

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

**FILE NAME:** 26 Exchange Street

**INVENTORY NUMBER:** RA-SPC-1200

**APPLICANT:** Rachel Peterson

**OWNER:** Rebound Exchange, LLC

**DATE OF PUBLIC HEARING:** March 22, 2018

**HPC SITE/DISTRICT:** St. Agatha’s Conservatory of Music & Art Heritage Preservation Site

**WARD: 2 DISTRICT COUNCIL: 17 ZONING: B4**

**CLASSIFICATION:** Restoration / Renovation

**STAFF INVESTIGATION AND REPORT:** George Gause

**A. SITE DESCRIPTION:**

The Exchange Building was constructed between 1908 and 1910 for Saint Agatha’s Conservatory of Music and Arts, an arts-education institution operated by the Sisters of Saint Joseph. It was constructed with two sections—the North Building and the South Building— which are connected on the garden level, first floor, and second floor by a link. The North Building stands six stories tall and the south building is three stories tall with exposed basements.

**B. PROPOSED CHANGES:**

The applicant proposes to install a corner blade sign and an entrance sign.

**C. STAFF COMMENTS:**

The HPC reviewed exterior work for this structure in March 2018. The renovation work is nearing completion and the hotel has need for signage. Two signs are proposed, a corner blade sign and a portico sign. Signs will be attached through the mortar joints, so the signage will not negatively affect the structure. Signage will not damage or obscure the key architectural features. The signs as proposed will be placed at a traditional location for signage and will be subordinate to the overall building composition.

**D. GUIDELINE CITATIONS:**

***The Secretary of the Interior’s Standards for Rehabilitation:***

Guideline	Meets Guideline?	Comments
<i>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	Yes	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship will not be affected.
<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	Signage will not destroy or obscure any historic materials.

<p><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></p>	<p>Yes</p>	<p>Signage connection will be made at the mortar joints and easily reversible.</p>
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**E. FINDINGS:**

1. Pursuant to Sec. 73.05 of the Legislative Code, St. Agatha’s Conservatory of Music & Art has been designated a Heritage Preservation Site. 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 building was constructed between 1908 and 1911. The structure is also individually listed on the National Register of Historic Places.
3. Signage will not damage or obscure the key architectural features and will be easily reversible.
4. Sign will follow regulations outlined in City ordinances.
5. Signs will be placed in traditional locations.
6. The proposal to install signage at 26 Exchange Street will not adversely affect the Program for the Preservation and architectural control of the individually listed Heritage Preservation Site (Leg. Code §73.06 (e)) so long as the conditions are met.

**F. STAFF RECOMMENDATIONS:**

Based on the findings staff recommends approval of construction of the new accessory structure provided the following condition(s) are met:

1. Any attachments made to masonry facades shall be made through the mortar joints and not through masonry units.
2. 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.
3. 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.
4. 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.

**G. SUGGESTED MOTION:**

I move to conditionally approve signage installation at 26 Exchange Street per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the four conditions.

**Motion Change**

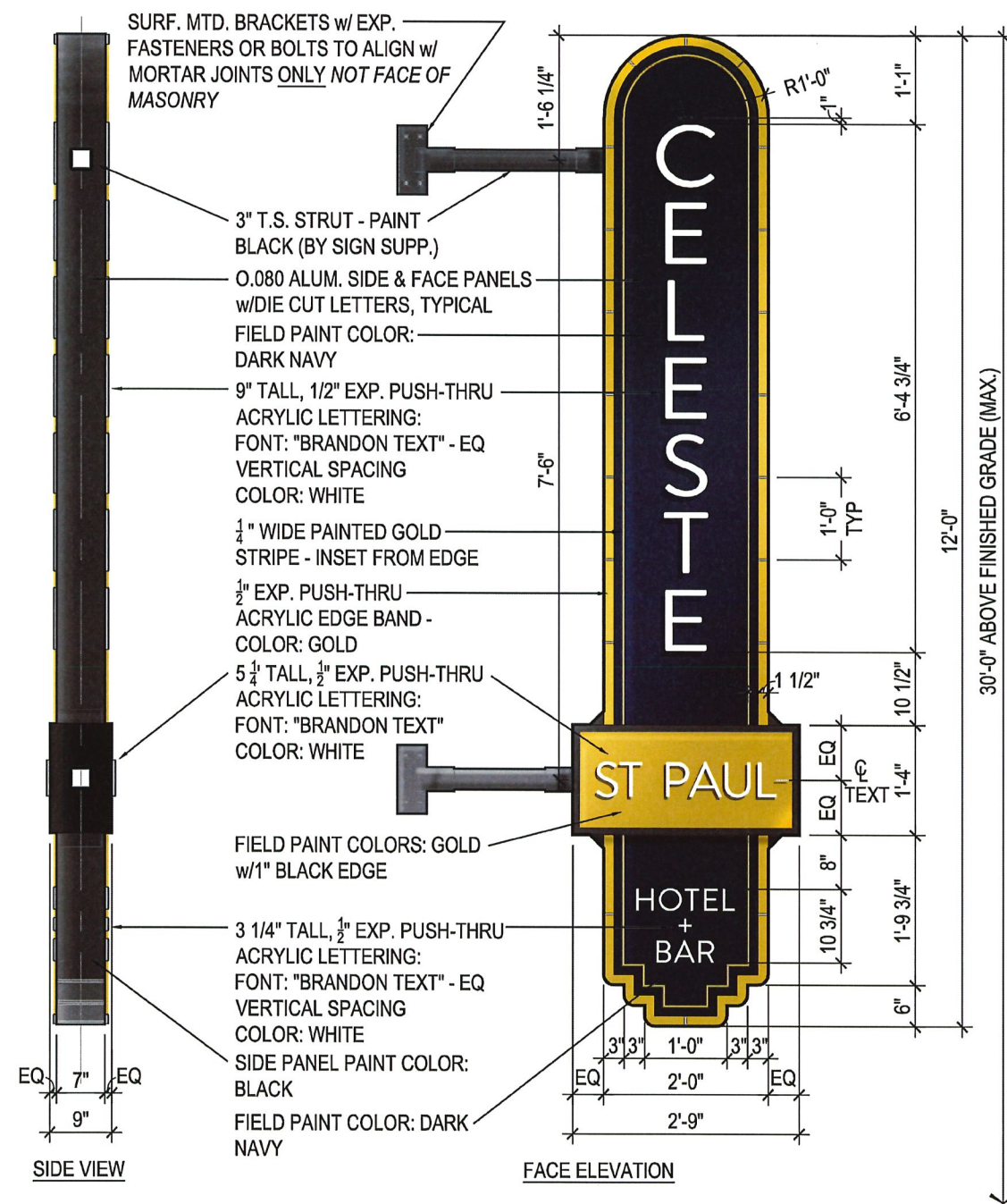
If the HPC decides to change the motion, then finding #3-6 and condition #1 will need to be changed.



