritage Preservation District.

B. PROPOSED CHANGES

1. Sign Band:

- After removal of the non-historic sign band between the storefront and second level windows at the north and east facades, it was discovered that the historic metal sign band no longer remained. Instead, above the historic transom was an existing metal lintel and unpainted common brick. ~~The existing steel lintel and common brick will remain exposed and be painted black to match the new storefront below.~~ Revision submitted 9-13-19
- One building sign (#3) and three tenant signs (#2, #5, and #7) are proposed along the historic sign band location at the north and east facades to relate to signage in the historic photos. Given the limited height of the historic sign band location, building and tenant signs will drop about 8 and 3 inches – respectively – below the top frame of the storefront transom (see detail on sheet 1 of Master Sign Plan attached). Each sign will typically consist of aluminum raceways mounted to the existing brick and steel lintel behind. Internally lit channel letters with acrylic faces will be mounted on the new raceways.

- See attached Master Sign Plan for more details on the location, size, materials, installation, and illumination of the signs.
- In addition, shop drawings for tenant signs #2, #5, and #7 are also attached.
- Following a discussion between the applicant and HPC staff, a revision to the plan was received on September 13th addressing the proposed treatment at the sign band location above the storefront on the north facade and north end of the east facade (i.e. building sign #3 and tenant signs #2, #5, and #7). A new sign band will be provided to conceal the existing metal lintel and common brick, to resemble the sign band in the historic photos. The new sign band will consist of a flat panel made of cellular PVC. The new sign band will be attached through the mortar joints. The new sign band will be painted black to match the new storefront below. New building and tenant signage will be provided at the sign band (as described in the Master Sign Plan, see signs #2, #3, #5, and #7). Revision submitted 9-13-19

2. Projecting Signage:

- Two double-sided blade signs are proposed. One tenant sign (#1) will be installed at the northeast building corner, project at 45 degrees, and resemble signage in the historic photos. One building sign (#4) will be installed at the north façade above the historic sign band location and project at 90 degrees. Blade signs will consist of internally lit, acrylic faces, aluminum cabinets connected to the masonry through metal mounting places and rod bracing.
- See attached Master Sign Plan for more details on the location, size, materials, installation, and illumination of the signs.
- In addition, shop drawings for tenant sign #1 are also attached.

3. Upper Level Signage:

- One building sign (#6) will be located at the northern end of the second and third levels of the east façade to resemble signage on the historic photo. This sign area will not be illuminated and will include a painted mural, a painted mural with extruded letters or a box sign. If used, extruded letters will be made of aluminum and have an acrylic face. If used, the box sign will consist of an aluminum cabinet with an acrylic face.
- See attached Master Sign Plan for more details on the location, size, materials, and installation of the sign.

The signage proposed in this Master Plan will be compatible with the character of the Historic Lowertown Heritage Preservation District, and the Commission House.

- Signage will generally follow historic precedent and be located at historic locations (see historic photographs in attachment).
- Signage will not disfigure or conceal architectural details.
- Signage materials will be compatible with and compliment the materials of the Commission House and adjacent buildings.
- Signage will typically be attached through mortar joints as much as possible without damaging the masonry at the facades.
- Projecting signage will not directly abut the masonry facades.
- Painted signage will involve the use of masonry appropriate, vapor-permeable paint.

C. BACKGROUND

The Master Sign Plan was developed in response to the Saint Paul Heritage Preservation Commission's review of 282 Sixth Street East (file number #18-010) on January 24, 2019. The HPC approved File #18-010 with conditions, including condition 8, "A master sign plan shall be submitted

to the HPC for review and approval of signage at the property, the application shall include final specifications, plans, shop drawings, materials, colors, dimensions, and details.”

This Master Sign Plan addresses signage types, locations, size, materials, installation, and illumination.

The overall Commission House rehabilitation project is pursuing state and federal historic tax credits. The Part 2 federal historic tax credit application (for residential use) was submitted to the Minnesota State Historic Preservation Office (SHPO) on May 1, 2017 and conditionally approved by the National Park Service (NPS) on August 9, 2017.

- Amendment 1, which addresses NPS conditions and submits a revised design for residential use, was conditionally approved by NPS on January 31, 2018.
- Amendment 2, which addresses NPS conditions, was conditionally approved on June 28, 2018.
- Amendment 3, which addresses NPS conditions and submits a revised exterior scope of work, was approved on March 4, 2019.
- Amendment 4, which includes some tenant signage (signs #1 and #2 in this Master Sign Plan) was submitted to SHPO on July 26, 2019. Additional tenant signage and general building signage will be submitted as a later Amendment (signs #3-7 in this Master Sign Plan).

During the period of significance for the Lowertown Heritage Preservation District, signage at the Commission House included:

- Storefront, north and east facades: A sign band was located between the first and second building levels. The sign band was installed over the top of the cast iron storefront lintel and projected outward from the building. The bottom of the sign band roughly aligned with the top of the storefront transom windows. The top of the sign band rose to the bottom of the second-floor windows, obscuring their sills. (See historic photos H.02 and H.03, dated 1924).
- Northeast building corner: A projecting sign was located at the third level of the northeast corner of the building (See historic photos H.02 and H.03, dated 1924).
- North façade: A flat wall sign was located at the spandrels between the second and third level windows. (See historic photos H.01, dates 1898).
- East façade: A painted sign was located at the northern end of the second and third levels of the east façade. (See historic photo H.01, dated 1898).

D. STAFF COMMENTS

The proposed signage generally follows historic precedent as demonstrated in historic photographs from 1889 and 1924, within the period of significance for the heritage preservation district. The blade-sign proposed on the north façade (sign #4) does not have historic precedent. Signs #3, #4 & #6 are building signage; sign #4 is proposed above sign #3. It is staff’s professional opinion that sign #4 should be removed from the plan or be revised/relocated to the west elevation so as not to clutter the Sixth Street façade.

Sign #6 is proposed to be either a box sign or extruded letters with a painted mural to compliment. Sign #6 is proposed on the east elevation in a location where a historic painted wall sign was located. A box sign or extruded letter signage does not follow historic precedent for signage at this location.

E. STANDARDS & GUIDELINES

Lowertown Heritage Preservation District Design Guidelines - Legislative Code Sec. 74-112

Standards & Guidelines	Meets Guideline?	Staff Comments
<p>SOI 2. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p>Yes</p>	<p>The proposed sign plan retains the historic character of the building and will not result in the removal of historic materials and/or features of the property.</p>
<p>SOI 3. <i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>Yes/No</p>	<p>The proposed master sign plan does not create a false sense of place or historic development. The sign placement shown in the plan is based on signage shown in historic photographs taken during the period of significance with the exception of building sign #4, a blade-sign projecting from the middle of the Sixth Street (north) façade.</p>
<p>Sec. 74-112.II.a. General Principle. <i>All work should be of a character and quality that maintain the distinguishing features of the building and the environment. The removal of architectural features is not permitted.</i></p>	<p>Yes</p>	<p>The proposed sign plan retains the historic character of the building and will not result in the removal of historic materials and/or features of the property.</p>
<p>Sec. 74-112.II.b. General Principle. <i>Deteriorated architectural features such as cornices, chimneys and roof treatment, window and door openings, and exterior surface treatment should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design, color, texture and appearance. Duplication of the original design based on physical or pictorial evidence is preferable to using conjectural or "period" designs or using part of other buildings.</i></p>	<p>Yes/No/Maybe</p>	<p>Historic signage is not extant. Proposed sign locations are generally based on historic, pictorial evidence. Signage materials like aluminum, vinyl and acrylic as well as internal illumination do not match the original in composition, design, color, and texture, or appearance. The historic sign band above the storefront is not extant, but the applicant has indicated the intention to reconstruct the feature as a flat panel, made of cellular PVC and painted back to match the storefronts.</p>
<p>Sec. 74-112.II.A.c. Masonry and walls. Repointing: <i>Repointing should only be done on those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand on the mortar joint. Using pneumatic hammers to move mortar can</i></p>	<p>Yes</p>	<p>Signage is proposed to be attached to the building through mortar joints as much as possible. Historically, a painted wall sign was located on the east elevation. If a new painted wall sign is proposed, it should be of a vapor permeable paint. The reconstruction of</p>

