



Heritage Preservation
 Department of Planning and Economic Development
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul MN 55102-1634
 651-266-9078

PD-8

Office Use Only	
File #:	_____
Date Received:	_____
Date Complete:	_____
Tentative Hearing Date:	3/28/19

#012823220015

HISTORIC USE VARIANCE APPLICATION

Property Information

Address/Location: 217 Mackubin Street, St. Paul MN 55102

Legal Description: Lot 19 Block 1 of WOODLAND PARK ADDITION, TO ST. LOTS 19 THRU 22 BLK 1 LOTS 19 THRU 22 BLK 1

Current Zoning: Select One RT2

Proposed Use: Select One Adult Day care, Child Day Care, Banquet Hall & 1 residential unit

Name of Owner: Dayton Avenue Presbyterian Church
(if different from applicant)

Contact Person: Darlinda Coe Phone: 612-889-7004
(if different from applicant)

Applicant Information

Name: Mohammad Thabet

Email: mthabet756@aol.com Phone: 612-275-7125

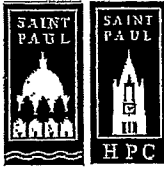
Address: 12425 53rd Street N

City: Stillwater State: MN Zip: 55082

OK 3719
 735⁰⁰ Add 3/1/19

The applicant must fill out the attached Historic Use Variance application checklist and attach any necessary documents.

NOTE: If the project will result in any exterior modifications or additions, a Heritage Preservation Design Review Application must be submitted and reviewed by the HPC prior to the Historic Use Variance Application submittal.



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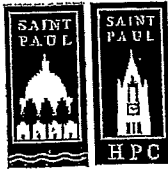
HISTORIC USE VARIANCE INFORMATION SHEET

In order to encourage the preservation and rehabilitation of designated heritage preservation sites, the Heritage Preservation Commission (HPC) shall review use variance applications and may recommend uses consistent with the historic use or a new use that requires minimal change to the defining characteristics of the building, its site, and environment in any zoning district where such uses are not permitted under current zoning. If a use variance is granted, any subsequent use of the property or premises is terminated.

NOTE: If the project will result in any exterior modifications or additions, a Heritage Preservation Design Review Application must be submitted and reviewed by the HPC prior to the Historic Use Variance Application submittal.

Application Process:

- 1) Submit a completed Historic Use Variance Application with required fee deposit to:
Heritage Preservation
25 West Fourth Street, Suite 1400
Saint Paul MN 55102
- 2) HPC staff will review the application for completeness. If the submittal is incomplete and additional information or clarification is required, you will be notified by staff. Until the application is deemed complete, it will not proceed through the process.
- 3) Once the submittal is complete, HPC staff will prepare a staff report for the Commission on the approval, conditional approval, or denial of the historic use variance and a public hearing on the application will be scheduled.
- 4) At the public hearing, the HPC will consider the report and recommendation from staff as well as public testimony and will make a recommendation which will be forwarded to the Planning Commission.
- 5) The Planning Commission will hold a public hearing on the application and consider the historic use variance as well as the application's consistency with the comprehensive plan and compatibility with the underlying zoning classifications in the surrounding area. The Commission will forward the HPC recommendation and Planning Commission recommendation to the City Council.
- 6) The City Council will review all materials relative to the application and decide by resolution to approve, approve with conditions, or deny the application. A public hearing will be held and the City Council decision will be valid for 2 years following the date of the council's motion of intent approving the application.



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HISTORIC USE VARIANCE APPLICATION

The applicant must fill out the Historic Use Variance application checklist by placing a check mark in the boxes under the 'Applicant' column and attaching the accompanying documents. The 'Staff' column is for staff to verify that your submittal requirements have been met. 15 physical sets of application materials must be provided with application. All application materials must also be provided electronically on a CD or USB drive to allow for web posting for public hearing.

Applicant	Staff	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Description of the proposed use and its consistency with the structure's historic use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Description of any exterior modifications to the structure, property, and site including an assessment of the impact of these modifications on the historic integrity of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Description of all interior architectural features unique to the historic period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4) Site plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5) Photos of existing conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6) 11" x 17" Architectural plans drawn to scale that include any proposed modifications.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7) Information supporting the following findings. (Do not simply rewrite the findings. You must discuss <i>why</i> you believe the findings below can be made for your request.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with Legislative Code Chapter 73.04(5).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. The historic use variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent with its historic use or that the new use is consistent with Legislative Code Chapter 73.04(5) and that these difficulties were not created by the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. The proposed use is consistent with the comprehensive plan.
<input type="checkbox"/>	<input type="checkbox"/>	8) 1 CD or USB drive of application materials
<input type="checkbox"/>	<input type="checkbox"/>	9) 15 physical sets of application materials

I certify that I have completed and have included all material checked above in the application submittal.

Applicant Signature: _____ Date: _____

Historic Use Variance Application
Dayton Avenue Presbyterian Church
217 Mackubin Street

1. Description of the proposed use and its consistency with the structure's historic use.

1.1. Proposed Use

The proposed reuse of the Dayton Avenue Presbyterian Church at 217 Mackubin Street includes four proposed uses: child day care; adult day care; a banquet hall; and one residential apartment.

- The adult day care would occupy 5,000 square feet on the first floor and operate from 8:00 a.m. to 2:00 p.m. Monday through Friday.
- The child day care would include infants through school age children, occupy 10,000 square feet in the lower level and the first and second floors, and operate from 8:00 to 5:00 Monday through Friday.
- The banquet hall would be used on Fridays and Saturdays from 5:00 p.m. to 11:00 p.m. and would seat between 200 and 300 persons.
- One residential apartment unit would be built-out on the second floor and occupy 1,900 square feet.

1.2. Consistency With Historic Uses

Dayton Avenue Presbyterian Church has historically hosted community outreach programs including, a medical clinic for young mothers, space for summer religious education, and, most recently, an adoption agency. So, the proposed adult and child daycare uses are consistent with past uses. The church has provided space for a medical clinic for young mothers and space for summer religious education. As a church, the building has historically hosted large public gatherings for worship, Sunday school, church banquets, church meetings, and other church and community purposes. The proposed banquet hall use is consistent with these past historic uses. The church building itself has not housed residential uses before, but the apartment use is consistent with the historical residential uses in the immediate neighborhood.

2. Description of any exterior modifications to the structure, property, and site, including an assessment of the impact of these modifications on the historic integrity of the site.

2.1. Building's Historic Significance

The following paragraphs summarize portions of a study entitled *Dayton Avenue Presbyterian Church History and Description*, Kathryn Greiner, University of Minnesota, Arch 5413; June 1999. The entire study is included with this Application as Attachment A.

Dayton Avenue Presbyterian Church is located at the intersection of Dayton and Mackubin Street with its main façade facing Dayton Avenue. The sanctuary was completed in 1888 and a chapel and Sunday school addition was made in

Historic Use Variance Application
Dayton Avenue Presbyterian Church
217 Mackubin Street

1911-12. The church building has been owned and continuously used since 1888 by the Dayton Avenue Presbyterian Church congregation.

The building stands as a virtually unaltered example of early Richardsonian Romanesque architecture in St. Paul and is one of the first major commissions by American architect Cass Gilbert (1859-1934). Following the "Akron Plan," a popular arrangement for Protestant churches, the primary entrance is located in the tower and the sanctuary resembles an auditorium. The floor slopes to the altar, and there is no basement under the sanctuary. Gilbert's firm, Gilbert and Taylor, won the commission to design the building in 1885, due in part to the influence of Gilbert's mother, who was an "outspoken member of DAPC . . ." In 1903, Cass Gilbert designed an addition covering the rest of the church's property that included a new chapel and Sunday school. This addition was constructed in 1911-12.

The only building modification since construction of the chapel and Sunday school was the addition of a handicapped access door off the parking lot to comply with the Americans with Disabilities Act of 1990.

Although not listed on any historic register, the building lies within the Historic Hill Preservation District and comprises a significant resource in the District.

2.2. No Exterior Building Modifications

Due to the historic significance of the church building, no expansion, exterior structural modifications, or exterior modifications of historic elements will be made. However, maintenance work will be done to reverse deteriorating exterior conditions.

2.3. Property And Site Modifications

The major proposed modifications are interior and include removal of the pews from and a new floor in the sanctuary, a new floor at the second level above several existing classrooms, and build-out of an apartment unit on the second floor in existing space. Three off-street parking spaces would be added to the parking lot bringing the total number of off-street parking spaces to 32. See Attachment B, Architect's Plan Set for details.

3. Description of all interior architectural features unique to the historic period.

The significant interior features unique to the church's history are the stained-glass windows. For details on their history and pictures of key windows, please see Attachment A. No changes are proposed to the stained-glass windows.

Historic Use Variance Application
Dayton Avenue Presbyterian Church
217 Mackubin Street

4. Site plan

Please see Attachment B.

5. Photos of existing conditions

Please see Attachment C: Photos of Existing Conditions.

6. 11" x"17" Architectural plans drawn to scale that include any proposed modifications.

Please see Attachment B.

7. Information supporting the following findings. (Do not simply rewrite the findings. You must discuss *why* you believe the findings below can be made for your request.)

a. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with Legislative Code 73.04(5).

Dayton Avenue Presbyterian Church has historically hosted community outreach programs including, a medical clinic for young mothers, space for summer religious education, and, most recently, an adoption agency. So, the proposed adult and child daycare uses are consistent with past uses. As a church, the building has historically hosted public gatherings for worship, Sunday school, church banquets, church meetings, and other large gatherings for church and community purposes. The proposed banquet hall use is consistent with these past historic uses. The church property is zoned "RT2 townhouse residential district." So, the proposed apartment is a one-family dwelling, which is a permitted use in the RT2 district. See St. Paul Legislative Code, Sections 60.301 and 66.221.

b. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation.

The proposed use cannot comply with "the adopted preservation program" because one has never been adopted. The proposed use will comply with the United States' Secretary of Interiors Rehabilitation Standards because no expansion, exterior structural modifications, or exterior modifications of historic elements will be made.

c. The historic variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent

Historic Use Variance Application
Dayton Avenue Presbyterian Church
217 Mackubin Street

with its use or that the new use is consistent with Legislative Code Chapter 73.04(5) and that these difficulties were not created by the applicant.

Membership in the Dayton Avenue Presbyterian Church congregation has declined to a level at which it is not possible to support work on the building, and, thus, many maintenance needs have been postponed. The congregation consulted with the Presbytery of the Twin Cities Area, the church's governing body, and an Administrative Committee was formed to investigate all options. Ultimately, selling the building was recommended. This recommendation received approval from the church's membership, the Presbytery's Board of Trustees, and the Presbytery.

The building was then placed on the market. The congregation hoped to sell the building to another faith group, but, while many toured the building, none made an offer. The applicant's offer was then received and accepted. If this Historic Use Variance Application is not approved, it is likely the congregation will leave the building, which will then become the property of the Presbytery of the Twin Cities Area. The Presbytery will continue to seek a buyer but will neither rent the property or place another congregation in it.

The difficulties described above were not created by the applicant. The applicant has never been a member of the Dayton Avenue Presbyterian Church, nor was the applicant involved with its operation prior to making an offer to buy the property.

d. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.

As noted earlier, the Dayton Avenue Presbyterian Church is currently zoned "RT2 townhouse residential district," which allows two-, three-, and four-family and townhouse structures, along with civic and institutional uses, public services, and utilities that serve residents in the district. It is intended to provide for a variety of housing needs and to serve as zones of transition between one- and two-family residential districts and multiple-family residential districts and business districts.

Day care is a permitted use in the RT2 zoning district, so the proposed adult and child day care uses are deemed permitted by the code. So is the addition of one apartment unit. See St. Paul Legislative Code, Section 60.221. The banquet hall use continues the assembly use of the property. In fact, the church sanctuary has a seating capacity of 450, so the proposed banquet hall use actually reduces the maximum capacity of this space by 150 persons. In short, the use for child and adult daycare on weekdays, as a banquet hall on Friday and Saturday evenings, and as a full-time apartment will continue existing use types that have been and will remain compatible with the existing uses.