1910



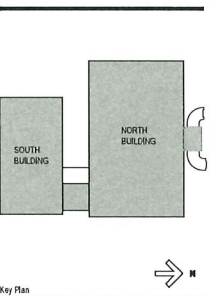
2017



4  
A060

**ILLUMINATED BLADE SIGN**

1/2" = 1'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: *John H. Harnett*  
Signature: *John H. Harnett*  
Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1
2	04/06/2018	ADDENDUM 2
	05/04/2018	PERMIT SET
1	09/02/2018	ASI 1
AS2	06/14/2019	HFC REVISION

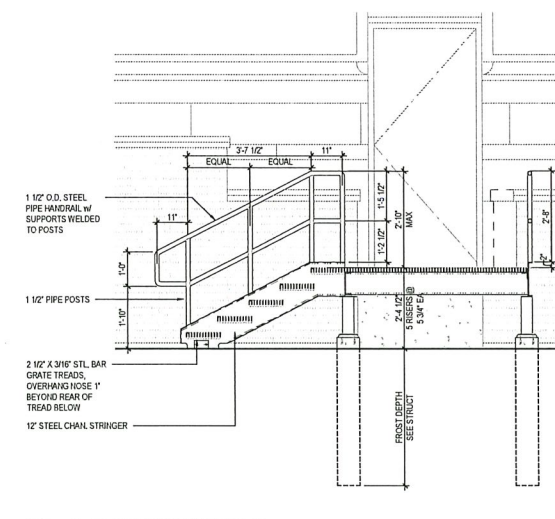
**EXCHANGE BUILDING**

**HOTEL CONVERSION**

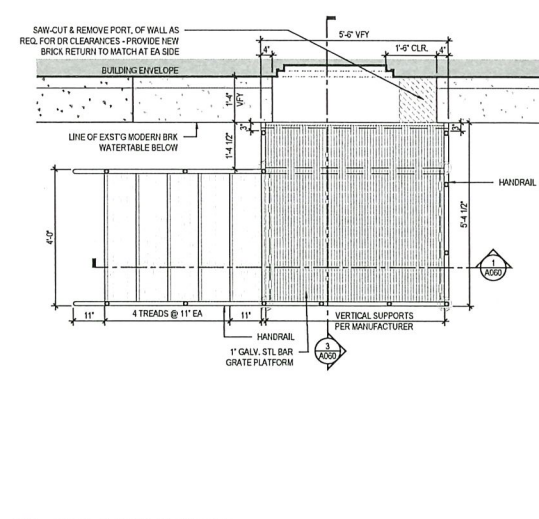
26 E. Exchange Street  
St. Paul, MN 55101

**ARCHITECTURAL SITE PLAN and ZONING ANALYSIS**

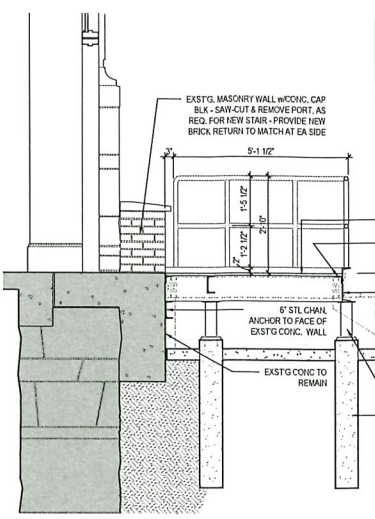
Project: \_\_\_\_\_ Drawing Number: **A060**  
Date: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_



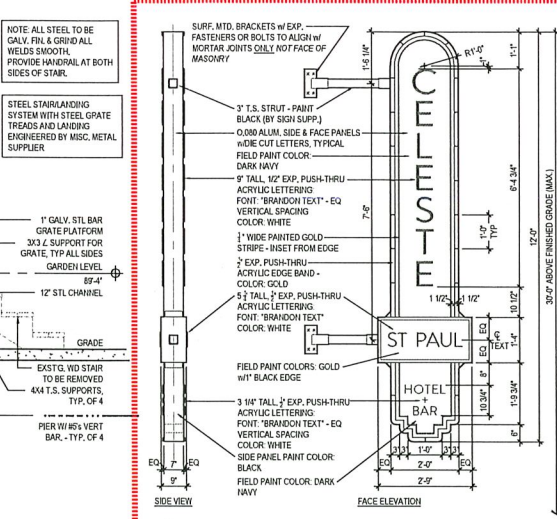
1 STOOPT SECTION AT ALLEY DOOR  
1/2" = 1'-0"



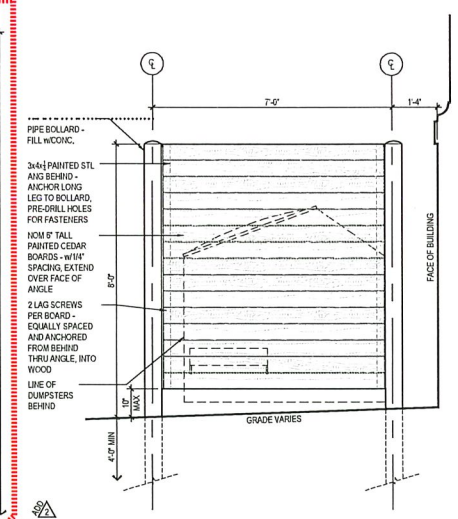
2 STOOPT PLAN AT ALLEY DOOR  
1/2" = 1'-0"



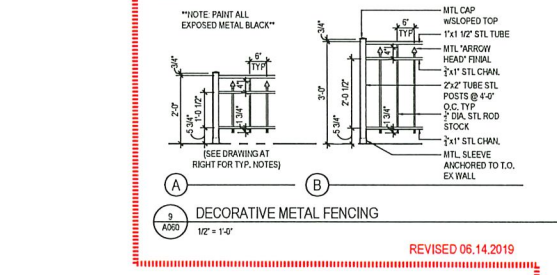
3 STOOPT SECTION AT ALLEY DOOR  
1/2" = 1'-0"



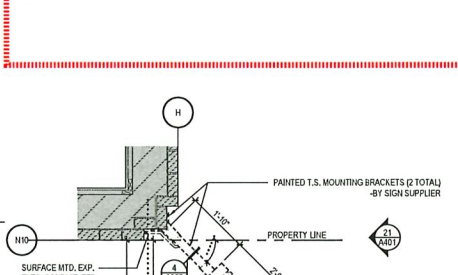
4 ILLUMINATED BLADE SIGN  
1/2" = 1'-0"



5 ELEVATION AT NEW TRASH SCREEN  
1/2" = 1'-0"



6 DECORATIVE METAL FENCING  
1/2" = 1'-0"



7 NEW WALL SIGN PLAN DETAIL  
1/2" = 1'-0"

GENERAL CITY OF ST. PAUL NOTES:  
INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, AM HEHAT AT 651.485.0417 ONE WEEK PRIOR TO BEGINNING WORK TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTS OF DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AS PART OF THE R.O.W. PERMITTING PROCESS. TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE R.O.W. IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE R.O.W. INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE R.O.W. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.

SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS A.D.A. AND M.N. M.U.L.C.D. STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER M.N. M.U.L.C.D. REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.

ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY ENCROACHMENT OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY, CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (R.O.W.) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS THE BACKS, ROCKS, HPILES, LAGGING, TIMBERS, SHEET PILING, ETC. THAT THE OWNER IS SEEKING TO ABANDON IN THE R.O.W. SECTION 2001.1 OF THE MINNESOTA BUILDING CODE REQUIRES FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHTS-OF-WAY PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHTS-OF-WAY. PROVIDED SUCH INSTALLATIONS ARE APPROVED BY PUBLIC WORKS, FOOTINGS MAY BE ALLOWED TO ENCROACH INTO CITY R.O.W. NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW EIGHT (8) FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 2002.1 SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY PER CHAPTER 134 OF THE LEGISLATIVE CODE. ENCROACHMENTS INTO COUNTY OR STATE R.O.W. ARE ALLOWED UNLESS AUTHORIZATION HAS BEEN GRANTED FROM SAID AGENCY. ENCROACHMENTS INSTALLED IN THE R.O.W. WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY/COUNTY/STATE.

NO PRIVATE FACILITIES IN THE RIGHT OF WAY: THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE FACILITIES IN THE RIGHT OF WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES.

ROADWAY RESTORATION: ROADWAY SURFACES LESS THAN 15 YEARS OLD WILL REQUIRE FULL WIDTH MILL AND OVERLAY OR ADDITIONAL DEGRADATION FEES. DEGRADATION FEES FOR CONTINUING THE RIGHT OF WAY SERVICE DESK AT (651) 266-6151. PREVENT RESTORATION SHALL BE COMPLETED BY THE ST. PAUL PUBLIC WORKS STREET MAINTENANCE DIVISION. ALL RELATED COSTS ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT STREET MAINTENANCE AT (651) 266-9700 FOR ESTIMATE OF COSTS FOR PAVEMENT RESTORATION.

SIGNING: SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY (R.O.W.). REMOVAL OF SIGNS WITHIN THE PUBLIC R.O.W. SHALL BE COMPLETED BY THE CITY. NEW SIGNS OR THE REINSTALLATION OF EXISTING SIGNS, AS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING, REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC R.O.W. FOR THIS DEVELOPMENT SHALL BE INSTALLED BY THE CITY AT THE EXPENSE OF THE DEVELOPER. CONTACT CHRIS GOLDEN OF PUBLIC WORKS 651-266-9778 TWO WEEKS IN ADVANCE OF NEEDED SIGN WORK.

METERS: THE CITY SHALL BE CONTACTED IF DEVELOPMENT WORK AFFECTS THE PARKING METER SYSTEM. SAID SYSTEM INCLUDES METERS, SPACE NUMBERS, PAY STATIONS AND ALL APPURTENANCES NEEDED FOR THE SYSTEM TO BE OPERATIONAL. REMOVAL OF METER SYSTEM ELEMENTS WITHIN THE PUBLIC R.O.W. SHALL BE COMPLETED BY THE CITY AND CHARGED TO THE DEVELOPER. THE INSTALLATION OF NEW METERS OR THE REINSTALLATION OF EXISTING METERS SHALL ALSO BE COMPLETED BY THE CITY AND CHARGED BACK TO THE DEVELOPER. THE DEVELOPER/CONTRACTOR SHALL CONTRACT WITH THE CITY IN ADVANCE OF NEEDED METER WORK IN THE R.O.W. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.

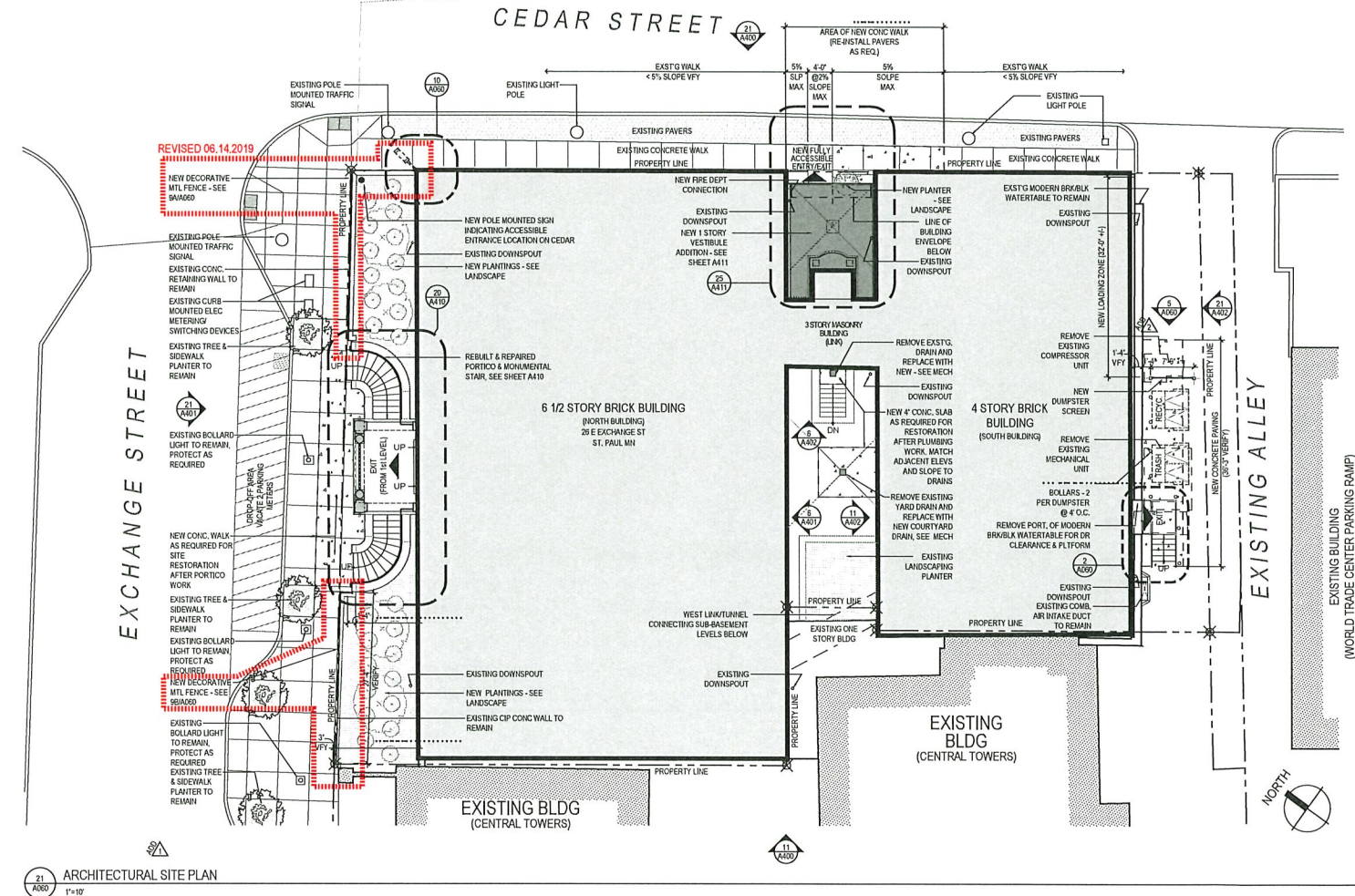
STREET SWEEPING: STREET SWEEPING IS AN IMPORTANT TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICE AND OTHERWISE SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE CITY.

CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-4000). SIDEWALK GRASSES MUST BE CARRIED ACROSS DRIVEWAYS.

RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTRACT WITH THE CITY FOR THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.

FIRE DEPARTMENT CONNECTION: CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

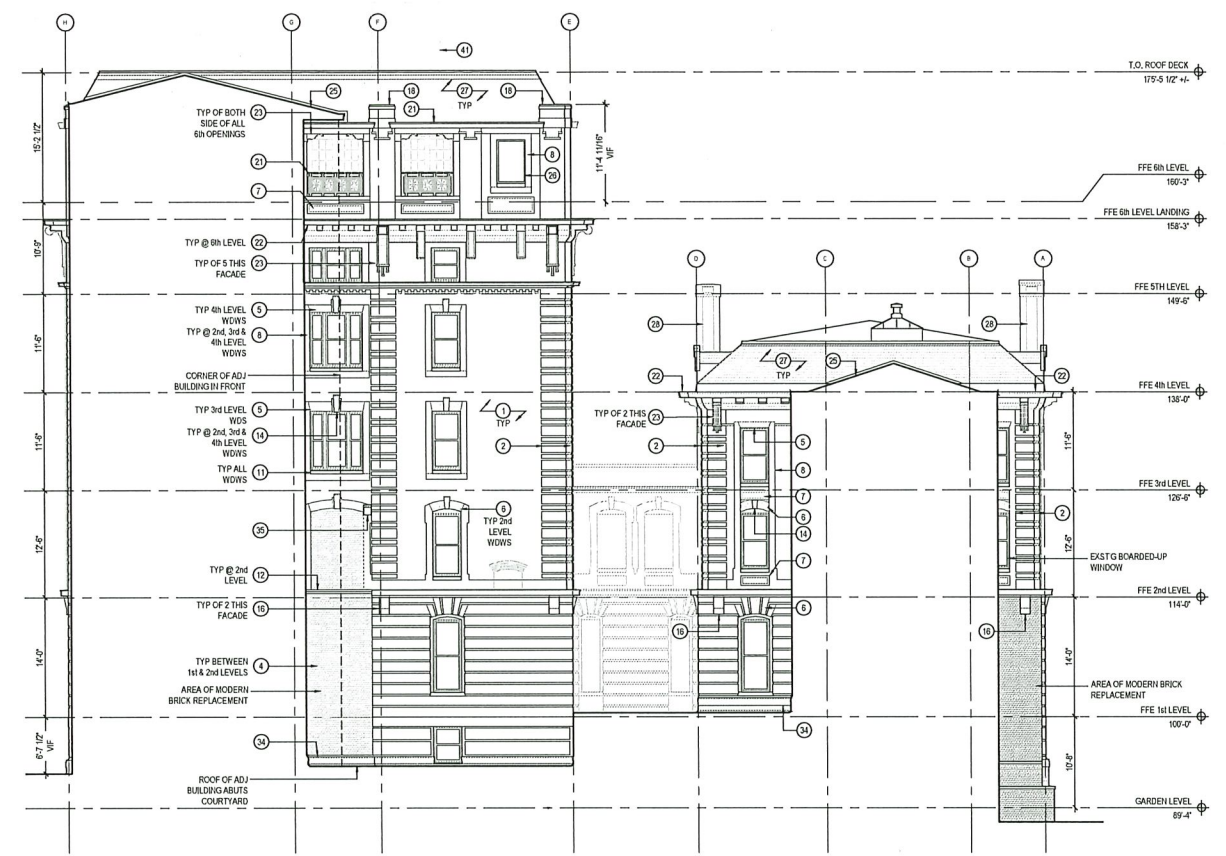
TREE PROTECTION: TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN OR CHANGES TO THE LOCATION OF TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION. SEE CIVIL SHEETS CIV AND CIV-1 FOR LOCATION OF TREE PROTECTION FENCES. SEE CIVIL SET FOR TREE PROTECTION FENCE DETAIL T2201. CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-432-2437), PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION, TO VERIFY TREE PROTECTION MEASURES.



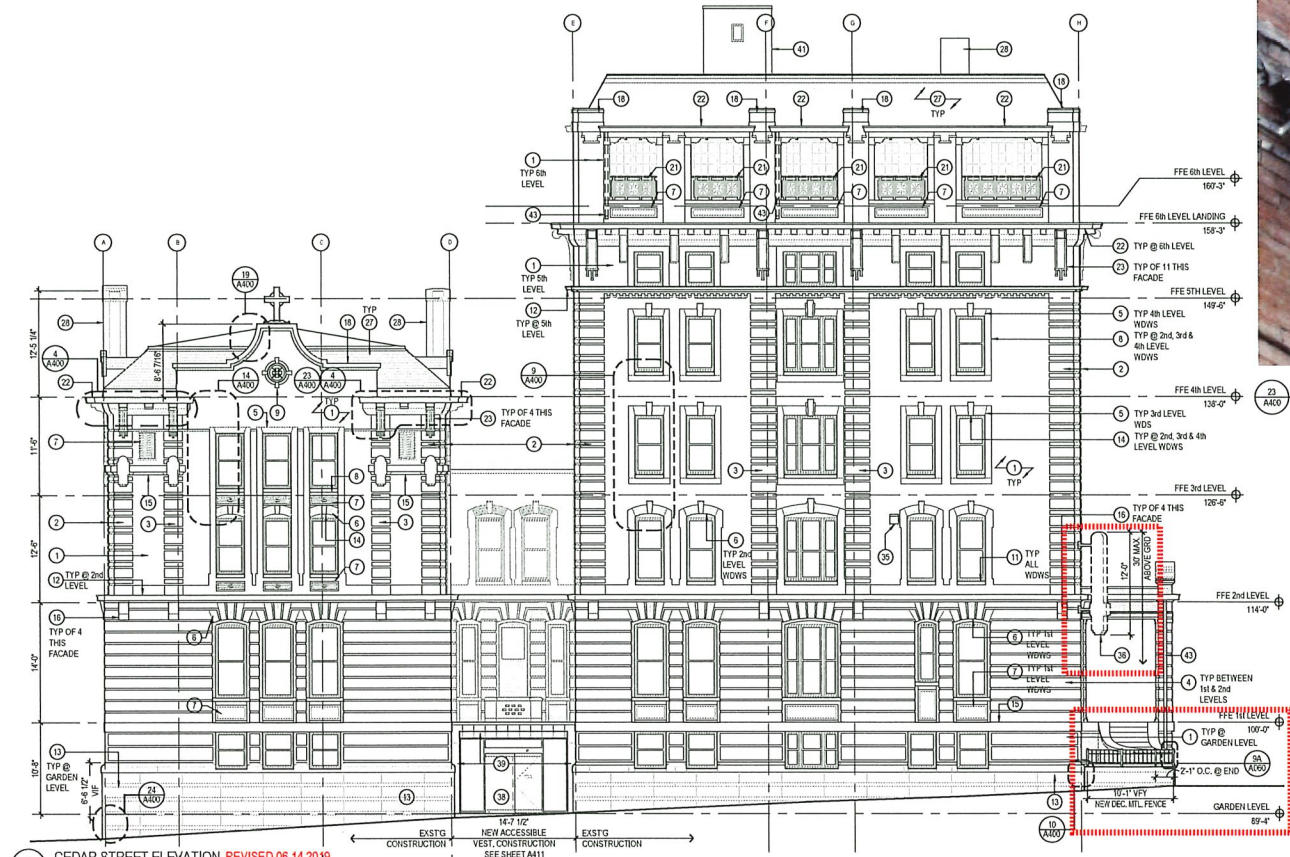
21 ARCHITECTURAL SITE PLAN  
1" = 10'

