



June 1, 2017

Saint Paul Heritage Preservation Commission  
Department of Planning and Economic Development  
25 Fourth Street West, Suite 1400  
Saint Paul, MN 55102  
[ApplyHPC@stpaul.gov](mailto:ApplyHPC@stpaul.gov)

**RE: Design Review Application – University Avenue Storefront Windows & Doors (the “Application”)  
Raymond Avenue Flats (the “Project”)  
2400 University Avenue West, Saint Paul MN 55401 (the “Building”)**

Dear HPC Staff and Members of the Commission:

On August 19, 2015, the Saint Paul City Council granted an appeal to Exeter Group LLC (“Exeter”), memorialized in Resolution No. 15-1824, allowing for the Project to proceed subject to certain conditions outlined therein.

Condition No. 6 on page 3 of the Resolution requires that Exeter “...go back to the HPC for any University Ave. street level commercial space changes once new occupants are identified.”

Pursuant to condition No. 6 and on behalf of the property owner, Flats Venture LLC, Exeter is submitting this Application, and supporting plans and materials seeking approval for:

1. Replacement of non-historic University Avenue Storefront Windows & Doors.
2. The option to have operable windows in certain storefront window bays.

**Existing Conditions:**

The non-historic windows and doors are in very poor condition, no longer code compliant and do not maintain a consistent pattern or use of materials. The pattern of doors and windows within the original openings needs to be reconfigured to meet code for current and prospective tenant layouts.

***What are the existing window and door design and dimensions?***

Architectural drawings of existing conditions along with an historic photo and current photos are enclosed.

***What are the existing and proposed exterior window trim materials?***

Existing trim is a mixture of various metal types and colors. Proposed exterior trim material is dark bronze anodized aluminum.

**Proposed Conditions:**

***What are the proposed window and door designs, dimensions and Manufacturer’s specifications?***

Exeter is proposing to divide the approximately 6,000 SF retail area into two equal 3,000 SF spaces. Each space would be fronted by three (3) historic bays containing window and/or door openings with new doors in the two outermost bays for egress separation compliance. The new doors would also be

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recessed to allow for code compliant egress swing. The new windows are based as closely as possible on the historic configuration within the existing openings but would include Low E glass to ensure a maximum level of energy efficiency.

The option for operable windows is being requested for the center historic opening of each of the two retail bays (W2 and W3 on the enclosed shop drawings). The request to have the option to have operable windows in certain bays is from a tenant prospect who has signed a letter of intent that is contingent upon the approval of operable windows. While this existing tenant prospect is only expected to install operable windows in one bay (W2), we are seeking the option to install operable windows in bay W3 as well to provide any future tenants with the option to incorporate a similar aesthetic and maintain a sense of symmetry to the storefront.

Detailed shop drawings with designs, dimensions and Manufacturer's specifications are enclosed.

***Why are we proposing these designs?***

Exeter representatives have met with HPC staff several times to discuss replacement of both the storefront and the operable windows. This Application incorporates the feedback received from staff (i.e. maintain general window and entry shape/design and proportions, locate new entries in the center of the relevant bay, attempt to replicate existing historic window conditions, etc.).

Exeter explored several options for operable window designs, with some discarded because they required changing the depth (sliding variety) or style (overhead/garage variety) of the windows or required penetration into the public right of way. The design proposed has slightly larger mullions necessary to support the hinges but maintains the existing transom/display window shape and proportions, replicates the existing mullion alignment and retains the bulkhead below the display windows visible in the other bays.

Please advise if you have questions or need further information.

Very truly yours,  
EXETER GROUP LLC

Thomas M. Nelson  
Principal

Enclosures:

Architectural Drawings of Existing Conditions  
Shop Drawings of Proposed Windows and Storefront  
Historic Photos  
Photos of Current Conditions