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As to circulation and parking, no changes would be made to the existing circulation pattern on the site that includes two curb cuts providing access to the on-site parking lot. This pattern provides, as it has in the past adequate ingress and egress to minimize traffic congestion in the public streets. And the proposed uses meet the requirements of the St. Paul Legislative Code, Section 63.200 for new structures. The adult day care parking requirement is 5 off-street parking spaces. The child day care parking requirement is 10 off-street parking spaces. The banquet hall off-street parking requirement is 30 spaces. The apartment requirement is 1.5 off-street parking spaces. The property will have 32 off-street parking spaces and will meet the standard: (i) on Sunday through Thursday because only the day care and apartment uses will be operating; (ii) on Friday because the day care uses will end on Friday before the banquet use commences; and (iii) on Saturday because only the banquet and apartment uses will occur.

The applicant believes the proposed use conforms to all other applicable regulations of the RT2 district.

e. The proposed use is consistent with the comprehensive plan.

The *Saint Paul Comprehensive Plan* places the property in a strip of Established Neighborhood land between the I-94 corridor and Selby Avenue. Major institutional uses lie just two blocks to the north. The *Plan* states, "Established Neighborhoods are characterized almost entirely by single-family houses and duplexes, as well as scattered small-scale multi-family housing. Commercial areas at the intersections of arterial or collector streets provide goods and services for residents of the immediate neighborhood. There is medium density housing along Residential Corridors that run through Established Neighborhoods."

The proposed use supports Established Neighborhoods Policy "1.1 Guide the development of housing in Established Neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors" and Policy "1.7 Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods." As to Policy 1.1, the addition of an apartment unit supports the *Plan's* intent to increase residential density in Established Neighborhood by adding a residential unit. As to Policy 1.7, the adult and child day care uses are businesses that are compatible with and support residents of the immediate neighborhood. And, the banquet use supports residents of the immediate neighborhood but also supports residents from a wider area.

The *Plan's* Historic Preservation Chapter of the Comprehensive Plan has a strategy to "Preserve and Protect Historic Resources." As noted earlier the church building is historically significant and lies with the Historic Hill Preservation District. HP Policy 5.3 reads "Realize the full economic potential of key historic

Historic Use Variance Application

Dayton Avenue Presbyterian Church
217 Mackubin Street

resources.” The proposed use preserves this historic resource, promotes the integrity of the District, and gives it new economic potential.

8. 1 CD or USB drive of application materials

A USB drive of the application materials is included with this Application.

9. 15 physical sets of application materials

The applicant was informed that complying with Section 8 above constitutes compliance with this section.

Addendum

Dayton Avenue Presbyterian Church has reached out to its neighbors to inform them about both the need to sell the church property and the prospective buyer’s intended use of the property. A brief review of these extensive efforts and indications of support from many neighbors are included with this Application as Attachment D: Community Outreach Summary. At the end of this effort, out of a total 29 property owners within 100 feet of the church property, 15 had signed a petition in support of the proposal, two had said they were opposed, five had taken materials but never responded in favor or against, and the church had been unable to establish contact with seven.

List of Attachments

Attachment A: *Dayton Avenue Presbyterian Church History and Description*, Kathryn Greiner, University of Minnesota, Arch 5413; June 1999

Attachment B: Architect’s Plan Set

Attachment C: Photos of Existing Conditions

Attachment D: Community Outreach Summary

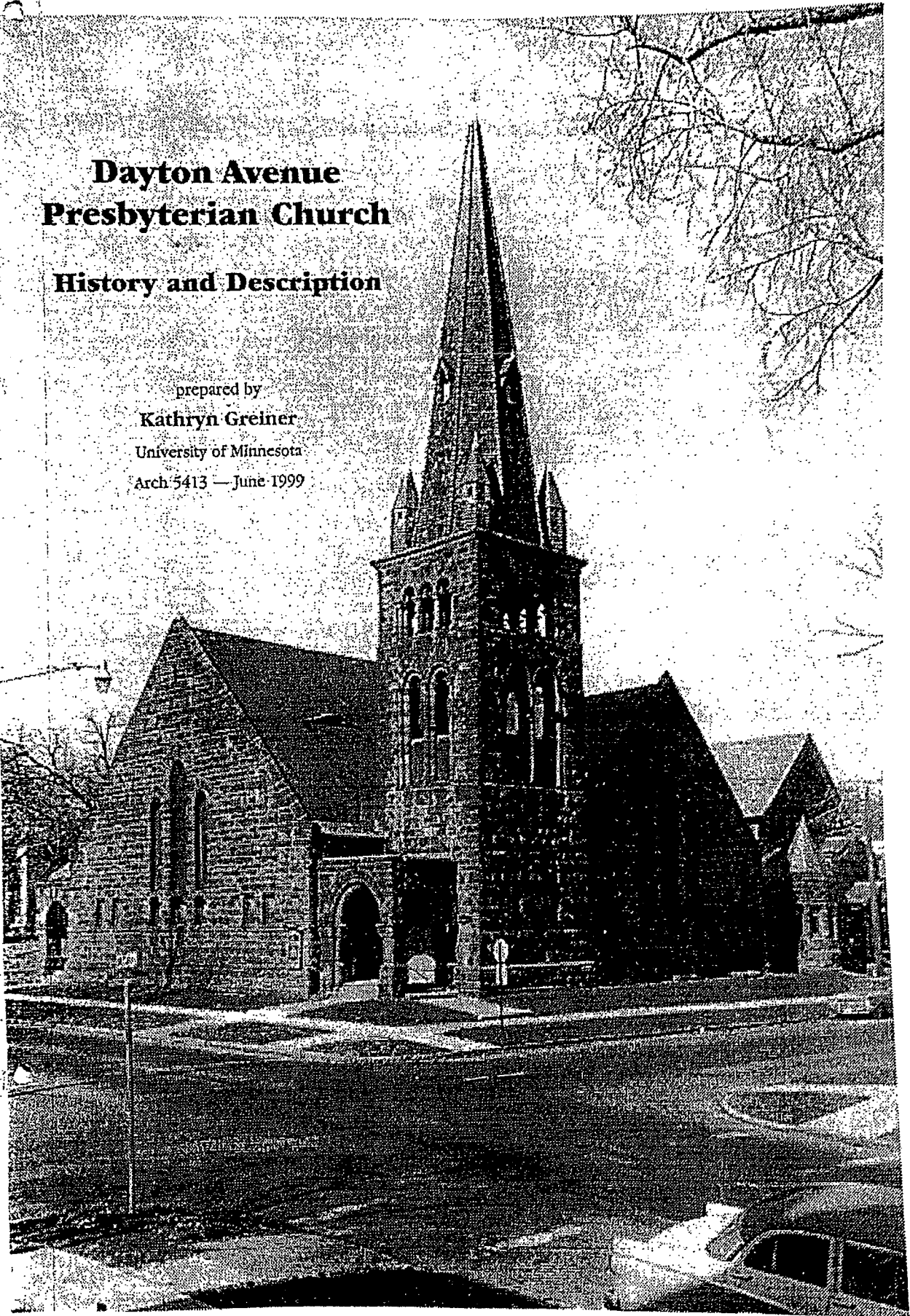
~ ATTACHMENT A ~

Historic Use Variance Application
Dayton Ave Presbyterian Church
217 Mackubin Street

Dayton Avenue Presbyterian Church

History and Description

prepared by
Kathryn Greiner
University of Minnesota
Arch 5413 — June 1999



Dayton Avenue Presbyterian Church Building History

To the honor and glory of god, and the welfare of souls, we do now lay this cornerstone of this Dayton Avenue Presbyterian Church in the name of the Father, and of the Son, and of the Holy Ghost.

— Dr. J.G. Riheldaffer, Oct. 7, 1886¹

Dayton Avenue Presbyterian Church is located at 217 Mackubin Ave., St. Paul, Minnesota. On the northwest corner of Mackubin and Dayton Avenues, its main facade faces Dayton Avenue. It is owned by the Dayton Avenue Presbyterian Church congregation and has been in constant use as a Presbyterian church since its erection in 1888. This building is significant for the following reasons: it has been used exclusively as a Presbyterian church for 111 years, it is a virtually unaltered example of early Richardsonian Romanesque style architecture in St. Paul and is one of the first major commissions by American architect, Cass Gilbert (1859-1934).²

The DAPC organized as a congregation in 1874. A wood frame church was built at that time for services. A few years later a Sunday School addition was added. By 1882 Cass Gilbert had returned to St. Paul from studying architecture at M.I.T. and in Europe. In 1884, he formed a partnership with James Knox Taylor, an M.I.T. classmate. With the influence of Gilbert's mother, an outspoken member of DAPC, the firm won the commission to design a new building in 1885.³

With relatively little experience designing ecclesiastical architecture, Gilbert and Taylor sought inspiration from their east coast architectural training and used as examples H.H. Richardson's Church of the Unity (1866-69) and North Congregational Church (1868-1873) both in Springfield, Mass.⁴

Gilbert and Taylor's charge was to produce an economical design for the church. The temperament of the congregation at this time was one that was extremely reluctant to go into any debt. Gilbert's initial estimates projected that the main building would cost \$32,000 not including furniture, seating, carpets or architect's fees. The Sunday School and Lecture Room would be an additional \$9,000. It was anticipated that the congregation would not

build the Sunday School and Lecture Room with the initial construction of the main building.⁵ The designs called for:

Exterior: The building is to be of Bayfield brown stone, rough cut, with red sandstone trimmings. It will be cruciform in shape, and (including the Sunday School and Lecture Room), about 160 feet in length and 90 feet in breadth at its greatest dimensions. A square tower, surmounted by an octagonal spire, will adorn the southeast corner. The main entrance will be through a large arch in the base of the tower. Without being elaborately ornamented, the building will be attractive, and the construction substantial. The audience room will have a seating capacity for about 850 persons. The pews will be arranged on the circular plan. The choir-loft and organ will be back of the pulpit. The best modern ideas for ventilation and heating will be adopted.⁶

Interior: The floor of the auditorium will slope towards the pulpit, and the pews will be arranged on the circular plan. It will seat about 850 people. Provision will be made for erecting a gallery, if needed in the future, capable of seating 250 people.⁷

Sunday School and Lecture Room: The plan provides a room, capable of seating about 325 persons, built in the amphitheater style, with separate class rooms, which can be thrown into one large room. By means all will have unimpeded view of the platform.⁸

The Trustees wanted construction to begin as quickly as possible so that the building could be enclosed before winter and construction completed the following year. Ground breaking was delayed because contractor's bids came in higher than anticipated and the Trustees were contemplating modifying the plans and materials to bring the "cost more within the limit of [their] means."⁹

At one point it was feared that building would be postponed indefinitely because only \$12,000 of the estimated cost of \$35,500 (not including the spire) needed for construction had been raised. Several parishioners increased their subscriptions and the fund was brought up to \$20,000. The board of Trustees felt that they could safely raise the remainder of the funds. Then a problem arose in finding a contractor. Several who had submitted original bids wanted to raise their price. The Trustees awarded the construction contract to

DAPC parishioner, George J. Grant for the sum of \$36,000 which included the construction of the spire.

Construction specifications from Gilbert to Grant called for Grant to be responsible for and provide for all permits and pay all related fees, all excavation, footings, stone work, brick work, drains, plastering, iron work, roof trusses, carpentry work, tin work, painting and glazing, hardware, plumbing and gas fittings and "all jobbing and fitting to make the work complete."¹⁰ Grant was not responsible for steam fittings along with the apparatus, excavation and masonry required; grading and sodding; and seating, furniture and gas fixtures.¹¹ The steam heating contract was awarded to E.F. Osborne of St. Paul.

In specifying the roof truss system, Gilbert consulted civil engineer, Chas. F. Loweth of St. Paul. He deemed it to be impractical to build the roof trusses out of wood. The "difficulty of spanning the square space in center of building, together with the steep pitch of roof and restricted space between ceiling and exterior of roof,"¹² required that the trusses be made of iron. This was estimated to cost \$2,550, more than Gilbert had anticipated.