24 CITY OF ST. PAUL GENERAL SITE NOTES  
N.T.S.

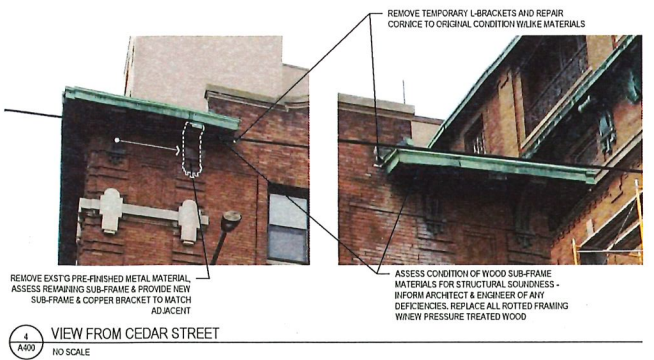
25 SITE ZONING ANALYSIS  
N.T.S.



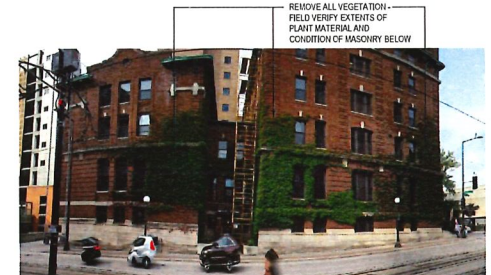
11 A400 COURTYARD ELEVATION LOOKING EAST (NORTH & SOUTH BUILDINGS)  
1/8" = 1'-0"



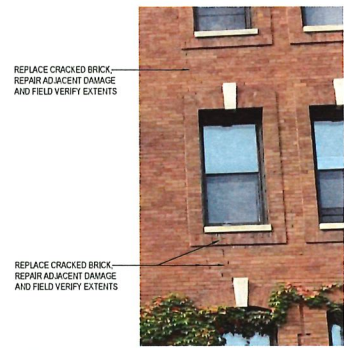
21 A400 CEDAR STREET ELEVATION REVISED 06.14.2019  
1/8" = 1'-0"



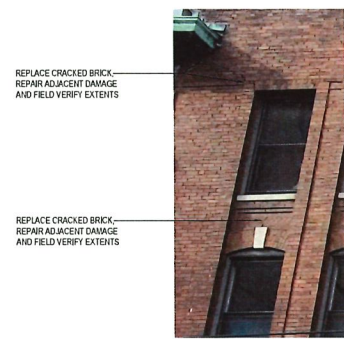
4 A400 VIEW FROM CEDAR STREET  
NO SCALE



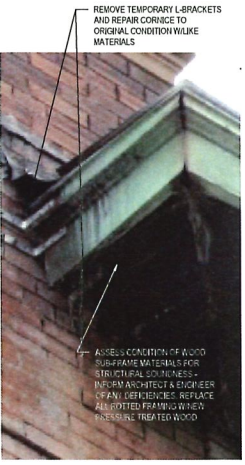
5 A400 VIEW FROM CEDAR STREET  
NO SCALE



8 A400 PHOTO AT CRACKED MASONRY  
NO SCALE



9 A400 PHOTO AT DAMAGED MASONRY  
NO SCALE



20 A400 CORNICE DETAIL  
NO SCALE



19 A400 PHOTO AT SOUTH BUILDING PARAPET  
NO SCALE



24 A400 PHOTO AT CEDAR STREET/ALLEY CORNER  
NO SCALE



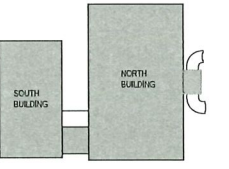
19 A400 DETAIL IMAGE AT NORTHEAST CORNER  
NO SCALE

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC DRAWINGS.
- THE SITE AND BUILDING ARE LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES. THE WORK IS FUNDED IN PART WITH FEDERAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIORS' STANDARDS FOR REHABILITATION AND RELEVANT GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS.
- MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR HEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHARDINGS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
- REMOVE IN THEIR ENTIRETY ALL VINES AND PLANT MATERIAL FROM THE STRUCTURE. WORK SHALL BE PERFORMED IN THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGE TO BUILDING MATERIALS.
- SCOPE OF MASONRY REPAIRING:
  - 100% OF INTERIOR COURTYARD AREA - THREE FACADES DEFINED BY AREA BETWEEN GRIDS D & E, WEST OF GRID B & 8
  - ALL OTHER FACADES BASED UPON AN ASSUMED AREA OF 5% (EACH) WITH FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL AND CLEANING OF MASONRY.
- CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, DEBRIS AND ANIMAL DROPPINGS EMPLOYING THE GENTLEST MEANS POSSIBLE.
- WHERE MASONRY REMOVAL IS REQUIRED, CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND RE-USE AT OTHER LOCATIONS.

