

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

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FILE NAME: 302 Ryan Avenue  
DATE OF APPLICATION: August 24, 2018  
APPLICANT: Fred Schmidt  
OWNERS: Frederic G. Schmidt Trustee & Deanne L. Magnuson Trustee  
DATE OF HEARING: September 20, 2018  
HPC SITE/DISTRICT: Irvine Park Heritage Preservation District (1982)  
CATEGORY: Non-contributing  
NRHP: Irvine Park Historic District (1973) RA-SPC-1945  
SRHP: Irvine Park Historic District (1974)  
PERIOD OF SIGNIFICANCE: 1848-1900  
CLASSIFICATION: Demolition Permit  
ZONING: RT1/RC4      WARD: 2      PLANNING DISTRICT: 9  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: September 11, 2018

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**A. SITE DESCRIPTION:**

302 Ryan Avenue was originally located in the Italian, Upper Levee neighborhood, just below the High Bridge on the river flats. The property was owned by the Delmont Family – the 1940 Census identifies a Delmont/Cashione family at 463 Upper Levee and a Delmont family at 469 Upper Levee. After the levee flooded in 1952, the city determined that housing should be cleared from the river flats and the house was moved to 302 Ryan in 1956. The house is assumed to have been constructed c. 1900 and is categorized as non-contributing.

The 1 ¾ story, front-gabled residence has stucco over clapboard on the exterior and mock-half-timbering in the front gable. The windows are double-hung with regular placement. There is a central vestibule entry on the Ryan facing elevation and a porch with a deck above on the bluff-facing elevation. The subject property and lots are located on the south side of Ryan Avenue (formerly Franklin Street) and terminate at the bluff. This side of Ryan Avenue is predominantly single-family residences on approximately 50 ft. wide lots.

The 300-302 Ryan Avenue is located in the local Irvine Park Heritage Preservation District; 300 Ryan Avenue is also within the boundaries of the State and National Register Irvine Park Historic Districts.

**B. PROPOSED CHANGES:**

The applicant is proposing to demolish the house and garage at 302 Ryan in order to split the property into three single-family, residential parcels – all with frontage on Ryan Avenue.

**C. BACKGROUND:**

At the February 22, 2018 meeting, the Heritage Preservation Commission (HPC) considered the application for a lot split at the property listed above. The HPC voted 10-1 (Peroutka) to recommend approval of the lot split to the Planning Director with conditions. Because the parcels are located in the Irvine Park Heritage Preservation District and the proposed lot split shows a lot line through the existing house and garage at 302 Ryan Avenue, the applicant was informed that they will need to obtain HPC review and approval for either moving or demolishing the structures. The HPC conditions were as follows:

1. The subdivision/adjustment of common boundary cannot be approved without the buildings at 302 Ryan Avenue either being moved or demolished. Heritage Preservation Commission

review and approval for moving or demolishing the buildings must be obtained prior to final approval of the subdivision/adjustment of common boundary.

2. A copy of the HPC review and conditions shall be forwarded to the Planning Administrator for final review and approval.

**D. GUIDELINE CITATIONS:**

**Irvine Park Heritage Preservation District Preservation Program**  
**Leg. Code § 74.102**

**A. Demolition**

*The Heritage Preservation Commission will follow the guidelines stated in the Heritage Preservation Ordinance (#16006), Section 6 (1) (2), when reviewing permit applications for demolition:*

*In the case of the proposed demolition of a building, prior to approval of said demolition, the Commission shall make written findings on the following: architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any new proposed construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.*

**E. FINDINGS:**

1. On April 20, 1982, the Irvine Park Heritage Preservation District was established under Ordinance No. 16909, § 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 within designated heritage preservation sites §73.04.(4).
2. **The category of the buildings:** The house was moved into the Irvine Park Heritage Preservation District after the period of significance. Many of the properties to the east of the lots that historically fronted Sherman Street were demolished or moved prior to the creation of the district. The house and garage at 302 Ryan Avenue are categorized as non-contributing to the Irvine Park Heritage Preservation District.
3. **Current property description:** According to Ramsey County Property Records, the lot is 108 ft. wide by 115 ft. deep – the parcel size is 0.29 acres. The footprint of the house is ~900 sq. ft. and 1 ¾ story in height. It is currently used as a duplex. The property is zoned RT1. The county records also list the garage year of construction as 1939 and 483 sq. ft.

