



November 25, 2020

Mr. George Gause
Heritage Preservation Supervisor
City of St. Paul
Heritage Preservation Commission
25 W 4th St., Suite #1400
St. Paul, MN 55102

Re: University of St. Thomas – Demolition of Loras Hall
Inventory Number: RA-SPC-3790

Dear Mr. Gause:

The University of St. Thomas (the “University” or “St. Thomas”) submits this letter in response to the Heritage Preservation Commission (“HPC”) Staff Report prepared in connection with the University’s application for a demolition permit for Loras Hall (the “Staff Report”). While the Staff Report recommends denying the application, the demolition of Loras Hall satisfies the standards for demolition outlined in *Legislative Code 73.06(i)(2)*. Therefore, we urge the members of the HPC to approve the demolition and allow the University to move forward with the proposed Science, Technology, Engineering, Arts, and Math (STEAM) building. By permitting the University to replace Loras Hall with a STEAM building that will blend into the Summit Avenue West Heritage Preservation District, the HPC will be furthering the expansion of a world class academic community in the City of St. Paul.

I. Loras Hall does not have significant architectural and historical merit

The Staff Report concludes that Loras Hall has significant architectural and historic merit because it “was designed by Cass Gilbert, who is a noted architect” and because a 2017 historic assessment “speculates that Loras Hall is eligible to the National Register individually.” (Staff Report p.3). The Staff Report’s analysis of this requirement fails to consider all of the elements needed to show significance from an architectural and historical perspective.

A. Not all buildings designed by prominent architects are significant.

When considering a building for significance as the work of a master architect, the National Park Service offers this guidance: “A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C.” This caveat certainly applies to Loras Hall. Being designed by Cass Gilbert does not, in and of itself determine the historical significance of the building. Instead, it is important to take a closer look at the context within which the building was designed and, as shown below, in this case, Loras Hall lacks historic and architectural merit.

B. The 2017 Assessment does not conclude that Loras Hall is individually significant from an architectural or historical perspective.

The National Register of Historic Places nomination for the West Summit Avenue Historic District (the “Nomination”) makes clear that, although Loras Hall was identified as contributing to the district, it was not among the character defining features of the historic district. According to the Nomination, the historic district represents, “the largest unbroken avenue of Colonial Revival and Classical Revival-style architect-designed *houses* in the Twin Cities [emphasis added].” The Nomination describes the historic characteristics of West Summit Avenue: “Overall, the feeling on the avenue is one of stateliness. This feeling is a result of the combination of large lots, large houses, compatible architectural styles, generous setbacks, the boulevard, and mature plantings. It is this combination which sets West

Summit Avenue apart from adjacent residential neighborhoods to the north and south and makes it a unique avenue in the Twin Cities." Although the Nomination extends the beginning of the period of significance to 1885, it states that, "What becomes clear is that west Summit Avenue obtains its character from the 200 properties built between 1900-1929."

The above quotations demonstrate that the significance of the West Summit Avenue Historic District is its collection of residential architecture from the early twentieth century. Indeed, regarding its inclusion of the St. Paul Seminary, University of St. Thomas, and Macalester College campuses within the historic district boundaries: "These boundaries on the college campuses are designed to preserve an unbroken streetscape within the district." In other words, the portions of these campuses fronting Summit Avenue were included for continuity purposes.

The Nomination does note that the three college campuses were "integral in the history of west Summit," and it provides the example of Macalester College spurring residential development along Summit Avenue and in surrounding neighborhoods. The Nomination notes that: "The presence of Macalester College played a key role in the residential development of the west end of Summit Avenue. Several neighborhoods were platted around Macalester College south of Summit Avenue in the 1880s." However, no similar statements are made about St. Paul Seminary regarding residential development along Summit Avenue. In fact, it was a full decade after development of the seminary campus when, in 1903, the St. Paul Park Board assumed control of the Summit Avenue boulevard and provided regular maintenance. Residential construction extended west toward the campus during the 1910s and 1920s.

The six original buildings of the St. Paul Seminary were built during 1893-1894 to the designs of Cass Gilbert and with a great deal of input from James J. Hill and Archbishop John Ireland. The campus was clearly designed in a quad layout, and buildings faced inward toward the center: the dormitories, refectory and gymnasium faced west, the classroom building north, and the administrative building east. The campus was not oriented toward Summit Avenue, which was little more than a dirt road at the time. Rather, Grand Avenue was the main entry onto campus. (Notably, the Chapel of St. Mary is oriented to Summit Avenue, having been built during 1902-1904 when the boulevard was being improved.) Loras Hall was not designed with regard to Summit Avenue, rather to the quad layout, and as such its primary façade does not face Summit Avenue.

There is no doubt that Cass Gilbert was a master architect, and the St. Paul Seminary commission was important in his career. The seminary campus was the first of several college and university campus commissions that Gilbert would be awarded, and it was his first large-scale commission. As a whole, the seminary campus is important as the first example of Gilbert's work in college campus design and as an example of quad-type campus layout, which would become standard during the twentieth century. However, due to the loss of three original buildings and to new construction, and as demonstrated in the 2016 Hess Roise report, the seminary campus lacks historic integrity and, therefore, can no longer convey this significance. Furthermore, because Loras Hall was designed and built as part of a campus, not intended to function alone, it does not individually convey associations with events, patterns, or persons significant in history.

As an individual building, Loras Hall is well designed and solid, but it lacks architectural distinction. It demonstrates some elements of the Renaissance Revival style including a low-pitched hipped roof, symmetrical façade, and arched main entrance. However, the building lacks other common elements of the style, such as classical details and an arcaded or rusticated ground level. The design has been called "stiff," due to the "heavy hand of Hill," (Millett 2007) and "utilitarian and lacking in ornamentation" (Blanck and Locks 2001). Other architectural historians writing about St. Paul architecture devote six pages to Gilbert's career but fail to mention Loras Hall or the St. Paul Seminary campus (Hess and Larson 2006). Hess and Larson describe Gilbert as "a phenomenal manipulator of colors and surfaces. In his hand, even the most pedestrian shapes and stultifying symmetries... could be transformed into wonderful essays in light and hue and texture." Loras Hall has none of these qualities, however. Its walls are smooth and single color, punctuated only by simple unadorned window openings. As noted above, the building seems to represent Hill's micromanagement as much as Gilbert's design work, and it does not illustrate the architect's considerable talents.

As this analysis demonstrates, Loras Hall lacks significant architectural and historical merit and as a result, the HPC should adopt findings that support the issuance of a demolition permit.

II. The demolition of Loras Hall will have no significant impact on surrounding buildings

The Staff Report notes that the “[d]emolition would result in the loss of another early Cass Gilbert structure on the campus” but fails to provide any evidence that such demolition will impact surrounding buildings. It is worth noting that the review at hand is the impact to the West Summit Avenue Historic District, not the former St. Paul Seminary campus, which is not a historic district. In fact, the Staff Report notes that there have been numerous changes to the University’s west campus over the years and the campus itself does not exist as an intact historic district. The west campus, which includes the original St. Paul Seminary campus and Loras Hall, is largely occupied by noncontributing new construction and parking lots.

Loras Hall itself is an island within a sea of parking lots and its demolition will have no significant impact on any surrounding buildings. Although Loras Hall is visible from the Chapel of St. Mary, the view is obstructed by trees, an addition on the west side of the chapel and distance (approximately 300 feet). Further, Loras Hall does not face Summit Avenue and is not a visible contribution to the architectural character of the West Summit Avenue District which is 2.8 miles in length and comprised of 390 contributing buildings. The removal of one building, which as noted above, is not one of the significant character defining features of the historic district, will not compromise the overall integrity of the district.

Based on the foregoing, the demolition of Loras Hall will have no significant impact on surrounding buildings and the West Summit Avenue Historic District and therefore, this criteria is not justification to deny the requested permit for demolition.

III. The usefulness of Loras Hall is vastly outweighed by the proposed STEAM building

The Staff Report acknowledges that the third factor to be considered in evaluating a request for demolition requires the HPC to look at “[t]he economic value or usefulness of the building...as it now exists in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.” (Staff Report p.4)

Loras Hall as it exists now, even as modified or altered, cannot compete with the economic value or usefulness of the proposed STEAM structure that will replace the present building. The Staff Report suggests that an “independent, robust exploration of options is needed with independent reviewers from the community.” (Staff Report p. 4). The Code provisions which outline the standards for considering a demolition permit do not, in fact, require this. Even so, St. Thomas has engaged in a robust exploration of options and has presented this information in connection with its application materials. The construction of any new building on this site will be subject to additional applications and review by HPC. Today, HPC’s role is to evaluate the economic value and usefulness of the current structure as compared to a proposed replacement building.

To that end, it is important to note that Loras Hall currently provides little benefit to the University’s students or to the broader community. It is extremely inefficient and lacks sustainability. Built in 1894, Loras Hall is not insulated, has no efficient heating system, no air conditioning and limited airflow. The University estimates that the gas utility costs to support Loras are 40 to 60% higher than the equivalent amount of space in the proposed lead certified STEAM building. In addition, over 72 window air conditioners are installed in Loras Hall every summer to mitigate the excessive heat for occupants in that building. While the University does not have an accurate estimate on the electric energy use of these individual units versus a modern central air conditioning system, it is widely recognized that these types of window units are highly inefficient as it relates to energy usage.

While Loras Hall was originally used as a dormitory, it now houses a mix of small functions, including faculty offices, music practice rooms, a credit union, prayer rooms, and storage. Even with a significant financial investment – estimated

to be over \$10 million dollars - the building's construction and configuration limit the way in which it can be used.¹ Given those inherent limitations, the building has little to no economic value or usefulness.

In contrast, the proposed 120,000-gross-square-foot STEAM building will provide adaptable program spaces for collaborative, highly technical and equipment-intensive learning required for studying engineering, health sciences, technology, math and art. Construction of the proposed project will allow the University to optimize academic offerings while also providing community amenities. Investment in the STEAM complex will provide world-class space to accommodate intentional enrollment and diversity growth in engineering and health fields. The ability to grow these programs in a world-class physical complex will attract top students and faculty to St. Paul from around the country and globe who seek premier STEAM experiences and degrees. The complex will also provide community space open to STEM and music partnerships with St. Paul public and private K-12 schools. The complex and its surrounding green space will be an amenity to the neighborhood and the performance and gathering spaces will make it an asset to the greater St. Paul community.

The University strongly believes that the most appropriate and highest-value site for the STEAM building is along the south side of Summit Avenue between O'Shaughnessy Science Hall and the Saint Paul Seminary. An important factor in this conclusion is the efficiencies that will be accomplished by locating the new building adjacent to the existing science and engineering buildings.

Finally, from the perspective of honoring history, by allowing for the demolition of Loras Hall and the construction of the new STEAM building (the design of which will be reviewed by HPC) in its place, the University will actually contribute to the magnificence that Horace Cleveland imagined when he designed Summit Avenue. Currently, the only portion of Loras Hall that is remotely visible from Summit Avenue is the fire escape doors on the north end. By replacing Loras with a new, architecturally designed STEAM building, St. Thomas will add a Summit facing building to the campus and increase the stateliness of Summit Avenue that was promoted in the Nomination.

As noted above, and in our original application, while we urge you to evaluate the demolition of Loras Hall in connection with the University of St. Thomas' larger vision and commitment to its campus in the City St. Paul, the construction of any building on this site will provide HPC with additional opportunities to comment on, and approve, the permits that will be needed. The STEAM project will offer the community many new and exciting engagements, connections, and shared uses of the University's south campus.

IV. Additional Notes

In addition to addressing the specific criteria that should be considered by HPC in evaluating the application for a demolition permit for Loras Hall, we wanted to touch on two additional points.

A. Consideration of Other Options.

The Staff Report questions whether the proposed STEAM building that will replace Loras Hall could, instead, be located elsewhere on the University campus. Staff recommends that more time be spent reviewing options with "independent community members." The University has, in fact, considered several other options and has also spent significant time working with independent community members through this process.

As noted in our application materials, prior to moving forward with this application, the University invested a significant amount of time exploring other options for the location of the proposed STEAM facility. In addition to the limitations imposed by the CUP, the University recognizes that the location of the STEAM building relative to existing science and engineering facilities is important. The connectivity and close relationship to the existing science and engineering spaces

¹ The Staff Report questions whether this \$10 million dollar estimate is accurate. During the analysis of options for the STEAM building, the University received preliminary estimates that costs would be close to \$10 million. On November 24, 2020, the University received an updated summary of Loras related costs from McGough which reflects renovation costs of \$10,422,680.00. A copy of this estimate will be provided to HPC staff.

in O'Shaughnessy Hall and Owens Hall is important to both students and faculty as classrooms, labs, learning spaces and offices are physically close to each other to those students majoring in the STEAM fields. Placing the new STEAM building on any other part of campus more distant than the proposed location or trying to build around Loras Hall would be ineffective for the learning process.

Historically, spaces in STEAM type buildings were faculty offices, labs, classrooms and learning areas that were separated and in some cases isolated. The most impactful way to educate students has changed over time. Current effective educational practices require that STEAM spaces are all interrelated, adjacent to each other and promote free-flowing conversations and informal collisions in a way that encourages engagement, learning and education. Leaving Loras Hall in place, would require segregation and dislocation of these spaces and reduces the learning and education process. For all of these reasons, placement of the new STEAM building on the Loras Hall site is important.

In addition to internal planning and consideration of options, the University has engaged in extensive community discussions. To gather independent analysis of the proposal and consult with neighbors, we have participated in a significant number of conversations with neighborhood and community groups that discussed the goals of the STEAM complex, its benefits to the community and to explore and address any potential concerns about the demolition of Loras Hall. The Mac Groveland Community Council voted to support our proposal 14-1. The Union Park Housing and Land Use Committee voted to support our proposal 6-2- with two abstentions. The West Summit Neighborhood Advisory Committee (WSNAC) also discussed the proposal at length to provide a forum for immediate neighbors to discuss concerns. Supportive voices in these discussions included engineers and architects that live in the neighborhood. While the Summit Avenue Residential Preservation Association (SARPA) voted to oppose the demolition of Loras Hall, we have received support from several other Summit Avenue homeowners.

Since one consideration in evaluating the demolition permit is the potential replacement building, in the community discussions, the University has spent time talking with these groups about the future STEAM building, its location and proposed impact on the campus. By engaging in these community discussions, the University has, in fact, had independent voices participate in the process. As you are aware, prior to constructing any future STEAM building, the University will engage in additional discussions with HPC through the permitting process.

B. The University has a strong commitment to historic preservation

Finally, it is important for HPC to recognize that the University has a strong commitment to recognizing and honoring the rich history of the West Summit Avenue neighborhood, the City of St. Paul, and the University of St. Thomas.

The University does not take historic preservation lightly and has a proven track record of investing in preservation activities when it brings value to students. Emmanuel Masqueray is another noted architect with buildings on the St Thomas campus. Masqueray was the architect of the St. Paul Cathedral and the Minneapolis Basilica. The Chapel of Saint Thomas Aquinas and Ireland Hall are both Masqueray buildings on the St Thomas campus. Over the last two years, the university has spent approximately \$24 million on interior and exterior renovations and expansion of those buildings. All this work was done with an eye on preserving the historic nature of these two buildings and providing them an impactful and useful life for students going forward.

The Staff Report questions whether the University is seeking counsel from firms that have a background in working on historic structures or preservation. Throughout the process of considering the demolition of Loras Hall, as well as the possible STEAM building which will replace it, the University has sought to include technical expertise by engaging Streamline Associates to advise the University on issues related to historic preservation. Streamline was formed in 2016 by Andrew Schmidt, who has nearly 30 years of experience in historic resources consulting. Andrew regularly participates in all aspects of historic consultation, including identifying historic resources and completing mitigation measures. He has consulted with federal, state, and local agencies throughout the country. Andrew also has authored more than 25 successful National Register nominations and has prepared preservation tax credit applications. In addition, he has been the Principal Investigator for HPC sponsored neighborhood surveys.

Finally, HPC itself has recognized the work that St. Thomas has done in connection with historic preservation, giving St. Thomas an award in the category of "New Addition to a Historic Building" in 2010 following the University's expansion of Sitzmann Hall. As noted in our application materials, St. Thomas is committed to honoring the history of Loras Hall and legacy of Cass Gilbert through the demolition process as well as in connection with the construction of the new STEAM facility.

IV. Conclusion

As noted at the outset of this letter, and in the Staff Report, in reviewing an application for demolition, HPC is charged with considering whether (a) Loras Hall has significant architectural and/or historic merit; (b) the demolition of Loras Hall will have a negative impact on surrounding properties and (c) an analysis of "[t]he economic value or usefulness of the building...as it now exists in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.

As outlined above, Loras Hall does not have significant architectural or historic merit and its demolition will not have a significant impact on surrounding properties. Finally, and importantly, an analysis of the economic value or usefulness of the existing building as compared to the value and usefulness of the proposed STEAM building that will be located on this site strongly supports the demolition of Loras Hall. The new addition will allow St. Thomas will provide exceptional and interdisciplinary Science, Technology, Engineering, Arts and Math (STEAM) programming. With consultation from employers, we will co-create relevant cross-disciplinary curricula that inspires creative problem solving among our students and enables collaboration across programs. The new STEAM Complex on south campus will provide world-class space to accommodate intentional enrollment and diversity growth in engineering, health and digital media fields, in close collaboration with arts and sciences programs. The exemplary offerings, along with the world-class physical complex, will attract top students and faculty from around the country and globe who seek premier STEAM experiences and degrees.

Because the HPC is required to make written findings supporting its decision, we have attached a draft resolution that contains findings of fact to support HPC's decision to support the demolition.

Regards,



Mark Vangsgard
Vice President for Business Affairs and Chief Financial Officer
University of St. Thomas

Attachment: Proposed Heritage Preservation Commission Resolution

- c: Amy McDonough, Chief of Staff, University of St. Thomas
- Tia Anderson, Principal City Planner, City of St. Paul
- Greg Fenton, BWBR
- Andrew Schmidt, Streamline Associates
- Brian Lapham, BWBR
- James Brummer, AVP for Facilities Management, University of St. Thomas
- Amy Gage, Director of Neighborhood and Community Relations, University of St. Thomas

**City of Saint Paul
Heritage Preservation Commission Resolution**

Address: 2115 Summit Avenue (University of St. Thomas – Loras Hall)

Date: November 30, 2020

Memorializing the Saint Paul Heritage Preservation Commission’s November 30, 2020 decision to approve the University of St. Thomas’ application to demolish Loras Hall.