<p><i>seriously damage the adjacent brick. Vertical joints should be hand chiseled. When repointing, it is important to use the same materials as the existing mortar. This includes matching the color, texture, coefficients of expansion and contraction, and ingredient ratio of the original mortar mix, creating a bond similar to the original. A professional mortar analysis can give this information. Repointing with Portland cement mortar may create a bond stronger than is appropriate for the building materials, possibly resulting in cracking or other damage. Old mortar should be duplicated in joint size, method of applications and joint profile.</i></p>		<p>the sign band should only be within the location of the historic sign band and only conceal the unpainted common-brick and metal lintel.</p> <p>If any repointing or brick replacement is necessary, a scope-of-work and masonry/mortar specifications will need to be submitted to HPC staff for review and approval.</p>
<p>Sec. 74-112.III. Signs and accessories. <i>Signs should be compatible with the character of the District, and blend with the character of the structures on or near which they are placed. Signs should not conceal architectural detail, clutter or detract from the intended facade; but rather complement the overall design of the building and the period in which it was built.</i></p>	<p>Yes/No</p>	<p>The proposed master sign plan generally compliments the historic character of the building and district. The sign placement shown in the plan is based on signage shown in historic photographs taken during the period of significance with the exception of building sign #4, a blade-sign projecting from the middle of the Sixth Street (north) façade. Sign #4 is proposed above sign #3 on the façade and both are proposed to be building name/identification signage. It is staff's opinion that this configuration will clutter and detract from the façade.</p> <p>Sign number #6 is proposed to be either a box sign or extruded letters with a painted mural to compliment. Sign number #6 is proposed on the east elevation in a location where a historic painted wall sign was located. A box sign or extruded letter signage does not follow historic precedent for signage at this location. A painted wall sign would be appropriate for the location.</p>
<p>Sec. 74-112.III.D. Lighting. <i>Location of exterior lights should be appropriate to the structure. Signs should generally be lit from on the site. There should be no</i></p>	<p>Maybe</p>	<p>The six, channel mount and blade signs proposed in the plan include internal (back-lit) illumination. The guidelines state that signs should generally be lit</p>

<p><i>flashing, blinking, moving, or varying intensity lighting. Subdued lighting is preferred. Backlit fluorescent or exposed neon are generally inappropriate.</i></p>		<p>from the site which staff interprets as external illumination. The HPC has approved the installation of some internally illuminated channel mount signs and some internally illuminated blade signs with cut out logos/lettering where the lighting was subdued and there was no flashing, blinking, moving or varying intensity of lighting.</p>
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F. FINDINGS

1. On March 22, 1984, the Historic Lowertown Heritage Preservation District was established under Ordinance No. 17120, § 2. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The property at 282 Sixth Street East is categorized as contributing to the character of the Lowertown Heritage Preservation District.
3. **Sec. 74-112.II.a. General Principle.** The proposed sign plan retains the historic character of the building and will not result in the removal of historic materials and/or features of the property.
4. **Sec. 74-112.II.b. General Principle.** Historic signage is not extant. Proposed sign locations are generally based on historic, pictorial evidence. This complies with the guideline. Signage materials like aluminum, vinyl and acrylic as well as internal illumination do not match the original in composition, design, color, and texture, or appearance. This does not comply with the guideline. If the metal of the signs and bracket has a dark or painted finish, it may comply with the guideline. The historic sign band above the storefront is not extant, but the applicant has indicated the intention to reconstruct the feature as a flat panel, made of cellular PVC and painted back to match the storefronts. This may comply with the guideline so long as the new sign band is the same size as the historic band, has similar profiles as is evident in photographs of the historic sign band, and the proposed signage is contained within the sign band and does not exceed the boundaries of the band.
5. **Sec. 74-112.II.A.c. Masonry and walls.** Signage is proposed to be attached to the building through mortar joints as much as possible. This complies with the guideline. Historically, a painted wall sign was located on the east elevation. If a new painted wall sign is proposed, it should be of a vapor permeable paint. The reconstruction of the sign band should only be within the location of the historic sign band and only conceal the unpainted common-brick and metal lintel. If any repointing or brick replacement is necessary, a scope-of-work and masonry/mortar specifications will need to be submitted to HPC staff for review and approval.
6. **Sec. 74-112.III. Signs and accessories.** The proposed master sign plan generally compliments the historic character of the building and district. The sign placement shown in the plan is based on signage shown in historic photographs taken during the period of significance with the exception of building sign #4, a large blade-sign projecting from the middle of the Sixth Street (north) façade. Sign #4 is proposed above sign #3 on the façade and both are proposed to be building name/identification signage. It is staff’s opinion that this configuration will clutter and detract from the façade. Sign #4 four does not comply with the guideline and should be removed or relocated on the building. Sign number #6 is proposed to be either a box sign or extruded letters with a painted mural to compliment. Sign number #6 is proposed on the east

elevation in a location where a historic painted wall sign was located. A box sign or extruded letter signage does not follow historic precedent for signage at this location. A painted wall sign on the east elevation would comply with the guideline.

7. **Sec. 74-112.III.D. Lighting.** The six, channel mount and blade signs proposed in the plan include internal (back-lit) illumination. The guidelines state that signs should generally be lit from the site which staff interprets as external illumination. The HPC has approved, on a case-by-case basis, the installation of some internally illuminated channel mount signs and some internally illuminated blade signs with cut out logos/lettering where the lighting was subdued and there was no flashing, blinking, moving or varying intensity of lighting. The illumination of the signs may comply with the guideline so long as the lighting is consistent in intensity and subdued.
8. The proposed master sign plan for 282 Sixth Street East will not adversely affect the Program for Preservation and the architectural control of the Historic Lowertown 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 master sign plan for the Commission House at 282 Sixth Street East with the following conditions:

1. All exterior metals shall have a dark or painted finish.
2. Attachments to the building shall be through mortar joints as much as possible.
3. The blade sign on the north façade, sign #4, shall be removed from the plan or relocated as a painted wall sign to the west elevation.
4. The signage in the storefront sign band shall not extend above nor below the sign band.
5. Individual tenant and building signs will need to be reviewed and approved by HPC staff.
6. The HPC stamped approved plans shall remain on site for the duration of the project. If an updated set of plans is submitted for City permits, HPC staff shall receive a full set for final review to determine compliance with the HPC decision and conditions.
7. Any revisions to approved plans shall be re-reviewed and approved by the HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review and approval.
8. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
9. This approval is VOID if the approved plans are altered from the Heritage Preservation approved plans.
10. 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.
11. Work shall be accomplished in accordance with all applicable zoning regulations and building codes, and/or Board of Zoning Appeals decisions. This authorization does not constitute or recommend a hardship for purposes of zoning review.
12. Further permits and approvals may be required. This approval signifies review and issuance based on Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

H. SUGGESTION MOTION

I move to conditionally approve the master sign plan for the Commission House at 282 Sixth Street East as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the twelve conditions.

MOTION CHANGE

If the HPC decides to change the motion, then findings 4, 5, 6,7, and 8 and condition 1-4 will need to be revised.

I. ATTACHMENTS

1. HPC Design Review Application
2. Documentation submitted by applicant
 - a. 11x17 Plans
 - b. Historic photographs
 - c. Existing condition photographs
 - d. Sign Band revision email (9-13-19)

NEW HISTORY

TRANSMITTAL

Date: August 27, 2019
To: Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
St. Paul, MN 55102

Attn: **George Gause, George.gause@ci.stpaul.mn.us**

Copies To: Marc Basara, marcbasara@ackberg.com
Jackie Knight, jackie@ackberg.com

Project Name: Commission House [Seestedt Carpets Building]
282 East 6th Street
Saint Paul, MN 55101-1922

NPS Proj. No: 33406
New History Proj. No.: 2016-N03-332

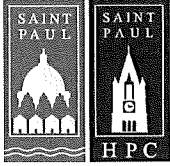
Via: Hand-delivered

Contents: Heritage Preservation Commission Design Review Application for Master Sign Plan:

- One copy of the Signed Application Form
- One copy of the continuation sheet with a description of the Master Sign Plan
- Three copies of the Master Sign Plan, including exterior elevations, photos, and renderings
- Three copies of the tenant signage shop drawings
- One copy of exterior and historic photos

Comments: This submittal includes materials for the Master Sign Plan (exterior building and tenant signage). Please contact me with any questions. Thank you.





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:
 282 East 6th Street

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 checked="" 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: 282 East 6th Street Zip Code: 55101

3. APPLICANT INFORMATION

Name of contact person: Quentin Collette

Company: New History

Street and number: 575 SE 9th Street, Suite 215

City: Minneapolis State: MN Zip Code: 55414

Phone number: (612) 843-4140 e-mail: collette@newhistory.com

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

Name: Jackie Knight (282 Lowertown, LLC)

Street and number: 3033 Excelsior Blvd., #10

City: Minneapolis State: MN Zip Code: 55416-5147

Phone number: (612) 924-6487 e-mail: jackie@ackerberg.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Dan Pollastrini

Company: Pope Architects

Street and number: 1295 Bandana Blvd. N, Suite 200

City: Saint Paul State: MN Zip Code: 55108

Phone number: (651) 642-9200 e-mail: dpollastrini@popearch.com

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.