15 A400 BUILDING ELEVATION GENERAL NOTES  
NO SCALE

- FACE BRICK: COMMON BOND WITH FLEMISH HEADER COURSES ALTERNATING EVERY SIXTH AND THIRD COURSES
- FACE BRICK: QUINCS: 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK: PLASTER: 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK BAND: 1" NOMINAL PROJECTION, FIVE COURSES HIGH
- FACE BRICK: "JACK" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK: "SEGMENTAL" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK: NOMINAL 2" INSET HERRINGBONE BOND WITH SOLDIER COURSE FRAME
- FACE BRICK: NOMINAL 2" PROJECTED FRAME AROUND WINDOWS WITH ALTERNATING HEADERS/STRETCHER COURSES ON JAMBS AND ROWLOCK/SOLDIER COURSES AT SILL
- FACE BRICK: NOMINAL 2" PROJECTED ROWLOCK FRAME AT ROUND WINDOW WITH STONE KEYSTONES IN EACH QUADRANT
- FACE BRICK: MEDALLION WITH CORBEL CROSS PATTERN, HERRINGBONE FIELD AND ROWLOCK FRAME
- STONE SILL BLOCK
- 2 PIECE STONE CORNICE
- STONE MASONRY WATERTABLE WITH ALTERNATING NOM. 4" TALL/3" TALL COURSES & 4" NOMINAL OGEE CAP COURSE
- STONE KEYSTONE BLOCK
- STONE MASONRY BAND
- STONE CORNICE BRACKET
- 2 PIECE STONE BAND WITH NOMINAL 4" TALL PANELS CENTERED ON QUINCS/PLASTERS
- 2 PIECE STONE PARAPET CAP
- STONE COLUMNS WITH DORIC CAP
- STONE ENTABLATURE WITH METAL BUILDING SIGNAGE
- WROUGHT IRON RAILING
- COPPER CLAD WOOD CORNICE WITH INTEGRAL GUTTER, DENTILS AND FASCIA BELOW
- COPPER CLAD WOOD SCROLL OR OGEE TYPE BRACKETS
- COPPER CLAD WOOD ENTABLATURE WITH SCROLL TYPE BRACKETS ON EACH SIDE OF OPENING
- FLAT SEAM COPPER PANELLED ROOF CREST BETWEEN MANARD ROOF AND ADJACENT BUILDING
- EXISTING WOOD WINDOW TO REMAIN RE-CALCULATED BETWEEN FRAME AND MASONRY. REPAIR ANY DAMAGED GLAZING COMPOUND AND GLASS PANELS, PAINT FRAME
- ASPHALT SHINGLES
- FACE BRICK CHIMNEY STACK
- CURVED STOOP. SALVAGE ALL FACE BRICK, STONE CAPS & TREADS FOR RE-USE IN SAME LOCATION AFTER STRUCTURAL REMEDIATION WORK
- POINT AREA OF MASONRY INDICATED - FIELD VERIFY EXTENTS
- REPLACE AREA OF CRACKED OR DAMAGED MASONRY TO MATCH EXISTING ADJACENT WORK
- PROVIDE STRUCTURAL REPAIR & REINFORCEMENT FOR DAMAGED METAL CLAD CORNICE REPAIR OR REPLACE COPPER CLADDING AS REQUIRED
- EXISTING WOOD DOORS & FRAME TO REMAIN. PROTECT AS REQUIRED
- EXISTING PRE-FINISHED METAL ROOF OR SIDE WALL FLASHING
- EXISTING PRE-FINISHED METAL WALL VENT
- NEW WALL MOUNTED, INTERNALLY ILLUMINATED "BLADE" TYPE SIGN SHOWN AS 2'-2" WIDE x 12'-0" TALL - TO BE 25 SF DISPLAY AREA EA FACE MAX. - FINAL CONFIGURATION AND TEXT T.B.D.)
- NEW FIRE DEPARTMENT CONNECTION & ALARM BOX - SEE FIRE PROTECTION DRAWINGS BY OTHERS
- NEW ALL GLASS AUTOMATIC SLIDING DOOR SYSTEM WITH INTEGRAL TRANSLUCENT AND EMERGENCY SWINGING EXIT LEAF
- NEW PRE-FIN METAL PANELS (COLOR TO BE "SANDSTONE" OR EQ TO MATCH EXISTG ADJ STONE MASONRY)
- NEW GALV STEEL LOADING DOCK & EXIT STAIR - SEE SHEET A400
- EXISTG CORRUGATED METAL CLAD MECH PENTHOUSE
- NEW INSULATED HD DOOR AND FRAME IN EXISTG WALL FOR PENTHOUSE ACCESS
- PRE-FINISHED METAL DOWNSPOUT

25 A400 BUILDING ELEVATION KEYNOTES  
NO SCALE



Key Plan

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
Printed Name: *John H. Harnett*  
Signature: *John H. Harnett*  
Date: 02/08/2018 License #: 41835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1
2	04/06/2018	ADDENDUM 2
	05/04/2018	PERMIT SET
1	05/02/2018	ASI 1
ASR	06/14/2019	HFC REVISION

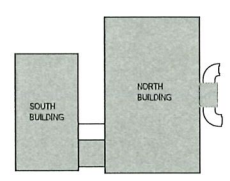
EXCHANGE BUILDING

HOTEL  
CONVERSION

26 E. Exchange Street  
St. Paul, MN 55101

EXTERIOR  
ELEVATIONS

Project: \_\_\_\_\_ Drawing Number: **A400**  
Date: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_