Construction began in the fall of 1886 and the cornerstone was laid on Oct. 7th. Construction didn't progress as quickly as hoped. Grant worked until cold weather arrived, but the building wasn't enclosed so construction was suspended until spring. Grant spent the winter cutting stones and fabricating the trusses.¹³

Because the church body was extremely concerned about the cost of building, the main sanctuary auditorium was all that was built in 1886-88. Every article mentioning construction in the *Dayton Avenue Church Record* ends with a financial update and an admonition to parishioners who have either not donated to the building fund or are late in their subscription payments. By March 1887, the total paid subscriptions amounted to \$22,000.¹⁴

The completed church was dedicated during a ceremony held May 20, 1888. The total cost "including furnishings and moving of the chapel, was \$53,400."¹⁵ The old church was remodeled and put into use as the Sunday School. In the December 1888 issue of the *Record* the Ladies Aid Society reported that "The Chapel (for such, the ladies say the old church must now be called) has been thoroughly renovated"¹⁶ With this renovation the church was proud to have a "suitable place for social gatherings"¹⁷ By March 1902, the

church reported itself as being debt free. Having paid off its mortgage the previous year, the treasurer had "on deposit as a nucleus of a fund for the new Chapel, \$1,165."¹⁸

In the fall of 1887, the Little Workers Society, turned over "complete charge of the windows of [their] new church which are to be the memorial windows of this little society,"¹⁹ to Gilbert. With a goal of \$500, the Little Workers had raised \$400 by this time and were looking at ways to raise the additional \$100. St. Paul Stained Glass Company estimated the leaded cathedral and clear glass windows as drawn by Gilbert to cost \$251.²⁰ Gilbert also sought an estimate from The Tiffany Glass Company. They responded saying that could not do the project in such a short time and with so little money. To be done properly they would require no "less than fifteen hundred dollars and we should have twenty-five hundred (\$2,500.00) to do it as we would really want to."²¹ The letter urges Gilbert to persuade the Little Workers "to wait until they have a reasonably sufficient sum, say at least three times what they have now, before they do anything but plain cathedral ..."²²

The January 1915 issue of the *Record* mentions that "a beautiful window [had] been placed in the west transept of the church by Mrs. J.P. Ellis, of Philadelphia, in memory of her father and mother, Mr. and Mrs. Fredrick J. Hoffman, and her sister, Miss Harriet N. Hoffman. ... the Resurrection Angel standing in a bank of Easter flowers ..."²³

The only other mention of windows found thus far was in the November 1931 issue of the *Record*. On Nov. 8, 1931, Edward, McNeil and Philip Stringer dedicated the large central window on the south wall to their parents, Mr. and Mrs. Edward C. Stringer. The window theme is the Ascension of our Lord Jesus and was created by Weston & Leighton of Minneapolis.²⁴

As early as 1889, the Sunday School had outgrown the chapel building. Not wanting to spend the money on an new addition, plans were made to rearrange where classes met.²⁵ By January 1903, the chapel was in need of extensive repairs and cases were being made to build a new church addition. "A chapel is urgently needed which shall be in keeping with the main building and be of permanent character. ... With the extinction of its debt the church is encouraged to plan for the completion of its building by the erection of a commodious and suitable chapel."²⁶ Cass Gilbert began drawing up plans for a building that would cover the remaining land owned by the church and house an assembly and classrooms on the main floor with a kitchen and dining room in the basement. The

estimated cost after revisions was \$20,000. This estimate proved to be too steep for the congregation who voted in December 1903 to make repairs to the existing chapel at an estimated cost of \$1,000.

In mid 1911, the discussion of a new Sunday School building again arose. A two page article in the June 1911 *Record* describes the condition of the current chapel stating that it "is lacking in almost all of the necessary appointments and requirements of a modern Sunday School ..."²⁷ On Sept. 15, 1911 "Elder Stringer reported that the conditions set down by the Board of Trustees having been complied with, a contract for the construction of a new chapel had been let to the George J. Grant Construction Co. at a cost not to exceed \$35,000, exclusive of architect's fees, that the old chapel had been demolished and work was progressing on the new"²⁸ chapel. By this time Gilbert had opened an office in New York City. He remained in New York during the construction process, shipping designs by mail. Little documentation has been found pertaining to the proposed look of the new Sunday school addition. It is possible that archives of the George J. Grant Construction Co. or Cass Gilbert's papers at the New York Historical Society will reveal more information about whether Gilbert actually designed the addition to be a half-timbered exterior, or whether it was a cost saving decision made during construction. Mention is made of a fire that started in the Junior Room of the Sunday school on June 18, 1942. "The church and every room in the chapel had to be redecorated."²⁹ However, there is no mention of any exterior damage that might have resulted in refacing the Sunday school.

On January 15, 1924, a joint meeting of the Session and the Board of Trustees met and approved the decision to purchase a new organ and redecorate the church at the same time. To start the fundraising, the Women's Aid Society pledged \$5,000 toward the estimated \$15,000 cost for a new organ. By September a committee chaired by Dr. Dickson recommended the purchase of a Casavant organ. The specifications for the new organ included "29 stops, 18 couplers, 1,850 pipes, three manuals, detached console with electric action."³⁰ Mr. Thos. G. Holyoke designed the organ case crafted by Mr. O. C. Carlquist and the new organ was dedicated on Sunday, Sept. 20 1925.³¹

During the period that DAPC was evolving, Cass Gilbert was gaining a national reputation as an architect. He received numerous commissions for city and country residences throughout the St. Paul area. He had achieved experience designing a wide

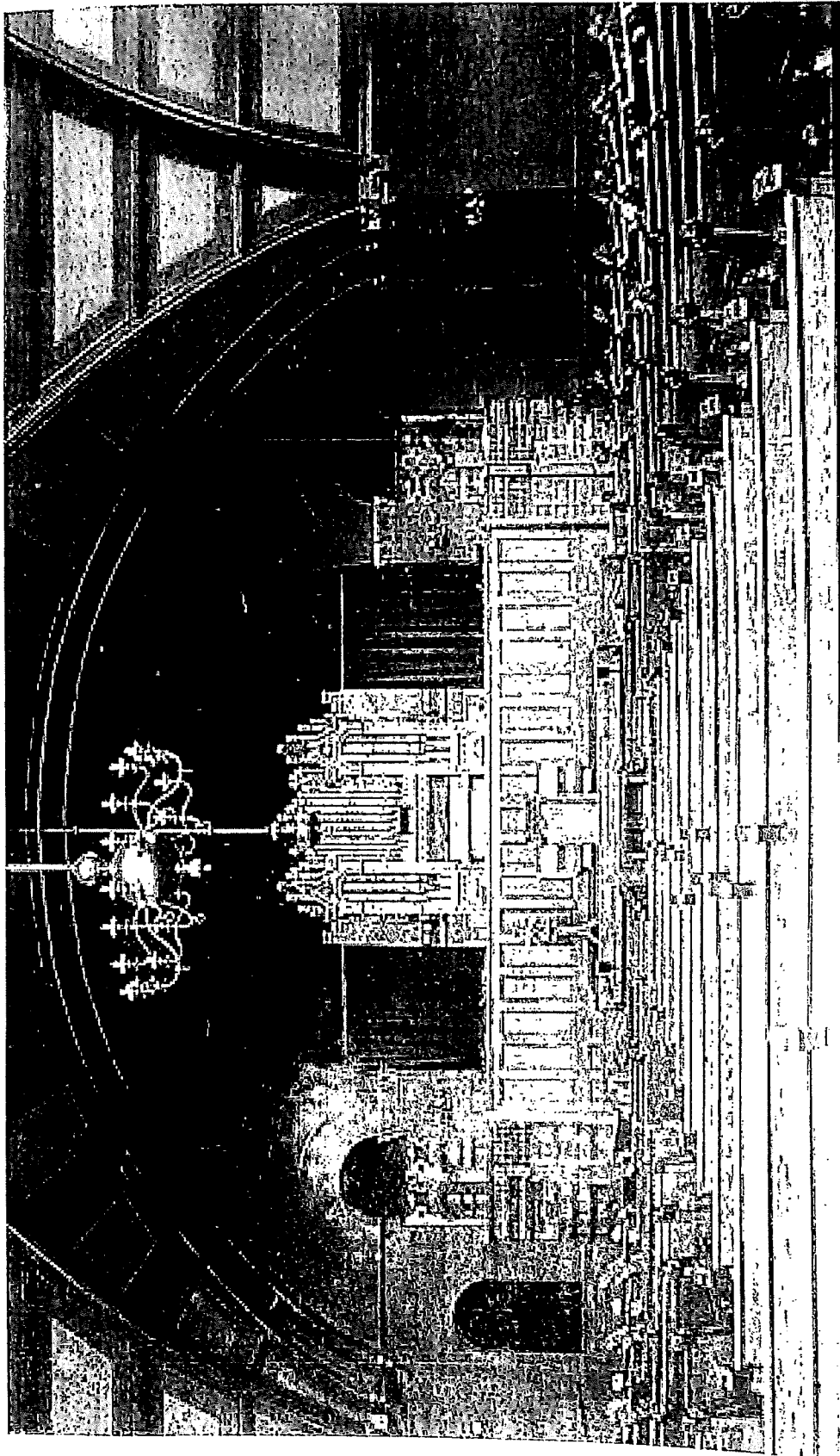
variety of buildings by the time he entered the competition to design the Minnesota State Capitol in 1895. Among some of his more notable commissions are the U.S. Customs House, NY (1907); Woolworth Building, NY (1913); and the U.S. Treasury Annex, Washington D.C. (1919).

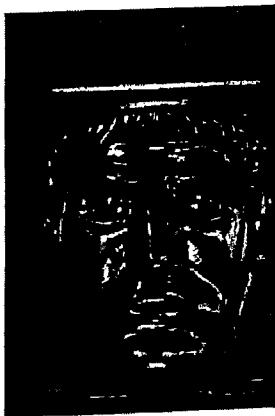
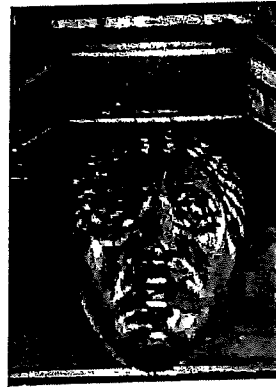
The late 1880s was a time of rapid growth for the city of St. Paul. An 1888 publication describes a frontier fort and fur-trading post of 40 years ago that has turned into "a city of 225,00 inhabitants, the seat of commerce, manufactures and the arts, the home of wealth, refinement and luxury, the metropolis of an empire!"³² Twelve rail lines centered in St. Paul operating "18,608 miles of railroad" with nearly 1 million square miles of country traversed by those lines.³³ The competition for rail lines helped establish St. Paul's independence from Chicago and establish it as a vital link with the Pacific Northwest. This also brought large amounts of money into St. Paul — money that was invested into costly buildings and modernization of the city. By 1888 the city had 125 miles of water mains with the system being extended every day; 22 miles of paved streets, 330 miles of graded streets; 333 miles of wooden sidewalks; 25 miles of stone and cement sidewalk and 69 miles of sewers.³⁴ There were 116 religious organizations, 11 of which were Presbyterian churches. "Many of the church edifices are new and complete in all their appointments, and the architecture a credit to any city."³⁵ The real estate market, however, was conservative but steady. Lots in St. Paul generally sold for less than in other cities. In 1885 the value of new buildings in St. Paul totaled \$4,759,208. By 1887 that total had risen to \$12,939,314.³⁶

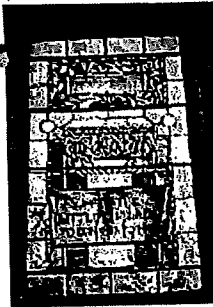
The architectural climate was one of intense competition between the cities of Minneapolis and St. Paul. The rivalry was so intense that various professional organizations formed on each side of the river with members rarely crossing to visit with neighboring professionals. In this climate it was also extremely rare for a St. Paul architect to apply for, let alone win a commission in Minneapolis and visa versa. Receiving a commission in the early 1890s to design a church on Lake Minnetonka³⁷ showed Gilbert's national promise.

