



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

October 10, 2012

Ms. Mary Erickson
City Council Research Office
Room 310 City Hall
Saint Paul, MN 55102

Dear Ms. Erickson:

I would like to confirm that a public hearing before the City Council is scheduled for **Wednesday, November 7, 2012** for the following heritage preservation case:

City Council File #: AHPC 12-3
HPC File Number: 12-044
Appellant(s): Daniel Gleeson, Gleeson Architects
Location: **Public sidewalks to the south and west of 366 Jackson Street**, (McColl Building), Heritage Preservation Site and within Lowertown Historic District
Applicant: Daniel Gleeson
Owner: Dave Brooks, Lowertown Acquisitions Corp LLC
Purpose: Appeal of six conditions by the Heritage Preservation Commission approving new public sidewalks. Specific conditions being appealed were not noted. The following conditions were made by the HPC:

1. Only one color in the standard gray concrete shall be installed. A slight tint that closely matches the concrete on the rest of the block may also be acceptable and shall be used throughout the installation.
2. The scoring pattern shall be simplified with consultation from Public Works staff, the applicant and HPC staff. This may also include revision of the ratio of troweled versus broom finish surfaces for ADA requirements.
3. Bronze inlay details, pattern and color at the main entrance shall be submitted to HPC staff for final review and approval.
4. If other details require revision in order to meet Public Works' standards, those changes shall be submitted to HPC for review and approval.
5. Revised drawings reflecting the above changes shall be submitted to HPC and Public Works staff for final review and approval.
6. The HPC stamped approved drawings shall remain on site for the duration of the project.

366 Jackson Street HPC appeal

10/10/2012

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HPC Decision: Conditional Approval

Staff
Recommendation: Conditional Approval

Testimony in
support: 0

Testimony in
opposition: 0

Staff assigned: Amy Spong, 651-266-6714

I have confirmed this date with the office of Council Member Dave Thune. My understanding is that this public hearing request will appear on the agenda of the City Council at your earliest convenience. Our office will publish notice of the hearing in the Saint Paul Legal Ledger.

Please call me at 266-6714 if you have any questions.

Sincerely,



Amy Spong
Historic Preservation Specialist

CC: Council Member Dave Thune (via email)
Peter Warner, CAO (via email)
Dan Haak and Al Czaia, Public Works (via email)
Appellant, Daniel Gleeson
Owner, Dave Brooks
File



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In

YOUR HEARING Date and Time:

Tuesday, _____

Time _____

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 366 JACKSON ST City: ST PAUL State: MN Zip: 55101

Appellant/Applicant: DANIEL GLEESON Email dgarchitects@hotmail.com

Phone Numbers: Business 651 765 9903 Residence 651 246 1841 Cell 246 1841

Signature: [Signature] Date: SEPT 25 2012

Name of Owner (if other than Appellant): DAVID BROOKS. LOWERDOWN ACQUISITIONS ERP LLC

Address (if not Appellant's): 366 JACKSON ST ST PAUL. MN.

Phone Numbers: Business 651 270 3198 Residence _____ Cell 651 270 3198

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

H.P.C. APPROVAL. SEE ENCLOSED.

RWD 9-27-12

GLEESON ARCHITECTS

NOTICE OF APPEAL

TO : City of St. Paul Council

FROM: Applicant Daniel Gleeson

SUBJECT: H P C Approval

RE: 366 Jackson St. Designated Heritage Preservation Site public hearing Sept. 20 2012 # 12-044

DATE: Sept. 25 2012

The applicant and owners of the above property wish to replace the existing public side walk in front of the building without the conditions set forth by HPC, but as proposed by the applicant and approved by the Dept. of Public Works.

The owners have vested interests in their properties in Lowertown and are hoping to advance the area as an entertainment, arts, events, residential and commercial district for the city see this as an opportunity to add some texture and architectural interest to the public infrastructure. They are willing to finance this but are not interested in continuing in continuing the same sidewalk as at the rest of Gaultier Plaza as this historic jewel needs punctuation in its unique setting. We do not see why this needed improvement should be subject to a non existent infrastructure design guide.

We therefore appeal to City Council (chapter 73 St. Paul legislative code) to allow us to proceed with Public Works without the conditions of the HPC.

Daniel Gleeson

1175 Hwy 36e St. Paul Mn 55109

651 246 1841

Rev'd 9-27-12



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
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September 21, 2012

Gleeson Architects
Attn: Dan Gleeson
1175 Highway 36E
Maplewood, MN 55109

Re: 366 Jackson Street, Designated Heritage Preservation Site
Public Hearing, September 20, 2012 - Agenda Item V. B. – HPC File #12-044

Dear Mr. Gleeson:

As you know, the Heritage Preservation Commission (HPC) considered at its September 20, 2012 public hearing your application for a permit to replace the existing sidewalk with a new concrete pattern, colors and a plaque at the property listed above. The HPC voted **6-3 to conditionally approve** your application. This decision was based on the discussion at the public hearing, public testimony and findings by HPC staff.

The application will be approved provided the following condition(s) are met:

1. Only one color in the standard gray concrete shall be installed. A slight tint that closely matches the concrete on the rest of the block may be acceptable and shall be used throughout the installation.
2. The scoring pattern shall be simplified with consultation from Public Works staff, the applicant and HPC staff. This may also include revision of the ratio of troweled versus broom finish surfaces for ADA requirements.
3. Bronze inlay details, pattern and color at the main entrance shall be submitted to HPC staff for final review and approval.
4. If other details require revision in order to meet Public Works' standards, those changes shall be submitted to HPC for review and approval.
5. Revised drawings reflecting the above changes shall be submitted to HPC and Public Works staff for final review and approval.
6. The HPC stamped approved drawings shall remain on site for the duration of the project.

You or any aggrieved party has the right to appeal the Heritage Preservation Commission's decision to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Such an appeal must be filed within 14 days of the date of the HPC's order and decision. Chapter 73 states:

(h) Appeal to city council. The permit applicant or any party aggrieved by the decision of the heritage preservation commission shall, within fourteen (14) days of the date of the heritage preservation commission's order and decision, have a right to appeal such order and decision to the city council. The appeal shall be deemed perfected upon receipt by the division of planning of two (2) copies of a notice of appeal and statement setting forth the grounds for the appeal. The division of planning shall transmit one copy of the notice of appeal and statement to the city council and one copy to the heritage preservation commission. The commission, in any written order denying a permit application, shall advise the applicant of the right to appeal to the city council and include this paragraph in all such orders.

Please note, an HPC approval or conditional approval does not obviate the need for meeting applicable building and zoning code requirements, **nor is it a permit to allow for work to commence**. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plans are made, be aware that additional HPC and/or staff review will be required.

Please feel free to call me at 651-266-6715 if you have any questions. Your application and plans will be on hold until the conditions are met and construction level plans are submitted for final review.

Sincerely,



Christine Boulware
Historic Preservation Planner

cc: Dave Brooks, Lowertown Acquisitions Corp LLC
Al Czaia, Public Works
File