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716 § 1, reflecting today’s boundaries. The Heritage Preservation Commission is charged with protecting 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.
2. Loras Hall is located within the Summit Avenue West Heritage Preservation District.
3. The standards for evaluating a request for demolition of a building located in the Summit Avenue West Heritage Preservation District are set forth in the City’s Legislative Code section 73.06(i)(2).
4. A building is not historically or architecturally significant simply because it was designed by a prominent architect.
5. Although Loras Hall was designed by noted architect Cass Gilbert, Loras Hall lacks historic and architectural integrity.
6. Loras Hall was originally designed to be part of a quad-type campus layout which no longer exists and, individually, Loras Hall does not convey associations with events, patterns or persons significant in history.
7. Loras Hall was not designed with regard to Summit Avenue and as such its primary façade does not face Summit Avenue.
8. The West Summit Avenue Historic District is a collection of residential architecture from the early twentieth century and provides the largest unbroken avenue of Colonial Revival and Classical Revival-style architect-designed houses in the Twin Cities.
9. Loras Hall, individually, lacks architectural distinction. While it demonstrates some elements of the Renaissance Revival style, it lacks many common elements of this style such as classical details and an arcaded or rusticated ground level.

10. Loras Hall does not have historical merit as it has been determined that Loras Hall lacks sufficient architectural integrity to be included on the National Register of Historic Places.
11. The demolition on Loras Hall will not have a negative impact on surrounding buildings which are largely new construction and parking lots.
12. The usefulness of Loras Hall is extremely limited due to the fact that it is not insulated, it lacks an efficient heating system, does not have any air conditioning and has limited air flow.
13. The continued usefulness of Loras Hall is limited by the fact that utility costs are 40-60% higher than would be achieved in a building designed to today's standard of energy efficiency.
14. A renovation estimate received from McGough shows that it would cost more than \$10 million to bring Loras Hall to current standards.
15. The usefulness of Loras Hall is vastly outweighed by the proposed STEAM building on the University of St. Thomas St. Paul campus at this location.
16. The demolition will have no adverse effect on the Summit Avenue West Heritage Preservation District.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the application for demolition of Loras Hall at the University of St. Thomas.

Moved By:
Seconded By:

IN FAVOR
AGAINST
ABSTAIN



St. Paul Seminary and Surrounding Area, c. 1921 (Minnesota Historical Society)

**THE UNIVERSITY OF ST. THOMAS,
THE ST. PAUL SEMINARY, AND
HISTORIC SUMMIT AVENUE:
AN ASSESSMENT OF CULTURAL RESOURCES**

**PREPARED FOR
UNIVERSITY OF ST. THOMAS**

**PREPARED BY
CHARLENE ROISE
HESS, ROISE AND COMPANY
100 NORTH FIRST STREET
MINNEAPOLIS, MINNESOTA 55401**

JANUARY 26, 2017

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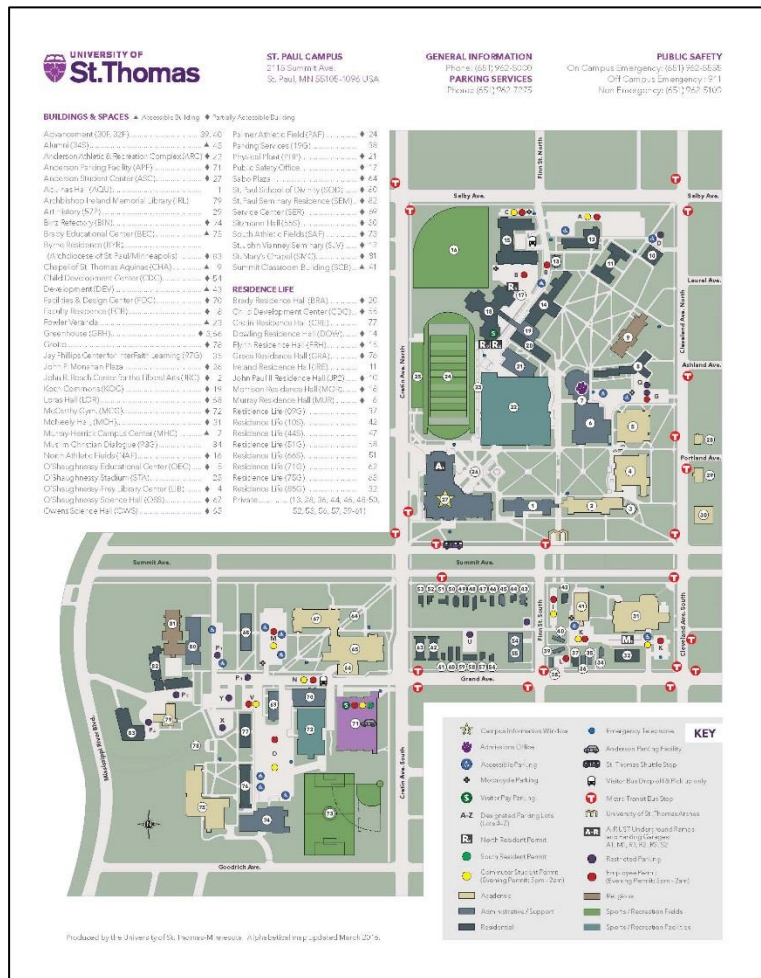
EXECUTIVE SUMMARY

The University of St. Thomas has prepared a ten-year master plan for its St. Paul campus to remain competitive in an ever-changing educational environment. Looking ahead to 2020 and beyond, the master plan identifies the possibility to construct 215,000 square feet of new academic space, renovate 137,000 square feet of existing space, expand housing by 437 beds, and increase parking to handle an additional 631 vehicles. Space is at a premium at the landlocked campus, so planners must find creative ways to address these needs while enhancing the physical character of the campus.

Some of that character is derived from historic properties. The campus straddles Summit Avenue, which is a National Register historic district and is also locally designated by the St. Paul Heritage Preservation Commission. One focus of the following report is evaluating the historical significance of properties in these districts between Cretin and Cleveland, as well as properties in the historic district west of Cretin and east of Cleveland that are owned by St. Thomas.

The district’s period of significance extends from 1885 to 1938. The National Register nomination states that the district “obtains its character from the 200 properties built between 1900–1929. . . . The poorest years for building on west Summit were during and just after WWI and from 1930, the Great Depression, through WWII. During the 20-year period from 1930–1949, only 16 buildings were constructed on west Summit.”¹

Properties in the historic district are classified as either contributing or noncontributing. If they date from the period of significance and retain good physical integrity from that period, they contribute to the district. In addition to houses and other primary buildings, contributing features include secondary structures, such as garages, as well as landscapes and other elements.



¹ Norene Roberts and Jeanne Zimmewicz, “West Summit Avenue Historic District,” National Register of Historic Places Registration Form, 1988, updated 1992, 7:5.

Properties that are greatly altered or were built after the period of significance are usually considered noncontributing. The local heritage preservation commission, which reviews applications for building and demolition permits in the historic district, resists proposals to demolish or substantially modify contributing properties. Changes should conform to the district's design guidelines, which are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. A noncontributing building, on the other hand, can usually be demolished, but the commission also reviews plans for the use and design of whatever goes in its place.

To the north of Summit Avenue, Aquinas Hall (1932) dates from the last phase of construction in the district, while Albertus Magnus Hall (1946) and two more recent stone markers are noncontributing. The Anderson Student Center, constructed after the historic district was designated, is also noncontributing. For the campus west of Cretin, Loras Hall, St. Mary's Chapel, and some landscape features are contributing, but the rest of the historic district is occupied by noncontributing new construction and parking lots.

The two blocks between Cleveland and Cretin Avenues south of Summit have a varied collection of properties. Only one of the buildings on the East Block, 2110 Summit, was built during the period of significance and contributes to the historic district. What was once its side yard, now a surface parking lot, is considered noncontributing. The William Mitchell College of Law building at 2100 Summit is also noncontributing to the district. It appears, though, to be of historical significance in its own right in the areas of education and law and potentially qualifies individually for the National Register and local designation. The West Block contains ten contributing properties and one noncontributing property, 2166 Summit, which was built in 1950, after the period of significance.

While there has been much change on the blocks west of Cleveland, the design of the new construction is generally compatible with the Summit Avenue National Register and local historic districts and does not detract from their overall character. This perspective can serve as a guide when assessing the potential impacts of alternatives that St. Thomas is considering in its master planning process.

Another focus of the following report is to reevaluate the St. Paul Seminary Historic District, which overlaps the Summit Avenue historic district. Both include Loras Hall and St. Mary's Chapel. A nomination for this district was prepared in 1984. The district has not been officially listed in the National Register, but the Minnesota Historic Preservation Office considers it eligible for designation. The reassessment included in this report concludes that demolition, new construction, and alterations since the nomination was drafted in 1984 have severely compromised the integrity of the St. Paul Seminary Historic District. The district no longer appears to qualify for the National Register under Criterion A (education and religion) or Criterion C (architecture). Individually, the surviving buildings are of historical interest for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the case for individual eligibility also seems weak under Criterion A.

Under Criterion C (architecture), there might be a case for National Register eligibility for the three buildings—Loras and Cretin Halls and the Gymnasium—that survive from the 1890s. The seminary was an early and important commission for architect Cass Gilbert, so the buildings could represent a significant milestone in his career. The spare design of the buildings in an era better known for ornamentation is also noteworthy, making the buildings potentially of interest for their aesthetic characteristics. Grace Hall, which was designed by architect Emmanuel Masqueray and completed in 1913, cannot make the same claim and does not appear to be eligible under Criterion C.

Finally, this report reviews the historical status of the building that formerly housed the MacPhail Center of Music in Minneapolis, which is owned by St. Thomas. The MacPhail Building is locally designated, so alterations are subject to review by the Minneapolis Heritage Preservation Commission. The commission is primarily concerned with exterior work. The building also appears to qualify for the National Register, so a substantial rehabilitation might be able to obtain historic tax credits that could help finance the project. The challenge would be to find a financial/ownership structure that could make use of the credits, which only have value to tax-paying entities. Tax credit reviews cover the interior as well as the exterior of the building.

HISTORICAL DESIGNATIONS AND IMPLICATIONS

National Register of Historic Places

Campus property fronting on Summit Avenue is in the West Summit Avenue Historic District, which was listed in the National Register in 1993 for its significance in architecture (Criterion C) and community planning and development (Criterion A). The district includes approximately 219 acres, with a period of significance extending from 1885 to 1938. At the time that the nomination was prepared, the district contained 487 properties, 393 of which were considered “contributing” to the district.²

The boundary of the district “generally . . . contains properties facing Summit Avenue north and south to the alleys on both sides of the Avenue,” and includes “the first 234 feet north of the Summit Avenue north curb line on the University of St. Thomas campus” and “the buildings fronting on Summit Avenue and five buildings on the St. Paul Seminary campus . . . to preserve an unbroken streetscape within the district.” The nomination observed that the “overall . . . feeling on the avenue is one of stateliness. This feeling is a result of the combination of large lots, large houses, compatible architectural styles, generous set-backs, the boulevard, and mature plantings.”³

National Register designation is primarily honorary. Property owners can usually remodel or even demolish National Register properties without obtaining approval from the National Park Service or the Minnesota Historic Preservation Office, which oversee the program. (If changes substantially alter the property’s historic character, its National Register status will be revoked.)

There are, though, some exceptions. If a project involves federal funding or requires a federal license, plans must be reviewed under Section 106 of the National Historic Preservation Act, which can cause delays, require design modifications, or stop the project altogether. A similar review is required under Chapter 138.665 of Minnesota statutes if state funds are directly allocated to the project. In addition, National Register properties are covered by the Minnesota Environmental Rights Act, so any interested party can initiate a lawsuit to protect a threatened historic property under that act. Finally, the rules of the Minnesota Environmental Quality Board require the city to complete an Environmental Assessment Worksheet before a National Register-listed property is demolished if the demolition is not subject to Section 106 or Heritage Preservation Commission review.

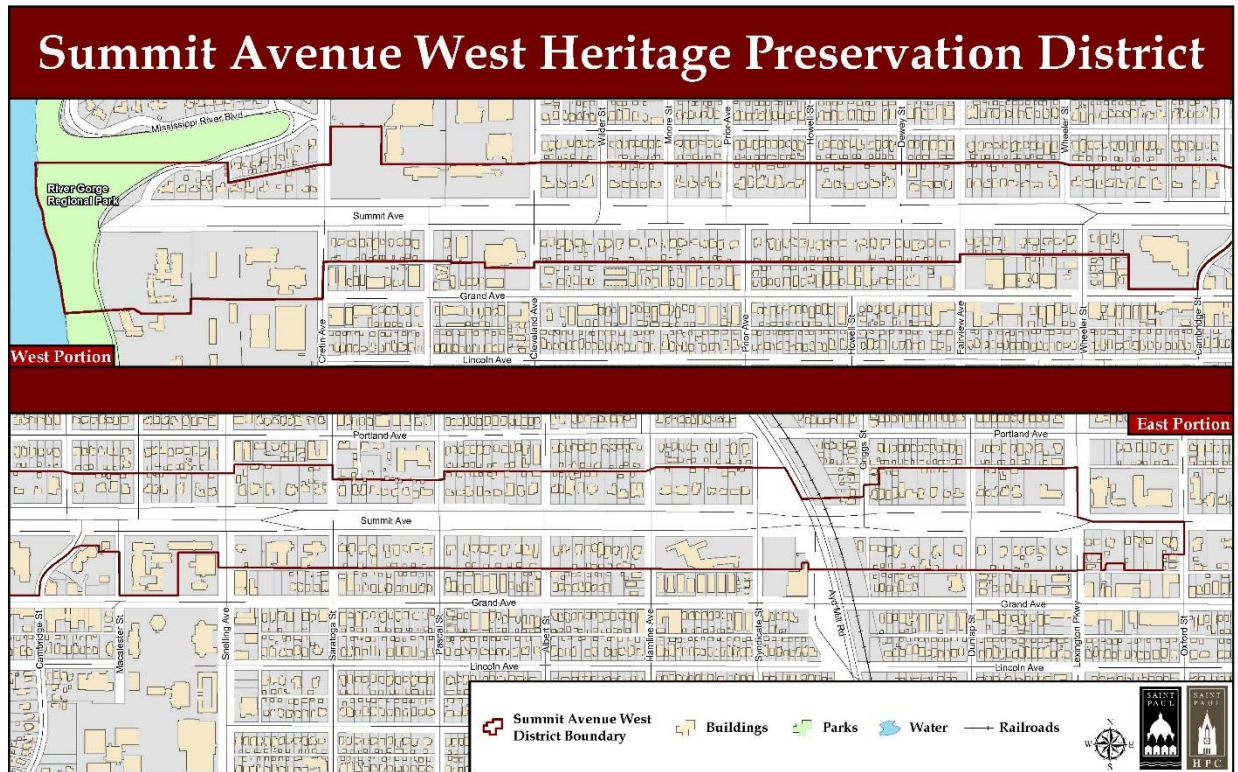
Local Designation

The City of St. Paul created the Summit Avenue West Heritage Preservation District in 1990. The local designation adopted the National Register evaluations of the contributing or noncontributing status of properties in the district (i.e., if a property contributes to the National Register district, it also contributes to the local district).

² Roberts and Zimmiewicz, “West Summit Avenue Historic District.”

³ Ibid., 7:1 – 7:2.

Local landmark designation imposes design review by the city’s Heritage Preservation Commission (HPC) for projects that propose to alter or demolish designated properties. Local landmark designations, including the Summit Avenue district, typically focus on exterior features. Owners are usually free to alter building interiors without any review. The St. Paul HPC has established design guidelines for the Summit Avenue historic district, and St. Thomas is familiar with this review process. Properties that are considered contributing to the National Register district also contribute to the local district.



Potential for Designation of Other Properties

The potential for properties on the St. Thomas campus to qualify for National Register or local designation, either individually or as a historic district, has not been assessed. The following buildings have been inventoried by the Minnesota Historic Preservation Office (MnHPO) but their National Register eligibility has not been determined except in relation to the Summit National Register and local districts (properties in these districts are marked with an asterisk [*]). Inventory numbers are provided in parentheses. Properties were identified by a search of the MnHPO’s database, which relies on dated and sometimes inconsistent inventory data, so this list and information in the next paragraph might not be definitive or completely accurate.

- O’Shaughnessy Stadium and Field (RA-SPC-0628)
- Chapel (RA-SPC-0629)
- Albertus Magnus Hall (now the John R. Roach Center for the Liberal Arts) (RA-SPC-3783)*
- St. Thomas Infirmary (RA-SPC-3784)

- O’Shaughnessy Library (RA-SPC-3785)
- Aquinas Hall (RA-SPC-3786)*
- Ireland Dormitory (RA-SPC-3787)
- Constellation Earth Sculpture (RA-SPC-5655)
- John Ireland Statue (RA-SPC-5656)
- Flagpole with Plaque (RA-SPC-5657)
- Physical Plant Headquarters and Heating Plant (RA-SPC-5658)
- St. John Vianney Seminary Residence (RA-SPC-5659)
- Murray Hall (RA-SPC-5660)
- Catholic Digest Building (RA-SPC-5661)
- John Paul II Hall (RA-SPC-5662)
- Brady Hall (RA-SPC-5663)
- Dowling Hall (RA-SPC-5665)
- Graduate Programs in Management (44 N. Cleveland) (RA-SPC-5666)
- Faculty Residence (RA-SPC-5667)
- O’Shaughnessy Hall (RA-SPC-5938)
- Stone Place Name Markers (RA-SPC-7858)*
- Parking Lot (site now occupied by Anderson Student Center) (RA-SPC-7859)*

Also inventoried, but not evaluated, are properties owned by St. Thomas at 2109 Grand Avenue (Buscher House, RA-SPC-5705), 30 Finn Street (apartment building, RA-SPC-5727), and 32 Finn Street (apartment building, RA-SPC-5728).

St. Thomas buildings that are in the MnHPO database but are no longer standing include Garages (RA-SPC-5654), the Irish American Cultural Institute (RA-SPC-5653), Foley Theater (Club Building) (RA-SPC-5664), O’Shaughnessy Hall Athletic Center (RA-SPC-5668), and the following buildings on Grand Avenue: 2091 (house, RA-SPC-5701), 2093 (McAnulty House, RA-SPC-5702), 2097 (M. B. Jamieson House, RA-SPC-5703), 2103 (Mary Anderson House, RA-SPC-5704), and 2117-2119 (McCarthy Building, RA-SPC-5706).

Other Design Oversight

The community surrounding St. Thomas is generally well-educated and very concerned about changes proposed for the neighborhood. This has resulted in a series of agreements between the school and the City of St. Paul:

- Special Conditional Use Permit, 1990
- Special Conditional Use Permit, 1995
- Conditional Use Permit, 2004

Some components of these agreements overlap with the HPC regulations and also influence the development of the master plan.