Dayton Avenue Presbyterian Church

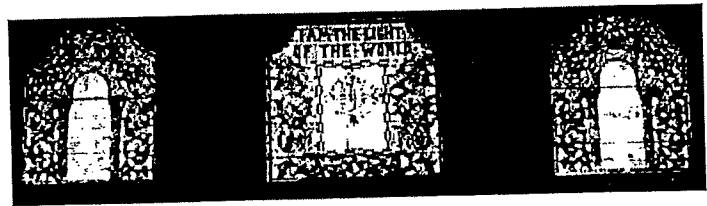
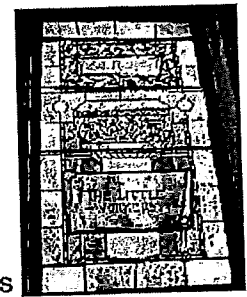
Picture taken in 1905



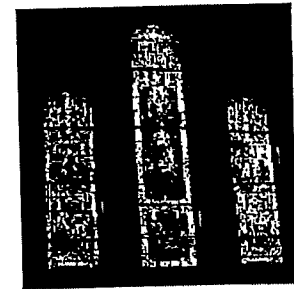




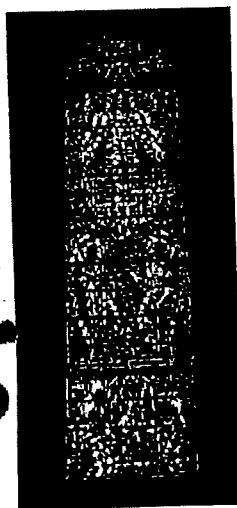
While the present church was under construction, the Little Workers, a society of young girls, prepared to install eleven small windows around the sanctuary. The east ones, their pillars suggesting support, have on the one window the text, "Suffer the little children" and on the other the name of the donor. On the Dayton Avenue side the windows stress the teachings of the church: Christ, the Light of the World, flanked by love of the believer for the court of the Lord and the prayer for understanding; the descent of the Holy Spirit; the open Bible, and at the ends the symbols of the everlastingness of God – the Alpha and the Omega. With their circles that have no beginning or ending the west windows combine the theme of eternity.



In 1916, Mrs. J.P. Ellis gave, in memory of her parents, Mr. and Mrs. Frederick J. Hoffman, and sister, Harriet N. Hoffman, first year communicant, the large west window showing Gabriel announcing the resurrection. The restorers, Associated Crafts of Illinois, said it most likely was done by a student of Tiffany glass. There are more than 500 pieces of stained glass making up this window, many no bigger than a thumbnail. Associated Crafts had to special order lead trim and had their best expert woman restorer working over three months piecing back together.



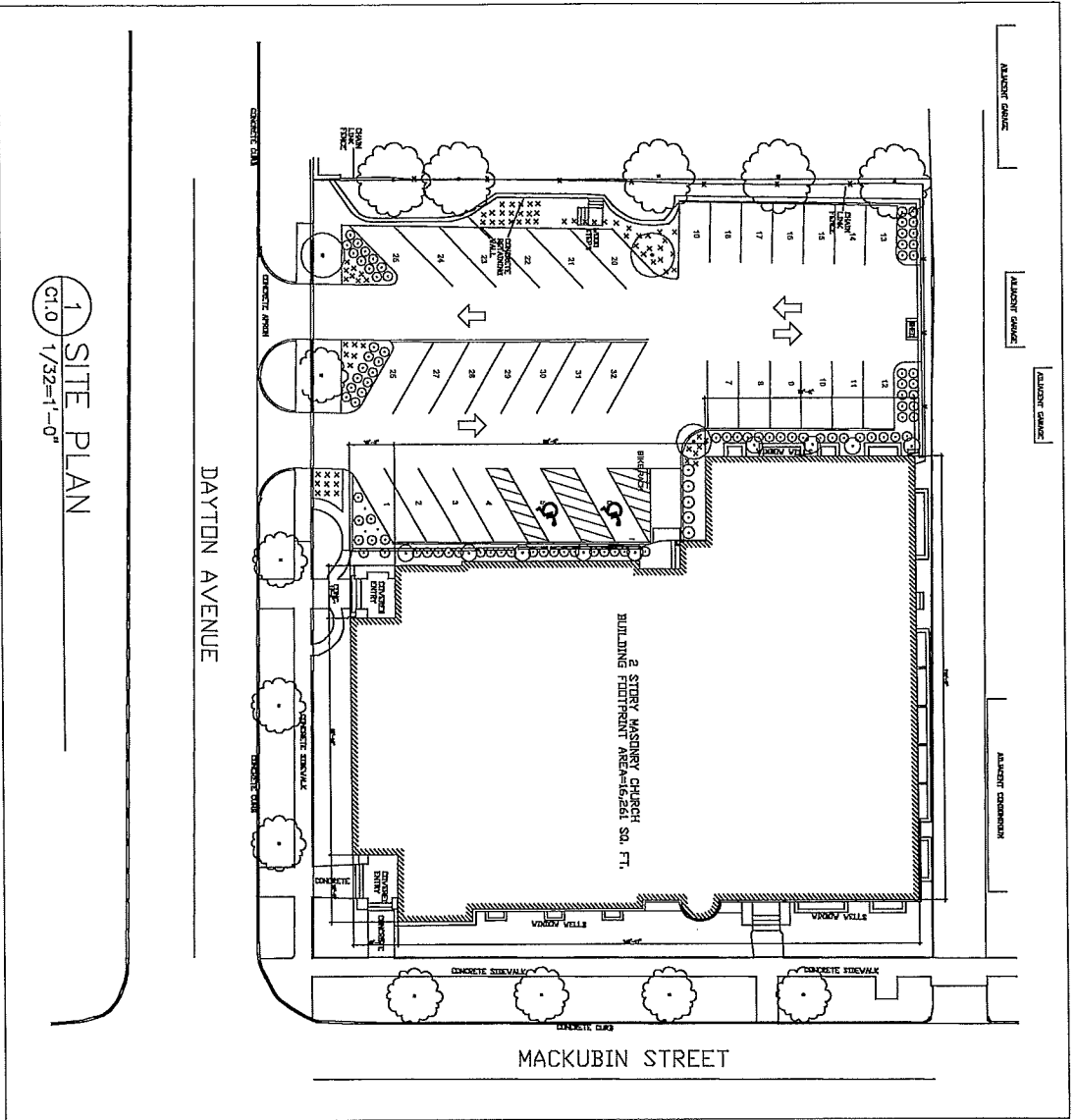
In the east transept are the three windows, gift of Mrs. S.J. R. McMillan and Mrs. Frank P. Shepard in memory of Mrs. S.J. R. McMillan and Mr. Frank P. Shepard. The left window depicts the Feeding of the Five Thousand above and the Blessing of Little Children below. In the central one the upper scene is the Nativity and the lower, the Star appearing to the Magi. On the right, the two incidents are the Choosing of the Apostles and Preaching by Galilee. Appropriate texts accompany them.



In November 1931, the Messrs. Edward, McNeil and Philip Stringer, installed the large south window in loving memory of their parents, Mr. and Mrs. Edward C. Stringer. The theme is the Ascension of Jesus supplemented by the visit of the Marys to the tomb. An aura of light bordered with seraphim surrounds Christ. Kneeling in adoration at His feet are archangels, Michael of the flaming sword and Gabriel bearing lilies, symbolic of the old dispensation in the Garden of Eden and the new in the Annunciation of the Advent of the Messiah.

~ ATTACHMENT B ~

Historic Use Variance Application
Dayton Ave Presbyterian Church
217 Mackubin Street