Key Plan

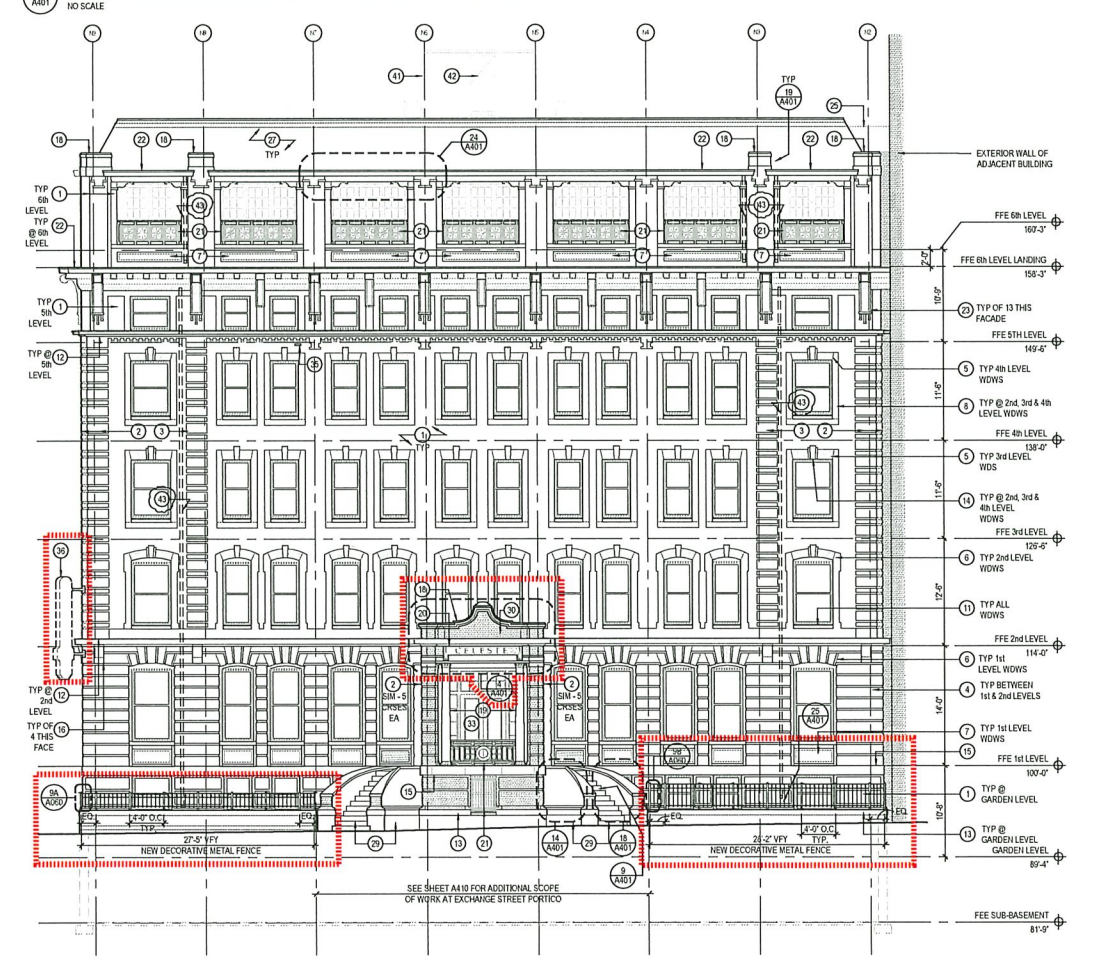
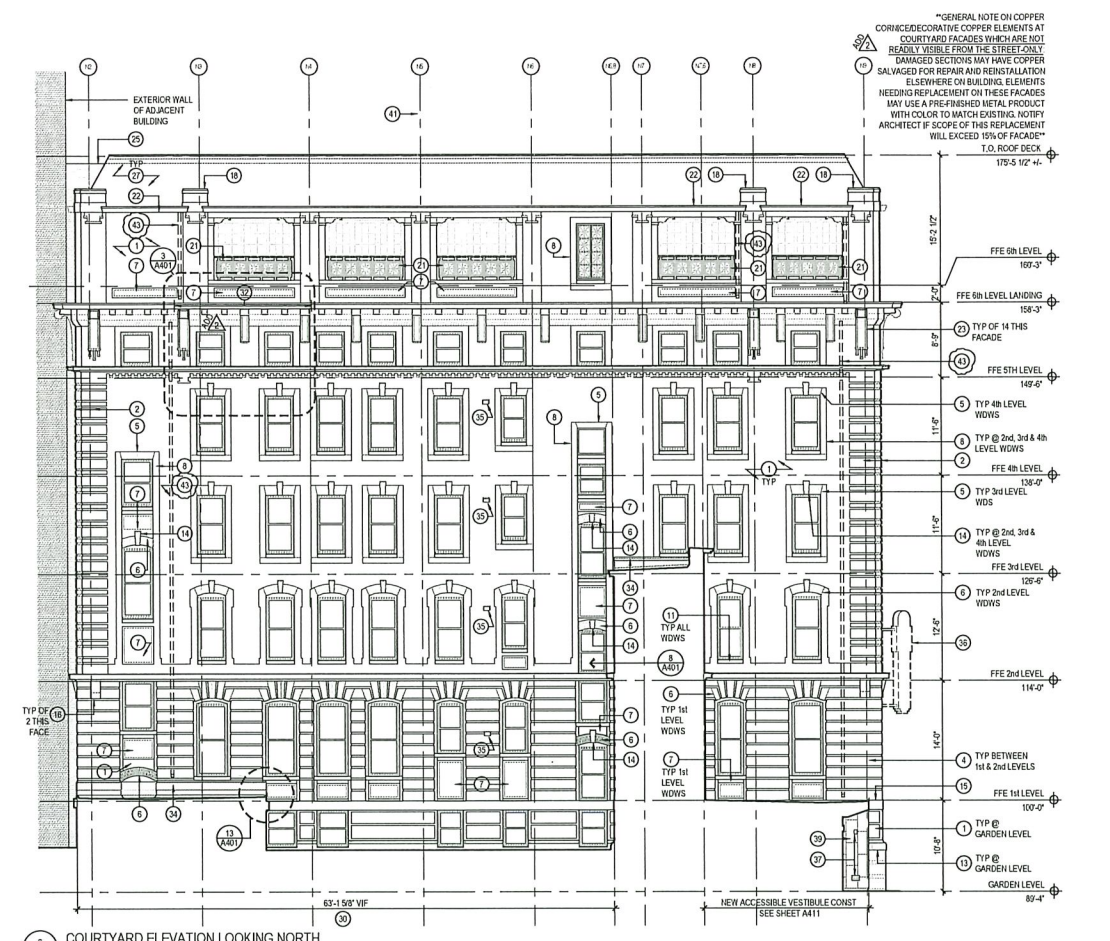
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
Printed Name: Jude Hilgert  
Signature: Jude Hilgert  
Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1
2	04/06/2018	ADDENDUM 2
3	05/04/2018	PERMIT SET
1	09/02/2018	ASI 1
AS2	05/14/2019	HFC REVISION

**EXCHANGE BUILDING**  
  
**HOTEL**  
CONVERSION  
26 E. Exchange Street  
St. Paul, MN 55101

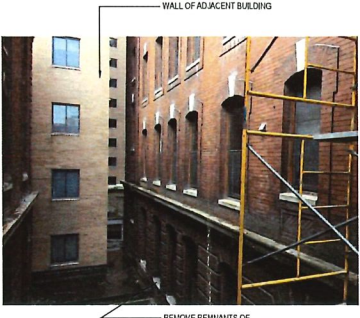
**EXTERIOR**  
ELEVATIONS

Project: \_\_\_\_\_ Drawing Number: \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_ **A401**



21 EXCHANGE STREET ELEVATION REVISED 08.14.2019  
1/8" = 1'-0"

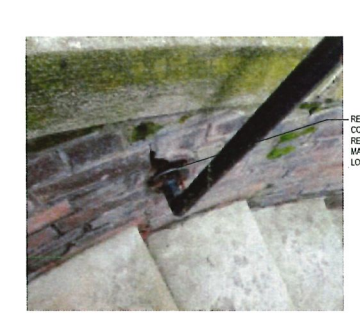
3 DETAIL AT 5th FLOOR LINE OF NORTH BUILDING  
NO SCALE



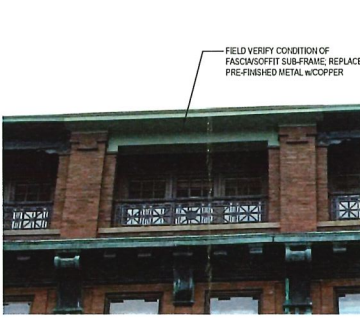
8 VIEW OF COURTYARD SIDE OF NORTH BUILDING  
NO SCALE



