



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

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

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

Dear Mr. Gleeson:

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

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

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

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

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

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

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

Sincerely,

Christine Boulware
Historic Preservation Planner

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