1 SITE PLAN
 CI.0 1/32"=1'-0"

almagdy architects

PRELIMINARY
 NOT FOR
 CONSTRUCTION

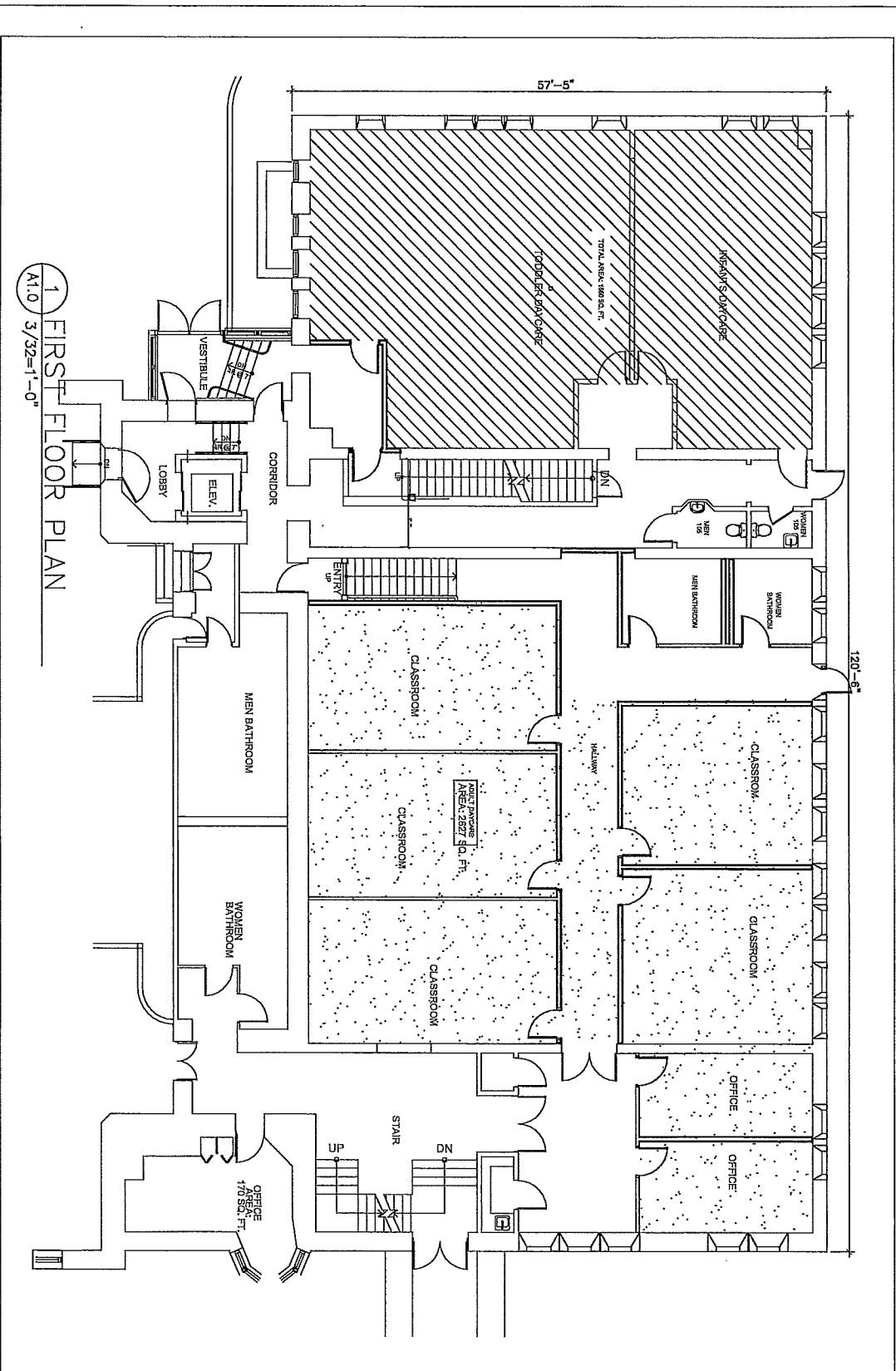
consultants

revisions

RENOVATION
 REMODELING
 PROPOSAL
 project title

DAYTON AVE
 PRESBYTERIAN
 CHURCH

CI.0



1 FIRST FLOOR PLAN
 A1.0 3/32"=1'-0"

elmadfy architects

PRELIMINARY
 NOT FOR
 CONSTRUCTION

consultants

certification

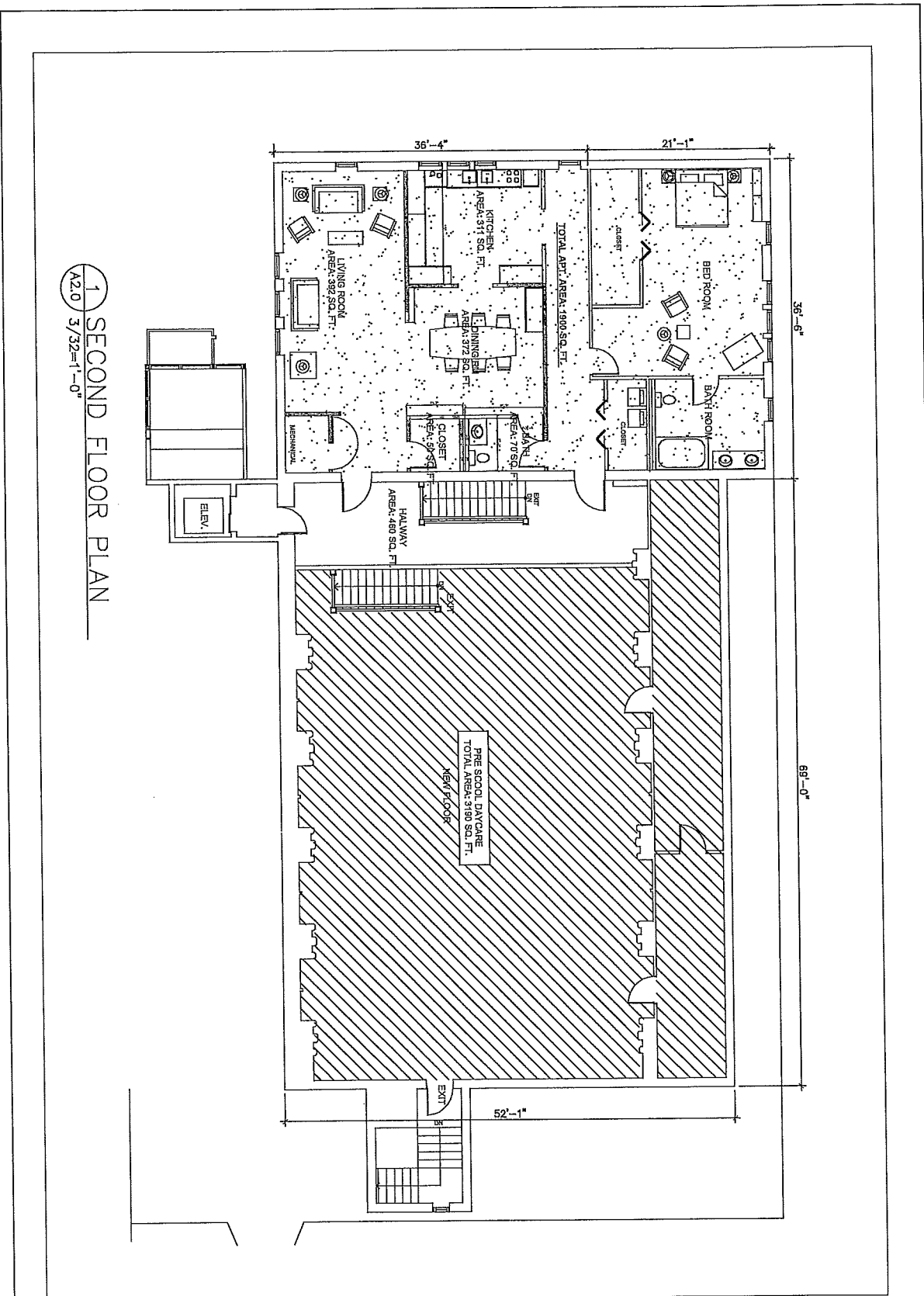
television

RENOVATION
 PROPOSAL
 Project title

DAYTON AVE
 DAYTON, OHIO
 CHURCH

drawing title

A1.0



1 SECOND FLOOR PLAN
 A2.0 3/32=1'-0"

ehlmgdy architects

PRELIMINARY NOT FOR CONSTRUCTION

consultants

revisions

certification

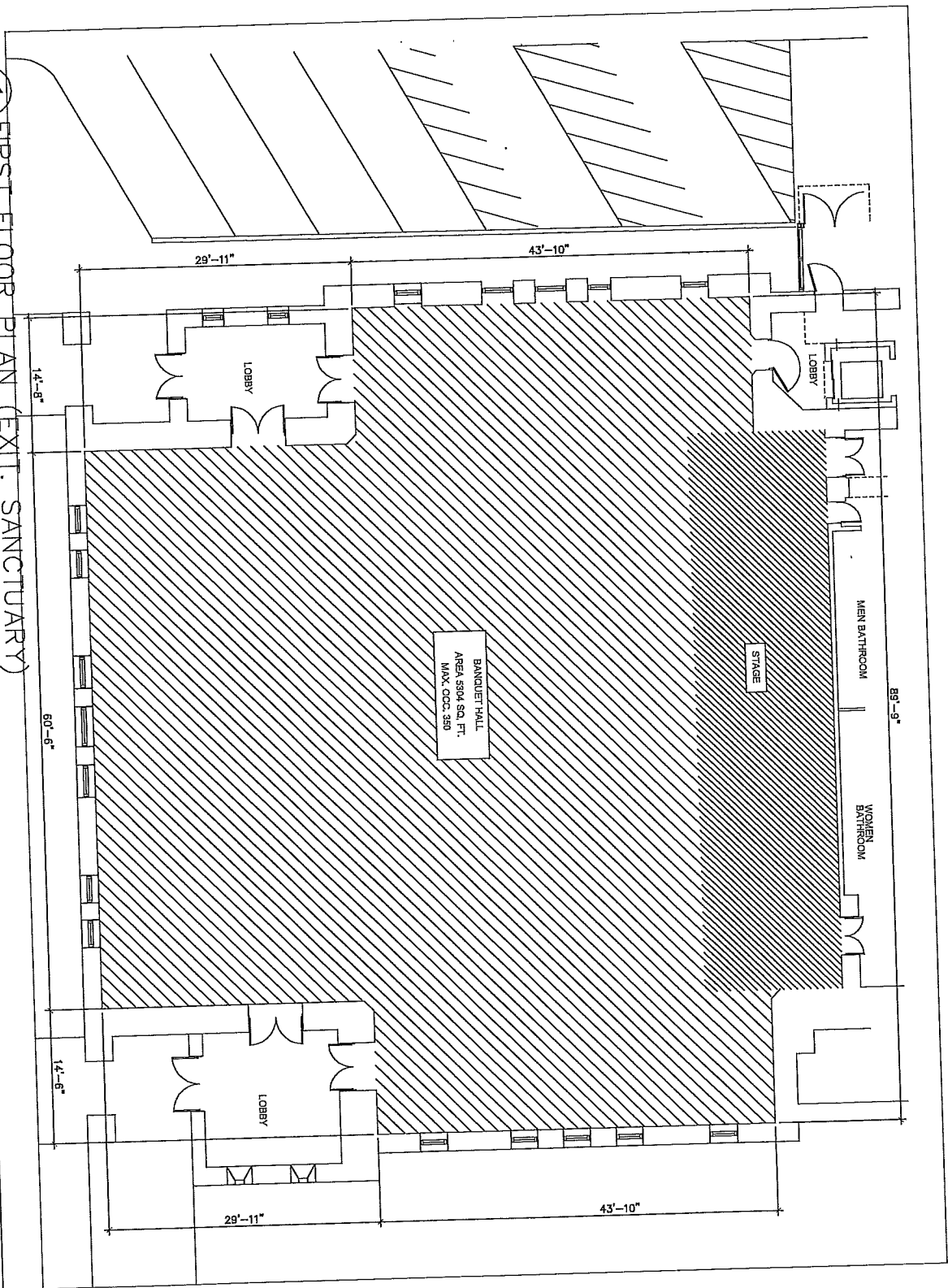
RENOVATION REMODELING PROPOSAL project title

DAYTON AVE PRESBYTERIAN CHURCH

drawing title

A2.0

1 FIRST FLOOR PLAN (EXIT: SANCTUARY)
 A3.0 / 3/32=1'-0"



ehlmgdy
 architects

200 WEST 10TH
 SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.EHLMGDY.COM

PRELIMINARY
 NOT FOR
 CONSTRUCTION

consultants

Project No. _____
 Date _____
 Drawn by _____
 Checked by _____

DATE: _____
 TIME: _____
 LOCATION: _____
 DRAWING NO.: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____
 SCALE: _____
 PROJECT NO.: _____
 PROJECT NAME: _____
 CLIENT: _____
 ARCHITECT: _____
 ENGINEER: _____
 CONTRACTOR: _____
 CERTIFICATION: _____

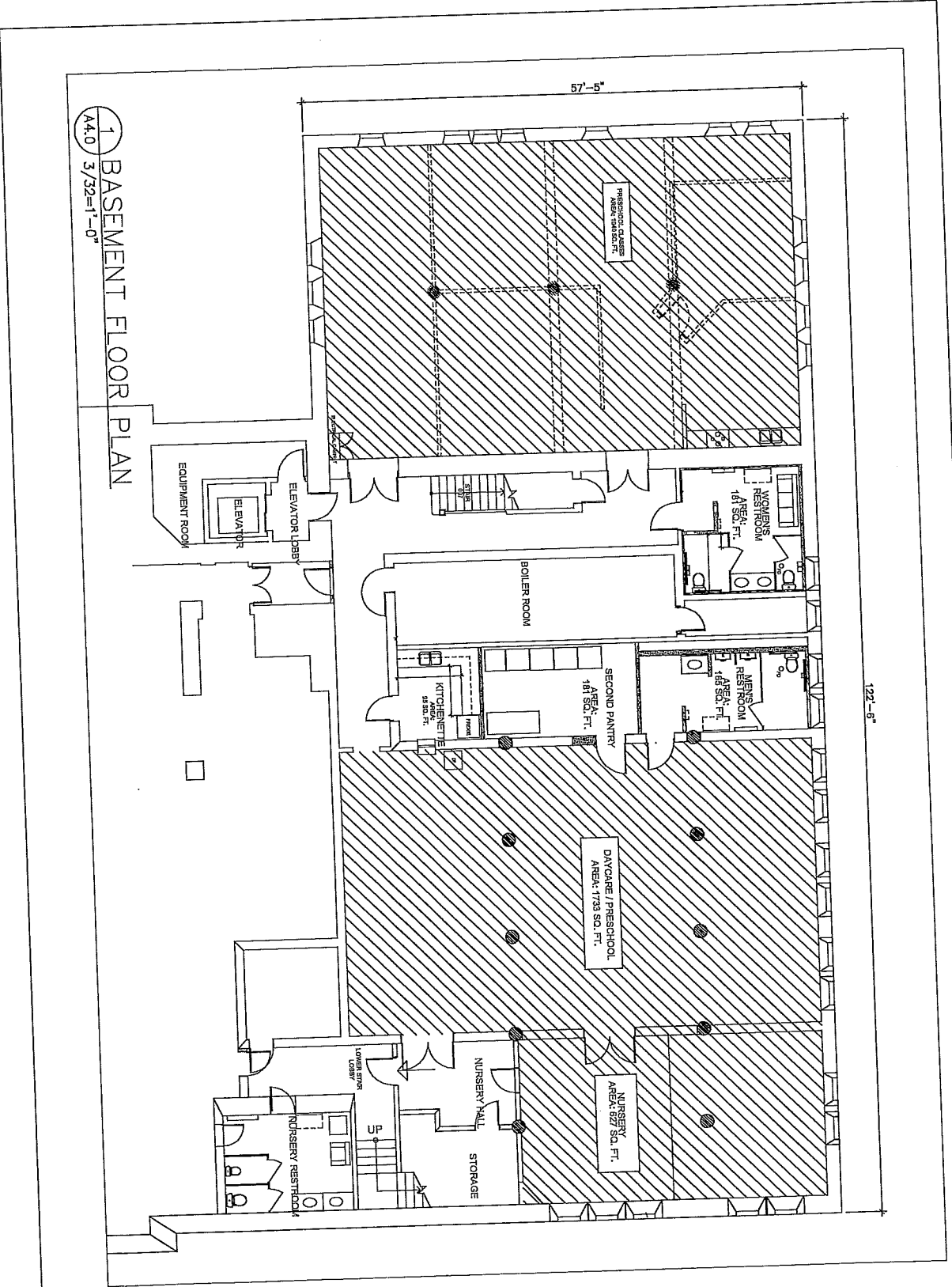
revisions

RENOVATION
 REMODELING
 PROPOSAL
 project title

DAYTON AVE
 PRESBYTERIAN
 CHURCH

drawing title

A3.0



1
A4.0 3/32=1'-0" BASEMENT FLOOR PLAN

122'-6"

almagdy architects

1000 W. 12th St.
Cincinnati, OH 45202
Tel: 513.251.1111
Fax: 513.251.1112

PRELIMINARY
NOT FOR
CONSTRUCTION

consultants

Name: _____
Firm: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Fax: _____
E-mail: _____