ST. THOMAS CAMPUS, ST. PAUL

Lexington Avenue became the west boundary of St. Paul in 1872. The city limits were extended to the Mississippi River in 1885. That same year, St. Thomas Aquinas Seminary was established on the north side of Summit. The College (now University) of St. Thomas remained at that site in 1894, when the St. Paul Seminary was established on the block south of Summit and west of Cretin. The blocks south of Summit between Cretin and Cleveland Avenues were primarily developed as single-family housing in the first decades of the twentieth century.⁴

North

The boundary of the West Summit Avenue National Register Historic District runs in a straight east-west line through this block, encompassing Aquinas Hall, the John R. Roach Center for the Liberal Arts, and the Anderson Student Center. The locally designated Summit Avenue West Heritage Preservation District adopts the same boundary north of Aquinas Hall and the Roach Center, but at the west end of the block, along Cretin Avenue, it extends north nearly to the intersection of Mississippi River Boulevard.

The National Register nomination identifies the following properties on this block:

- Albertus Magnus Hall (now the John R. Roach Center for the Liberal Arts): Considered noncontributing to the historic district because it was built in 1946, after the end of the district's period of significance.
- Aquinas Hall: Opened in 1932 and a contributing feature in the district.
- Stone name place markers: Located along Summit at the corners of Cretin and Cleveland, these two markers are of more recent construction and do not contribute to the district. They now read "University of St. Thomas," the name adopted by the school in 1990.
- Parking lot, northeast corner of Cretin and Summit: The Anderson Center now stands on a site occupied by a surface parking lot in 1984. The nomination considered the site noncontributing to the historic district.

As noted previously, the present study did not assess the potential for National Register designation of individual buildings or a St. Thomas campus historic district north of Summit.

⁴ Ibid., 7:2; Merrill Jarchow, *Private Liberal Arts Colleges in Minnesota: Their History and Contributions* (St. Paul: Minnesota Historical Society, 1973), 38–40.



North Double-block

Top: Looking northeast on Summit Avenue from near Cretin Avenue, with Anderson Student Center in the foreground and Aquinas Hall center-right.

Bottom: Looking northeast on Summit Avenue from Finn Street towards the John R. Roach Center for the Liberal Arts (historically, Albertus Magnus Hall).

East of Cleveland

Two properties east of Cleveland, 2045 and 2055 Summit, are within the St. Thomas campus boundary as defined by the 2004 Conditional Use Permit.

2045 Summit Avenue (RA-SPC-3781)

Morrison House serves as the home of the president of St. Thomas. It was constructed in 1936 by contractor Car-Dell Company as a single-family house for Jay and Helen Levine. It is a French Chateau style house with a screened sunroom on the east side and an attached garage in the rear.⁵ The house remained as a single-family home until a St. Thomas trustee (John Morrison) purchased the property in the early 2000s, renovated it, and gave it to St. Thomas for use as a president's house. Father Dennis Dease lived in the house until his retirement in 2013, and it now is occupied by Dr. Julie Sullivan.



2055 Summit Avenue (RA-SPC-7852)

Now known as Sitzmann Hall, this building is home to St. Thomas's Catholic Studies program. The Georgian Revival style structure was constructed in 1927 as a single-family house for J. Lisle and Anna Jesmer, and was given to St. Thomas in 1943. St. Thomas used the building for music education classes and music lessons for nearly sixty years. At some point during that period, it was named Chiuminatto Hall after Anthony Chiuminatto, a longtime music professor. In the early 2000s, the property was renovated for use by Catholic Studies and named Sitzmann Hall after donors Eugene and Faye Sitzmann. St. Thomas constructed an addition to the building in 2009. The addition was designed by Anderson-Dale Architects of St. Paul and approved by the St. Paul Heritage Preservation Commission.



The National Register nomination incorrectly states that St. Thomas acquired the property from the Butler family in 1983.⁶

⁵ Roberts and Zimmiewicz, "West Summit Avenue Historic District," 7:47.

⁶ Roberts and Zimmiewicz, "West Summit Avenue Historic District," 7:48.

Summit Block East

2078 Summit Avenue

At the time that the National Register nomination was prepared, the Christ Child School for Exceptional Children stood on this site. Because it was completed in 1957, it was considered noncontributing to the historic district. The school was demolished in 2005 and replaced by McNeely Hall. Given its even more recent construction date, McNeely Hall is also noncontributing.

2100 Summit Avenue (RA-SPC-7854)

The National Register nomination describes this building, which opened in 1957, as “a 3 story tan brick International style building with box-like massing and large anodized metal and plate glass windows. There is a stone retaining wall at the front of the property.” It is considered noncontributing to the historic district because it dates from after the district’s period of significance.⁷

The building was erected to be the first home of William Mitchell College of Law, which took its name from a Winona lawyer who served as an associate justice of the Supreme Court from 1881 to 1898. He also became an important partner at the oldest law firm in the Twin Cities, Doherty, Rumble and Butler, a career path also followed by his son and grandson. One of the named partners, Pierce Butler, was the state’s first member of the U.S. Supreme Court and part of the family that founded the Butler Brothers Construction Company.

William Mitchell College of Law was established in 1956 by the merger of two existing law schools: the St. Paul College of Law, which had been offering night classes in downtown St. Paul since 1900, and the Minneapolis-Minnesota College of Law. The latter was itself a consolidation of several Minneapolis law schools that



*Top: 2100 Summit Avenue today.
Below: William Mitchell College of Law, December 30, 1959 (St. Paul Dispatch and Pioneer Press photograph, Minnesota Historical Society)*

⁷ Roberts and Zimmiewicz, “West Summit Avenue Historic District,” 7:48.

had started between 1912 and 1920. As one journalist wrote: “These schools . . . had one thing in common: their students worked for a living. Many of them were what today would be called non-traditional students, older and more varied in experience than the fresh baccalaureate degree-holders who filled the more prestigious daytime law school program at the University of Minnesota. William Mitchell offered night classes and a curriculum tailored to adults who by day were bank tellers, insurance agents, [and] law-office clerks.”⁸

According to a history of the school written by Douglas Heidenreich, who graduated from William Mitchell in 1961 and was a long-time professor and administrator there, one of the largest challenges after the merger was finding a suitable location for the newly joined schools. Both schools wanted the location to remain in their respective cities. Individuals involved in the planning realized that the College of St. Thomas “was located about equidistant from the downtown centers of both cities. Interstate 94, then in the planning process, would soon provide a quick way to get from Minneapolis to the area near St. Thomas.” Knowing that St. Thomas had a growing space issue, William Mitchell approached the college’s president, Father James P. Shannon, about the possibility of constructing a new building that could be used by the law school at night and St. Thomas during the day. William Mitchell would own the building and the land, but St. Thomas would have right of first refusal if the law school decided to sell.⁹

The building was designed by the prominent local architectural firm Ellerbe and Company. Construction started in November 1957 and the building was ready to welcome students by fall 1958: “The 27,000 square-foot, flat-roofed building [was] thought to be more than ample for the law school’s future needs.” It “contained eight classrooms, a library, a tiny book store area, a small student lounge, a coat room, rest rooms . . . , four minuscule faculty offices, and an administrative office. . . . Some of the space remained unfinished, available for future expansion.”¹⁰



William Mitchell College of Law, December 30, 1959 (St. Paul Dispatch and Pioneer Press photograph, Minnesota Historical Society)

⁸ Virginia Brainard Kunz, *St. Paul: A Modern Renaissance* (St. Paul: Windsor Publications, 1986), 213; Lori Sturdevant, *Her Honor: Rosalie Wahl and the Minnesota Women’s Movement* (St. Paul: Minnesota Historical Society Press, 2014), 42.

⁹ Douglas Heidenreich, *With Satisfaction and Honor: William Mitchell College of Law, 1900–2000* (St. Paul: published by the college, 1999), 183–187. After two years with a private law firm following his graduation, Heidenreich became an assistant professor of law at William Mitchell in 1963. He rose to acting dean in 1964 and was appointed dean in 1965, a position he held for a decade. He continued to teach at the school until 2014. (Mitchell-Hamline School of Law website, <http://mitchellhamline.edu/biographies/person/douglas-r-heidenreich/>)

¹⁰ *Ibid.*, 195–197.

Heidenreich described the period from 1958 to 1976 as the school’s “Golden Years.” The students from the merged institutions “came together in a new, modern, sleek, functional structure in a quiet St. Paul neighborhood. They encountered a new dean, some new teachers, and some new fellow students. They attended law school at the beginning of an era of stability and calm that would last for about fifteen years.” The school’s rapid growth during those years surprised those who had established William Mitchell, quickly disproving the assumption that the building at 2100 Summit would long serve the school’s needs. By 1976, the school had outgrown the building and moved to a new seven-acre campus at 875 Summit Avenue.¹¹

St. Thomas acquired the building in 1977, renamed it McNeely Hall (later the Summit Classroom Building), and continued to offer classes there. St. Thomas still owns the property today. William Mitchell, following a pattern of consolidation in higher education in recent decades, merged with the Hamline University School of Law in 2015.¹²

In its first building at 2100 Summit, William Mitchell laid the groundwork for the major institution that it quickly became. By the mid-1980s, William Mitchell was the state’s largest law school with an enrollment of over 1,000 students, and its graduates were influencing the profession in Minnesota and beyond. In 1986, historian Virginia Kunz wrote: “Its emphasis on practical lawyering skills has helped earn it a reputation as a ‘lawyer’s law school,’ a reputation enhanced by graduates who hold about half of the judicial positions in the state’s district, probate, and county court systems. Warren Burger, the . . . United States chief justice, is a graduate, as are several of the state’s supreme court justices and members of the newly formed Minnesota Court of Appeals, based in St. Paul.”¹³

She added: “The college has pioneered in opening doors to a legal education for women and minorities, who, for much of the twentieth century, could not attend law school in Minnesota.” The school continued the practice of its predecessors by offering a range of options, including both day and evening programs, to make training available to full- and part-time students. Rosalie Wahl, the first woman to sit on the Minnesota Supreme Court, exemplified this legacy. In 1962, at the age of thirty-eight and a mother to four children, she enrolled at William Mitchell. By the following year, another child was on the way. She forged ahead, losing only one week of class for the birth. When she graduated in 1967, she was given a job by an adjunct professor at the school, attorney C. Paul Jones, who had become the head of the state’s first public defender’s office in 1965. A later history noted that in hiring Wahl and other promising graduates of William Mitchell, “Jones was making his office a training ground for future judges.”¹⁴

The building at 2100 Summit was William Mitchell’s first facility, the site where several earlier law schools were consolidated. This merger created an important institution that trained a cadre of attorneys who became prominent members of the legal profession in Minnesota and beyond.

¹¹ Ibid., 199–253.

¹² Kunz, *St. Paul*, 214; Roberts and Zimmewicz, “West Summit Avenue Historic District,” 7:48.

¹³ Kunz, *St. Paul*, 213–214. Warren Burger graduated from the St. Paul College of Law in 1931 (Michael Graetz and Linda Greenhouse, *The Burger Court and the Rise of the Judicial Right* (New York: Simon and Schuster, 2016), 347).

¹⁴ Kunz, *St. Paul*, 213–214; Sturdevant, *Her Honor: Rosalie Wahl*, 42–48.

The “golden years” at 2100 Summit were a key period in the school’s evolution. In less than two decades, the school’s explosive growth led to its relocation to a much larger facility. Based on this significance, the property is potentially individually eligible for the National Register under Criterion A in the areas of education and law. Likewise, it potentially meets the HPC’s designation criteria.

2110 Summit Avenue (RA-SPC-7855)

Built in 1923, “this 2 story Colonial Revival style house has an asphalt hipped roof, stucco walls, and 6 over 6 windows,” the National Register nomination explains. “The central first story windows are grouped with arched window heads with 3 light fanlights. A barrel vault roof is located over the front door supported by wood Tuscan columns.” Both the house and a two-car garage behind it contribute to the historic district.¹⁵



The building was called the Harry Sinykin Duplex by a historic properties survey in 1987. According to the inventory form prepared at that time, “The current owner is Genevieve Sinykin, age 93. She is the daughter-in-law of the original owner, Harry Sinykin. She has lived here since 1923—first upstairs with her husband. Harry Sinykin and his wife lived downstairs. When her husband died, Genevieve’s son moved upstairs and she moved downstairs. It is still a duplex with one common entrance.” The lot once extended to Finn Street, but Genevieve sold the western 60 feet of the property to the University of St. Thomas (see 2112 Summit Avenue). St. Thomas now owns the house at 2110 Summit as well, and uses it as a residence hall for women.¹⁶

2112 Summit Avenue (RA-SPC-7856)

Located at the southeast corner of Summit Avenue and Finn Street, this 60-foot-wide surface parking lot was once part of the yard of 2110 Summit. As of 1987, it was edged by a fence and paved with gravel. Today, it has an asphalt surface and no fencing. A low, concrete-masonry-unit retaining wall runs along the west side, stepping down to the south in response to the descending grade. The wall supports a planting strip holding bushes that screen the lot. Trees and bushes are on a grass lawn between the north end of lot and the



¹⁵ Roberts and Zimmewicz, “West Summit Avenue Historic District,” 7:48.

¹⁶ Joe Roberts, Norene Roberts, and Jeanne Dugey, “Harry Sinykin Duplex, 2110 W. Summit Avenue,” Minnesota Historic Properties Inventory Form, 1987, prepared by Historical Research.

sidewalk along Summit. Cars enter the lot from the alley to the south. The property is a noncontributing feature in the historic district.¹⁷

Finn Street

In *The Street Where You Live*, Donald Empson explains the derivation of this street's name: "William Finn (1819–89), the first permanent white settler in the area, was born in Ireland, immigrated to the United States, and enlisted in the Mexican War. In 1848, as payment for his military service, he received a grant of land extending from today's Marshall Avenue to St. Clair Avenue, and Fairview to the river. He built his house where the University of St. Thomas now stands and farmed the adjacent property. Later he sold his farm to the Catholic Church for an industrial school, and it was Archbishop John Ireland who bestowed this street name in 1889 within the Groveland plat." Later in the book, Empson gives the date of the Groveland Addition as 1890. In any event, the archbishop's land development was a creative—but ultimately unsuccessful—attempt to use profits from real estate speculation to fund church operations. As part of Ireland's plat and the historic district's street pattern, Finn is presumably contributing.¹⁸

Summit Block West

2120 Summit Avenue (RA-SPC-7860)

The National Register nomination describes this "2 and ½ story Tudor Revival style house" as having "a cross gabled asphalt roof, red brick first story and stucco wide mock half-timbering above. The foundation is poured concrete. Bargeboards on the gable ends are wide. The front roof has a large gabled dormer. Windows are 8 over 8. The front of the house faces east on Finn Street." Like the house, a garage to the south was considered contributing to the historic



district, but the garage has been demolished and replaced by an asphalt-surfaced parking lot. The property is now owned by the University of St. Thomas. When the National Register nomination was prepared, the building served as the school's Alumni House. It now holds development offices.¹⁹

Walter Butler built this house in 1924 with the assistance of his family's contracting business, the Butler Brothers Construction Company. Walter and two brothers, William and Cooley, formed the Butler Brothers Construction Company in St. Paul in 1877. Two other brothers, John and Emmett, joined the firm in 1894. A sixth brother, Pierce, became an attorney and served as

¹⁷ Roberts and Zimmewicz, "West Summit Avenue Historic District," 7:49.

¹⁸ Donald Empson, *The Street Where You Live: A Guide to the Place Names of St. Paul* (Minneapolis: University of Minnesota Press, 2006), 94–95, 114–115. The significance of the street was not noted in the district nomination.

¹⁹ Roberts and Zimmewicz, "West Summit Avenue Historic District," 7:49; Joe Roberts, Norene Roberts, and Jeanne Dungey, "Walter Butler House, 2120 W. Summit Avenue," Minnesota Historic Properties Inventory Form, 1987, prepared by Historical Research.

the company's general counsel before his appointment as a U.S. Supreme Court justice in 1923. Butler Brothers was involved in a number of major construction projects across the country, including buildings at the College of St. Thomas, and expanded into mining and roadwork in the early twentieth century.²⁰

Walter and his wife, Helen, had their first child, John Edward, in 1888. Another son, Walter P. Butler Jr., was born around 1893. The federal census in 1910 and 1920 indicated that both sons were living with their parents at 1345 Summit Avenue, and both were divorced by 1920. This was half of a double-house that Walter and his brother, Pierce, built in 1900. Designed by Clarence Johnston Sr., the property was individually listed in the National Register in 1982 and is also a local landmark. In 1920, Walter erected a substantial house next door, at 1335 Summit. Both properties are contributing features in the West Summit Avenue Historic District.²¹

The oldest son, John, was apparently the first occupant of the house at 2120 Summit, while Walter Jr. continued to live at 1345 Summit. John died in March 1927, and within two years Walter Jr., by this time remarried, had moved to 2120 Summit. Walter Jr. became the secretary-treasurer of the Walter Butler Company, an engineering and architecture firm established by Walter Sr. after he left Butler Brothers in 1927. Another son of Walter Sr. and Helen, Robert, became involved in the business around that time as well. The company worked on substantial institutional, industrial, and commercial projects, and also became involved with the development of large housing complexes. During World War II, it erected factories for the war effort. When President Truman appointed Robert as U.S. ambassador to Australia in 1946, Robert's son Walter joined the company, becoming its vice president in 1949 and rising to president in 1954.²²

The Butler Brothers Construction Company and the Walter Butler Company are clearly significant. In his 1963 history of Minnesota, Theodore Blegen discussed the founding brothers and concluded: "Contractors, builders, and engineers, they created a Minnesota firm that has left its marks not only on the iron-ore industry but also on vast building operations, including Minnesota's state capitol."²³ They also had an influence on Summit Avenue. The house at 2120 Summit, however, does not appear to have significant association with this legacy. It was built a few years before Walter founded the Walter Butler Company and served as a residence for two of his sons. One died in the year the new company was formed; the other, although an executive

²⁰ "Story of Building of Minnesota's New Capital," *St. Paul Globe*, September 18, 1904; Butler Brothers Construction Company file, at Hess, Roise and Company; "Walter Butler" and "The Walter Butler Company" in *The History of Minnesota* (West Palm Beach, Fla.: Lewis Historical Publishing Company, 1967), 4:837–838; Mary Lethert Wingerd, *Claiming the City: Politics, Faith, and the Power of Place in St. Paul* (Ithaca and London: Cornell University Press, 2001), 244.

²¹ Charles Nelson and Susan Roth, "Pierce and Walter Butler House," National Register of Historic Places Inventory-Nomination Form, 1981; Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:18, 7:48.

²² Butler Brothers Construction Company file, at Hess, Roise and Company; "Walter Butler" and "The Walter Butler Company" in *The History of Minnesota*, 4:837–838; R. L. Polk and Company, *St. Paul City Directory 1923* (St. Paul: R. L. Polk and Company, 1923), 291; R. L. Polk and Company, *St. Paul City Directory 1925* (St. Paul: R. L. Polk and Company, 1925), 275; R. L. Polk and Company, *St. Paul City Directory 1928* (St. Paul: R. L. Polk and Company, 1928), 253; R. L. Polk and Company, *St. Paul City Directory 1929* (St. Paul: R. L. Polk and Company, 1929), 267.