**4. Tax Summary for 302 Ryan Avenue:**

Assessment Year	2015	2016	2017	2018
Total Est. Mkt. Value	\$185,200	\$215,800	\$227,900	\$238,500
Est. Land Value	\$161,200	\$172,200	\$172,200	\$172,200
Est. Building Value	\$24,000	\$43,600	\$55,700	\$66,300

5. **The architectural and historic merit of the buildings.** The architectural and historic merit of the buildings is poor. The building lack integrity of location, setting, design, materials and feeling.
6. **The effect on surrounding buildings.** The demolition of the house and garage will not have an adverse impact the surrounding historic buildings.



7. **The effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings.** New construction is not being proposed at this time.
8. **The economic value or usefulness of the building as it now exists, or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.** The property has been used as a rental duplex for many years and is sited on three lots. It is assumed that it has had economic value to the owner. It would not be possible to alter the building to a contributing status. With the buildings demolished, and the three lots recorded with the county, the zoning will allow for the construction of single family residences on the lots. It is assumed the sale of the three lots for new construction will be more economically valuable to the current property owner than the existing use.
9. The integrity, or authenticity as evidenced by a site's location, design, setting, workmanship or association is poor due to the architectural alterations that have occurred, such as the changes in window sizes the application of stucco over the clapboard, the removal of the front porch, as well as the authenticity of setting since the property was moved to the site in 1956. The design features of the residence have been removed or altered and the neighboring historic properties along the bluff have good degrees of integrity and detail while the buildings across the street are new construction
10. Staff has not extensively researched historical associations between the building/property and persons or events and cannot determine if there is integrity of association.
11. The Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character and destroying historic relationships between buildings and open space. Given the alterations to the building, its poor design integrity, and its non-contributing status to the district, HPC staff find that the building does not reinforce the architectural and historic character of the Irvine Park Heritage Preservation District.
12. The proposed lot line between parcels A and B bisects the house at 302 Ryan Avenue; in order for the lot split to be approved, the house and garage would need to either be moved or demolished. As noted in the Preservation Program, the Heritage Preservation Commission shall review proposals for demolition and shall review proposals for moving of structures with demolition guidelines.
13. Any new construction on the parcels will require individual review and approval by the Heritage Preservation Commission, must meet the Secretary of the Interior's Standards, and comply with the Preservation Program for the Irvine Park Heritage Preservation District and applicable zoning standards.
14. The sizes of the new parcels will inform the massing, siting and setback along with adjacent historic precedent. Without a proposed design for new construction, review of full compliance to the applicable preservation program is not possible.
15. HPC staff find that the proposed demolition of the house and garage at 302 Ryan Avenue will not adversely affect the Program for the Preservation and architectural control of the Irvine Park Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

**F. HPC RECOMMENDATIONS:** Based on the findings, staff recommends approval of the demolition permit applications for the house and garage at 302 Ryan Avenue with the following condition:

1. The areas affected by the proposal shall be graded and seeded after the demolition is complete.

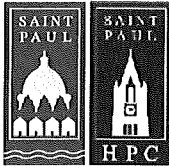
2. The applicant shall be responsible for repairs to any sidewalks and/or curbs damaged by the proposed demolition.

**G. SUGGESTED MOTION:**

I move to conditionally approve application #18-026 for the demolition of the house and garage at 302 Ryan Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

**H. ATTACHMENTS:**

1. HPC design review application
2. HPC lot split recommendation letter, February 22, 2018
3. Photographs
4. 1903 Sanborn Fire Insurance Map



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](http://www.stpaul.gov/hpc), while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

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

A complete application consists of:

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

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

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

### 1. CATEGORY

Please check the category that best describes the proposed work

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

### 2. PROJECT ADDRESS

Street and number: 302 Ryan Ave Zip Code: 55102

**3. APPLICANT INFORMATION**

Name of contact person: Fred Schmidt

Company: Self-Owner

Street and number: 1855 Summit Ave

City: St Paul State: Minn Zip Code: 55105

Phone number: 651-402-3996 e-mail: FreddySchmidt@ME.com

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

Name: Same

Street and number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone number: \_\_\_\_\_ e-mail: \_\_\_\_\_

**5. PROJECT ARCHITECT (If applicable)**

Contact person: Same

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.