See attached continuation sheet for a description of the Master Sign Plan.

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



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



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

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

Are you applying for the Investment Tax Credits? YES NO

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

Signature of applicant:  Date: 8-27-19

Typed name of applicant: QUENTIN COLLETTE (New History)

Signature of owner:  Date: 8-6-19

Typed name of owner: Jackie Knight

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: 282 East 6th Street

Date received: _____

Date complete: _____

District: _____/Individual Site: _____

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

FILE NO. _____

City Permit # ____ - _____

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

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 _____



Commission House [Seestedt Carpets Building]
282 East 6th Street
Lowertown Historic District

Design Review Application: Master Sign Plan (08/27/19)

A Master Sign Plan including exterior building and tenant signage is proposed at the Commission House [Seestedt Carpets Building]. The following Master Sign Plan was developed in response to the Saint Paul Heritage Preservation Commission's review of 282 Sixth Street East (file number #18-010) on January 24, 2019. The Saint Paul Heritage Preservation Commission approved File #18-010 with conditions, including condition 8, "A master sign plan shall be submitted to the HPC for review and approval of signage at the property, the application shall include final specifications, plans, shop drawings, materials, colors, dimensions, and details."

This Master Sign Plan addresses signage types, locations, size, materials, installation, and illumination.

The overall Commission House rehabilitation project is pursuing state and federal historic tax credits. The Part 2 federal historic tax credit application (for residential use) was submitted to the Minnesota State Historic Preservation Office (SHPO) on May 1, 2017 and conditionally approved by the National Park Service (NPS) on August 9, 2017. Amendment 1, which both addresses NPS conditions and submits a revised design for residential use, was conditionally approved by NPS on January 31, 2018. Amendment 2, which addresses NPS conditions, was conditionally approved on June 28, 2018. Amendment 3, which both addresses NPS conditions and submits a revised exterior scope of work, was approved on March 4, 2019. Amendment 4, which includes some tenant signage (signs #1 and #2 in this Master Sign Plan) was submitted to SHPO on July 26, 2019. Additional tenant signage and general building signage will be submitted as a later Amendment (signs #3-7 in this Master Sign Plan).

During the period of significance for the Lowertown Historic Preservation District, signage at the Commission House included:

- Storefront, north and east façades: A sign band was located between the first and second building levels. The sign band was installed over the top of the cast iron storefront lintel and projected outward from the building. The bottom of the sign band roughly aligned with the top of the storefront transom windows. The top of the sign band rose to the bottom of the second floor windows, obscuring their sills. (See historic photos H.02 and H.03, dated 1924).
- Northeast building corner: A projecting sign was located at the third level of the northeast corner of the building. (See historic photos H.02 and H.03, dated 1924).
- North façade: A flat wall sign was located at the spandrels between the second and third level windows. (See historic photo H.01, dated 1898).
- East Façade: A painted sign was located at the northern end of the second and third levels of the east façade. (See historic photo H.01, dated 1898).

Commission House [Seestedt Carpets Building]
282 East 6th Street
Lowertown Historic District

The exterior signage proposed in this Master Sign Plan will be compatible with the character of the Historic Lowertown Heritage Preservation District, and the Commission House.

- Signage will generally follow historic precedent and be located at historic locations (see historic photographs in attachment).
- Signage will not disfigure or conceal architectural details.
- Signage materials will be compatible with and complement the materials of the Commission House and adjacent buildings.
- Signage will be typically attached through mortar joints as much as possible without damaging the masonry at the façades.
- Projecting signage will not directly abut the masonry façades.
- Painted signage will involve the use of masonry appropriate, vapor-permeable paint.

Specifically, signage proposed in this Master Sign Plan includes:

1. Sign Band:

- After removal of the non-historic sign band between the storefront and second level windows at the north and east façades, it was discovered that the historic metal sign band no longer remained. Instead, above the historic transom was an existing metal lintel and unpainted common brick. The existing steel lintel and common brick will remain exposed and be painted black to match the new storefront below.
- One building sign (#3) and three tenant signs (#2, #5, and #7) are proposed along the historic sign band location at the north and east façades to resemble signage in the historic photos. Given the limited height of the historic sign band location, building and tenant signs will drop about 8 and 3 inches – respectively – below the top frame of the storefront transom (see detail on sheet 1 of Master Sign Plan attached). Each sign will typically consist of aluminum raceways mounted to the existing brick and steel lintel behind. Internally lit channel letters with acrylic faces will be mounted on the new raceways.
- See attached Master Sign Plan for more details on the location, size, materials, installation, and illumination of the signs.
- In addition, shop drawings for tenant signs #2, #5, and #7 are also attached.

2. Projecting Signage:

- Two double-sided blade signs are proposed. One tenant sign (#1) will be installed at the northeast building corner, project at 45 degrees, and resemble signage in the historic photos. One building sign (#4) will be installed at the north façade above the historic sign band location and project at 90 degrees. Blade signs will consist of internally lit, acrylic faces, aluminum cabinets connected to the masonry through metal mounting plates and rod bracing.
- See attached Master Sign Plan for more details on the location, size, materials, installation, and illumination of the signs.
- In addition, shop drawings for tenant sign #1 are also attached.

Commission House [Seestedt Carpets Building]
282 East 6th Street
Lowertown Historic District

3. Upper Level Signage:

- One building sign (#6) will be located at the at the northern end of the second and third levels of the east façade to resemble signage on the historic photo. This sign area will not be illuminated and will include a painted mural, a painted mural with extruded letters, or a box sign. If used, extruded letters will be made of aluminum and have an acrylic face. If used, the box sign will consist of an aluminum cabinet with an acrylic face.
- See attached Master Sign Plan for more details on the location, size, materials, and installation of the sign.