²³ Theodore C. Blegen, *Minnesota: A History of the State* (Minneapolis: University of Minnesota Press, 1963, 1975), 376.

of that business, does not appear to be a key figure. The house at 2120 Summit does not seem to be the best representation of the Butler family’s accomplishments in the construction industry and is unlikely to qualify individually for the National Register or local designation.

2130 Summit Avenue (RA-SPC-7861)

Built in 1918, “this 2 story Colonial Revival style house has a steeply-pitched asphalt roof and shed dormer,” according to the National Register nomination. “The west side of the side gable sweeps down to the first story entrance. A fat Tuscan column supports the front entry roof over the front door. The front facade is asymmetrical. Walls are stucco. Windows are 4 over 4 and dormer windows are casements.” Both the house and the garage behind it contribute to the historic district. The nomination does not describe the garage, however, and the current three-car, gable-roofed structure appears to be of more recent construction. If it does not date to the period of significance, it is does not contribute to the district.²⁴



While the property was originally owned by Lewis M. and Edna Glass, the National Register nomination uses only the wife’s name to identify the house and states that “the owner acted as her own contractor/architect.” The 1920 federal census lists Lewis’s occupation as a “broker” in “Grains and Docks” and provided no occupation for Edna. According to the National Register nomination, the building has served as St. Thomas’s President’s House.²⁵

2134 Summit Avenue (RA-SPC-7862)

The National Register nomination identifies this house, built in 1921, as the Michael M. Tierney House: “This 1 and ½ story Craftsman/Bungalow style house has a bellcast asphalt hipped roof and large front hipped dormer. The front facade is symmetrical. Walls are stucco with fieldstone piers on the first story and chimney. Windows are 3 over 1 with vertical muntins.” Both the house and detached garage contribute to the historic district.²⁶



²⁴ Roberts and Zimmiewicz, “West Summit Avenue Historic District,” 7:49.

²⁵ The 1920 U.S. Census lists Lewis M. and Edna Glass at this property (Ancestry website, <http://www.ancestry.com>, accessed May 11, 2016); Roberts and Zimmiewicz, “West Summit Avenue Historic District,” 7:49.

²⁶ Roberts and Zimmiewicz, “West Summit Avenue Historic District,” 7:49 – 7:50.

The house was originally owned by Michael M. and Mary C. Tierney. According to the 1930 census, Michael worked as a conductor for a steam railroad. Mary's occupation was not indicated. S. Tierney, perhaps a relation, built the house at the end of the block, 2174 Summit, also in 1921.²⁷

2140 Summit Avenue (RA-SPC-7863)

The house was built in 1938 by contractor Emil Nelson. Two years later, the federal census indicated that the house was being rented by Francis and Mary O'Gorman, noting that Francis worked as a clerk for a railroad office. In the National Register nomination, it is known as the Mrs. O'Gorman House and described as a "1 and ½ story Tudor style Bungalow" that "has stucco walls with mock half-timbering and an intersecting asphalt gabled roof. There is a gabled front entry porch. Windows are 6 over 6." The detached garage behind the house, like the house, contributes to the historic district.²⁸



2144 Summit Avenue (RA-SPC-3788)

Built in 1931 at an estimated cost of \$7,500, this house was originally owned by William F. and Helena C. Smith. In the National Register nomination, it is known as the Helena C. Smith House. It is unclear why her husband, William, is not included in the name as well. The 1931 St. Paul directory listed Helena as the president and William as secretary/treasurer of the W. F. Smith Tire and Battery Company. The 1933 directory indicated that William was president and Helena was vice president of the company.²⁹



The National Register nomination describes the "two-story Spanish Colonial Revival style house" as having "a red tile intersecting gabled roof, stucco walls, and [a] round arched entrance with round arched door with diamond patterned leaded glass. There is a simple architrave and a

²⁷ The 1930 U.S. Census lists Michael M. and Mary C. Tierney at this property (Ancestry website, <http://www.ancestry.com>, accessed May 11, 2016).

²⁸ Roberts and Zimmewicz, "West Summit Avenue Historic District," 7:50. The 1940 U.S. Census lists Francis and Mary O'Gorman at this property (Ancestry website, <http://www.ancestry.com>, accessed May 20, 2016).

²⁹ R. L. Polk and Company, *St. Paul City Directory 1931* (St. Paul: R. L. Polk and Company, 1931), 1158, 1162; R. L. Polk and Company, *St. Paul City Directory 1933* (St. Paul: R. L. Polk and Company, 1933), 1092, 1095; "2144 W. Summit Avenue," Historic Sites Survey form, 1982.

round window in the gable end. Windows are 6 over 1.” The nomination states that the rear garage also contributes to the district.³⁰

2150 Summit Avenue (RA-SPC-7864)

Built in 1918, “this 1 story Bungalow has an asphalt gabled roof and stucco walls with fieldstone porch foundation and base. Windows are 6 over 1. Eaves are deeply overhung with large wood brackets on the gable ends and over the front porch. The rear garage is contributing.”³¹



The McAnulty Company was the contractor for the house, which is known by that name in the National Register nomination. According to the 1918 St.

Paul city directory, the company had an office in the Merchant Bank Building (presumably the Merchants National Bank Building at 366–368 Jackson Street in downtown St. Paul). The company also had an office in the Lumber Exchange Building in Minneapolis. The 1919 Minneapolis city directory called the company the “largest builders of modern homes in the north.” James P. McAnulty was the manager of the business.³²

2154 Summit Avenue (RA-SPC-3789)

The house was built in 1912 for Herbert A. Folsom by contractor Joseph Fisby at an estimated cost of \$3,500. According to the 1913 St. Paul directory, Folsom was an employee in the tax department for the Northern Pacific Railroad Company. The National Register provides a description of the property: “This 2 story Tudor Revival style Bungalow has front facing asphalt gables at the second story and over the full front screened porch with battered piers. Gable ends have wide bargeboards with pendants. Walls are stuccoed with mock half-timbering with brick painted grey. Windows are 1 over 1. The west side has a bay window.” The nomination indicates that the rear garage is contributing as well.³³



³⁰ Roberts and Zimmewicz, “West Summit Avenue Historic District,” 7:50.

³¹ Ibid.

³² R. L. Polk and Company, *St. Paul City Directory 1918* (St. Paul: R. L. Polk and Company, 1918), 1427; James P. McAnulty, *Minneapolis City Directory 1919* (Minneapolis: Minneapolis Directory Company, 1919), 1149.

³³ Roberts and Zimmewicz, “West Summit Avenue Historic District,” 7:50; R. L. Polk and Company, *St. Paul City Directory 1913* (St. Paul: R. L. Polk and Company, 1913), 680.

2156 Summit Avenue (RA-SPC-7865)

The house was built in 1913 for A. A. Klemmer. According to the National Register nomination, “this 2 story American Foursquare style house has a cube form under an asphalt bellcast hipped roof. The front dormer is hipped. Walls are wire-faced red brick up the first story sill line and stucco on the upper stories. A full one story hip roofed porch stretches across the front and is glassed. Windows are 1 over 1.” While the house contributes to the district, the garage in the rear does not.³⁴



The house was erected by St. Paul contractor A. G. Erickson. Other projects by Erickson include the Albert P. Wallich House at 1164 Summit Avenue, also in the West Summit Avenue Historic District, and the Charles Beard House (1037 W. Portland Avenue) and Edward Stringer House (696 W. Linwood Avenue), both in the Historic Hill District.³⁵

2166 Summit Avenue (RA-SPC-7866)

Known as the Ernest J. Murphy House, this house was erected in 1950 by contractor William Golla. Because the house was built after the historic district’s period of significance, it does not contribute to the district. The same is true for a garage on the property. According to the National Register nomination, “this one story cottage style house has an intersecting asphalt gabled roof with one gabled front dormer and an asymmetrical facade. Walls are sheathed in wood shakes. There is a large plate glass picture window and a recessed front door with side lights. Windows are 1 over 1.”³⁶



³⁴ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:50.

³⁵ Alfred G. Erickson file, at Hess, Roise and Company.

³⁶ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:50.

2170 Summit Avenue (RA-SPC-7867)

The house was built in 1922 for H. S. Mills, and both the house and the freestanding garage are considered contributing to the historic district. Architect Olin H. Round designed the house. Born in Michigan in 1867, Round arrived in St. Paul around the turn of the century. He was employed as a draftsman by Mark Fitzpatrick until 1909, and then became a partner with Franklin Ellerbe until 1913. After that, other than brief partnerships with Service Wagner and Silas Jacobson, he maintained a private practice until his death in 1927.³⁷



The National Register notes: “This 2 story Colonial Revival style house has an asphalt gabled roof. First story walls are rough red brick and the second story is weatherboard. The front facade is symmetrical with 6 over 1 windows on both floors flanking a flat roofed balustrade portico supported by fluted Doric columns and pilasters with multipaned sidelights flanking the front door. Above the entrance on the second floor is a Palladian window.”³⁸

2174 Summit Avenue (RA-SPC-7868)

Built in 1921, this house is called the S. Tierney House (see 2134 Summit). The house and the garage behind it contribute to the historic district. The National Register nomination describes “this 2 story American Foursquare style house” as having “a cube form and asphalt hipped roof with hipped dormers. Walls are stucco and the foundation is poured concrete. The full hip roofed front porch contains a grouping of 5 windows and the front door. Each has an angled arch molding.”³⁹



The nomination indicates that “the contractor apparently was F. K. Tewes.” According to St. Paul city directories, Frank K. Tewes was also known as Frank X. Tewes. A graduate of University of Illinois, he became known for designing school buildings and was credited with the plans for twenty-nine schools between 1922 and his death in 1929. He served as the city architect

³⁷ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:50; Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 187.

³⁸ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:50.

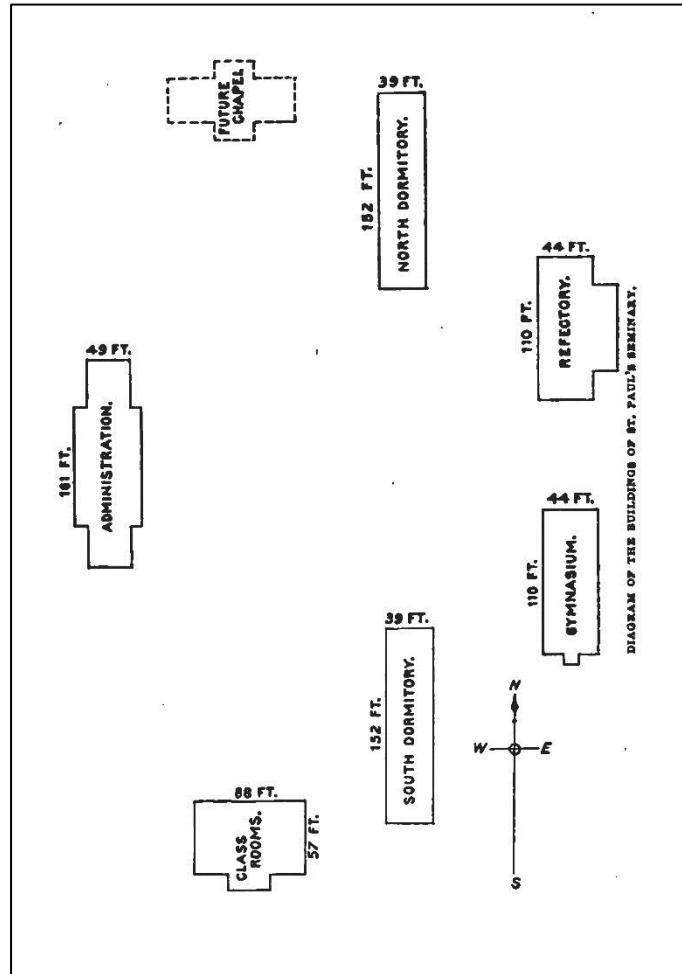
³⁹ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:50 – 7:51.

for St. Paul during the same period. Some of his well-known projects include the Highland Park Pavilion, Roosevelt Junior High, and the Public Safety Building.⁴⁰

The St. Paul Seminary

In 1894, the St. Paul Seminary was established on the property bounded by Summit, Cretin, and Goodrich Avenues, and with funding from railroad magnate James J. Hill, the seminary constructed six buildings on its new campus: Administration, which included apartments for professors as well as administrative offices; Classrooms; identical South and North Dormitories; the Gymnasium, which also held the campus heating plant; and the Refectory, with a large dining hall, kitchen facilities, and staff lodging. A location was also identified along Summit Avenue, northwest of the North Dormitory, for a chapel with a traditional east-west long axis. St. Mary's Chapel was erected in the following decade, a project also underwritten by Hill, but on a north-south alignment and slightly west of the site initially proposed.⁴¹

The seminary's first buildings were designed by Cass Gilbert, an up-and-coming architect who had established his own firm in 1891 after ending a six-year partnership with James Knox Taylor. Gilbert had crossed paths with Hill after the Boston architectural firm Peabody, Sterns and Furber was hired to design Hill's Summit Avenue mansion in 1887 and "Gilbert was given the task of assisting with the adjacent powerhouse, fence, and gates." In 1895, shortly after completing the seminary project, Gilbert was awarded the contract to design the Minnesota State Capitol, which brought him to national prominence. Gilbert opened a New York office a few years later and went on to win



Seminary plan from Patrick Danehy, "The New Seminary of St. Paul," *Catholic University Bulletin 1* (1895)

⁴⁰ Entry for Frank K. Tewes, R. L. Polk and Company, *St. Paul City Directory 1929* (St. Paul: R. L. Polk and Company, 1929), 1291; entry for Frank X. Tewes, R. L. Polk and Company, *St. Paul City Directory 1926* (St. Paul: R. L. Polk and Company, 1926), 1243; Frank X. Tewes file at Hess, Roise and Company.

⁴¹ Patrick Danehy, "The New Seminary of St. Paul," *Catholic University Bulletin 1* (1895): 215–220; Sanborn Map Company, *Insurance Maps of St. Paul, Minnesota* (New York: Sanborn Map Company, 1903–1904), 1:108. Jarchow, *Private Liberal Arts Colleges in Minnesota*, 39–40; Roberts and Zimmewicz, "West Summit Avenue Historic District," 7:2.

major commissions, including the Woolworth Building in New York City and the U.S. Supreme Court building in Washington, D.C. With the seminary project, Gilbert gained experience working with strong-willed clients. While the new institution was the brainchild of Archbishop John Ireland, Hill was an active participant in the design of the new seminary buildings that he was bankrolling, often flaunting his power over the architect. Hill’s attention to detail continued throughout the construction period. An extensive article on the new campus in the *Catholic University Bulletin* in 1895 noted that “the benefactor, . . . not content with making this princely donation and examining the plans, has seen to it that they were faithfully carried out.”⁴²

The *Bulletin* article, written by Reverend Patrick Danehy, the seminary’s first professor of scripture, observed that “the buildings are in the North Italian style, simple, solid, and impressive.” It added: “They are all built of red pressed brick, have either plain gable or hip roofs, and by the solidity of their walls remind one strongly of the monastic edifices of a bygone age.” At the same time, they boasted state-of-the-art features: “The

partitions are fire-proof throughout, while the stairs and the landings on each floor are of iron. The buildings are heated by steam, lighted by gas, supplied with hot and cold water, and in the resident building, with bath-rooms on each floor. The corridors are laid with thick matting and thus the footfall of the passerby does not break in upon the quiet of the student.” The two residences “have apartments for one hundred and thirty students.” The “apartments” comprised



One of the dormitories (top) and the Refectory (bottom) around 1900 (Minnesota Historical Society)

⁴² Patricia Murphy, “Architectural Education and Minnesota Career,” in *Cass Gilbert, Life and Work: Architect of the Public Domain*, ed. Barbara Christen and Steven Flanders (New York and London: W. W. Norton, 2001), 38; Danehy, “The New Seminary,” 217–218. Primary resources on the design and construction of the seminary were not examined for this study, but these documents could provide further details on the development of the campus. Repositories include the Hill Family Papers and the Cass Gilbert Papers at the Minnesota Historical Society, St. Paul Seminary Papers in the James J. Hill Papers at the James J. Hill Library, and the Archives of the Archdiocese of St. Paul and Minneapolis, all in St. Paul.

two rooms, a study and a bedroom, unusually expansive accommodations compared to the minimal dimensions of traditional monastic cells.⁴³

Danehy also discussed the campus's forty-acre site "at the terminus of Grand Avenue." Although sparsely settled at that time, Grand was destined to become an important commercial and residential corridor, with development catalyzed by the streetcar line that served it. The extension of that streetcar line to the campus in February 1890 made the eastern entrance the primary approach to the campus. The importance of the streetcar was highlighted by Archbishop Ireland's participation in the celebratory first run of the line. Historian Mary Christine Athans noted that "having the streetcar terminus at one of the entrances of the seminary and accessible to seminarians, particularly during the years they were not allowed to have cars, was a convenience for generations of students."⁴⁴

A fence perhaps ringed the seminary site. Danehy mentioned that "electric cars . . . run to its gate," and early twentieth-century photographs show a wood fence in front of the chapel. Directly north of the campus was "Summit Avenue, the broadest and most beautiful thoroughfare in the city." The boulevard concept had been established in 1887 when the Summit Avenue Improvement Association convinced property owners between the river and Lexington Avenue to donate land to widen the right of way from 100 to 200 feet. This made possible the landscaped center median that distinguished the street. The city's park board took responsibility for the section between Cretin and the river in 1903, adding trees and other landscaping. The road was not paved until a decade or two later, an expediency forced by growing automobile traffic.⁴⁵

The campus grounds were another important feature of the seminary. The site was "threaded with graveled walks and dotted with flower beds," Danehy reported. "The landscape gardener who has done well his work of beautifying this fine tract of land had in reality an easy task. Instead of planting, he has had to cut down trees, where the shade would otherwise have been too deep, and has thus given us a series of beautiful vistas on every side." One of these vistas featured the Mississippi River gorge along the campus's west edge.⁴⁶

The distribution of campus functions in multiple buildings was unusual at the time: "It has been customary time out of mind, in the construction of our Catholic seminaries, to bring all the departments beneath one roof. In the present instance this plan has not been followed. . . . The six existing buildings are arranged . . . at a considerable distance one from the other, leaving a spacious open court between." This arrangement has been credited to Hill, a strong believer in the virtues of outdoor activity. Another advantage of this approach was "that when the number of students shall have grown so as to need more living apartments, another building can be erected at a small additional cost, without marring the harmony of the original plan." That is precisely what happened in 1912–1913, when Grace Residence Hall was added. The building's name was chosen to honor one of the first three bishops "who exercised direct and actual jurisdiction in the

⁴³ Danehy, "The New Seminary," 217–218; Athans, "To Work for the Whole People," 82; James Michael Reardon, *The Catholic Church in the Diocese of St. Paul: From Earliest Origin to Centennial Achievement* (St. Paul: North Central Publishing Company, 1952), 310.