Remove Old Duplex and Garage  
ReDevelop into 3 Single Family Lots

Total Project Value: 0

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](mailto: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](mailto:applyhpc@stpaul.gov) for assistance on how to complete an application.

Applicant Submitted	Staff Received	Date Received	
			None Removal Only
			<b>Restoration /Repair/Rehabilitation</b>
<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.
			<b>Sign/Awning:</b>
<input type="checkbox"/>	<input type="checkbox"/>	_____	Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>	_____	Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>	_____	Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>	_____	Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>	_____	Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>	_____	Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			<b>New Construction/Addition/Exterior Alteration:</b>
<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.



Removal Only

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<b>Fencing/Retaining Wall:</b>
<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.
			<b>Roofing:</b>
<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.
			<b>Heating, Ventilating, and Air Conditioning Equipment</b>
<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.
			<b>Window/Sash Replacement:</b>
<input type="checkbox"/>	<input type="checkbox"/>		Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.
<input type="checkbox"/>	<input type="checkbox"/>		Existing window design and dimensions.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed window design, dimensions, and manufacturer's specifications including shop drawings.
<input type="checkbox"/>	<input type="checkbox"/>		Existing type of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed style of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Existing exterior window trim material.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed exterior window trim material and style.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides where window replacement is being proposed.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of existing features/conditions which support window replacement proposal.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<b>Other Items Requested by HPC Staff:</b>
<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: *[Handwritten Signature]*      Date: 8-20-18  
 Typed name of applicant: FG Schmidt

Signature of owner: *[Handwritten Signature]*      Date: 8-20-18  
 Typed name of owner: \_\_\_\_\_

Send completed application with the necessary attachments to [ApplyHPC@stpaul.gov](mailto: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](mailto:ApplyHPC@stpaul.gov) . **Please attach supporting documents to the email** as well.



**FOR HPC OFFICE USE ONLY**

Address: \_\_\_\_\_

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 \_\_\_\_\_







**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

25 West Fourth Street, Ste. 1400  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-266-6549

February 26, 2018

Donna Drummond  
Planning Director, City of Saint Paul  
1400 City Hall Annex  
25 Fourth Street West  
Saint Paul, MN 55102

Re: 300-302 Ryan Avenue – Lot Split, Irvine Park Heritage Preservation District

Dear Ms. Drummond:

As you know, the Heritage Preservation Commission (HPC) considered at its February 22, 2018 meeting the application for a lot split at the property listed above. The HPC voted 10-1 (Peroutka) to recommend approval of the lot split with conditions. Because the properties are in the Irvine Park Heritage Preservation District and the proposed lot split shows a lot line through the existing house and garage at 302 Ryan Avenue, the applicant will need to obtain HPC review and approval for either moving or demolishing the structures. The HPC conditions are as follows:

1. The subdivision/adjustment of common boundary cannot be approved without the buildings at 302 Ryan Avenue either being moved or demolished. Heritage Preservation Commission review and approval for moving or demolishing the buildings must be obtained prior to final approval of the subdivision/adjustment of common boundary.
2. A copy of the HPC review and conditions shall be forwarded to the Planning Administrator for final review and approval.

This decision was based on the discussion at the meeting and findings made by HPC staff. The findings are listed in the enclosed staff report.

Please feel to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Christine Boulware".

Christine Boulware  
Historic Preservation Specialist

Encl.

cc: Paul Dubruiel, PED  
File





































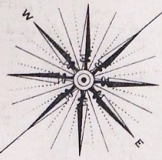












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Turn Table

C.M. & ST. P. R. R. LOCOMOTIVE HOUSE

16' to eaves

CORAL SHED

VENICE

UPPER LEVEE ADD'N No 2.

NOTE: Streets and Alleys not improved.

All buildings marked B.S. are board shanties. House numbers used are as shown on buildings.

ANDORA

SPRING (NORTH ALLEY)

SPRING

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VENICE

UPPER LEVEE ADD'N No 2.