DATE: _____
BY: _____
CHECKED BY: _____
CERTIFICATION: _____
DATE: _____

revisions

RENOVATION
REMODELING
PROPOSAL
Project title

DAYTON AVE
DAYS CENTER
CHURCH

drawing title

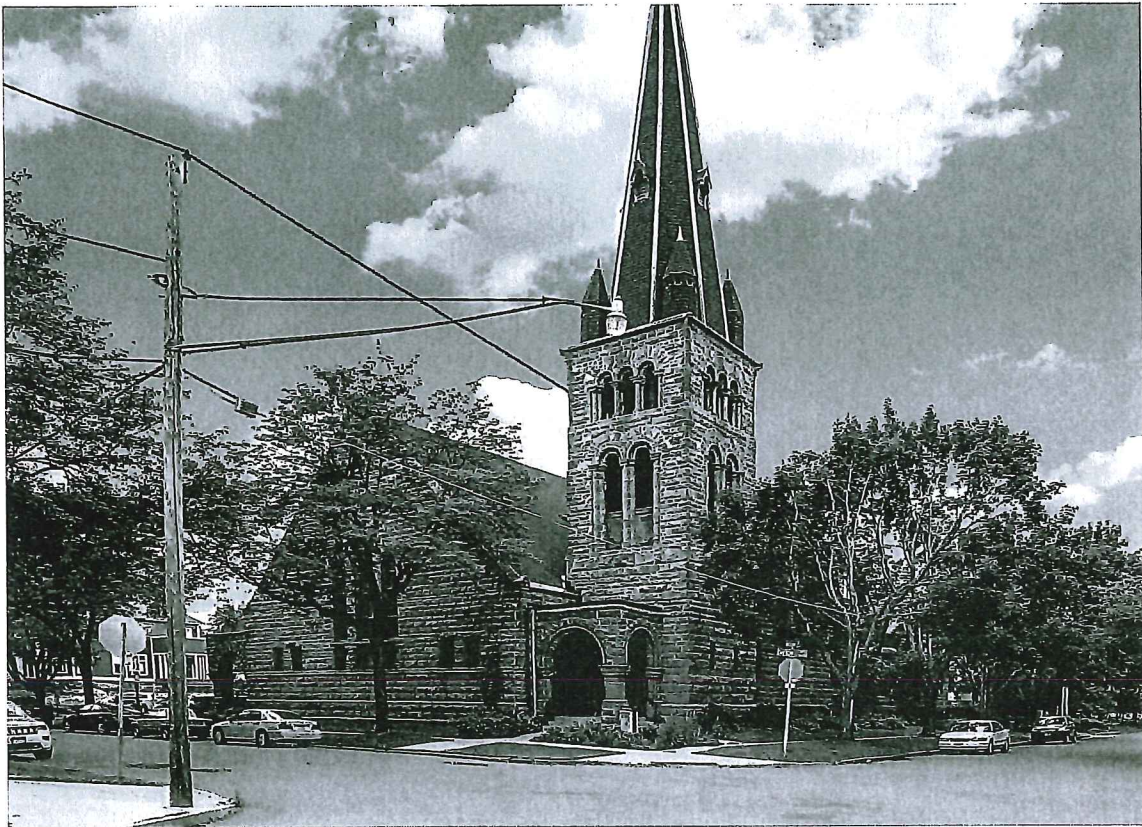
A4.0

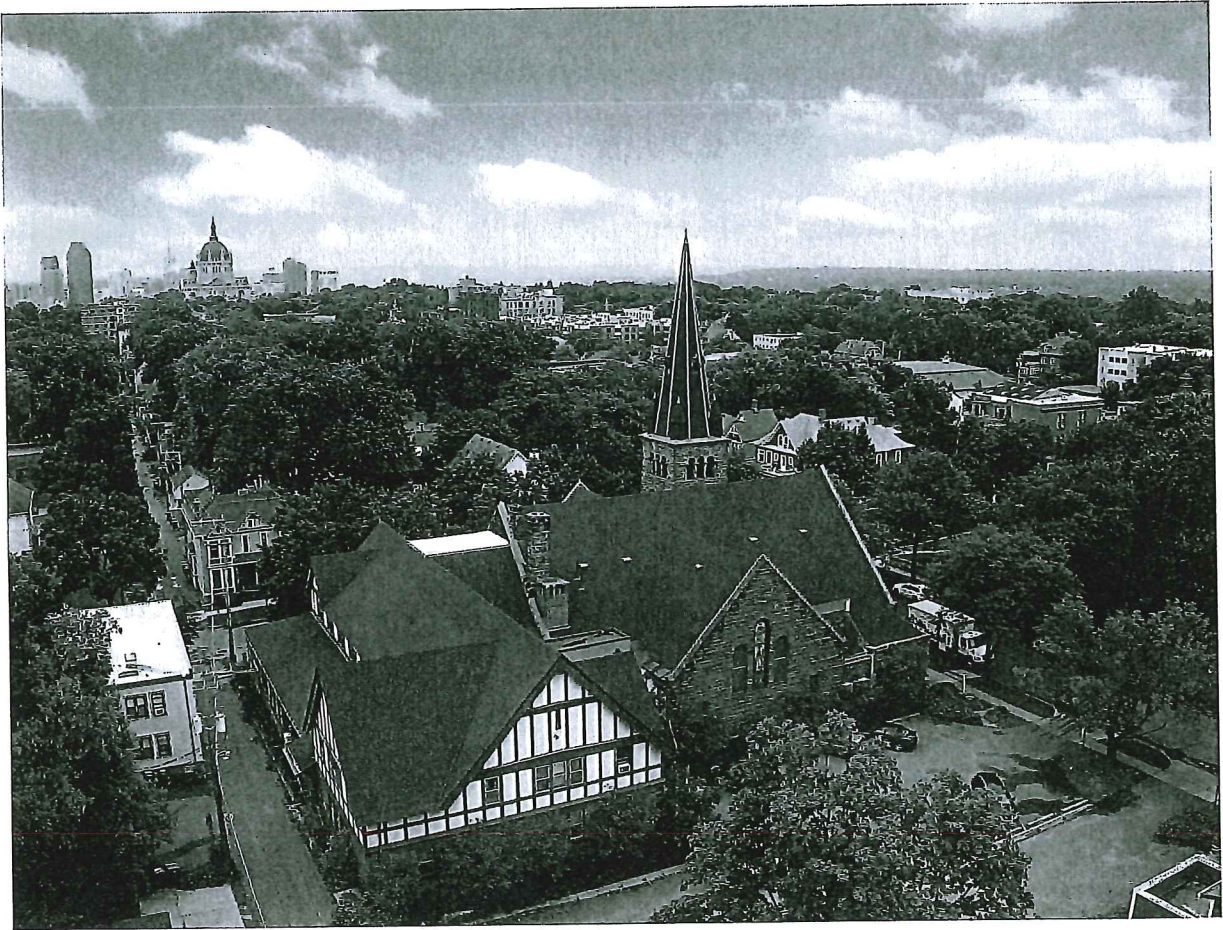
~ ATTACHMENT C ~

Historic Use Variance Application
Dayton Ave Presbyterian Church
217 Mackubin Street