⁴⁴ Danehy, "The New Seminary," 218; Athans, "To Work for the Whole People," 54.

⁴⁵ Ernest R. Sandeen, *St. Paul's Historic Summit Avenue* (St. Paul: Living Historical Museum, Macalester College, 1978), 12–13; Roberts and Zimmewicz, "West Summit Avenue Historic District," 7:3.

⁴⁶ Danehy, "The New Seminary," 219–220.

territory that became and is the Diocese of St. Paul.” At the same time, to honor the other two bishops, North Dormitory was renamed Loras and South Dormitory became Cretin. Grace was on the same alignment as these earlier residences, but was much closer to Cretin than Cretin was to Loras. Although designed by Emmanuel Masqueray, who was responsible for the elaborate designs of the Cathedral in St. Paul and the Basilica in Minneapolis, Grace’s minimalistic ornamentation reflected the more somber tone set by Gilbert’s earlier dormitories.⁴⁷



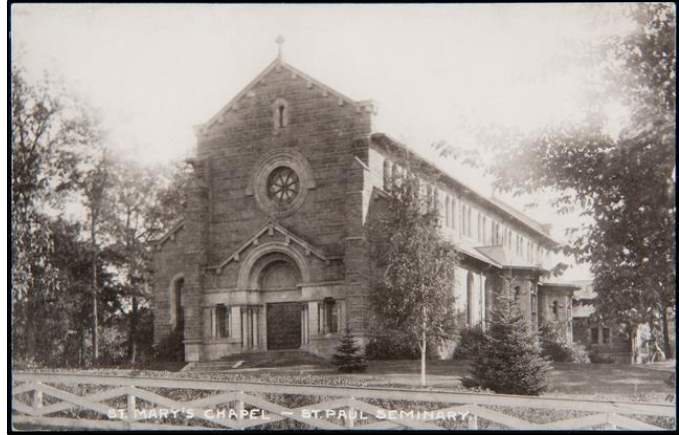
Top: Aerial of the seminary, looking northeast, around 1921. The chapel and Grace Hall had been added to the original campus by this time. The grounds have extensive vegetation. (Minnesota Historical Society)



Bottom: This detail from a 1953 aerial shows the campus shortly before changes started to transform its historic configuration. (Borchert Map Library, University of Minnesota)

⁴⁷ Danehy, “The New Seminary,” 217–218; Reardon, *The Catholic Church in the Diocese of St. Paul*, 315, 552–553. Information about renaming the halls is in Athans, “*To Work for the Whole People*,” 118–119.

St. Mary's Chapel was erected between 1901 and 1905. It was designed by Clarence H. Johnston Sr., who opened an office in St. Paul in 1882 and worked on high-profile projects for the State of Minnesota, the University of Minnesota, and many private clients over the course of a long career. A 1984 National Register nomination observed that the chapel was "remarkably ornate and lavish compared to the earlier Seminary buildings." Much of this ornamentation, however, dated from the mid-1920s to mid-1930s. The work was overseen by Maginnis and Walsh, a Boston firm that specialized in ecclesiastical decoration. The designer for the project was the artist Bancel La Farge, with assistance from his son Tom. The campaign to upgrade the chapel included carving column and pier capitals; painting extensive figurative and other designs on the walls and ceiling; installing altars, Stations of the Cross, and an organ; and filling the windows with stained glass.⁴⁸



The chapel in about 1920 (top) and the interior around 1935 (bottom) (Minnesota Historical Society)

After the improvements to the chapel were finished, the campus remained relatively undisturbed until mid-century. When construction started up again, it was concentrated at first on the west and south edges of the campus. In 1950, the seminary opened a new purpose-built library, designed by Lang and Raugland and named in honor of Archbishop Ireland, southwest of the Administration Building. Sisters associated with the seminary, who had never had a place of their own, got a new convent with a chapel in 1951. Also by mid-century, a small addition extended from the southeast corner of the Gymnasium.⁴⁹

Modifications that would be more consequential to the historic campus, however, were foreshadowed in a letter from the seminary's rector to the archbishop in June 1964, which observed that "we are short of class-room space, office space, and a combination garage and storage building." At a meeting soon thereafter, the seminary's board authorized the construction of a twelve-car garage and an office space for the dean of studies, both affecting the historic

⁴⁸ Athans, "To Work for the Whole People," 154–165; St. Paul Seminary page on University of St. Thomas website, <https://www.stthomas.edu/spssod/about/chapel/smc-history/readmore/> (accessed November 2, 2016); Murphy, "St. Paul Seminary," 7:3 – 7:4.

⁴⁹ Athans, "To Work for the Whole People," 186–192; Reardon, *The Catholic Church in the Diocese of St. Paul*, 552–553; Sanborn Map Company, *Insurance Maps of St. Paul, Minnesota* (New York: Sanborn Map Company, 1927, updated 1939 and 1951), 7:727.

integrity of the Administration Building. More substantial alterations were anticipated by March 1965, when the seminary hired the architectural firm Bettenburg, Townsend, Stolte and Comb to begin design work for three new buildings for classrooms, an auditorium, and a gymnasium with a swimming pool. Planning and fundraising took several years, but in spring 1967, according to historian Athans, “contracts were signed and the announcement was made that a one-and-one-half-million-dollar addition was planned.” Completion was scheduled for March 1968. Brady Educational Center, a two-level classroom building and auditorium, was erected at the southwestern corner of the campus, while the gymnasium was on the campus’s east side. The changes resulted in an official reorientation of the campus away from Cretin Avenue and Grand Avenue, where buses had replaced the streetcar line some years earlier: “A more welcome entrance was constructed that necessitated a new address: 2260 Summit Avenue—a sign of openness to a new era.”⁵⁰

Despite these changes, the original seminary buildings remained. By the 1970s, Athans writes, “the old refectory building was no longer functional and was even unsanitary. Rebuilding it was clearly cost-prohibitive.” A new refectory was in place by the end of 1977 and the old structure was demolished a few months later. In the same decade, a retirement home for priests, the Byrne Residence, was constructed on the east edge of the campus along Cretin Avenue.⁵¹

Even as improvements were made to the campus, the seminary struggled to cover operating costs and witnessed a decline in enrollment. The last half of the twentieth century was a time of transition for the Catholic Church, particularly in the United States, which experienced a period of social upheaval. Fewer men were being drawn to the priesthood. Catholics were questioning the role of women and lay members in the church. Attitudes about birth control were changing. Social justice concerns were overriding religious dictates. These tumultuous times affected the St. Paul Seminary and its close neighbor, the College of St. Thomas. St. Thomas changed with the times, becoming coeducational in 1977 and adding graduate programs, all prompting its rechristening as the University of St. Thomas. The seminary, on the other hand, foundered. By the mid-1980s, St. Thomas and the seminary were engaging in intense discussions about an affiliation.⁵²

It was during this period, in 1984, that Patricia Murphy prepared a National Register nomination for the St. Paul Seminary Historic District based on its significance in the areas of education and religion (Criterion A) and architecture (Criterion C). (The nomination was not processed, so the district is not listed in the National Register.) By this time, two of the six buildings designed by Gilbert—the Refectory and Classrooms building—had been demolished. The district comprised the four surviving Gilbert buildings—the Administration Building, Loras and Cretin Halls, and the Gymnasium—as well as St. Mary’s Chapel and Grace Hall. Specifically excluded were six buildings constructed later, “all located south and/or east of the proposed district: the Library, Brady Center, Binz Rectory, McCarthy Recreation Building, a Convent and the Byrne Residence.” Architecture, education, and religion were given as the areas of significance. While nominations at that time did not delineate a period of significance, the form identified “specific

⁵⁰ Athans, “*To Work for the Whole People*,” 247–256. The quote from Msgr. McCarthy, who had become the rector in 1958, is on page 247.

⁵¹ Athans, “*To Work for the Whole People*,” 273. This Byrne Residence was razed in 1995 and rebuilt to the west.

⁵² There is an extensive discussion of this period in Athans, “*To Work for the Whole People*.”

dates” as 1892 to 1912. The latter year was presumed to be when Grace Residence was completed, although Athans maintained that the construction extended into 1913. The nomination noted that “the Seminary has continued to serve its intended function since it was dedicated in 1895.”⁵³

That changed after 1987 when the seminary became officially affiliated with St. Thomas with the creation of the School of Divinity, which became a graduate program of St. Thomas. This program, according to the school’s website, “educates lay men and women for service in the Church and for the work of evangelization.” The seminary, under the aegis of the Archdiocese of St. Paul and Minneapolis, retained its role of training priests.⁵⁴

This merger was responsible for some of the modifications that occurred after Murphy’s nomination was prepared. In 1984, the campus retained relatively good integrity: “New construction and the demolition of two of the original buildings at the complex have changed the orientation of the Seminary Buildings to one another over the years, but the original core area of the campus remains intact. The buildings at the site were laid out in a circular fashion around a central open court, with the Loras/North Dormitory and the chapel . . . at the northern part of the circle, the refectory (razed) and the gymnasium on a north south axis at the east part, the south dormitory on a north-south axis with the north dormitory and forming the southern part of the circle together with the classroom building (razed), and the Administration building on the west side of the circle. . . . The campus is geared for pedestrian travel though there are two driveways leading through it, one from Summit Avenue running between the Chapel and the Loras Residence to the Administration Building where it connects to the other which extends west and south through a parking area to Cretin Avenue.”⁵⁵

Planning for changes to the campus had begun around the time that the nomination was completed. The seminary had assembled committees to consider three specific needs: the renovation of St. Mary’s Chapel, renovation of the Administration Building, and construction of new residential facilities for students and priests on the faculty. By May 1986, architect John Rauma, a principal of Griswold Rauma Egge and Olson, had been selected to work on plan development. One of Rauma’s first recommendations was to demolish, rather than renovate, the Administration Building and erect a new office building. This would allow the creation of a central common area anchored by the chapel to the north and ringed to the east, west, and south by the new administration and residential buildings. The orientation of the chapel would be flipped, moving the altar from the southern apse to the north end, where the choir/balcony would be removed and the new sanctuary would block the doors that were historically the main entry. A proposal to completely remove the apse to create the new entry ran into opposition, so the apse was repurposed with a baptismal font and the entry was accommodated in a new addition to the south. The design of the office building was modified several times, once dropping it from three to two stories “but expand[ing] the] width to allow for the same square footage.” The scale

⁵³ Patricia Murphy, “St. Paul Seminary,” National Register of Historic Places Inventory-Nomination Form, June 1984, 7:0, 8:0, prepared by the Ramsey County Historical Society; Athans, “*To Work for the Whole People*,” 117–118. Athans noted that the convent was completed in 1951 and used for that function until 1987 (pages 190–192).

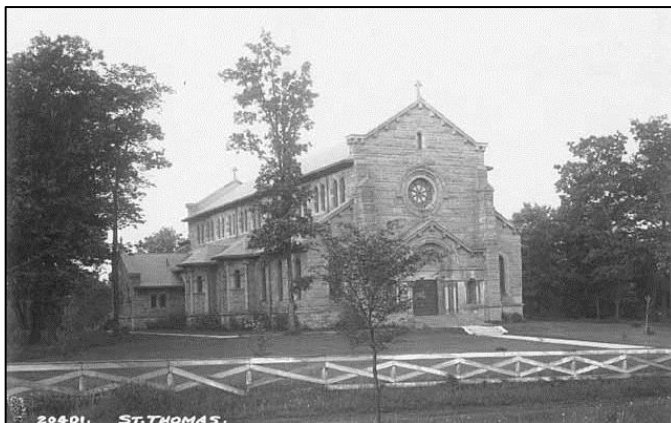
⁵⁴ University of St. Thomas website, <https://www.stthomas.edu/spssod/about/history/readmore/#d.en.119399> (accessed November 2, 2016).

⁵⁵ Murphy, “St. Paul Seminary,” 7:1.

shrank again when the archdiocese reduced its space requirements and the building's height was lowered to a single story. Even so, the *St. Paul Pioneer Press* reported that "the project is the biggest construction effort in the history of the educational institution."⁵⁶

The article continued: "When the complex is complete in the summer of 1989, the entire seminary campus will be concentrated in the new buildings. The remaining seminary buildings will be transferred to the college." The new facility comprised more than 78,000 square feet and included residential accommodations for one hundred seminary students and twelve ordained faculty in addition to offices for the faculty and administrators.⁵⁷

At a prayer service in December 1987 marking the start of the demolition of the Administration Building, the seminary's rector, Father Charles Froehle, remarked: "We are grateful for the vision and dreams of James Hill and John Ireland who built this structure, and to those who subsequently lived and worked within it. But our generation also has its vision and its dream built upon that earlier one. May future generations look back and thank God for our vision, and may they, too, have a new vision and new dreams—so that what happens here may always be the best service of God's people." Father Stephen Adrian, who worked for the Archdiocese of St. Paul-Minneapolis for nineteen years, felt that the demolition "opened the door for diocesan seminary education in the twenty-first century to happen. And it did that because the St. Paul Seminary ceased to exist. At least the



The Administration Building and St. Mary's Chapel around 1900 (top and middle, Minnesota Historical Society) and the chapel today (bottom) with the now-closed entry, and the Divinity School to the left.

⁵⁶ Athans, "To Work for the Whole People," 329–332; Jean Hopfensperger, "New Complex Will Reflect Changing Role of Seminary," *Minneapolis Star Tribune*, April 14, 1988.

⁵⁷ Hopfensperger, "New Complex Will Reflect Changing Role of Seminary."

St. Paul Seminary that priests knew. Once the administration building and the gold cross on top of that administration building came crashing down, it was as if the St. Paul Seminary had been dissolved. Something died, and something new was born. The brilliance of re-orienting the chapel was . . . a snapshot of that.”⁵⁸

The official groundbreaking for the new construction was in March 1988, and work progressed ahead of schedule. A year later, the seminarians moved into the new residential building from their existing rooms in Loras and Grace Halls. The last service in the chapel in Grace, “which had been a center for the prayer of seminarians for over seventy-five years,” was held on St. Patrick’s Day 1989. The new buildings were formally dedicated that September. “The chapel renovation was not complete,” Athans noted, “but the choir stalls had been removed, a new granite floor installed, and the altar placed at the opposite end of the building under the rose window.” The dark, moody atmosphere that had characterized the interior was transformed by white paint on the walls. The ornate light fixtures that had hung from the ceiling were replaced by can lights, leaving the nave unobstructed. The website of the architects for the project, Rafferty Rafferty Tollefson Lindeke, notes that “the choir stalls were eliminated and replaced by movable benches, and a new altar platform was built. Underneath, a beautifully detailed granite floor was installed. . . . Above, the dark ceiling was repainted in a light red hue and was stenciled with a geometric pattern. The wood ceiling beams were sandblasted to reveal their natural beauty and new lighting was designed throughout.” A new organ was installed in 2000, replacing one dating from the 1920s, and “the organ pipes serve as a backdrop for the altar and sanctuary.”⁵⁹



Renovated chapel interior looking south at the former sanctuary (left) and north towards the altar in front of the former main entry (right). (<http://www.rrtlarchitects.com/religious/st-marys-chapel>)

⁵⁸ Froehle quoted in Athans, “*To Work for the Whole People*,” 341. The Adrian quote is in the same book on pages 341–342.

⁵⁹ Athans, “*To Work for the Whole People*,” 342–343; Rafferty Rafferty Tollefson Lindeke Architects website, <http://www.rrtlarchitects.com/religious/st-marys-chapel>.

A new rector, Phillip Rask, took the seminary's helm in 1993. One of his priorities was to improve the grounds, so gardens were planted around the chapel and the new buildings. He also wanted to create a new monument to replace the 15-foot-tall gilded cross that had topped the historic Administration Building and, according to Athans, "had been visible for blocks around the seminary, particularly from the Grand Avenue entrance." Rather than pull that cross out of storage, the seminary commissioned a 10-foot-high aluminum cross with a black anodized finish that rests on a gold-plated sphere measuring 20 inches in diameter. The cross and sphere are at the apex of a 27-foot-high stone obelisk, which is ringed by stone benches. The ensemble, located near the entry to the seminary complex, was dedicated in 1998.⁶⁰

Assessment of St. Paul Seminary Historic District

Three of the original seminary campus buildings survive today: North Dormitory (Loras Hall), South Dormitory (Cretin Hall), and the Gymnasium. The later St. Mary's Chapel and Grace Residence Hall are also extant. Loras, Cretin, and Grace Halls and the Gymnasium retain good integrity, although the function of these buildings changed after the seminary became affiliated with St. Thomas. Priests still occupied the residential buildings when the St. Paul Seminary National Register nomination was prepared in 1984. The chapel in Grace was an important spiritual center for the students and staff, and part of the first floor of Cretin continued its original purpose as an infirmary. Loras Hall is now offices, and Cretin and Grace are student housing for St. Thomas. A minor physical alteration to the exterior since 1984 is the removal of "plain cast iron fire escapes" from the ends of the residences that were noted in the nomination's description of these buildings; these were not, however, original to the buildings. The door openings to these fire escapes have been partially infilled. A penthouse rises above the roof of Loras for an elevator that was added after the building was converted into offices. Dormers on the roof's east slope were perhaps altered at the same time. A heating plant was still in the Gymnasium in 1984, but the gymnasium space was used for storage. The building now holds offices and services, and the impressive roof trusses in the gymnasium area remain exposed.⁶¹



The new monument, looking east, with Grand Avenue in the background.

⁶⁰ Athans, "To Work for the Whole People," 377–378.

⁶¹ Murphy, "St. Paul Seminary," 7:2.



Google map, 2016

The west side of the campus, however, has experienced more substantial changes since the St. Paul Seminary National Register nomination was drafted. The Administration Building, a major component of the campus both visually and functionally, has been demolished. The three-and-one-half-story brick structure had relatively good integrity in 1984, still holding offices on the first floor and apartments for professors above, although its “front” orientation had been changed from the west to the east, and an open porch on the building’s west side had been replaced by a large garage structure.⁶²

In its place, there is a new building for the School of Divinity, which extends along the east side of St. Mary’s Chapel. The north wall of the new building is set back from the front wall of the chapel, reducing the visual impact of the new construction from the perspective of Summit Avenue. The west wall of the new building is slightly set back from the east wall of the chapel. To the south, an extension from the Divinity School’s west wall connects with an addition on the south wall of the chapel, which contains the chapel’s new entrance. A link to the west from the chapel addition provides a connection to a pyramidal-roofed tower of another new building, the

⁶² Ibid., 7:1. It is not known when the stone marker was placed in front of the chapel; it is considered a noncontributing feature in the Summit historic district.