ANDORA

SPRING (NORTH ALLEY)

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16

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11

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4

3

2

1

Scale of Feet

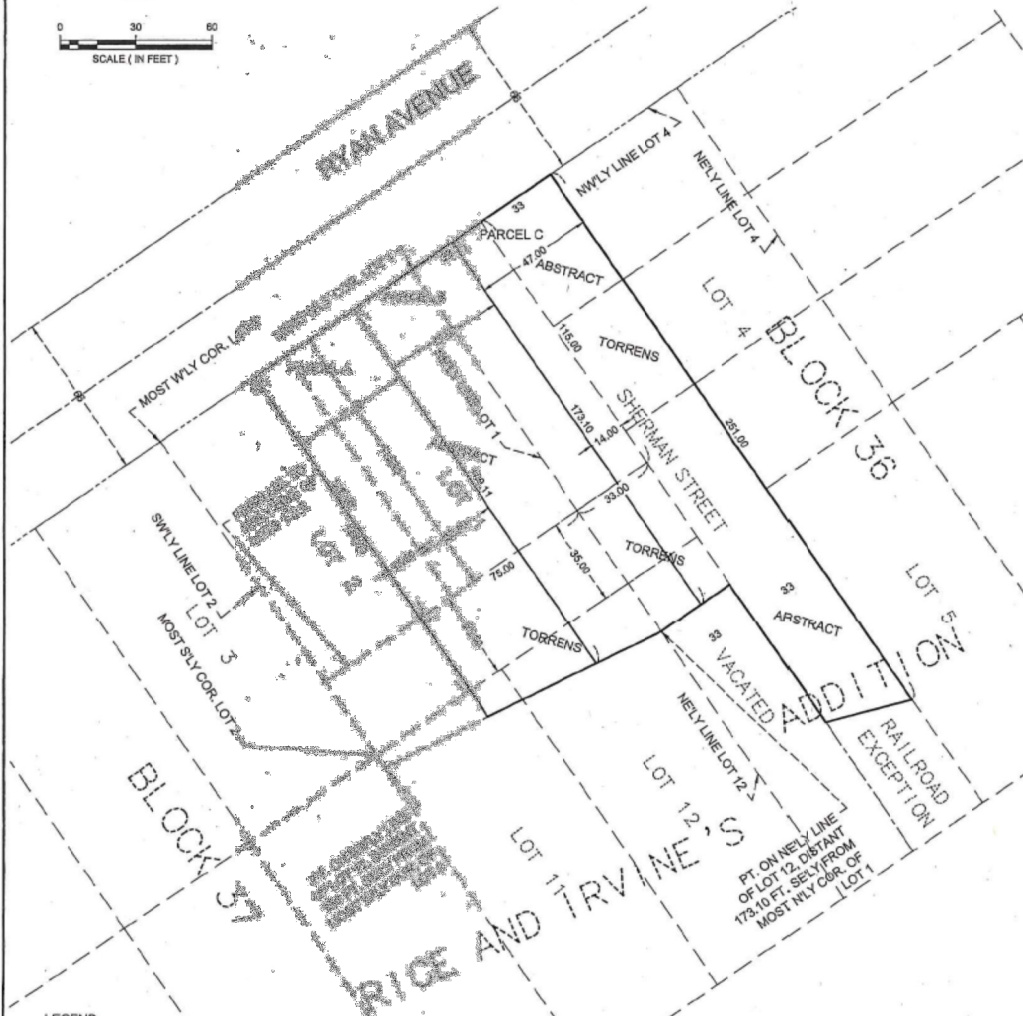
0 10 20 30 40 50 60 70 80 90 100 150



# SKETCH & DESCRIPTION



0 30 60  
SCALE (IN FEET)



**EXISTING DESCRIPTION (AS PROVIDED BY CLIENT):**

The Northwesterly 115 feet of Lot 1, and the Northeasterly 15 feet of the Northwesterly 115 feet of Lot 2, Block 37, Rice and Irvine's Addition to Saint Paul according to the recorded plat thereof. Together with that part of the Southwesterly 1/2 of vacated Sherman Street accruing thereto by reason of the vacation thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 1959066.

The Northwesterly 115 feet of that part of vacated Sherman Street accruing to Lot 1, Block 37, Rice and Irvine's Addition, by reason of the vacation thereof, Ramsey County, Minnesota.