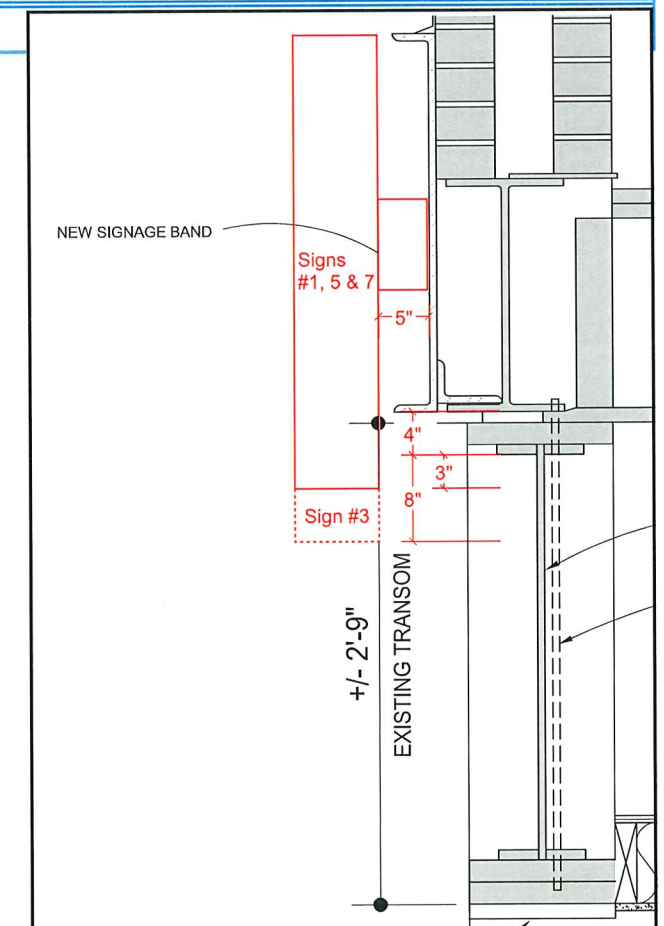
COMMISSION HOUSE

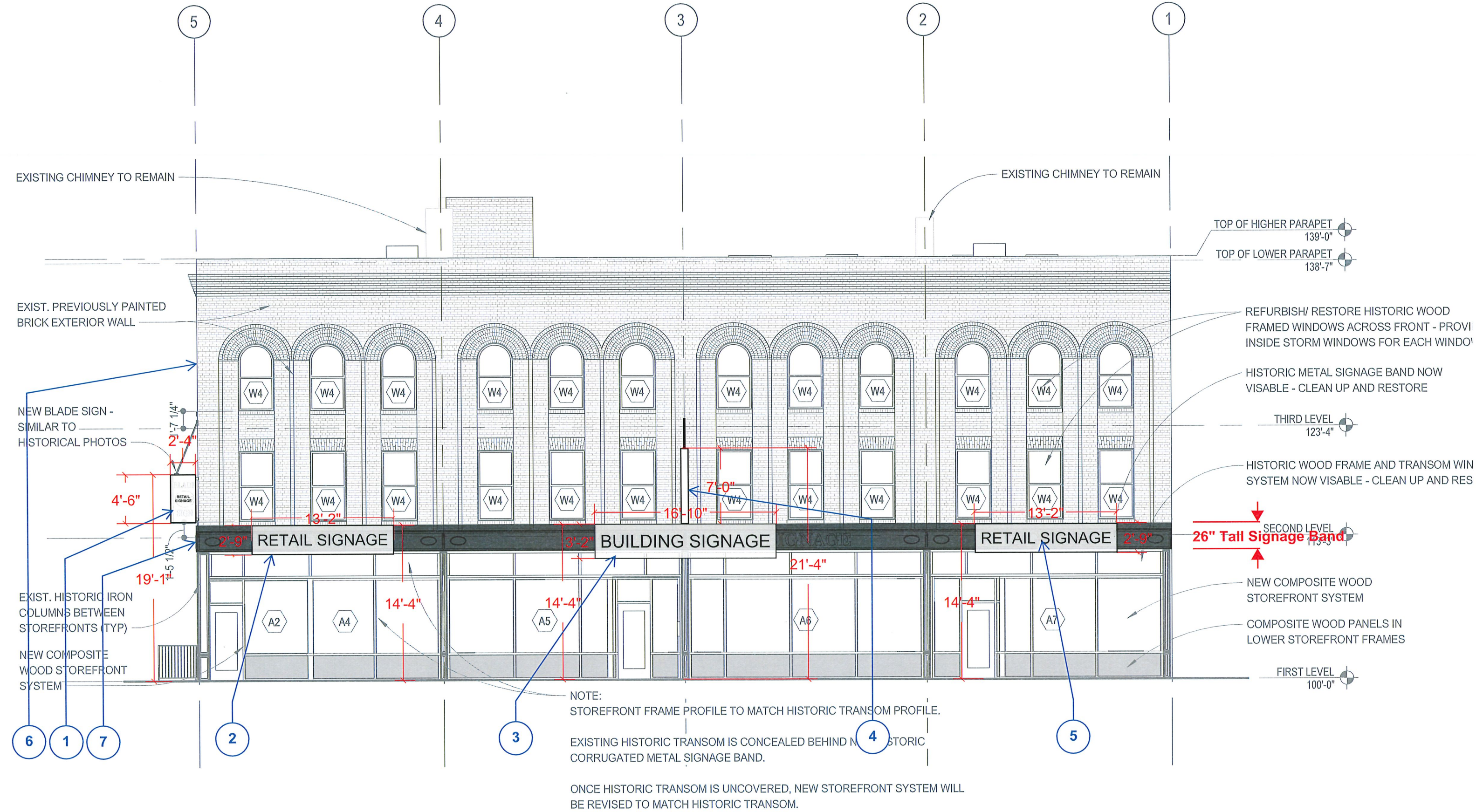
MASTER BUILDING SIGANAGE LEGEND

Sign Number	Elevation	Signage Use	Sign Type	Size, Width (in)	Size, Height (in)	Area (SF)	Mounting Height (FT/in)	Illumination Type	Notes
1	North	Tenant/Retail	Blade	28	54	10.5	19'1"	Internally Lit	Chuck & Don's
2	North	Tenant/Retail	Channel Mount	158	33	36.2	14'4"	Internally Lit	Chuck & Don's
3	North	Building	Channel Mount	202	38	53.3	14'4"	Internally Lit	Commission House
4	North	Building	Blade	42	84	24.5	21'4"	Internally Lit	Commission House
5	North	Tenant/Retail	Channel Mount	158	33	36.2	14'4"	Internally Lit	Wellhaven Pet Health
6	East	Building	See Notes	150	168	175.0	33'0"	None	This area could be a box sign. Or, extruded letters, with a painted mural to compliment. Mural may include some amount of tenant branding.
7	East	Tenant/Retail	Channel Mount	102	33	23.4	14'4"	Internally Lit	Chuck & Don's
						359.1			

Signage for both existing and potential new tenants will be required to maintain the characteristics described in this Master Sign Plan, to include: sign type, location, size, materials, and illumination. Any deviations from the Master Sign Plan will be subject to City approval.

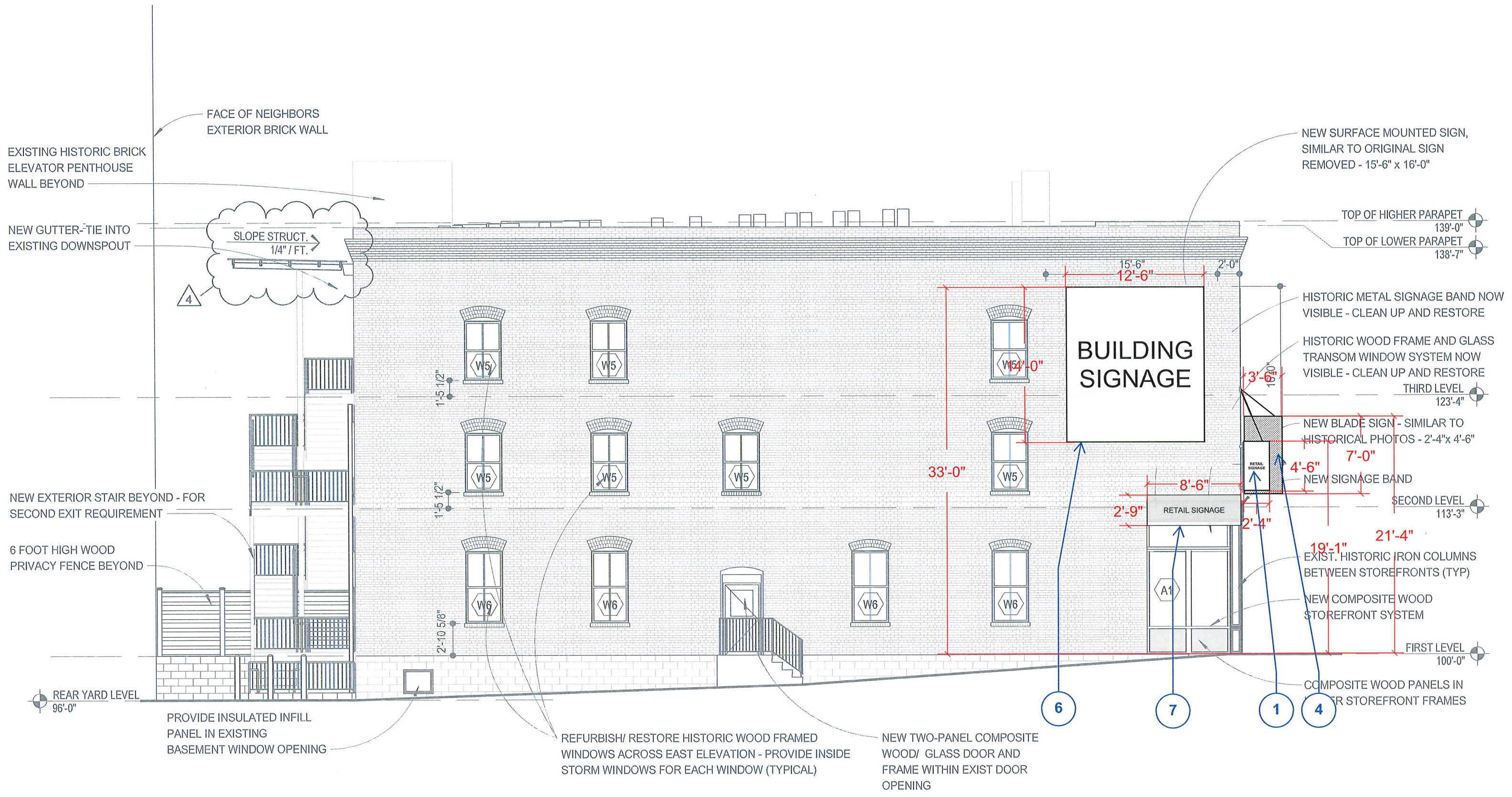
With 4" of wood framing from the bottom of the existing steel and the top of the historic glass transom, signs #2, 5 & 7 will drop in front of the glass 3" and sign #3 will drop 8". See detail to the right.