Seminary Residence. The tower is at the north end of one flat-roofed wing of the building's L-shaped plan. Another pyramidal-roofed tower is at its southern end, and the second flat-roofed wing extends easterly from that tower. The second wing has a smaller pyramidal-roofed tower attached to its east end, which is south of the Divinity School building. The wings of the residence, the chapel addition, and the south end of the Divinity School enclose a pedestrian courtyard. The east edge of the courtyard is further defined by a stone wall that continues north from a mechanical equipment enclosure situated east of the second wing. Another stone wall extends south from the Divinity School building. Pylons topped with ornamental light fixtures terminate the ends of these walls, demarking the opening into the courtyard. The courtyard has a grass lawn edged by trees and divided by linear paver-block walkaways edged with bands of concrete. A small, concrete-paved plaza in the southwest corner features a stone statue of St. Paul the Apostle on a tall base.

The wings of the Seminary Residence are aligned slightly off cardinal points, a deviation from the historic pattern of the campus's layout. The same is true of the Leo C. Byrne Residence, another newer building, just to the southwest. Built in 1995 and designed by Opus Architects, it was noted as noncontributing by the St. Paul Seminary and West Summit Avenue National Register nominations. Archbishop Ireland Memorial Library is south of the Seminary Residence and east of Byrne. While the Divinity School and Seminary Residence were not in place when the seminary nomination was written, they had been built by the time the West Summit Avenue district was established. That nomination identified



The top view shows the chapel and the Seminary Residence to the south of it. The residence forms a wall between the campus and the Mississippi River gorge to the west.

Stone walls frame the entry to the new courtyard (middle), which is edged by the Seminary Residence and holds the new entrance to the chapel (bottom).

the “Administration Building and Campus Residence” as a single noncontributing structure. Also after the nomination was prepared, St. Thomas added twelve more classrooms to the Brady Center.⁶³

The landscape of the campus has also been altered since the St. Paul Seminary nomination was prepared. Photographs included with the nomination show that the landscape was very similar to Danehy’s description in the 1895 *Bulletin*, with walking paths crossing large lawns dotted with trees.⁶⁴ In the intervening decades, the need to accommodate cars has consumed much of the lawn. The Gymnasium is now an island in a sea of surface parking lots that fill the area east of Loras, Cretin, and Grace Halls. A landscaped berm at the north end of this parking lot, while having the benefit of obscuring the view of parked cars from Summit, is another change to the flat lawn that was historically in this location. There is also a parking lot wedged between Loras and Cretin, and more parking west of Cretin. The driveway from Summit Avenue has been widened and both sides of the road hold parking. The 1998 obelisk and cross are barely visible from Cretin Avenue.

By compromising the relationship between the historic buildings in this part of the district, the new construction compounds the damage to the district’s integrity that was caused by the demolition of the Administration Building. The new construction also blocks the relationship with the Mississippi River valley that the campus once had. As the nomination noted, “The



While a tree-filled lawn is directly west of the residential halls (top), the entrance drive between these halls and the Chapel/Divinity School (middle) is edged by parking and leads to a parking lot west of Grace. Surface parking extends along the west facades of all of the halls (bottom).

⁶³ Roberts and Zimniewicz, “West Summit Avenue Historic District,” 7:52 – 7:53; Athans, “*To Work for the Whole People*,” 187–189; Athans, “*To Work for the Whole People*,” 334.

⁶⁴ Murphy, “St. Paul Seminary,” 7:1.

wooded site slopes down gradually to Mississippi River Boulevard which sits on the east bank of the river.” The off-grid alignment of the Seminary and Byrne residences further degrades the historic character of the campus.⁶⁵

Considering these changes in light of the National Register’s seven aspects of integrity, there are some areas in which the St. Paul Seminary retains good integrity. The campus is in its original location but is now part of St. Thomas, resulting in the change of use of many buildings. The historically close relationship between these two institutions, though, helps to maintain integrity of association. Individual surviving buildings retain relatively good integrity of design, materials, and workmanship. These characteristics, however, have been lost for the demolished Administration Building and are compromised for the landscape. The design and setting of the district as a whole has been severely compromised by the demolition of the Administration Building, new construction east and south of St. Mary’s Chapel, and the intrusion of parking lots and expanded roadways in the campus landscape.

Individually, the surviving buildings are of historical interest (Criterion A) for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the argument for individual eligibility seems weak.

The remaining buildings are of architectural interest (Criterion C) individually, but not every building designed by Gilbert or Masqueray merits National Register designation. A case for designating the buildings based on their association with these architects needs to consider the place of the commissions in the overall oeuvre of these men. For Gilbert, the seminary buildings were an important job during a formative period of his professional life. As architectural historian Patricia Murphy observed, “Hill’s St. Paul Seminary was the first and probably most modest and severe of the several campus plans and school and college building designs that Gilbert completed in his career.” She notes, though, that “Hill was intimately involved with Gilbert and Archbishop Ireland in working out nearly every aspect of the design and construction of the seminary. . . . Several aspects of the project were hotly debated, including the use of sandstone as a foundation stone [and] the type of brick for the building exteriors.” It would take research in primary documents to determine—if, indeed, it is possible to determine—how much the appearance of the Loras and Cretin Halls and the Gymnasium is attributable to Gilbert’s design sensibilities and how much was dictated by Hill. “Gilbert despised the experience” of working with Hill, according to architectural historian Geoffrey Blodgett. “Never again, he vowed, would he be coerced into subservience by a powerful client.”⁶⁶

Grace Hall, erected in 1912–1913, came after Emmanuel Masqueray had received the commission for the St. Paul Cathedral in 1905 and for Minneapolis’s Basilica of St. Mary shortly thereafter. Between about 1907 and 1917, “through the patronage of Archbishop Ireland, he obtained two dozen parish church commissions . . . and also designed three more cathedrals,” according to architectural historian Alan Lathrop. In 1916, Masqueray drew up plans for the chapel at the College of St. Thomas, which still stands a few blocks northeast of Grace Hall. “Archbishop Ireland was once again the guiding force” in the selection of the architect, as he

⁶⁵ *Ibid.*, 7:0.

⁶⁶ Murphy, “Architectural Education and Minnesota Career,” 41; Geoffrey Blodgett, *Cass Gilbert: The Early Years* (St. Paul: Minnesota Historical Society Press, 2001), 115.

undoubtedly was for Grace Hall. Lathrop, however, did not mention Grace in a biographical sketch of Masqueray published in *Minnesota History*, and it was clearly a minor commission for him, so the building cannot claim significance under Criterion C for its association with that architect.⁶⁷

Regardless of the association to an architect, a case for designating these buildings might also be made under Criterion C based on aesthetics. Blodgett observed that Gilbert's seminary buildings "were models of unembellished re-brick severity, appropriate for the lives of their users. Taken together, those that survive reach well beyond the ordinary in proportion and minimalist dignity." Given their late nineteenth-century construction date, the stripped-down design of Gilbert's three surviving buildings is noteworthy. With its stone stringcourses and window sills, bracketed eaves, and projecting center and end bays, Masqueray's Grace Hall, erected almost two decades later, displays a more traditional and unoriginal design that cannot claim high artistic value.⁶⁸

Conclusions

The National Register nomination states that the district "obtains its character from the 200 properties built between 1900–1929. . . . The poorest years for building on west Summit were during and just after WWI and from 1930, the Great Depression, through WWII. During the 20-year period from 1930–1949, only 16 buildings were constructed on west Summit." The district's period of significance ends in 1938.⁶⁹

The historic district retains a strong residential character east of Cleveland Avenue, and St. Thomas's properties at 2045 and 2055 Summit reinforce that character. To the west, between Cleveland and Cretin, the two blocks on the south side of Summit have a varied collection of properties. Only one of the buildings on the East Block, 2110 Summit, was built during the period of significance and contributes to the historic district, although what was once its side yard, now a surface parking lot, is considered noncontributing. The William Mitchell College of Law building at 2100 Summit is also noncontributing to the district. It appears, though, to be of historical significance in its own right in the areas of education and law and potentially qualifies individually for the National Register and local designation.

The West Block contains ten contributing properties, two of which were built towards the end of the period of significance. The block also has one noncontributing property, 2166 Summit, which was built in 1950, after the period of significance.

To the north of Summit Avenue, Aquinas Hall (1932) dates from the last phase of construction in the district, while Albertus Magnus Hall (1946) and two more recent stone markers are noncontributing. The Anderson Student Center, constructed after the historic district was designated, is also noncontributing. The campus west of Cretin displays a similar pattern, with a large percentage of newer properties.

⁶⁷ Alan Lathrop, "A French Architect in Minnesota: Emmanuel L. Masqueray, 1861–1917," *Minnesota History*, Summer 1980, 42–56.

⁶⁸ Blodgett, *Cass Gilbert*, 114–115.

⁶⁹ Roberts and Zimniewicz, "West Summit Avenue Historic District," 7:5.

All in all, the physical integrity of the Summit historic district between Cleveland and Cretin is spotty. It holds a relatively high percentage of noncontributing properties, as well as several buildings from the 1930s that are contributing but were built after the character of the district had been established by a construction surge between 1900 and 1929. West of Cretin, the campus stretching along the south side of Summit has also experienced a good deal of change as the St. Paul Seminary and St. Thomas have evolved since the late nineteenth century. While there has been much change on the blocks west of Cleveland, though, the design of the new construction is generally compatible with the Summit Avenue National Register and local historic districts and does not detract from their overall character. This perspective can serve as a guide when assessing the potential impacts of alternatives that St. Thomas is considering in its master planning process.

On the other hand, demolition, new construction, and landscape alterations have severely compromised the integrity of the St. Paul Seminary Historic District since that nomination was drafted in 1984. The district no longer appears to qualify for the National Register under Criterion A (education and religion) or Criterion C (architecture). Individually, the surviving buildings are of historical interest for their association with the seminary, but given their primary relationship to the campus, which lacks physical integrity, and changes to their setting, the case for individual eligibility under Criterion A also seems weak in this context.

Under Criterion C, there might be a case for National Register eligibility for the three buildings that survive from the 1890s. The seminary was an early and important commission for Gilbert, so the buildings could represent a significant milestone in the development of his career. The spare design of the buildings in an era better known for ornamentation is also noteworthy, making the buildings potentially of interest for their aesthetic characteristics. Grace Hall cannot make the same claim, and does not appear to be eligible under Criterion C.

MACPHAIL BUILDING, MINNEAPOLIS

Historical Designations and Implications

National Register of Historic Places

The Minnesota Historic Preservation Office has evaluated the MacPhail Building and determined that it appears to qualify for the National Register. As noted earlier, National Register status usually does not restrict the actions of a property owner unless federal involvement triggers the Section 106 review process.

Substantial renovation projects of National Register-listed properties can qualify for 20-percent federal and 20-percent state historic tax credits. Work on both the exterior and interior must conform to the Secretary of the Interior's Standards for Rehabilitation. There are restrictions for tax-exempt organizations, so the transaction would have to be appropriately structured to take advantage of the credits. The federal historic tax credit application has three parts. Part 1 verifies that the property qualifies for the National Register. (The property must be officially nominated to the National Register and listed by the time that the renovation project is completed.) Part 2 is a detailed description of existing conditions and the work that is proposed, item by item (windows, HVAC, interior surface treatments, etc.). A developer can elect to complete Part 2 in phases, which allows up to sixty months to finish the rehabilitation; otherwise, the work must be finished in twenty-four months. Part 3 of the application is prepared when the renovation is done to prove that the work was carried out as approved in Part 2. All parts of the application are submitted to the Minnesota Historic Preservation Office, which forwards them to the National Park Service in Washington for a final decision. The state historic tax credit application dovetails with the federal application. Part A of the state application must be submitted at the same time as Part 2 of the federal application; the state Part B accompanies the federal Part 3.

Minneapolis Heritage Preservation Commission Designation

The property was designated as an individual landmark by the Minneapolis HPC in 2001. The period of significance extends from 1923 to 2000. Because of this designation, changes proposed to the exterior of the building are subject to review by the HPC. Decisions of the HPC can be appealed and confirmed or overruled by the Minneapolis City Council.

Historical Overview

The MacPhail School of Music was founded in 1907 by William S. MacPhail, a member of the Minneapolis Symphony.⁷⁰ The school originally offered violin lessons, as well as music history and harmony classes. The program proved very popular and the school expanded the curriculum to include more instruments, vocal training, and the dramatic arts. In 1922, MacPhail hired local architects Magney and Tusler to design a four-story school building on the south edge of

⁷⁰ This section is excerpted from a cultural resources study prepared by Hess Roise as part of the environmental review for a proposed light-rail development (Charlene Roise, Elizabeth Gales, Stephanie Atwood, Linda Pate, and Penny Petersen, "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume II," February 2012, 4:3-49 – 4:3-50, prepared by Hess, Roise and Company for the Hennepin County Regional Rail Authority and Metropolitan Council).

downtown Minneapolis. The school had one hundred instructors and four thousand students, and claimed to be the largest of its kind in the country. The building was completed in 1923 and included storefronts on the first story that the school could rent out for additional income. The school thrived in the new building and expanded its programs further to include popular music, like jazz, and college degrees.⁷¹

Through its instructors, the school maintained a relationship with the Minneapolis Symphony (later renamed the Minnesota Orchestra) and forged affiliations with other cultural organizations, such as the Minnesota Opera. MacPhail died in 1962. His family gave the school to the University of Minnesota in 1966, and its name was changed to the MacPhail Center for the Arts. Classes were still held at the building on LaSalle Avenue, as well as at satellite locations. New programs developed in the 1960s included Early Childhood Arts and Suzuki Talent Education programs. The Suzuki program was one of the first in the country.⁷²

In 1994, the MacPhail Center for the Arts separated from the University of Minnesota and became an independent, non-profit organization with its own board of directors. The organization continued to occupy the building on LaSalle until it constructed a new facility in Minneapolis at 501 South Second Street in 2006–2007.⁷³



*MacPhail School of Music and Dramatic Art building ca. 1923 (left) and in 2011 (right).
(1920s photograph from Minnesota Historical Society)*

Conclusions

The MacPhail Building is locally designated, so alterations are subject to review by the Minneapolis Heritage Preservation Commission. The commission is primarily concerned with exterior work. The building also appears to qualify for the National Register, so a substantial rehabilitation might be able to obtain historic tax credits that could help finance the project. The challenge would be to find a financial/ownership structure that could make use of the credits, which only have value to tax-paying entities. Tax credit reviews cover the interior as well as the exterior of the building.

⁷¹ “MacPhail Music School Has Over 4,000 Students,” *Minneapolis Tribune*, January 1, 1922; MacPhail Center for Music, “History,” <http://www.macphail.org/history.html>; Minneapolis Building Permit A16186 (dated November 3, 1922).

⁷² MacPhail Center for Music, “History.”

⁷³ *Ibid.*

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CITY OF ST. PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806

DEMOLITION PERMIT APPLICATION

Visit our website at www.stpaul.gov/dsi

PROJECT ADDRESS	Number 2260	Street Name Summit Ave.	St. Ave, Blvd. Etc. Ave.	N S E W	Building Name Loras Hall	Date 10-28-2020
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Contractor (Include Contact Person) Carl Bolander & Sons Andy Ristrom	Address (Permit will be mailed to the Contractor's Address) 251 Starkey Street St. Paul, MN 55107	Phone 612 242-4118
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Contractor's Email: Andy@bolander.com


Property Owner (Include Contact Person) College of St. Thomas	Address 2115 Summit Ave., St. Paul, MN	Phone
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Current (or last) Use of Property being demolished: OFFICE Bldg	Estimated Start T.B.O.	Estimated Finish	VALUE OF PROJECT \$ T.B.O.	TOTAL CUBIC FEET 518,400
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Residential <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Accessory Structure <input type="checkbox"/>	Structure Size Width Length Height 45' x 160' x 65'		
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What is the Contract Standard for Removal?				Cross Street:	
1) Total Removal <input checked="" type="checkbox"/>	2) Two (2) Feet <input type="checkbox"/>	3) One(1) Foot Below Grade <input type="checkbox"/>	4) Other (Explain in the Comment Area) <input type="checkbox"/>	Does the Structure have a Basement? <input checked="" type="radio"/> Yes or No	
NOTE: Contractor is required to contact Ramsey County Department of Environment Health prior to the commencement of the project at 651-266-1199.				Comments:	

Authorization	Pin # 052823420005
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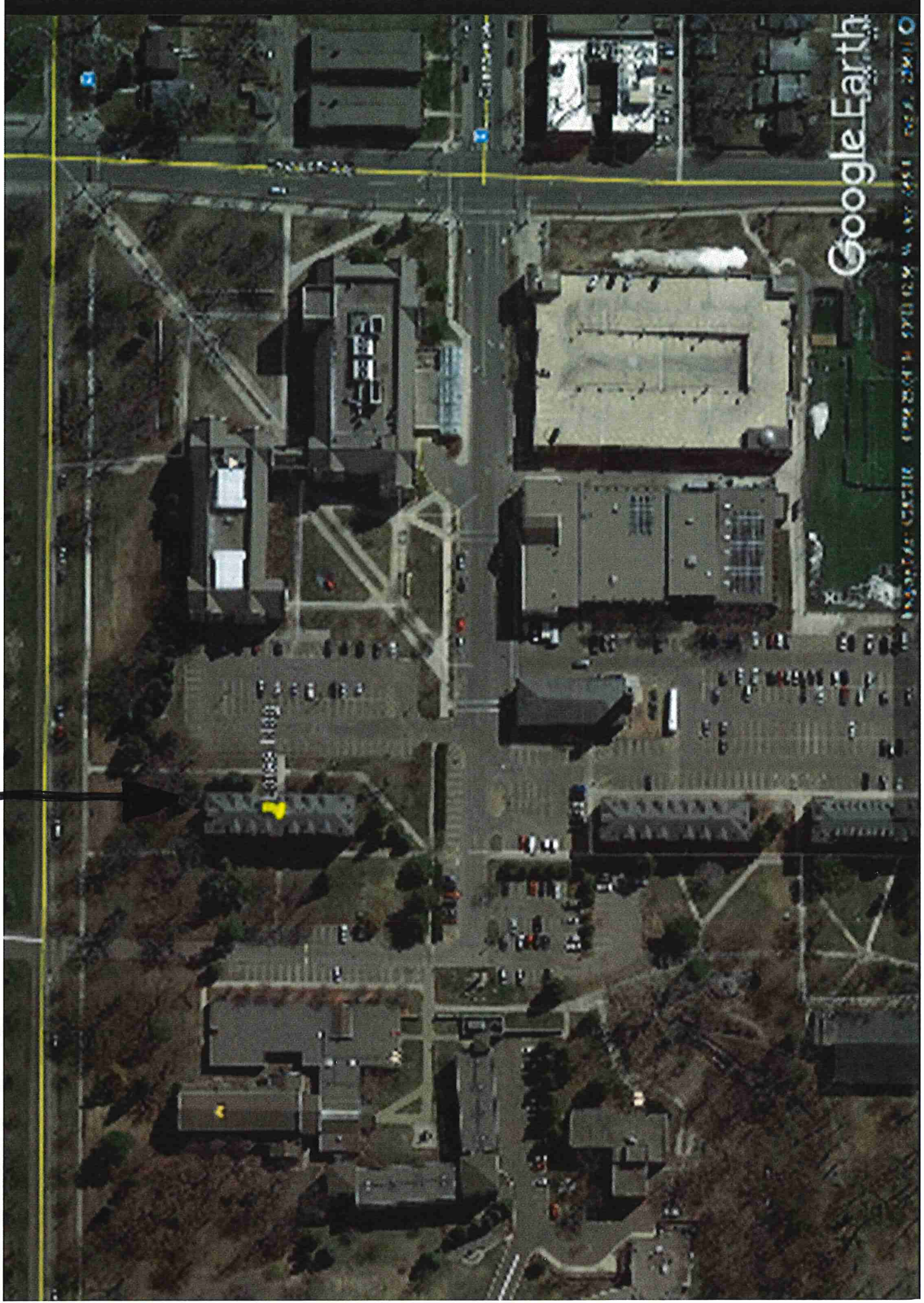
Applicant certifies that all information is correct and that all state and county regulations and city ordinances will be complied with in performing the work for which this permit is issued.	Legal Description:
 10-28-2020	
Applicant's Signature	Date

Sign Offs Required	Office Use Only	SUMMARY OF FEES	
Public Works / 25 - 4 th St. W., 10th Flr. City Hall Annex	Sewer Availability Credit (See Plan Examiner for SAC)	Permit Fee (Minimum \$78.00)	\$
Sewer Dept / 25 - 4 th St. W., 7 th Flr. City Hall Annex	Number of Credits	Zoning Review Fee \$90.00	\$
	Receipt #	TOTAL	\$
Water Utility - 1900 Rice St - Maplewood Fax: 651-266-1657	Extermination	** See Back for Fee Schedule ** Make Check Payable to City of Saint Paul	
		Office Use Only	Permit Number _____
PAYMENT MAY BE MADE BY CREDIT CARD! If paying by credit card, please complete the following information:			

Signature of Cardholder (required for all charges): _____

<input type="checkbox"/> AMEX <input type="checkbox"/> Discover <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa	Security Code ▶	Expiration Date: Month /Year ▶
Enter Account Number →		

Loras Hall



Google Earth

10/25/11 12:00 PM

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GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS...
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED...