**Historic Use Variance Application
Dayton Ave Presbyterian Church**

Attachment B - Photos of Existing Conditions









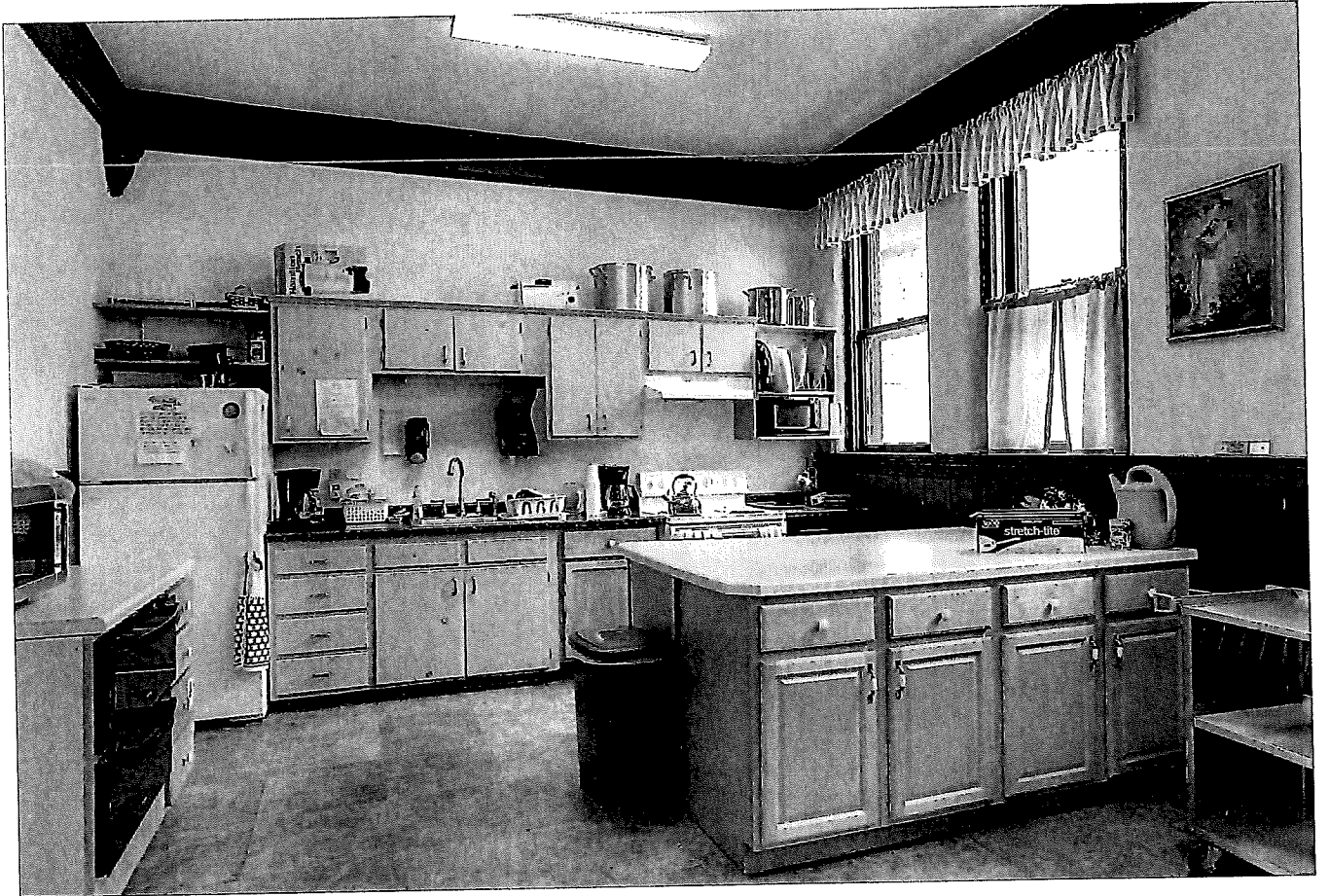




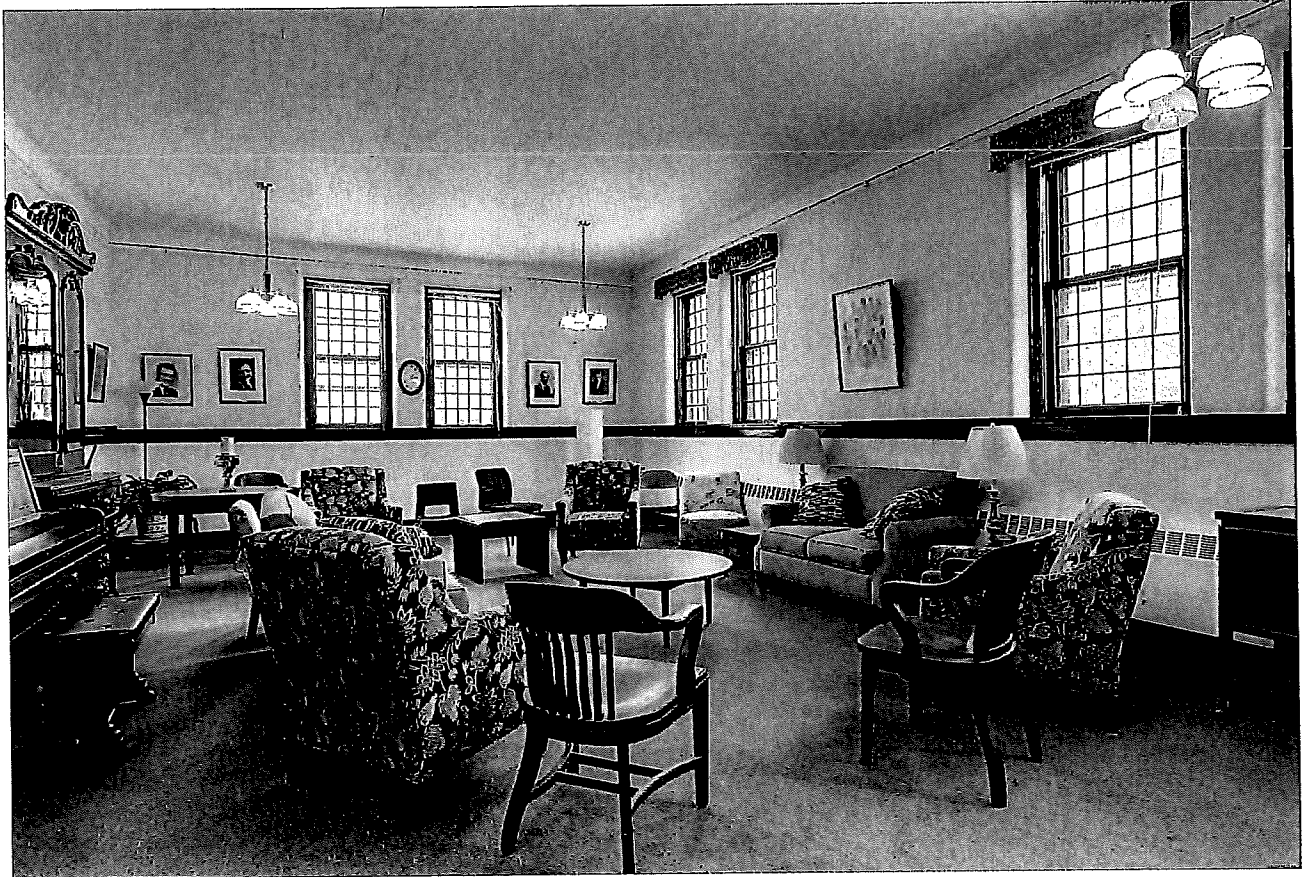




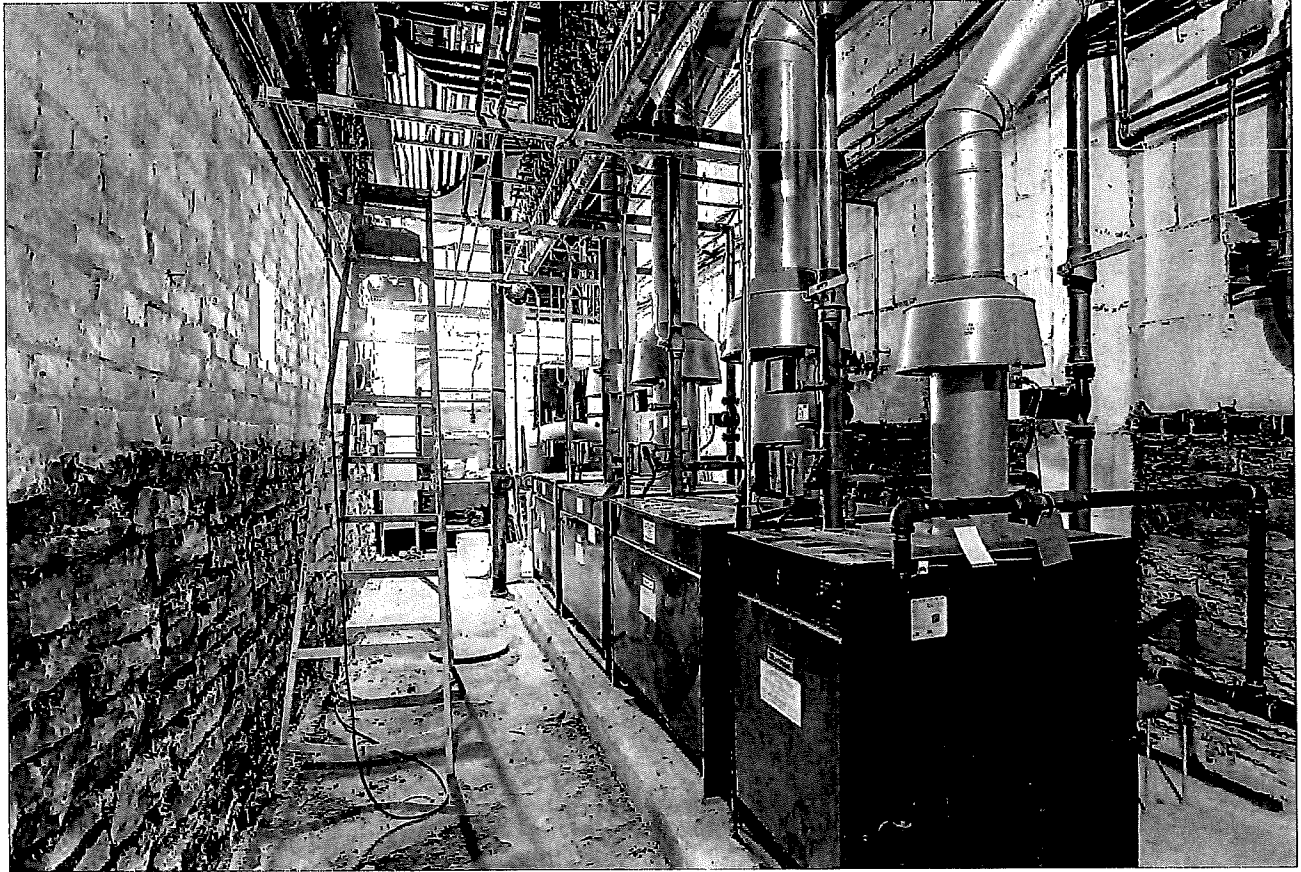






















~ ATTACHMENT D ~

Historic Use Variance Application
Dayton Ave Presbyterian Church
217 Mackubin Street

NEIGHBORHOOD CONTACT LOG--217 MACKUBIN ST CONDITIONAL USE PERMIT

ADDRESS	PROPERTY OWNER	DATE	ACTION TAKEN
496 Dayton	Josie Macey Daly 38467 Riverview Hills St Peter MN 56082-4303 651-646-0200	10-31	Packet mailed. Phone conv about parking, business model
		11-8	Open house. Bad weather prevented attending/wants another event
		11-9	Wants to discuss parking with buyer. Made request through Matt Ditzler.
		11-18	Has not yet received call from buyer.
		11-26	2 nd mailing
		12-4	Has not yet recvd call from buyer
		12-10	Mr. Thabet spoke with Ms. Daly. An agreement was made to allow Ms. Daly's tenants parking in the church lot during snow emergencies.
		12-15	Mr. Thabet provided a letter for Ms Daly which was copied and emailed to her. Spoke with her by phone and learned she wanted some wording changes, planned to consult an attorney, and would speak to Mr. Thabet again. <i>NOTE: Mr. Thabet determined that providing this concession to Ms Daly would place an encumbrance upon his parking spaces and might require a variance for parking for his business needs. The agreement is null.</i>
534 Marshall Ave	ZZI LLC 257 Lower Pine Lake St Star Prairie WI 54026-5744 CofO contact Randall S Mclevish 1859 Eagle Ridge	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
		12-3	Address is likely incorrect. Internet shows only Lower Pine Lake as Court, not Street. Owner at that address is Kimberby Jean Gearin 715-248-3318. Left VM.

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

	Dr Mendota Heights MN 55118-4208 651-554-0270		Phone # for C of O contact is not in service 12-9 No tenant answered door knock 12-15 No one answered door knock in morning 12-15 No one answered door knock in afternoon 12-19 No one answered door knock 1-2 3 rd packet mailed
237 Mackubin St	James W Buhler 4544 47 Ave S Minneapolis MN 55406-3625 651-729-5298	10-31 11-8 11-15 11-30 12-9 12-15 1-2	Packet mailed. Open house. Did not attend. 2 nd packet mailed. Reach # cannot be completed as dialed. There's a Robert Buhler (68) at same address withxx secondary address of PO Box 5144 Sioux City IA 51102-5144 Tenant John Dillon provided contact # 612-414-3426 No response to phone call attempt 3 rd packet mailed
235 Mackubin St	John and Sheila Moroney 830 Park Place Dr St Paul MN 55118-2743 651-248-2392	10-31 11-8 11-15 12-9	Packet mailed. Open house. Did not attend. 2 nd packet mailed. Per John Dillon, tenant at 237 Mackubin, the Moroneys live in Mendota Heights. Did not have a contact address or phone number.

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

			NOTE: The building on this property was torn down after extensive fire damage. There is no building on the property at present.
		1-2	3 rd packet mailed
496 Marshall Ave	Timothy S Shafer Trustee 1298 Bryden Rd Columbus OH 43205-2041 CofO Aurora House Ann Costello Junge 496 Marshall Ave St Paul MN 55102- 1720 612-205-2568	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
		11-30	House mgr is trying to get contact # for owner through property mgr
		12-9	House manager not in residence per tenant who answered door knock. House manager visits property but does not reside there. Per John Dillon, tenant at 237 Mackubin, phone #for Timothy Shafer is 612-741-9299
		12-15	No response to phone contact
		1-2	3 rd packet mailed
		1-8	No response to phone contact
218 Mackubin St	Brian & Shaunna Ketchel 2896 Highland Blvd Mound MN 55364- 8533 651-222-2246	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-15	2 nd packet mailed.
		11-29	Former neighbor Amy Westgaard says they live at 218 Mackubin
		11-30	Packet mailed to Mackubin address
		12-9	No answer to door knock
		12-15	No one answered door knock in morning

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

		12-15	No one answered door knock in afternoon
		12-19	No one answered door knock
		1-2	3 rd packet mailed
221 Mackubin St Unit 3	Jessica A Shoemaker 218 North St Greenwood NE 68366-2502 402-789-4032	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-29	Phone # is not in service. Person is also shown assoc with another St Paul address
		11-30	Packet mailed to 360 Robert St Ste 500 St Paul MN 55101-1589
		12-9	Tenant answered door and promised to scan packet and email to landlord. Declined to provide current contact information.
		1-2	3 rd packet mailed
214 Mackubin	Marilyn L Gropper	10-31	Packet mailed.
		11-8	Open house. Did not attend.
		11-11	No answer to door knock
		11-18	No answer to door knock
		11-25	No answer to door knock
		11-26	2 nd packet mailed.
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

		12-19	Declined to sign petition
193 Mackubin	Greg & Susan Hotzler 651-227-3609	10-31	Packet mailed.
		11-2	Spoke with Greg about sale/said would look at packet.
		11-8	Open house. Send sister. Greg has left for Florida. Brother Kevin will discuss with him.
		11-26	2 nd packet mailed.
		12-2	Spoke to brother. Still thinking about it.
		1-2	3 rd packet mailed
518 Dayton Ave	Jesse & Genevieve Arias 651-224-1952	10-31	Packet mailed.
		11-8	Open house. No show.
		11-11	No answer to door knock/Neighbor at 528 Dayton says Jesse Arias died and Genevieve Arias now in nursing care/no contact info available. No one living at the house. No answer to door knock
		11-15	2 nd mailing
		1-2	3 rd mailing
512 Marshall Ave Unit 1	Jonathan Krog Olivia Berg 651-747-7524	10-31	Packet mailed.
		11-8	Open house. No show.
		11-11	No answer to door knock.
		11-18	Didn't plan to sign. Threw away mailing. Provided another. Wants to talk to buyer. Passed on request through Matt Ditzler

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

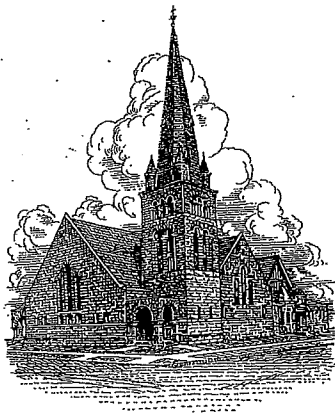
		11-25	No answer to door knock
		11-26	2 nd packet mailed.
		12-9	No answer to door knock
		12-15	Spoke to owner. Owner committed to meeting to talk aftn/eve of 12-19
		12-19	Individual answered door. Said to wait. Waited 30 minutes (in the cold) but no one returned to the door.
		1-2	3 rd packet mailed
221 Mackubin St Unit 1	Lavonne Petruzzellis New owner-Wes	10-31	Packet mailed.
		11-8	Open house. No show.
		11-11	Met Wes at door. Gave him packet.
		11-18	No answer to door knock.
		11-25	No answer to door knock.
		11-26	2 nd packet mailed
		11-29	Spoke on the street—has been out of town and forgot about request Will look at it.
		12-9	Still hasn't looked at packet. Wants to revisit in a week.
		12-16	No answer to door knock
		1-2	3 rd packet mailed
221 Mackubin St Unit 4	Nancy Figueroa	10-31	Packet mailed.
		11-8	Open house. No show.
		11-11	Hasn't read packet yet.