13 FLASHING DETAIL IN COURTYARD  
NO SCALE



18 DETAIL OF EXCHANGE STREET STAIR  
NO SCALE



24 VIEW FROM EXCHANGE STREET  
NO SCALE

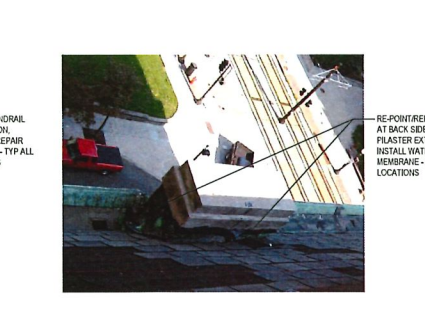
4 FACE OF EXCHANGE STREET PORTICO  
NO SCALE



9 DETAIL OF EXCHANGE STREET STAIR  
NO SCALE



14 DETAIL OF EXCHANGE STREET STAIR  
NO SCALE



19 PARAPET EXTENSION  
NO SCALE



25 VIEW FROM EXCHANGE STREET  
NO SCALE

5 VEIW FROM EXCHANGE STREET  
NO SCALE

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC DRAWINGS.
- THE SITE AND BUILDING ARE LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES. THE WORK IS FUNDED IN PART WITH FEDERAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION" AND RELEVANT GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS.
- MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHOOTINGS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
- REMOVE IN THEIR ENTIRETY ALL BRUSH AND PLANT MATERIAL FROM THE STRUCTURE. WORK SHALL BE PERFORMED IN THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGE TO BUILDING MATERIALS.
- SCOPE OF MASONRY RE-POINTING - 100% OF INTERIOR COURTYARD AREA - THREE FACADES DEFINED BY AREA BETWEEN GRIDS D & E, WEST OF GRID 6 & ALL OTHER FACADES BASED UPON AN ASSUMED AREA OF 5% (EACH) WITH FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL AND CLEANING OF MASONRY.
- CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, DEBRIS AND ANIMAL DROPPINGS EMPLOYING THE GENTLEST MEANS POSSIBLE.
- WHERE MASONRY REMOVAL IS REQUIRED, CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND REUSE AT OTHER LOCATIONS.

10 BUILDING ELEVATION GENERAL NOTES  
NO SCALE

- FACE BRICK, COMMON BOND WITH FLEMISH HEADER COURSES ALTERNATING EVERY SIXTH AND THIRD COURSES
- FACE BRICK, QUINCS: 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK, PLASTER: 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK BAND: 1" NOMINAL PROJECTION, FIVE COURSES HIGH
- FACE BRICK, "JACK" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK, "SEGMENTAL" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK, NOMINAL 1/2" INSET HERRINGBONE BOND WITH SOLDIER COURSE FRAME
- FACE BRICK, NOMINAL 1/2" PROJECTED FRAME AROUND WINDOWS WITH ALTERNATING HEADERS/STRETCHER COURSES ON JAMBS AND ROWLOCK/SOLDIER COURSES AT SILL
- FACE BRICK, NOMINAL 1/2" PROJECTED ROWLOCK FRAME AT ROUND WINDOW WITH STONE KEYSTONES IN EACH QUADRANT
- FACE BRICK: MEDALLION WITH CORBEL, CROSS PATTERN, HERRINGBONE FIELD AND ROWLOCK FRAME
- STONE SILL BLOCK
- 2 PIECE STONE CORNICE
- STONE MASONRY WATERBABLE WITH ALTERNATING NOM. 1" TALL" TALL COURSES & 4" NOMINAL OGEE CAP COURSE
- STONE KEYSTONE BLOCK
- STONE MASONRY BAND
- STONE CORNICE BRACKET
- 2 PIECE STONE BAND WITH NOMINAL 4" TALL PANELS CENTERED ON QUINCS/PLASTER
- 2 PIECE STONE PARAPET CAP
- STONE COLUMN WITH DORIC CAP
- STONE ENTABLATURE WITH REPLACEMENT METAL BUILDING SIGNAGE
- WROUGHT IRON RAILING
- COPPER CLAD WOOD CORNICE WITH INTEGRAL GUTTER, DENTILS AND FASCIA BELOW
- COPPER CLAD WOOD SCROLL OR OGEE TYPE BRACKETS
- COPPER CLAD WOOD ENTABLATURE WITH SCROLL TYPE BRACKETS ON EACH SIDE OF OPENING
- FLAT SEAM COPPER PANELED ROOF "CRICKET" BETWEEN MAINSARD ROOF AND ADJACENT BUILDING
- EXISTING WOOD WINDOW TO REMAIN RE-CALK BETWEEN FRAME AND MASONRY. REPAIR ANY DAMAGED GLAZING COMPOUND AND GLASS PANELS, PAINT FRAME
- ASPHALT SHINGLES
- FACE BRICK CHIMNEY STACK
- CURVED STOOP. SALVAGE ALL FACE BRICK, STONE CAPS & TREADS FOR RE-USE IN SAME LOCATION AFTER STRUCTURAL REMEDIATION WORK
- POINT AREA OF MASONRY INDICATED - FIELD VERIFY EXTENTS
- REPLACE AREA OF CRACKED OR DAMAGED MASONRY TO MATCH EXISTING ADJACENT WORK
- PROVIDE STRUCTURAL REPAIR & REINFORCEMENT FOR DAMAGED METAL CLAD CORNICE REPAIR OR REPLACE COPPER CLADDING AS REQUIRED
- EXISTING WOOD DOORS & FRAME TO REMAIN, PROTECT AS REQUIRED
- EXISTING PRE-FINISHED METAL ROOF OR SIDE WALL FLASHING
- EXISTING PRE-FINISHED METAL WALL VENT
- NEW WALL MOUNTED, INTERNALLY ILLUMINATED "BLAZE" TYPE SIGN SHOWN AS 2'-2" WIDE x 12'-4" TALL - TO BE 25 SF DISPLAY AREA EA FACE MAX. - FINAL CONFIGURATION AND TEXT T.B.D.
- NEW FIRE DEPARTMENT CONNECTION & ALARM BOX - SEE FIRE PROTECTION DRAWINGS BY OTHERS
- NEW ALL GLASS AUTOMATIC SLIDING DOOR SYSTEM WITH INTEGRAL TRANSLUCENT LITE AND EMERGENCY SWINGING EXIT LEAF
- NEW PRE-FIN METAL PANELS (COLOR TO BE "SANDSTONE" OR EQ TO MATCH EXIST G ADJ STONE MASONRY)
- NEW GALV STEEL LOADING DOCK & EXIT STAR - SEE SHEET A600
- EXISTG CORRUGATED METAL CLAD MECH PENTHOUSE
- NEW INSULATED HD DOOR AND FRAME IN EXISTG WALL FOR PENTHOUSE ACCESS
- PRE-FINISHED METAL DOWNSPOUT

25 BUILDING ELEVATION KEY NOTES  
NO SCALE