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS...
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS...
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE...

PAVING AND STRIPING NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONS RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MNDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS...
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY STANDARDS...
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS...

CITY OF ST PAUL PERMIT REQUIREMENTS

- 1. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 286-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES...
2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS...
3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR...

GRADING AND DRAINAGE NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES...
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS...
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS...
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE MUXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION...

CITY OF ST PAUL NOTES

- 1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR...
2. CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER...
3. STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4' TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE...
4. CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-632-2437), PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION...

REFER TO GEOTECHNICAL REPORT NO. XXXXXXX DATED XX/XX/XXXX

WATER STORM SEWER & SANITARY SEWER NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE NECESSARY AND REGULATORY AGENCIES...
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET...
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE...
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS...

3RD PARTY TEST REPORTS REQ'D

- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATERSSEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE...

- 1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED...
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE...
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY...
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE)...
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

PRELIMINARY - NOT FOR CONSTRUCTION

LORAS HALL
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ST. THOMAS
ST. PAUL, MN

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Table with columns for REVISIONS, No., and DATE.

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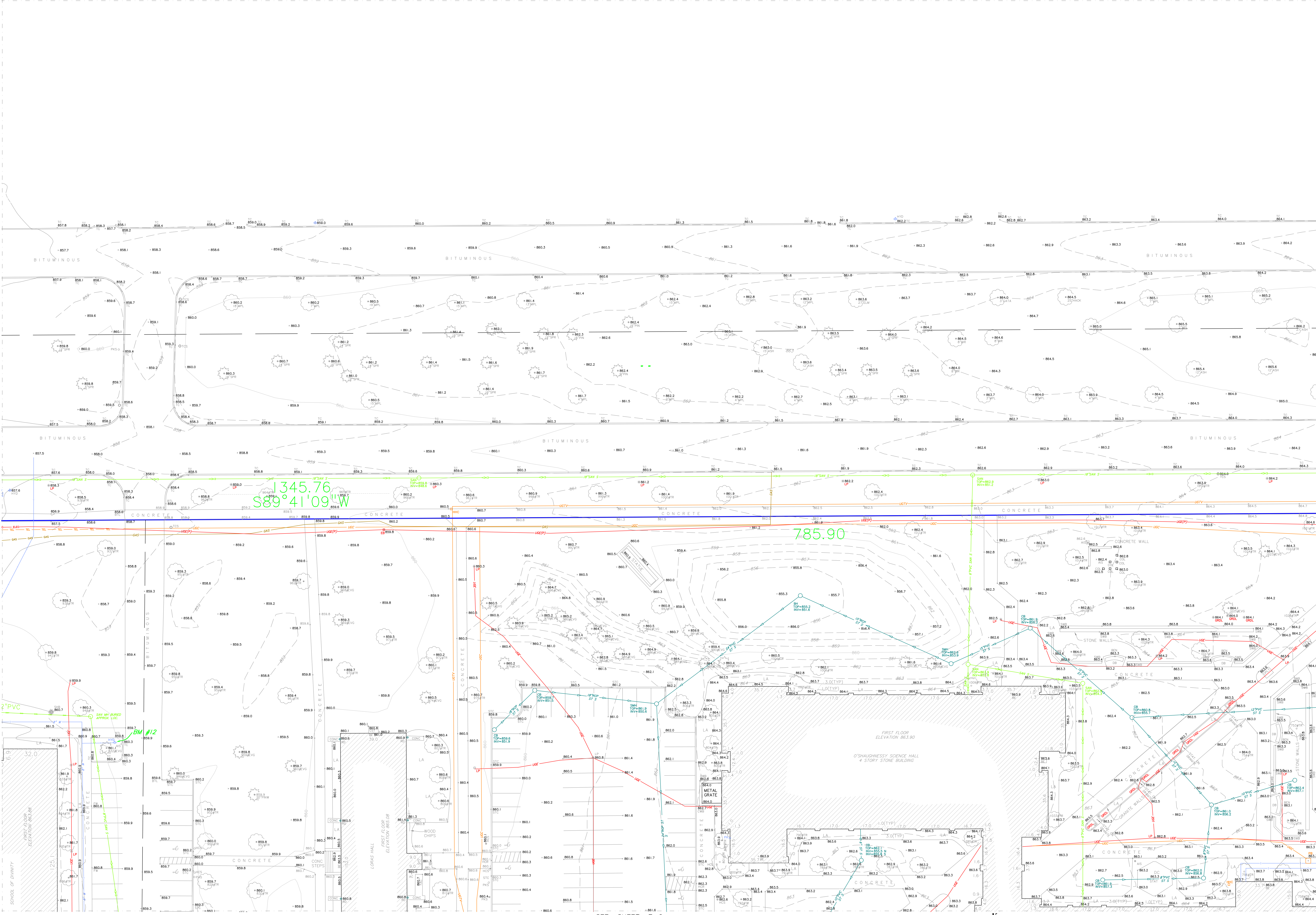
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GENERAL NOTES

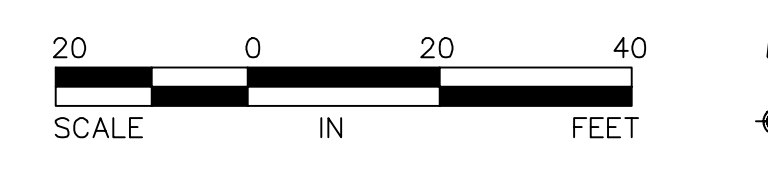
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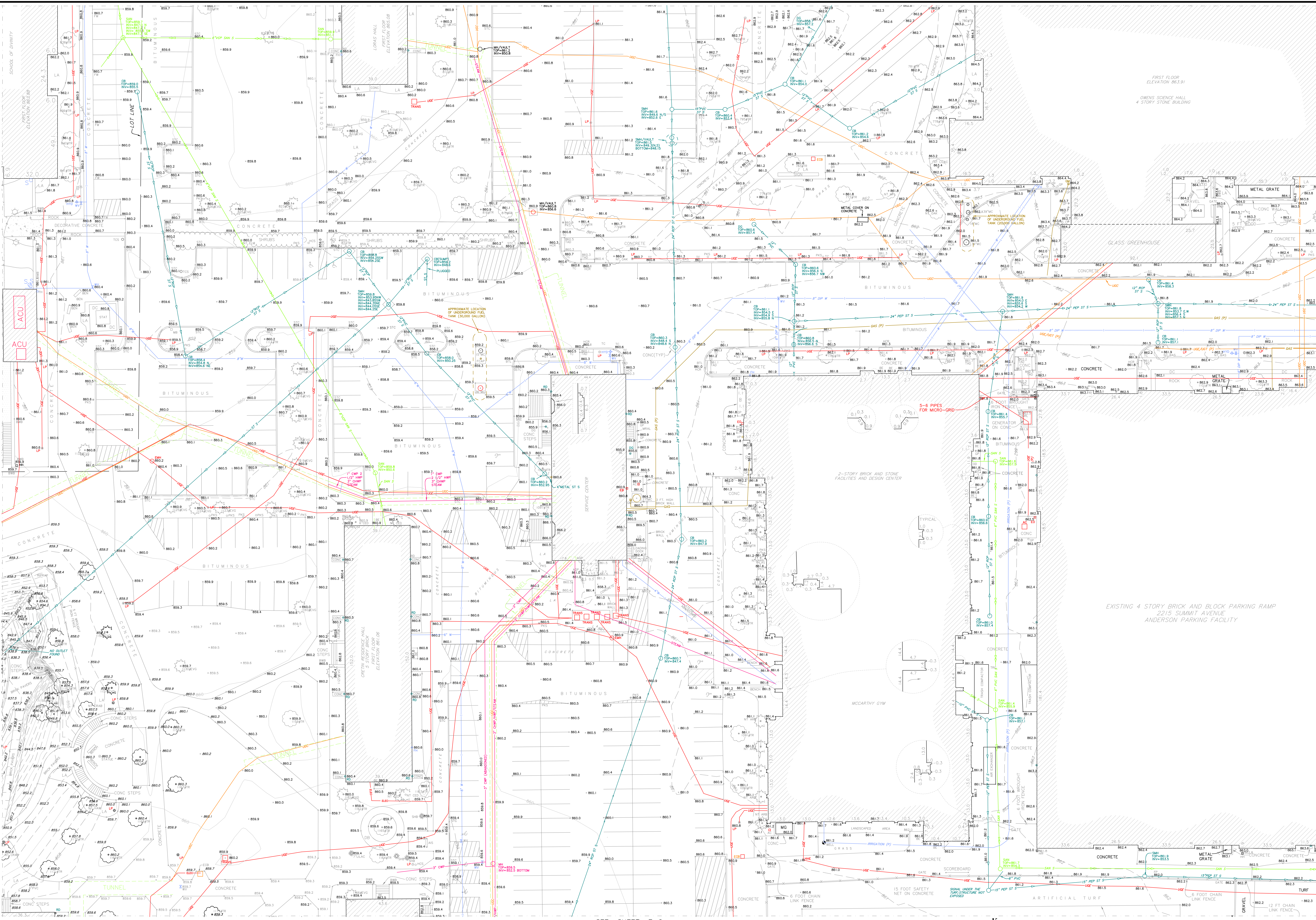
Dated this 5th day of December, 2018
 Certified by: *Ailee J. Carlson*
 Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

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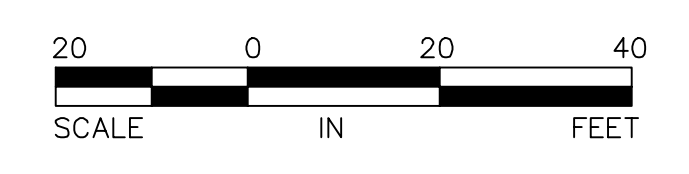
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Dated this 5th day of December, 2018
 Certified by: *Aree J. Carlson*
 Aree J. Carlson, P.L.S. Minn. Lic. No. 44900

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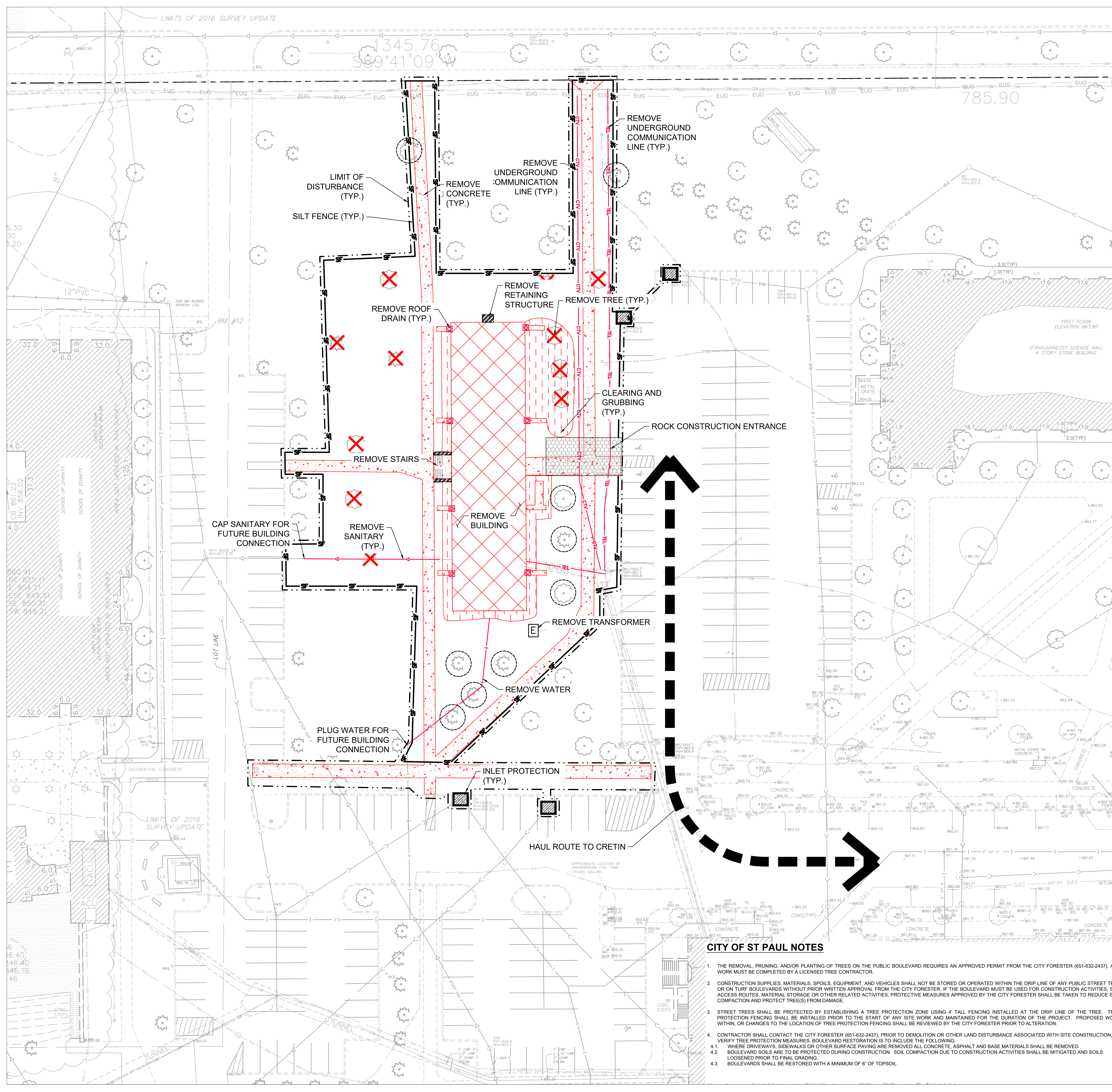