PROPOSED NORTH BUILDING ELEVATION

1/8" = 1'-0"

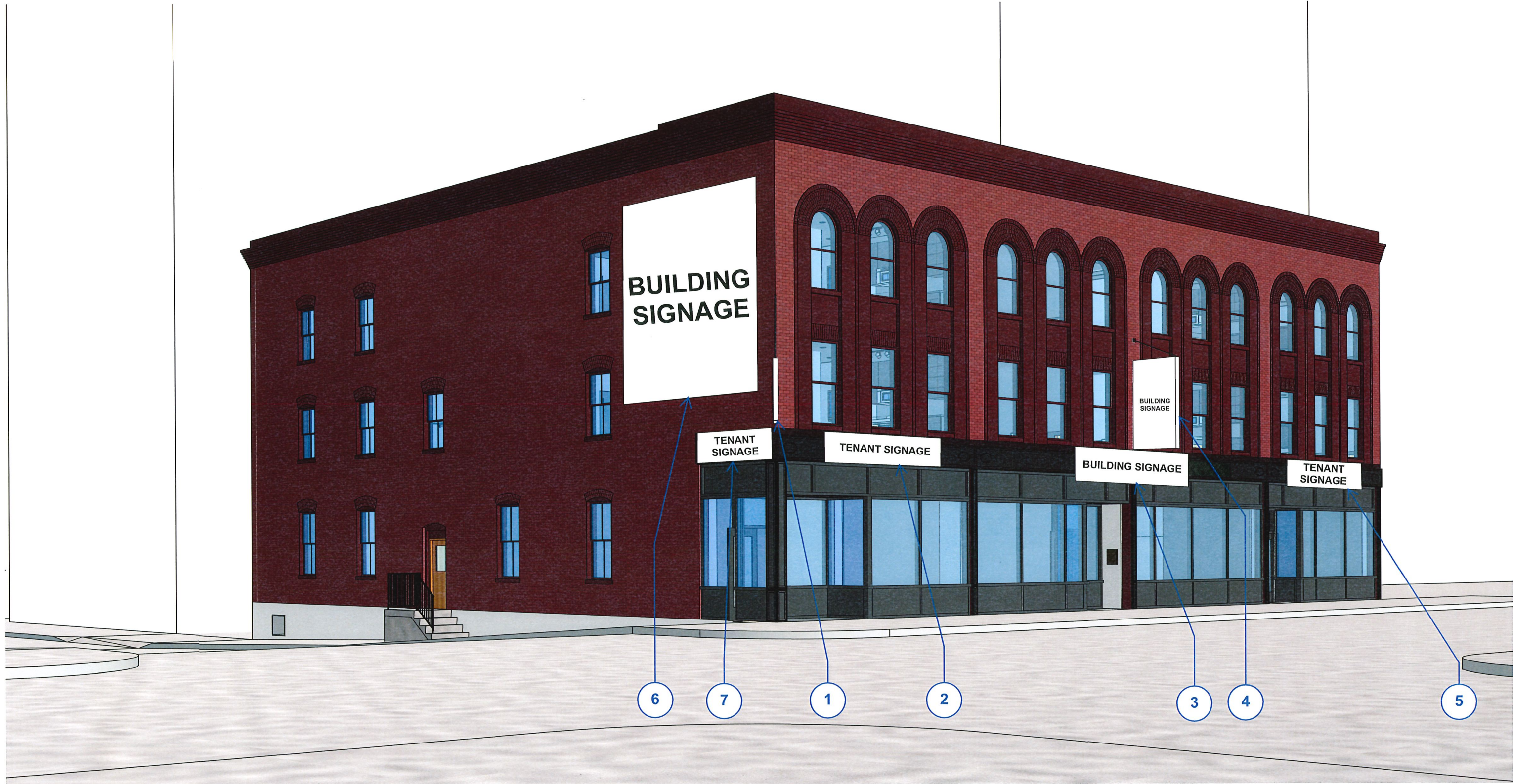


1
A3.2

PROPOSED EAST EXTERIOR SIDE ELEVATION

1/8" = 1'-0"

NOT TO SCALE



3
A3.3

PROPOSED NORTHEAST PERSPECTIVE



4
A3.3

PROPOSED NORTHWEST PERSPECTIVE





NOT TO SCALE

S
TIL
LINOL

BUILDING
SIGNAGE

TENANT
SIGNAGE

TENANT
SIGNAGE

6

7

1



Drawing Date: 04.09.19

Customer:

Chuck & Don's

Sales / Project Manager:

Greg Rendall

952.908.9130 - GregR@Sign-Source.com

Customer Service Representative:

Designer:

Derek Urtel

DerekU@Sign-Source.com

Order / Est. #:

e50723

File Name:

e50723 Chuck & Dons - St Paul, MN.ai

File Location:

A-Z Shared Mac

Fonts:

-

Rev: 1.0 | Revision Notes

Rev. 2: -

Rev. 3: -

Rev. 4: -

Rev. 5: -

Rev. 6: -

Rev. 7: -

Rev. 8: -

Rev. 9: -

Rev. 10: -



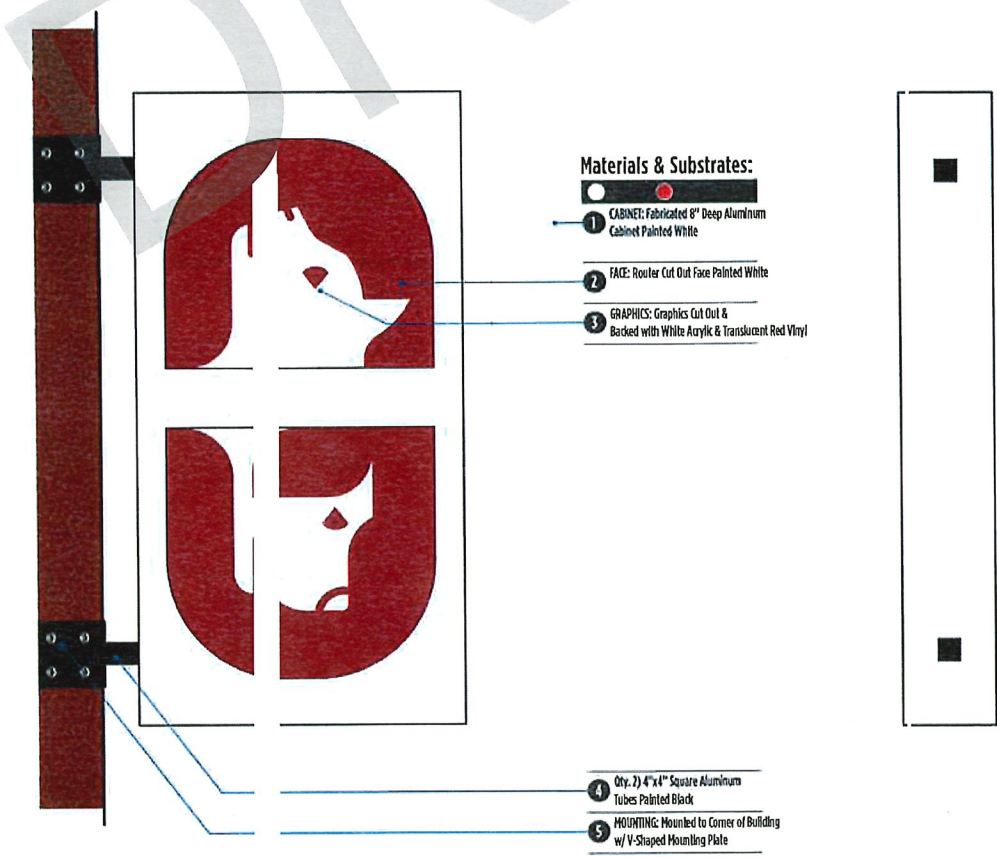
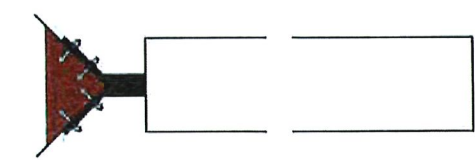
7660 Quattro Drive
Chanhassen, MN 55317
www.sign-source.com
LISTED Fax: 952.908.9153

This drawing is the property of SignSource, Inc. and may not be used, reproduced or disclosed without written authorization.

Materials & Substrate
 Interior Exterior

Backlit Double Sided Corner Blade Sign

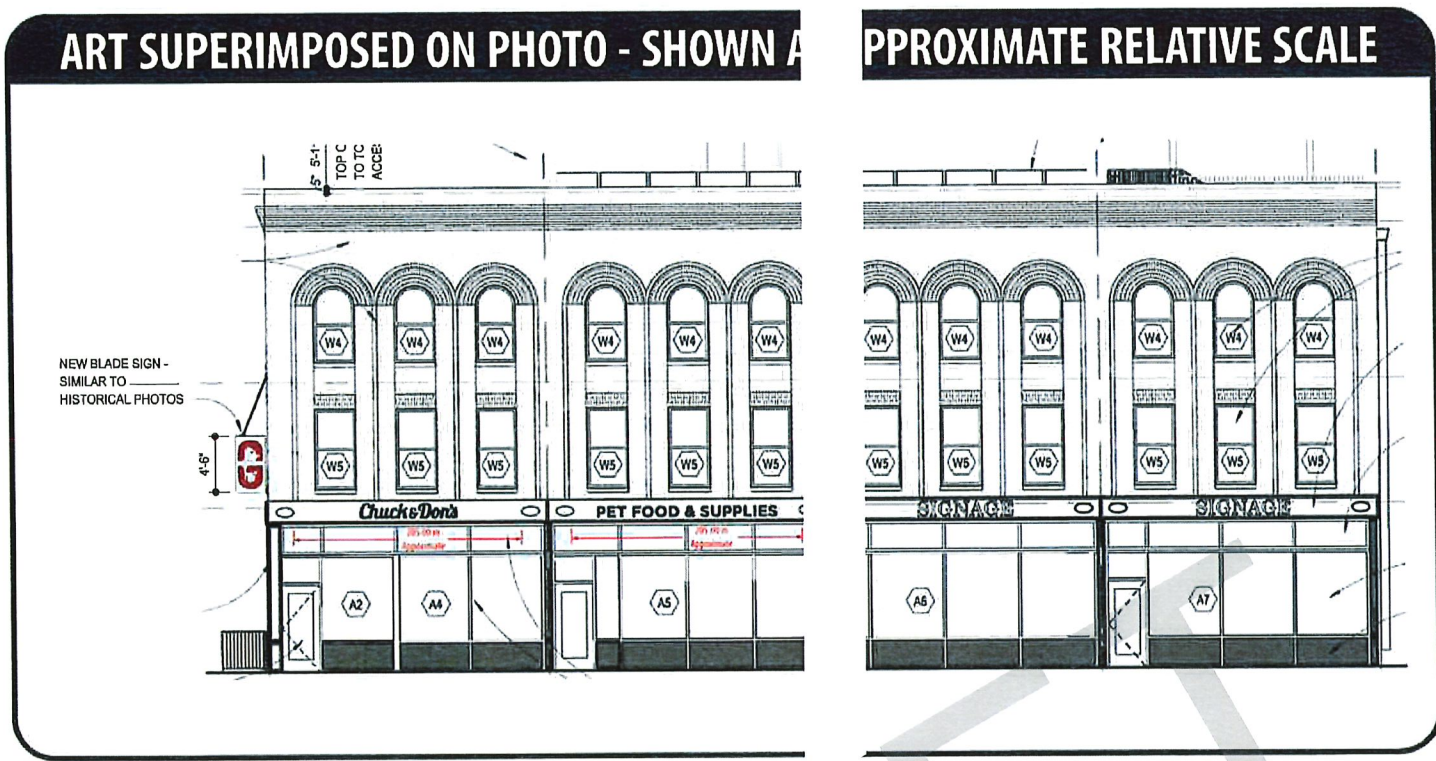
Sign to Project from Corner of Building at 45°



Materials & Substrates:

- 1 CABINET: Fabricated 6" Deep Aluminum Cabinet Painted White
- 2 FACE: Router Cut Out Face Painted White
- 3 GRAPHICS: Graphics Cut Out & Backed with White Acrylic & Translucent Red Vinyl

- 1 Qty. 2) 4"x4" Square Aluminum Tubes Painted Black
- 2 MOUNTING: Mounted to Corner of Building w/ V-Shaped Mounting Plate



1

I Have Verified The Accuracy Of Colors, Layout, Quantities, Sizes, Spelling, & Wording. I Hereby Authorize Release To Production According To This Approved Submittal.

Approved As Is: *[Signature]*

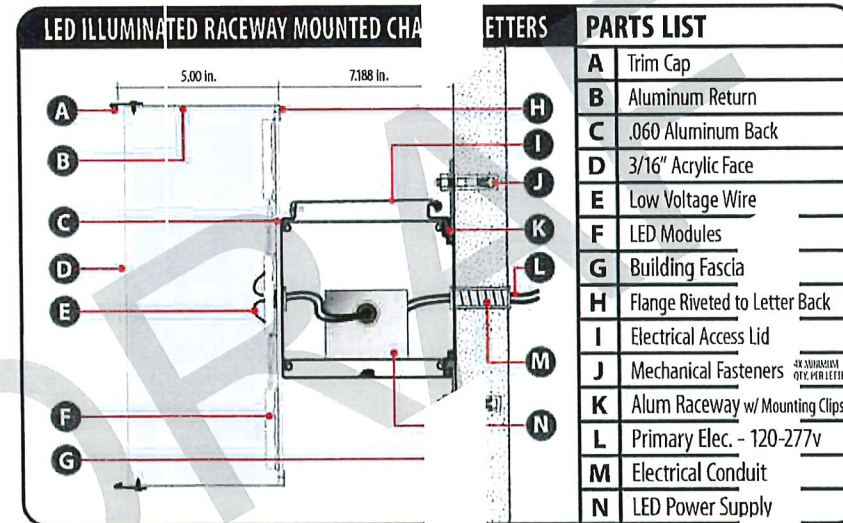
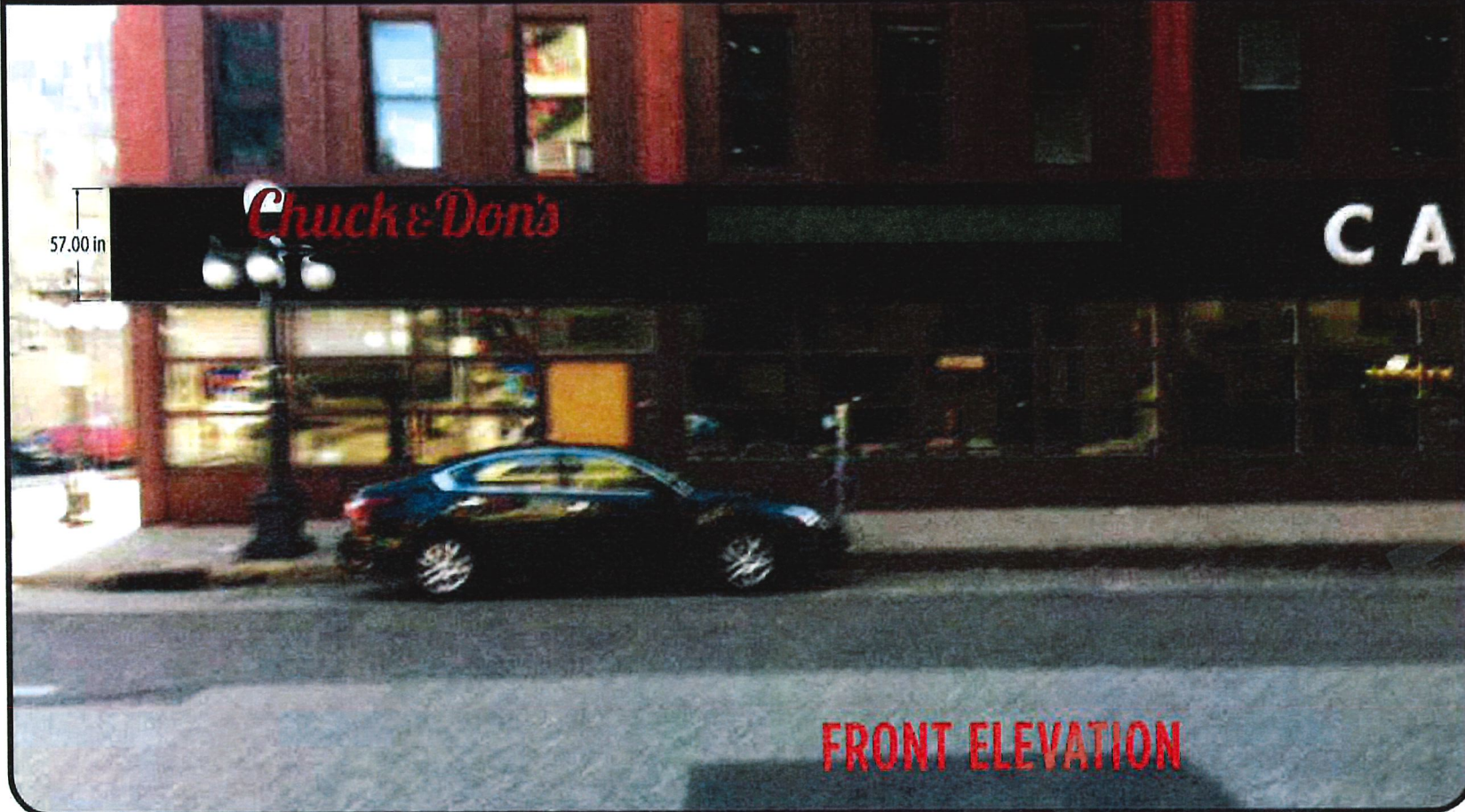
Production Will Not Begin Until Signed Approval Is Faxed Back.