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

		11-18	No answer to door knock.
		11-25	No answer to door knock.
		11-26	2 nd packet mailed.
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
		12-19	No one answered door knock
		1-2	3 rd packet mailed
493 Dayton Ave Unit 2	Nick & Savannah Welch	10-31	Packet mailed.
		11-3	Did not receive packet. Committed to attend open house.
		11-5	Dropped off another packet.
		11-8	Open house. No show.
		11-11	Has read packet but wife hasn't. Wants to talk with her about it.
		11-18	No answer to door knock
		11-25	No answer to door knock
		11-26	2 nd mailing.
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
		12-19	No one answered door knock

NEIGHBORHOOD CONTACT LOG—217 MACKUBIN ST CONDITIONAL USE PERMIT

		1-2	3 rd mailing of packet
493 Dayton Ave Unit 3	Eric Sunseri	10-31	Packet mailed.
		11-8	Open house. No show
		11-11	No answer to door knock.
		11-18	No answer to door knock.
		11-25	No answer to door knock.
		11-26	2 nd packet mailed.
		12-9	No answer to door knock
		12-15	No one answered door knock in morning
		12-15	No one answered door knock in afternoon
		12-19	No one answered door knock
		1-2	3 rd mailing of packet



DAYTON AVENUE PRESBYTERIAN CHURCH

217 Mackubin Street, St. Paul, MN 55102 Tel. 651-227-7389

daytonavenuechurch@gmail.com

www.dapc.org

October 30, 2018

Erin Sunseri
493 Dayton Ave Unit 3
St Paul MN 55102-4526

Dear Ms. Sunseri

As you may know, from conversations on the street or the recent article in The Villager, the congregation of Dayton Avenue Presbyterian Church has found a buyer for our church building. The buyer, Mohammad Thabet, needs a conditional use permit in order to pursue his desired use of the building. You are receiving this letter because the City of St Paul requests that two-thirds of the property owners within 100 feet of the church building agree to this use.

Mr. Thabet desires to use the building for child care, adult care, and a banquet hall. Details are contained in the application packet enclosed. He believes there is adequate parking in the existing off-street lot to meet his requirements. Mr. Thabet admires the historic building and has no desire to change its exterior, which complies with the Historic Hill Preservation District requirements.

If you would like additional information beyond what is included in this mailing, Mr. Thabet and/or his architect will be available at the church on Thursday, November 8, from 6PM to 8PM to answer questions.

We would appreciate your prompt response. Please sign the enclosed petition form and return it to the church in the enclosed self-addressed, stamped envelope.

The congregation of Dayton Avenue Presbyterian Church has been meeting at 217 Mackubin Street since 1874 and it is with mixed emotions that we leave this neighborhood. We are happy to have found someone who appreciates our building and intends to adhere to the character of the neighborhood and the tradition of service. Please help us make this happen by signing and returning the petition in the envelope provided.

Sincerely

Darlinda Coe
Stated Clerk of Session

Rev. Dr. Gary Titusdahl
Interim Pastor





DAYTON AVENUE PRESBYTERIAN CHURCH

217 Mackubin Street, St. Paul, MN 55102 Tel. 651-227-7389

daytonavenuechurch@gmail.com www.dapc.org

November 26, 2018

Eric Sunseri
493 Dayton Ave Unit 3
St Paul MN 55102

Dear Mr. Sunseri

We are following up with you because we have not received your response to our October 30 letter asking for your agreement to the conditional use permit of the buyer of our church building. The buyer, Mohammad Thabet, needs this conditional use permit in order to pursue his desired use of the building. The use is permitted under the current zoning but there are conditions he must meet which are detailed in the attached application. You are receiving this follow up letter because the City of St Paul requests two-thirds of property owners within 100 feet of the church building agree to the use. We have had a good response but we need a few more signatures to satisfy the City.

As we stated previously, Mr. Thabet desires to use the building for child care, adult care, and a banquet hall. He believes there is adequate parking in the existing off-street lot to meet his requirements. Mr. Thabet will not change the building exterior, which complies with the Historic Hill Preservation District requirements.

If you would like additional information beyond what is included in this mailing, please contact the church and we will arrange to have Mr. Thabet or his representatives contact you.

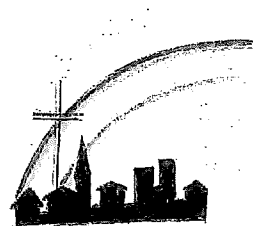
We would truly appreciate your prompt response. Please sign the enclosed petition form and return it to the church in the enclosed self-addressed, stamped envelope.

The congregation of Dayton Avenue Presbyterian Church is coming to the end of our time in the building and will be moving on to another location. We would like to ensure the building is occupied and cared for in continuity, rather than sitting vacant. We are fortunate to have found someone who appreciates our building and intends to adhere to the character of the neighborhood and the tradition of service. **Please help us make this happen by signing and returning the petition in the envelope provided.**

Sincerely

Darlinda Coe
Stated Clerk of Session

Rev. Dr. Gary Titusdahl
Interim Pastor





DAYTON AVENUE PRESBYTERIAN CHURCH

217 Mackubin Street, St. Paul, MN 55102 Tel. 651-227-7389

daytonavenuechurch@gmail.com www.dapc.org

January 2, 2019

Eric Sunseri
493 Dayton Ave Unit 3
St Paul MN 55102

Dear Mr. Sunseri

We are following up with you because we have yet not received your response to our letter asking for your agreement to the conditional use permit of the buyer of our church building. The buyer, Mohammad Thabet, needs this conditional use permit in order to pursue his desired use of the building for child care, adult care, and a banquet hall. These uses are permitted under the current zoning but there are conditions he must meet which are detailed in the attached application. Mr. Thabet believes there is adequate parking in the existing off-street lot to meet his requirements. He will not change the building exterior, which complies with the Historic Preservation District requirements.

The congregation of Dayton Avenue Presbyterian feels fortunate to have found someone who appreciates our building and intends to adhere to the character of the neighborhood and the tradition of service. Mr. Thabet was born in Egypt, served in the American military and became an American citizen in 1973. He has lived in the US since 1972 and raised his family here. He received his degree in mechanical engineering in Minnesota.

You are receiving this follow up letter because the City of St Paul requests two-thirds of property owners within 100 feet of the church building agree to the use. We have had a good response but we need just a few more signatures to satisfy the City requirement. We would truly appreciate your prompt response. Please sign the enclosed petition form and return it to the church in the enclosed self-addressed, stamped envelope.

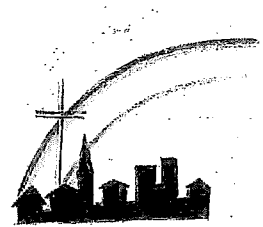
If you would like additional information beyond what is included in this mailing, please contact the church at the number above and we will arrange to have Mr. Thabet contact you.

The congregation of Dayton Avenue Presbyterian Church has come to the end of our time in the building and has moved on to another location. We would like to ensure the building is occupied and cared for in continuity, rather than sitting vacant. **Please help us make this happen by signing and returning the petition in the envelope provided.**

Sincerely

Darlinda Coe
Stated Clerk of Session

Rev. Dr. Gary Titusdahl
Interim Pastor



CITY OF ST PAUL - ASSESSME
Owners Report

PID: 01-28-23-22-0015

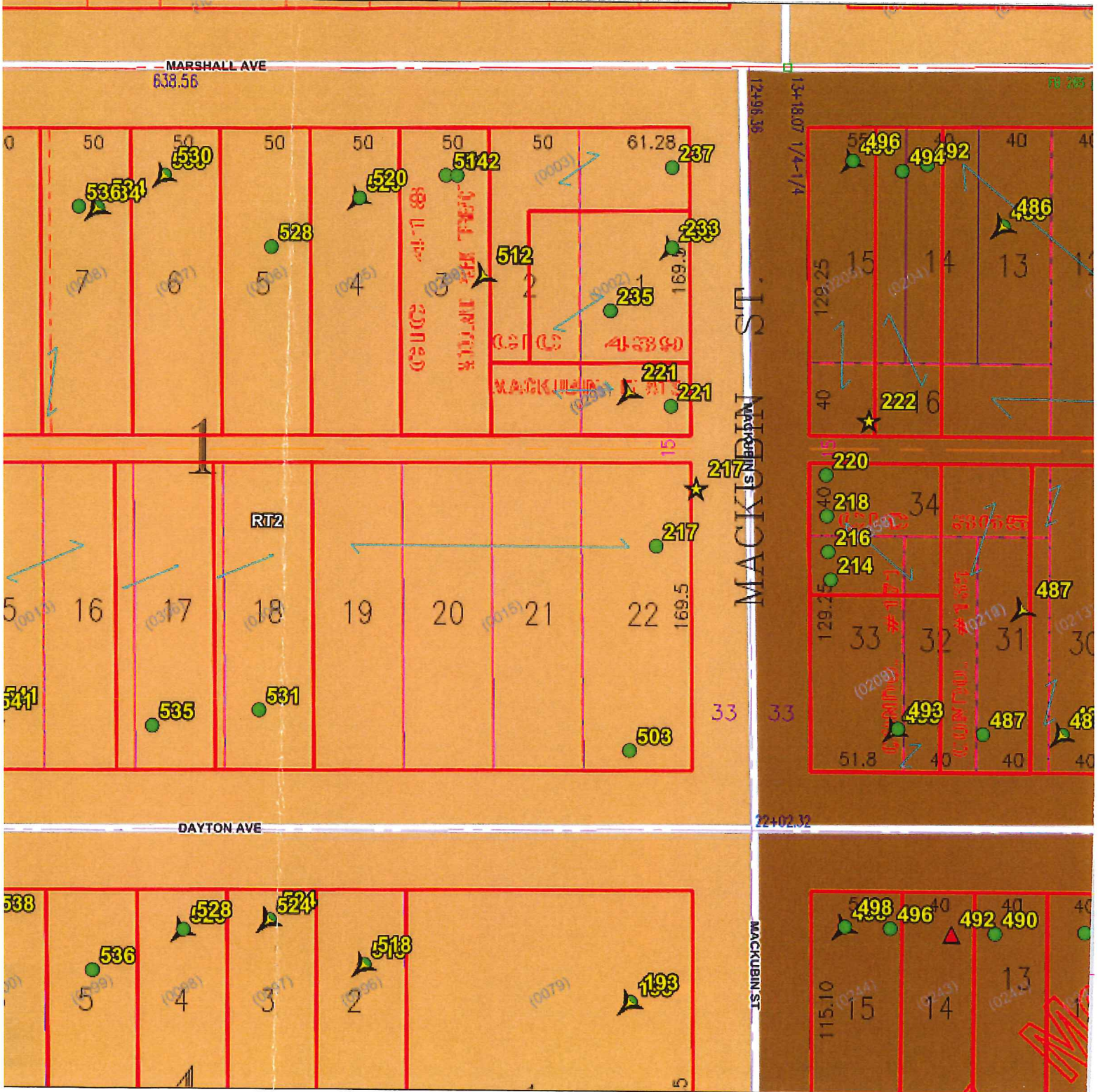
Property Address: 217 MACKUBIN ST 55102-1732

Dayton Ave Presbyterian Ch
217 Mackubin St
St Paul MN 55102-1732

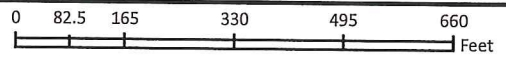
Owner
Taxpayer
Resident

WOODLAND PARK ADDITION TO ST. PAUL LOTS 19 THRU 22 BLK 1









APPLICANT: Mohammad Thabet **ENS**

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 3/5/2019

PLANNING DISTRICT: _____

ZONING PANEL: _____

