



**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR MINOR WORK
FILE NUMBER: 14-341767**

**POST THIS PAGE
SO IT IS VISIBLE FROM THE STREET**

DATE: October 29, 2014
PROJECT ADDRESS: 295 SUMMIT AVE
HPC SITE/DISTRICT: HPL-Hill
APPLICANT: Mark Saliterman
PHONE: 952-920-8555

PROPERTY DESCRIPTION: The A.H. Lindeke house is a two and one-half story red brick Queen Anne and one and a half story carriage house designed by A.F. Gauger and built in 1885. The original stone porch was replaced with a wood porch in 1903. The property is classified as pivotal to the character of the historic district and there is also a brick wall at the rear of the property along Maiden Lane.

SITE NAME: Albert H. and Louise Lindeke House
ARCHITECT/BUILDER: Reed and Stem / Gauger, August F.
DATE BUILT: 1885/ 1903
CLASSIFICATION: Pivotal

PROPOSED CHANGES: The applicant is proposing to repair the brick structure attached to the rear of the carriage house which is Unit #3. A site visit was conducted at the property with HPC staff, HPC Chairperson, a city Fire Inspector, a city Code Enforcement Inspector, the owner and two contractors. A public hearing was held by the HPC on August 22, 2014 and the applicant proposed razing the brick structure. The HPC denied the application to raze the structure but conditionally approved a careful and partial removal of the loose and unstable portions, then a site visit and then an agreed upon repair that may include complete rebuilding or partial rebuilding. The applicant submitted a letter dated September 23, 2014 and proposed a partial removal vertically of the section of wall near the property line and then rebuilding the corner and repointing the whole structure where there is missing or loose mortar. The site visit mentioned here was conducted on October 8, 2014 and the general scope was agreed upon.

☐ **APPROVED AS SUBMITTED** ☐ **APPROVED WITH CONDITIONS:**

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

1. The mortar should duplicate the original in strength, color, joint profile, thickness and detailing. The mortar shall also have a fine, multi-colored aggregate, which will provide a better mortar match that fits the joints more easily.
2. No more than 45 inches of wall section shall be removed. This should approximately line up with the joint of the concrete/stone cap at the top of the wall.

Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

NOTE: All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.



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PHONE: 952-920-8555
OWNER INFORMATION: Mark Saliterman/Beth Saliterman
4725 Highway 7
952-920-8555

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The work to be performed has been approved pursuant to the program for preservation and architectural control for the applicable heritage preservation site or district property [Legislative Code, Section 73.06]. In addition, the following findings have been made to support the approval or conditional approval:

1. The HPC conducted a public hearing on the application on August 22, 2013. The owner proposed razing the brick structure and the HPC denied the demolition but conditionally approved partial and careful removal of loose and unstable brick, then conducting a site visit with HPC staff and members to determine the final scope of work. The HPC approved complete rebuilding of the structure but also through discussion, partial rebuilding at a lower height for example.
2. The HPC adopted findings of fact as stated in the staff report dated August 1, 2013.
3. The applicant submitted a follow-up letter with a proposal responding to the

HPC conditional approval. The applicant's letter was dated September 23, 2014.

4. A site visit with the owner, contractor and city staff took place on October 8, 2014.

5. The owner submitted a more detailed scope of work based on the site visit discussion on October 10, 2014 along with a building permit application.

6. The proposal is to remove approximately 45 inches of the western portion of the wall and to finish the edge with the salvaged brick. Forty-five inches is about 5 to 6 lengths of brick.

Please note: This approval is limited to the aforementioned work to the affected property. Any additional work to be done must be submitted to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

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