The legal for 302 Ryan is as follows: The Northwesterly 115 feet of Lot 1, and the Northeasterly 15 feet of the Northwesterly 115 feet of Lot 2, Block 37, Rice and Irvine's Addition to Saint Paul according to the recorded plat thereof. Together with that part of the Southwesterly 1/2 of vacated Sherman Street accruing thereto by reason of the vacation thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 1959066. As you will notice there is no true legal description other than "Together with that part of the Southwesterly 1/2 of vacated Sherman Street accruing thereto by reason of the vacation thereof. Subject to conditions and reservations contained in the Resolution vacating Sherman Street, Document No. 1959066.

**Tract 1: (Abstract)**

All that portion of the Northeasterly half (X) of Sherman Street, vacated, lying between the extensions across it of the Northwesterly line of Lot four (4) and the Southeastery line of Lot five (5), except that part of said Lot five (5) conveyed for Railroad Purposes, all in Block thirty-six (36), Rice and Irvine's Addition to Saint Paul.

**Tract 2: (Torrens)**

All that part of the Northeasterly half of Sherman Street, formerly Pine Street, vacated, adjoining Lot 4, Block 36, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Beginning at a point on the Southwesterly line of said Lot 4 distant 50 feet Southeastery from the most Westerly corner of said Lot 4; thence Northeasterly to a point on the Northeasterly line of said Lot 4 distant 50 feet Southeastery from the most Northerly corner of said Lot 4; thence Southeastery along the Northeasterly line of said Lot 4 a distance of 56 feet thence Southwesterly through a point on the Southwesterly line of said Lot 4 distant 50 feet Southeastery from the point of beginning to a point on the Southwesterly line of said Northeasterly half of Sherman Street; thence Northwesterly along the Southwesterly line of said Northeasterly half of Sherman Street to the Southwesterly extension of a line extending from the point of beginning to a point on the Northeasterly line of said Lot 4 distant 50 feet Southeastery from the most Northerly corner of said Lot 4; thence Northeasterly to the point of beginning.

**Tract 3: (Torrens)**

All that part of the Southwesterly half of Sherman Street, formerly Pine Street, vacated, adjoining Lots 1 and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Commencing at a point on the southwesterly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 35 feet Northwesterly from the most Southerly corner of said Lot 2; thence Northeasterly along a line parallel to the Southeastery lines of said Lots 2 and 1 to an intersection with a line parallel to and 75.14 feet Southwesterly from the Northeasterly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence Southeastery along said last described parallel line to an intersection with a line extending from a point on the Northeasterly line of said Lot 12 distant 173.10 feet Southeastery from the most Northerly corner of said Lot 1 to a point on the Southwesterly line of Lot 11, said Block and Addition, distant 156 feet Southeastery from the most Westerly corner of said Lot 2; thence Northeasterly to a point on the Northeasterly line of said Lot 12 distant 173.10 feet Southeastery from the most Northerly corner of said Lot 1; thence Northeasterly along a line perpendicular to the Northeasterly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwesterly along said centerline to an intersection with said first described parallel line; thence Southwesterly to the actual point of beginning.

**Tract 4: (Torrens)**

Those parts of Lots 1, 2, 11, and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Commencing at a point on the Southwesterly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 35 feet Northwesterly from the most Southerly corner of said Lot 2; thence Northeasterly along a line parallel to the Southeastery lines of said Lots 2 and 1 to an intersection with a line parallel to and 75.14 feet Southwesterly from the Northeasterly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence Southeastery along said last described parallel line to an intersection with a line extending from a point on the Northeasterly line of said Lot 12 distant 173.10 feet Southeastery from the most Northerly corner of said Lot 1 to a point on the Southwesterly line of Lot 11, said Block and Addition, distant 156 feet Southeastery from the most Westerly corner of said Lot 2; thence Northeasterly to a point on the Northeasterly line of said Lot 12 distant 173.10 feet Southeastery from the most Northerly corner of said Lot 1; thence Northeasterly along a line perpendicular to the Northeasterly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwesterly along said centerline to an intersection with said first described parallel line; thence Southwesterly to the actual point of beginning.

**LEGEND**

———	BOUNDARY
———	LOT LINE
———	UNDERSTANDING
———	RIGHT

DATE	DESCRIPTION	BY
06/04/16, 2017	AS SHOWN	

FILE NUMBER: 1290F0214.000

DATE: 06/04/16, 2017  
 PREPARED FOR: Paul Schmitt  
 CHECKED BY: KJ  
 DATE: 10/16/17



**WISDETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental