

## Greenwood, Alex (CI-StPaul)

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**From:** Gause, George (CI-StPaul)  
**Sent:** Thursday, June 15, 2017 5:04 PM  
**To:** Joe Bergman; Thomas Nelson  
**Cc:** Greenwood, Alex (CI-StPaul); Boulware, Christine (CI-StPaul)  
**Subject:** FW: 2400 University Email Materials  
**Attachments:** 2400 University Avenue - Historic Material Detailing Examles.pdf; 2400 University Avenue - Storefront Material Identification Key.pdf

Joe and Thomas,

During our research for preparation of the upcoming HPC meeting for the replacement of the storefront windows at 2400 University, staff discovered that approximately 75% of the existing storefront is original to the structure. Attached is a key showing the contributing areas of the storefront and detail photos of the original window frames. Obviously this is an issue since it has not been removed and removal would not be compliant with the approved design guidelines for the University-Raymond Heritage Preservation District.

*Sec. 74.06.3.c(2)f. Storefronts. Original storefronts determined to have historical, architectural or engineering significance should be retained and repaired including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through: (1) contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or (2) an accurate restoration of the storefront based on historical research and physical evidence.*

Staff could not recommend approval to the HPC of removal of the existing storefront, however, there may be the possibility to remove and reinstall the existing historic decorative trim pieces in the same plane as they are currently in (brick mold would need to be maintained as well) with a new storefront installed behind. Some limited demolition would be needed to explore this option.

Your options:

1. Continue to the HPC meeting on June 22<sup>nd</sup> with a denial recommendation and discuss the issues with the Commission  
OR
2. Do limited exploratory demolition, staff can come out to the site and review what is found and discuss options including the possibility of administrative approval if original trim is restored and maintained.

Let me know if you have questions.



**George Gause**  
***Historic Preservation Supervisor***

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