Revise & Resubmit: _____

OR DISCLAIMER: Due to variances among monitors and printers, the colors that appear on your screen or as printed may not be exact.

1/4"=1' 1:24 SCALE
SCALE DRAWING DO NOT PHOTOCOPIE
1.00 in.
Formatted for 11" x 17" Paper

ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



Drawing Date: 04.09.19

Customer:
Chuck & Don's

Sales / Project Manager:
Greg Rendall
 952.908.9130 - GregR@Sign-Source.com

Customer Service Representative:

Designer:
Derek Urtel
 DerekU@Sign-Source.com

Order / Est. #:
e50723

File Name:
e50723 Chuck & Dons - St Paul, MN.ai

File Location:
 A-Z Shared Mac

Fonts:
 -

Rev: 1.0 | Revision Notes

- Rev. 2: -
- Rev. 3: -
- Rev. 4: -
- Rev. 5: -
- Rev. 6: -
- Rev. 7: -
- Rev. 8: -
- Rev. 9: -
- Rev. 10: -

7660 Quattro Drive
 Chanhassen, MN 55317
 www.sign-source.com
 LISTED Fax: 952.908.9153

Materials & Substrates:

Interior Exterior

44 TOTAL SQ. FT. RACEWAY MOUNTED CHANNEL LETTER SET

- 1** Standard 5" Deep RACEWAY Mounted LED Channel Letters
- 2283 Red Acrylic 3/16" Faces
 - Red LEDs
 - Black Returns & Black Trim Cap

Chuck & Don's

- 2** Standard 5" Deep RACEWAY Mounted LED Channel Letters
- 7328 White 3/16" Faces
 - White LEDs
 - Black Returns & Black Trim Cap

PET FOOD & SUPPLIES

- 3** Standard 8" Deep RACEWAY Painted Black

SUPPLIES

FRONT ELEVATION

2

7

I Have Verified The Accuracy Of...
 Sizes, Spelling, & Wording. I Hereby...
 Production According To This Approved Submittal.

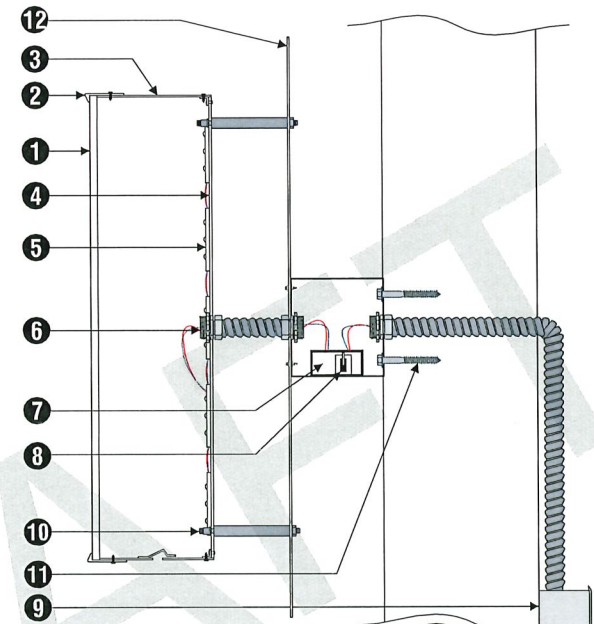
Approved As Is: *Carol Urtel*

Production Will Not Be...
 Signed Approval Is Faxed Back.

Revise & Resubmit:

COLOR DISCLAIMER: Due to variances among color monitors and printers, the colors that appear on your screen or as printed may not be exact.

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UL LABEL TO BE LOCATED ON TOP OF LETTERS

SECTION DETAIL - RABBIT LOGO MARK

NO OUTSIDE JUMPS ALLOWED - ALL PENETRATIONS MUST BE THRU WALL



DUAL LIT & FACE LIT CHANNEL LETTERS - RACEWAY MOUNT - TYPE C

RABBIT LOGO MARK

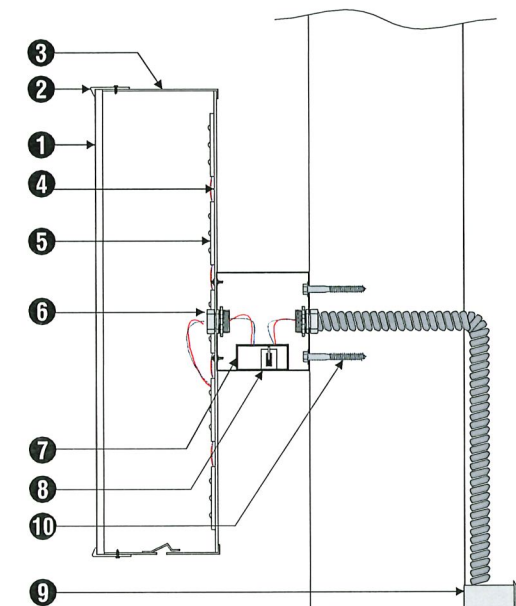
1. 3/16" WHITE ACRYLIC #7328 WITH 1ST SURFACE VINYL APPLIED, COLORS C1, C4, C5 & C7
2. 1" BLACK JEWELITE TRIM CAP
3. .040" ALUMINUM RETURN, 3" DEEP, PRE-FINISHED BLACK
4. 3/16" CLEAR LEXAN BACKS
5. L.E.D. ILLUMINATION, WHITE
6. LOW VOLTAGE PASS-THRU
7. POWER SUPPLY IN ALUMINUM RACEWAY
8. DISCONNECT SWITCH
9. PRIMARY POWER (BY OTHERS)
10. INSTALL WITH 1/4" RIV-NUT, ALL THREAD & 1" SPACERS
11. INSTALL WITH FASTENERS AS REQUIRED BY WALL TYPE
12. .125" ALUMINUM BACKER PANEL, PAINTED WHITE

"WellHaven" & "Pet Health"

1. 3/16" WHITE ACRYLIC #7328 WITH 1ST SURFACE VINYL APPLIED, COLORS C1-P (PERFORATED DAY/NIGHT) & C2(SOLID)
2. 1" BLACK JEWELITE TRIM CAP
3. .040" ALUMINUM RETURN, 3" DEEP, PRE-FINISHED BLACK
4. .063" ALUMINUM BACK, PRE-FINISHED BLACK
5. L.E.D. ILLUMINATION, WHITE
6. LOW VOLTAGE PASS-THRU
7. REMOTE POWER SUPPLY IN ENCLOSURE
8. DISCONNECT SWITCH
9. PRIMARY POWER (BY OTHERS)
10. INSTALL WITH FASTENERS AS REQUIRED BY WALL TYPE

COLOR CHART

C1	C1-P	C2	C3	C4	C5	C6	C7
PANTONE 5477-C	PANTONE 5477-C (PERFORATED)	PANTONE 325 XGC	PANTONE XXXXX	PANTONE 2026-C	PANTONE XXXXX	PANTONE COOL GREY 10-CP	WHITE