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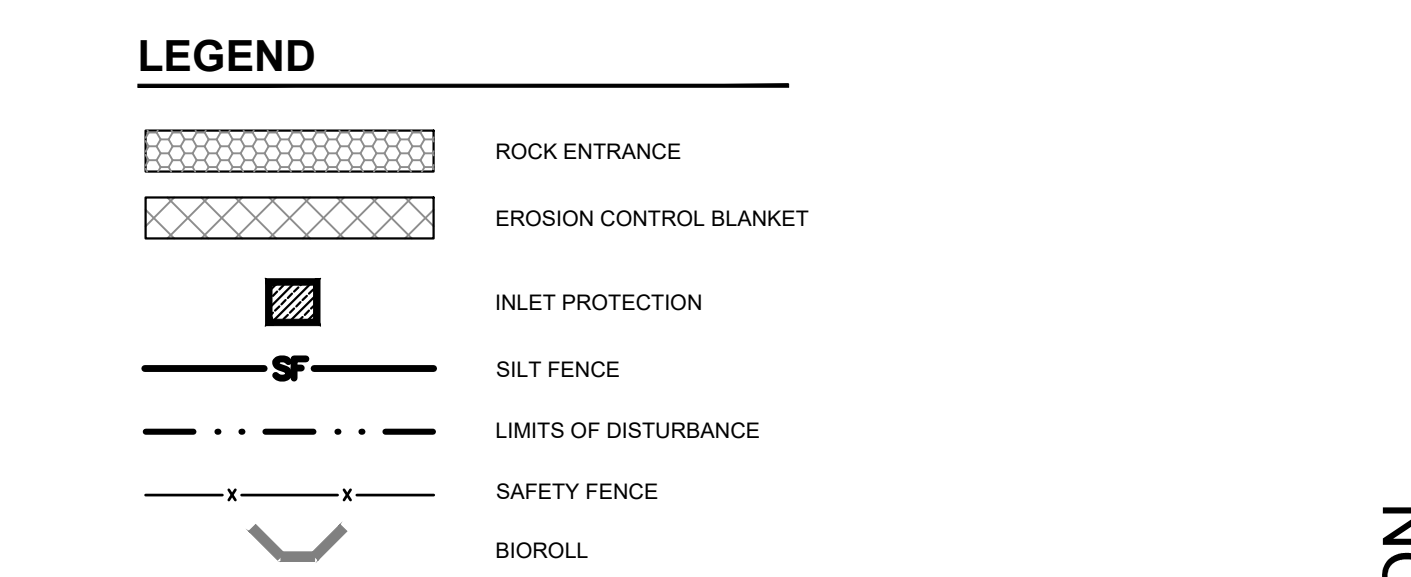
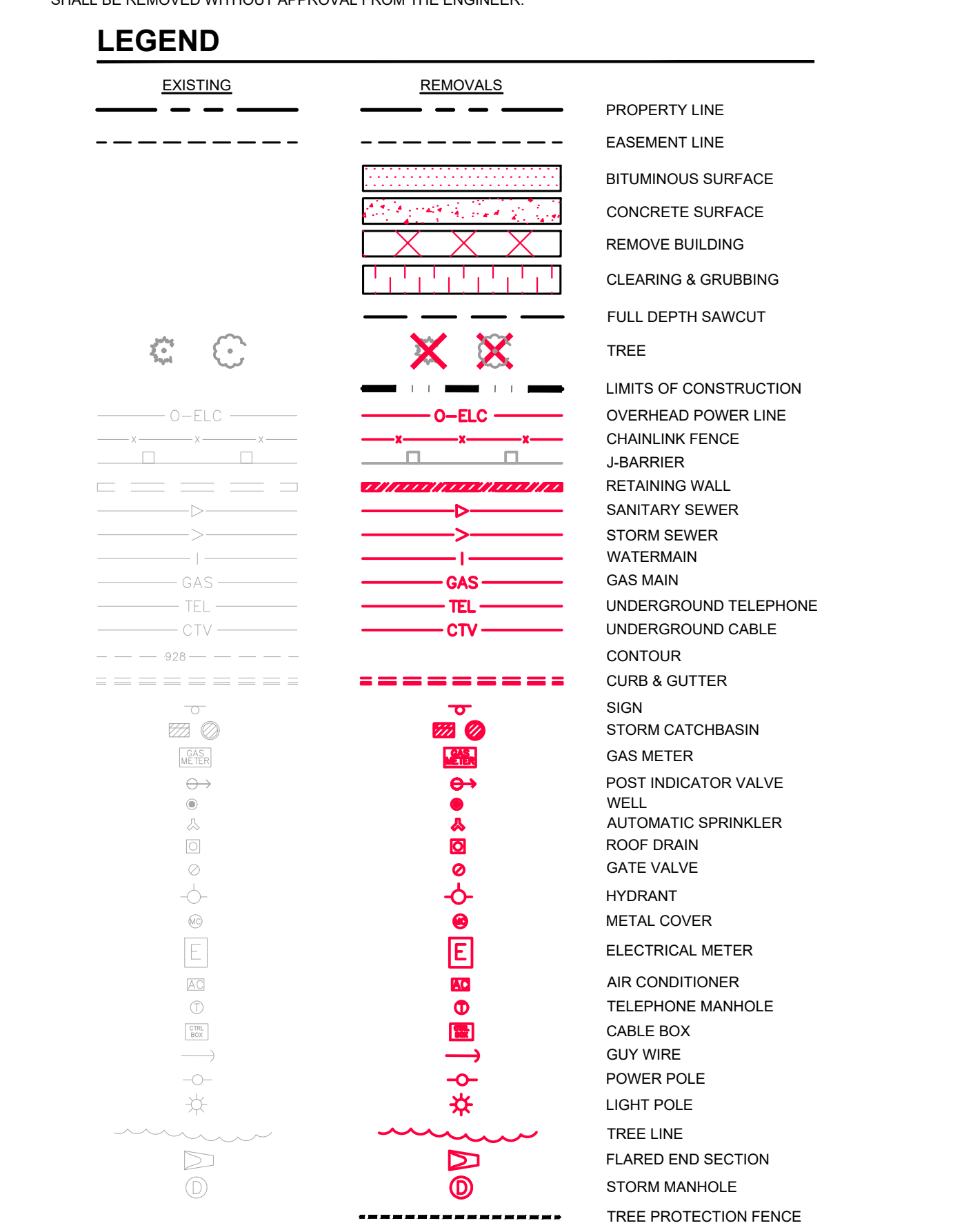
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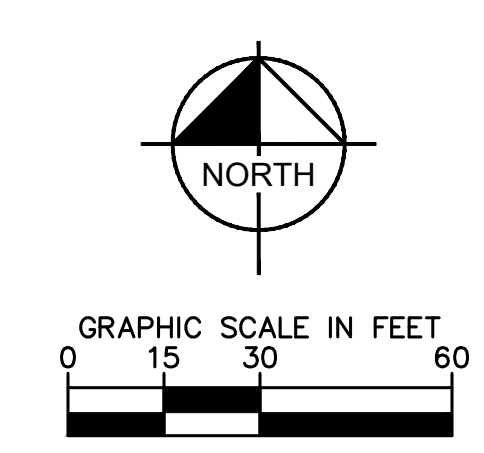


- ### DEMOLITION PLAN NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AGENCIES) ALL STRUCTURES, PAIS, WALLS, FLAMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGOTT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
 3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
 4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THESE SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR THE LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
 6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND GAS LINES BEFORE PROCEEDING WITH THE WORK.
 7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
 8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH ST. PAUL COUNTY COUNTY AND MINNDOT.
 9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
 10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
 12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF ST. PAUL DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
 13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
 14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
 15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
 16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
 17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINAGE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINAGE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.



- ### EROSION CONTROL PLAN NOTES
1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
 3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
 4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOIL, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
 6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
 7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
 8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
 9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
 10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

- ### CITY OF ST PAUL NOTES
1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
 2. CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREE(S) FROM DAMAGE.
 3. STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4' TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. 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.
 4. CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-632-2437), PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION, TO VERIFY TREE PROTECTION MEASURES. BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING:
 - 4.1. WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE REMOVED.
 - 4.2. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENED PRIOR TO FINAL GRADING.
 - 4.3. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL.



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LORAS HALL
DEMOLITION
PREPARED FOR
UNIVERSITY OF
ST. THOMAS

ST. PAUL
MN

DATE: 11/05/2020

SCALE: AS SHOWN

DESIGNED BY: KAM

DRAWN BY: KAM

CHECKED BY: DLA

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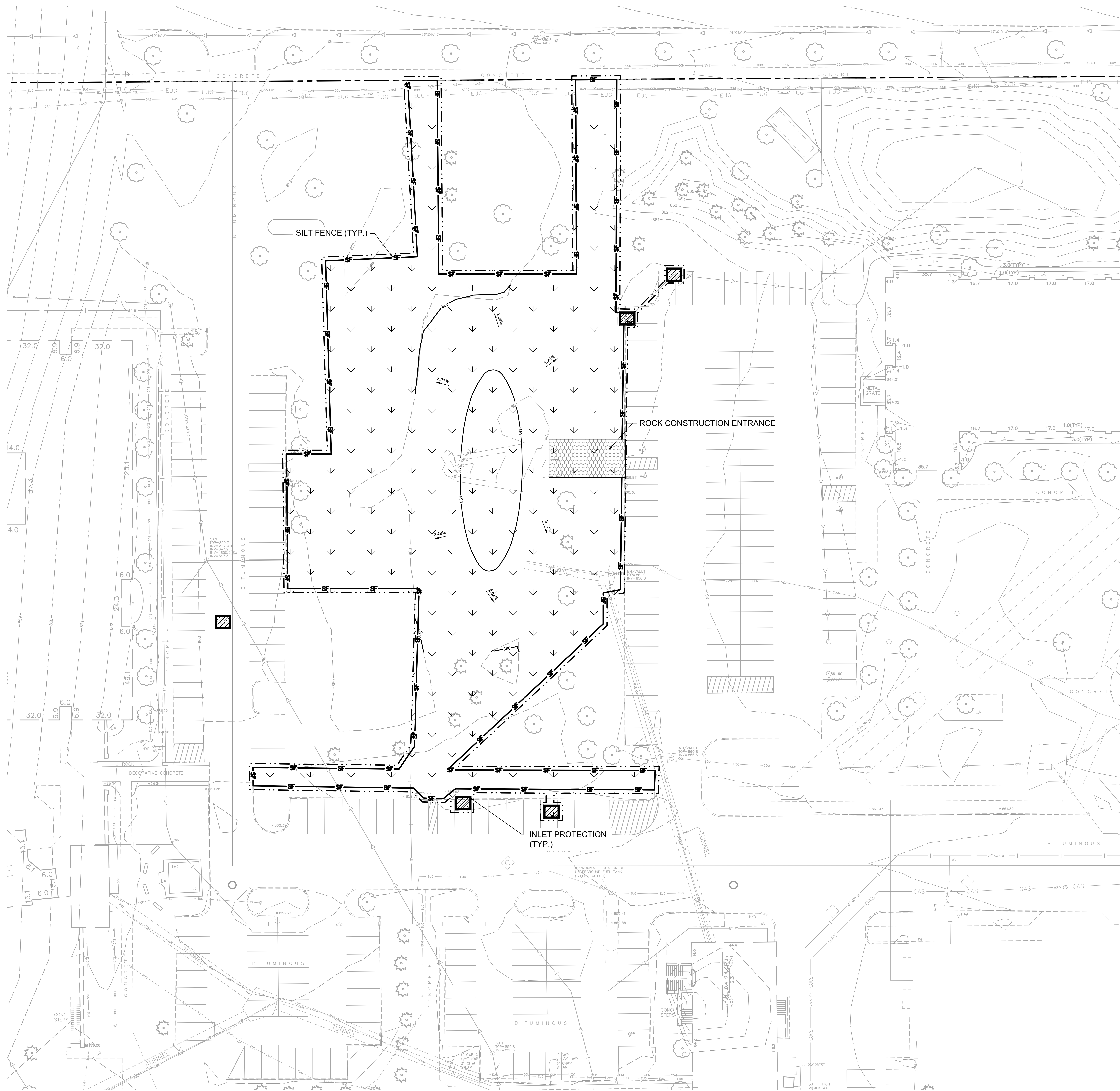
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767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114
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LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- HP 0.0
- LP 0.0
- G 0.0
- T 0.0
- F 0.0
- ME 0.0
- ECF 0.0
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE
- ROCK ENTRANCE
- SOD/IRRIGATION
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. PAUL, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL Gopher State Call One @ +1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
 RCP PER ASTM C-77
 HDPE 12" PER AASHTO M-252
 HDPE 12" OR GREATER PER ASTM F-2306
 PVC SCH. 40 PER ASTM D-1785
 STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
 RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 HDPE PER ASTM D-3212
 PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF OF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1:12 VERTICAL TO HORIZONTAL. IN NO CASE SHALL SIDEWALK SLOPES EXCEED 2% IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION -XXX.XX" OR LOWER UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE DRAIN PLANS FOR ROOF DRAIN CONNECTIONS.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.
23. ALL DISTURBED AREAS TO BE SOODED, UNLESS OTHERWISE NOTED. SOED TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED.
24. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTS DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. CONTROLLER TO BE MANUFACTURED BY RAINEIR, ESP-LOX SERIES 2-WIRE DECODER, CAPABLE OF CONTROLLING 50/200 STATIONS, WITH FLOW SMART MODULE, AND EPA WATERSENSE APPROVED. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND ET/MANAGER SMART CARTRIDGE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE SITE IRRIGATION SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE. ZONE PARAMETERS HEAD TO HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE. LAWN OVER RAMP VS LAWN OVER TYPICAL SUBSURFACE. PLANTING BED OVER RAMP VS PLANTING BED OVER TYPICAL SUBSURFACE. LAWN ON NORTH SIDE OF BUILDING VS LAWN ON WEST SIDE OF BUILDING. LAWN ON SLOPE VS LAWN ON LEVEL GRADE. TURF AREAS SHALL HAVE MULTI-STREAM ROTARY SPRINKLERS/SPRAYS/ROTORS. SHRUB/PERENNIAL AREAS SHALL HAVE DRIP. VEGETATED ROOF ASSEMBLIES SHALL HAVE IRRIGATION PER PER MANUFACTURERS RECOMMENDATION AND MULTI-STREAM ROTARY SPRINKLERS. TREES IN TURF AREA SHALL BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/SPRAYS/ROTORS, AND TREES IN SHRUBS/PERENNIAL AREA SHALL HAVE TREE RING DRIP EMITTERS. ROTORS/SPRAY VALVES - RAINBIRD PEB 1/2" PLASTIC NPT. CONTROL VALVE. DRIPLINE - HUNTER PGP-1010 1" DRIP ZONE VALVE. DRIPLINE - NET-ATM DRIP TUBING 1/2" SPRINGS. DR EMITTER (INCLUDE POP-UP INDICATOR). ROTORS - HUNTER PGP-04-2.0, HUNTER MP ROTATOR SPRINKLER. WIRE - TWO WIRE DECODER TECHNOLOGY. ROTORS AND SPRAYS TO BE PRESSURE REGULATED MODELS UNLESS DIRECTED OTHERWISE BY OWNER.
25. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
26. THE ON-SITE NON-ORGANIC, DEBRIS-FREE SANDS, SILTY SANDS, AND CLAYEY SANDS ARE SUITABLE FOR REUSE AS NEW FILL IN THE BUILDING PAD. IF IMPORTED FILL IS REQUIRED, WE RECOMMEND USING NON-ORGANIC SAND OR SILTY SAND CONTAINING LESS THAN 10% BY WEIGHT PASSING THE #200 SIEVE. IF THE CONTRACTOR PROPOSES A DIFFERENT MATERIAL, A SAMPLE SHOULD BE SUBMITTED TO OUR LABORATORY FOR REVIEW. FILL PLACED WITHIN 2 FEET OF THE GROUNDWATER LEVEL SHOULD HAVE LESS THAN 5% (BY WEIGHT) PASSING THE #200 SIEVE AND NO MORE THAN 20% (BY WEIGHT) PASSING THE #40 SIEVE. THE BUILDING PAD FILL SHOULD BE PLACED IN THIRTS AND COMPACTED TO AT LEAST 100% OF ITS STANDARD MAXIMUM DRY UNIT WEIGHT PER ASTM D988 (STANDARD PROCTOR TEST). FOR FLOOR SLAB SUPPORT ABOVE THE FOOTING LEVEL, THE COMPACTION CAN BE REDUCED TO 95% OF THE STANDARD PROCTOR. THE FILL SHOULD BE PLACED IN LIFTS THIN ENOUGH (8 INCHES OR LESS FOR THE CLAYEY SANDS) TO ATTAIN THE SPECIFIED COMPACTION LEVEL, THROUGHOUT THE ENTIRE LIFT THICKNESS, THE MOISTURE CONTENT OF THE FILL PLACEMENT SHOULD BE IN THE RANGE OF -1 TO +3 PERCENTAGE POINTS OF THE OPTIMUM AS DEFINED BY THE STANDARD PROCTOR TEST.

PRELIMINARY - NOT FOR CONSTRUCTION

**LORAS HALL
DEMOLITION**

PREPARED FOR
**UNIVERSITY OF
ST. THOMAS**

ST. PAUL, MN

Kimley»Horn

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No.	REVISIONS	DATE	BY

KHA PROJECT
180502042

DATE
11/05/2020

SCALE AS SHOWN

DESIGNED BY KAM

DRAWN BY KAM

CHECKED BY DLE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

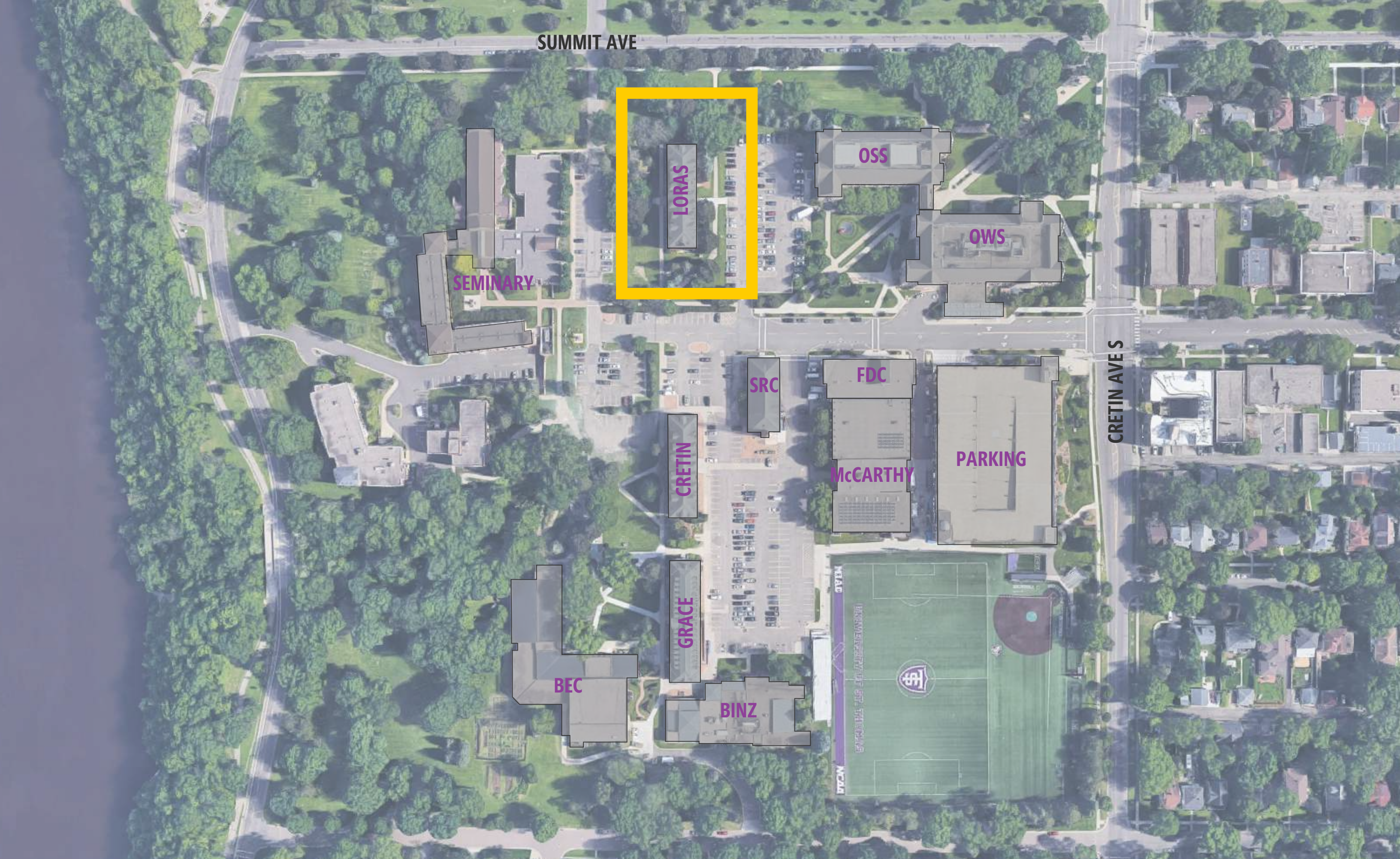
DANIEL LELENBAAS, P.E.
 MN LIC. NO. 44614
 DATE: XX/XX/XXXX

GRADING PLAN

SHEET NUMBER
C300

Total Building GSF = 35,139.9 gsf





SUMMIT AVE

LORAS

OSS

OWS

SEMINARY

SRC

FDC

CRETIN AVE S

CRETIN

McARTHUR

PARKING

BEC

GRACE

BINZ