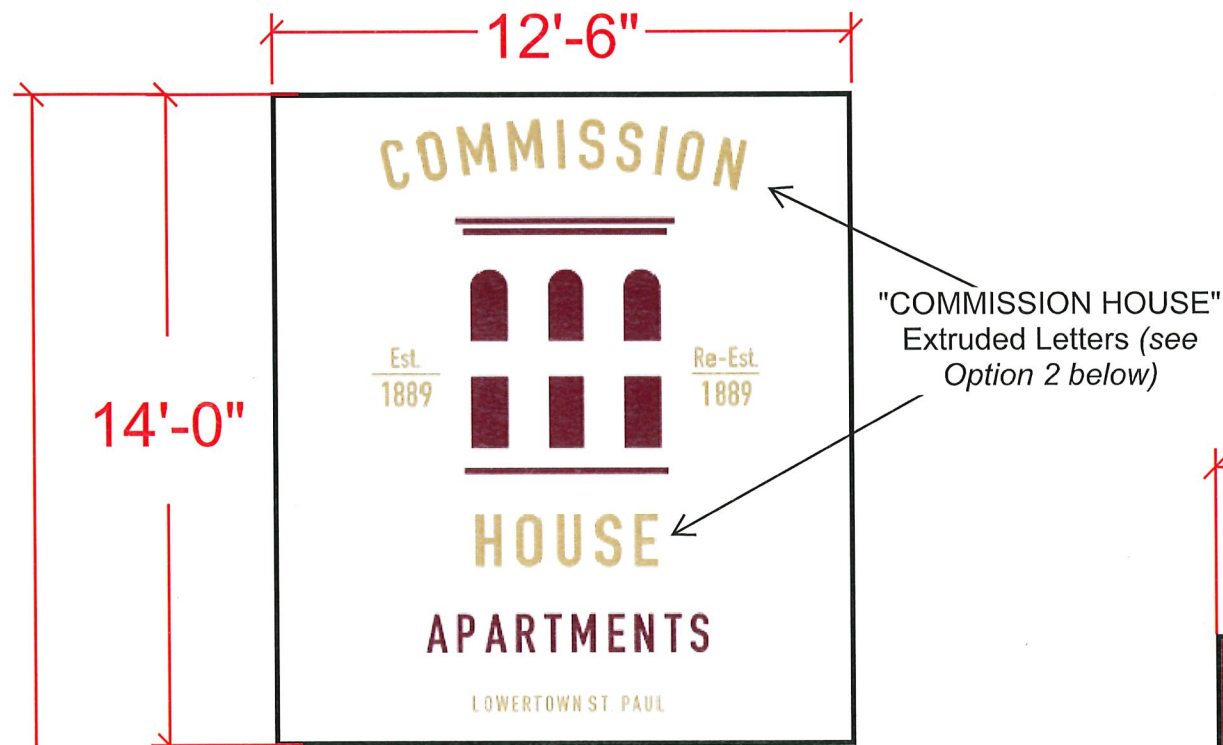


UL LABEL TO BE LOCATED ON TOP OF LETTERS

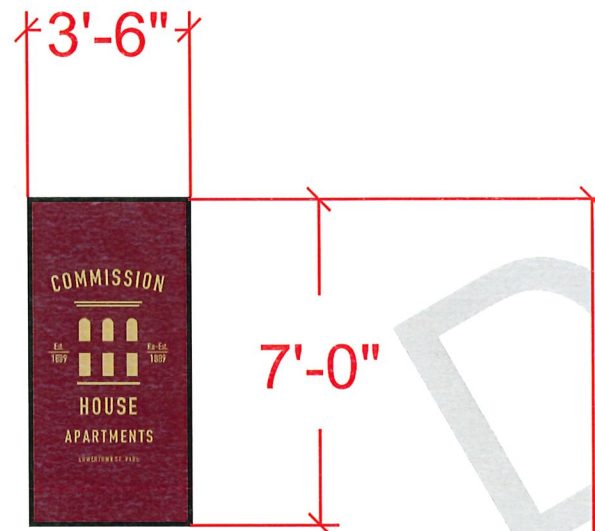
SECTION DETAIL - LETTERS

NO OUTSIDE JUMPS ALLOWED - ALL PENETRATIONS MUST BE THRU WALL

****SIGN IS SHIPPED WITH PHOTOCELL (LOOSE) TO BE INSTALLED BY INSTALLER PER SITE CONDITIONS.****



LARGE FORMAT BUILDING SIGNAGE



BLADE SIGN - INTERNALLY LIT

Installation
 - Brackets, and support shall be installed through mortar joints in existing masonry.

Materials
 - Cabinet, aluminum
 - Face, acrylic w/ router cut cut graphics backed with acrylic

Power
 - Will be run through a short surface mounted conduit, up from sign (3). Conduit to be painted to match building



DUAL LIT & FACE LIT CHANNEL LETTERS - RACEWAY MOUNT

Installation
 - Channel shall be installed to existing masonry, and anchored in through mortar joints.

Materials
 - Raceway, aluminum
 - Channel Letters, acrylic face

Power
 - Will be stubbed out from the inside of the building, into the back of the channel.

- 33'-0"** Possible Sign Type Options
- Option 1, Painted Mural
 - Option 2, Painted Mural w/ Extruded Letters
 - Option 3, Box Sign (unlit)

Sign content may include elements such as building branding, retail tenant branding elements, local business elements, and/or City of St. Paul/Lowertown neighborhood elements. An artist would be commissioned to interpret and incorporate these elements into a design.

Materials
 - Option 1, Paint
 - Option 2, Paint & aluminum extruded letters w/ acrylic face
 - Option 3, aluminum cabinet w/ acrylic face

Installation
 - Extruded letters will be secured to the existing masonry through mortar joints to the greatest extent possible.
 - All other applications will be painted.

Power - N/A (no power)



COMMISSION HOUSE | DESIGN REVIEW APPLICATION
HISTORIC PHOTOGRAPHS



H.01 Looking south from Wall Street at the north and east façades. Photo taken 1898. *Photo Courtesy of the Minnesota Historical Society archives ("The Quotation," Vol, 1 No. 39, 1898).*

COMMISSION HOUSE | DESIGN REVIEW APPLICATION
HISTORIC PHOTOGRAPHS



H.02 Looking south from Wall Street at the north and east façades. Photo taken 1924. *Photo Courtesy of the Minnesota Historical Society archives (1542-B).*

COMMISSION HOUSE | DESIGN REVIEW APPLICATION
HISTORIC PHOTOGRAPHS



H.03 Looking southeast from East 6th Street at the north façade. Photo taken 1924. *Photo Courtesy of the Minnesota Historical Society archives (1612-B).*

COMMISSION HOUSE | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS: EXISTING CONDITIONS



E.01 Looking south from Wall Street at the north and east façades. Photo taken August 2019.

COMMISSION HOUSE | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS: EXISTING CONDITIONS



E.02 Looking southwest at the east façade. Photo taken August 2019.

COMMISSION HOUSE | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS: EXISTING CONDITIONS



E.03 Looking southwest from East 6th Street at the north façade. Photo taken August 2019.

Boulevard, Christine (CI-StPaul)

From: Quentin Collette <collette@newhistory.com>
Sent: Friday, September 13, 2019 8:52 AM
To: Boulevard, Christine (CI-StPaul)
Cc: Skarda, Ashley (CI-StPaul); Mike Munson; Marc Basara
Subject: Re: 282 Sixth Street East - Master Sign Plan

Think Before You Click: This email originated outside our organization.

Good morning Christine,

Following our discussion on the sign band earlier this week, I hereby confirm that we would like to revise the proposed treatment at the sign band location above the storefront on the north facade and north end of the east facade (i.e. building sign #3 and tenant signs #2, #5, and #7).

A new sign band will be provided to conceal the existing metal lintel and common brick, to resemble the sign band in the historic photo (see historic photos). The new sign band will consist of a flat panel made of cellular PVC. The new sign band will be attached through the mortar joints. The new sign band will be painted black to match the new storefront below. New building and tenant signage will be provided at the sign band (as described in the Master Sign Plan, see signs #2, #3, #5, and #7).

Let us know if you have any questions,
(I apologize for the late update.)

Best,

Quentin

On Thu, Sep 5, 2019 at 12:11 PM Boulevard, Christine (CI-StPaul) <christine.boulevard@ci.stpaul.mn.us> wrote:

Hi Quentin,

George forwarded the Master Sign Plan application for Commission House to me for review.

The plan will be on the September 23rd HPC agenda.

I've forwarded the submittal to Ashley Skarda in zoning in the Department of Safety and Inspections (she's copied on this email).

She will be reviewing the master sign plan for compliance with zoning code and can let you know if she needs additional information.

One piece of information we will need: Please show the distance of projecting signs over the property line; the bracket and sign cannot exceed 48".

Will you be the main contact?

I will look through the application and email you if I have any questions.

Best,

Christine



Christine Boulware
Historic Preservation Specialist

Pronouns: she/her
Planning & Economic Development
25 Fourth Street West, Ste. 1400
Saint Paul, MN 55102

The Most Livable
City in America

P: 651.266.6715

christine.boulware@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

--

Quentin Collette, PhD
Director

(612) 843-4140 (office)

NEW HISTORY

newhistory.com