



St. Paul Heritage Preservation Commission

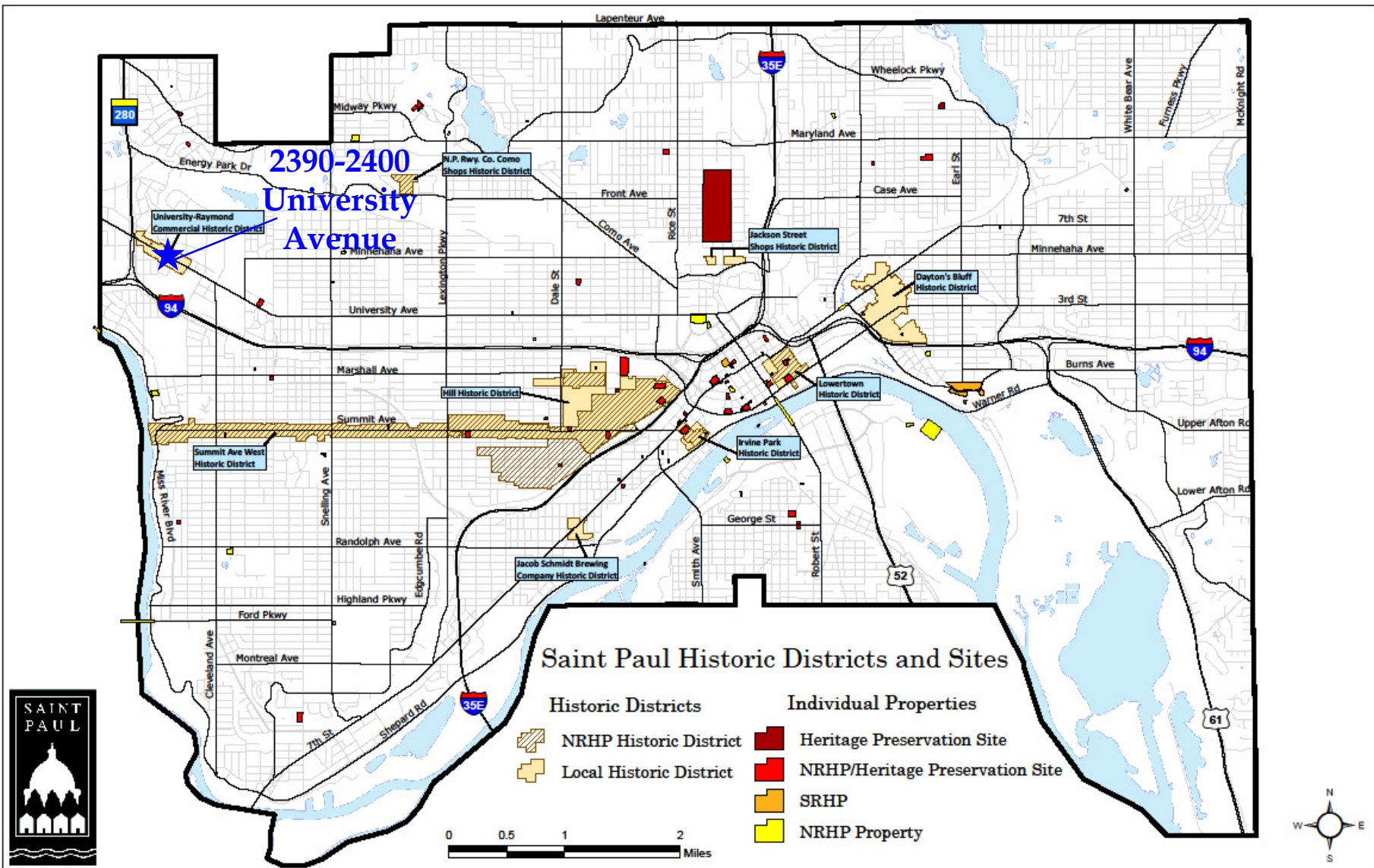


June 25, 2015

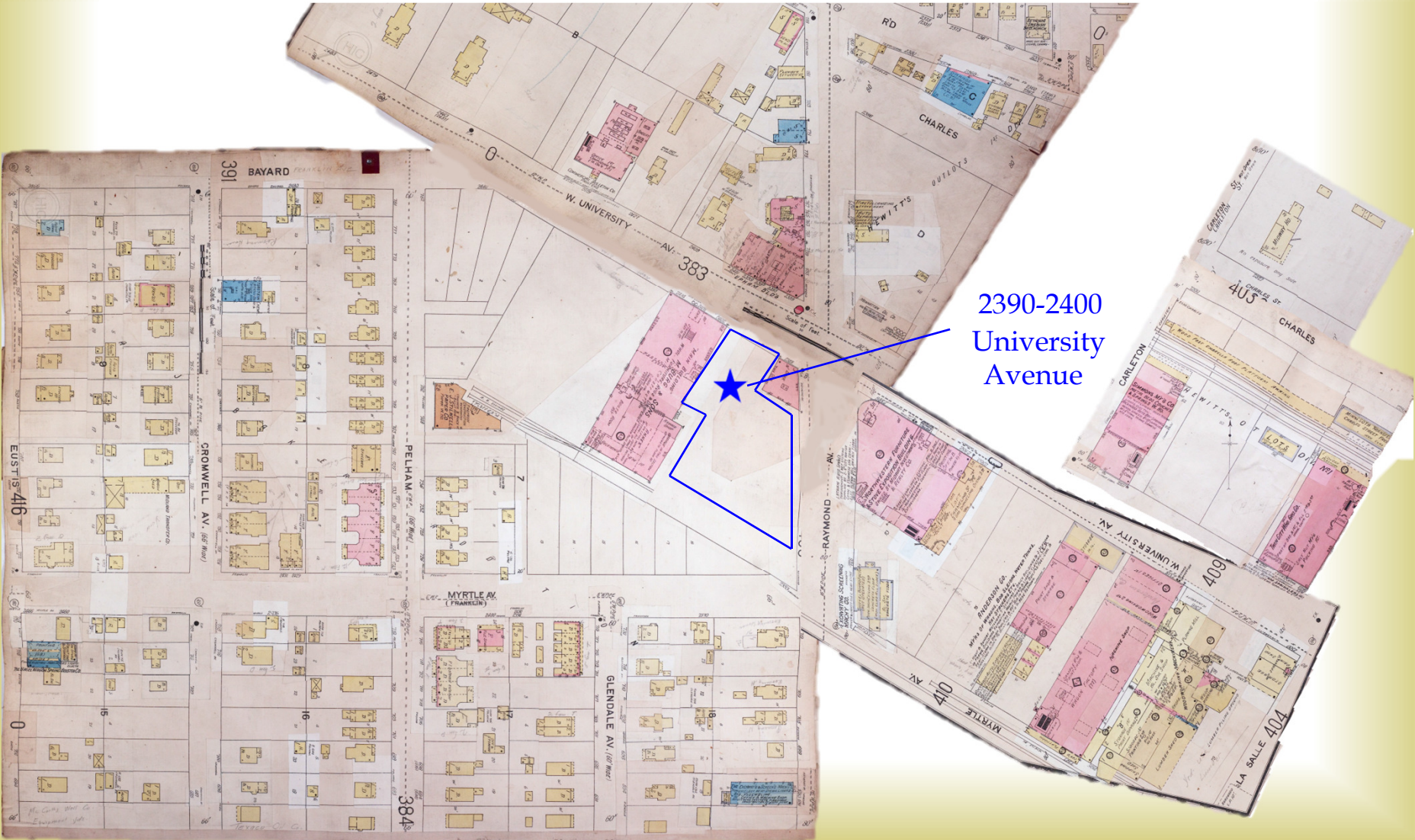
Public Hearing/Design Review Meeting

2390-2400 University
Avenue West &
735 Raymond Avenue

∞



Historic Context



2390-2400
University
Avenue

General Motors Truck Company Building



1929



1950



NORTH ELEVATION
NOT TO SCALE

THREE (3) DISTINCT
EARTHEN-TONE BRICKS

1 - NORTH BRICK CLOSE UP



EAST ELEVATION
NOT TO SCALE

2 - EAST BRICK CLOSE UP

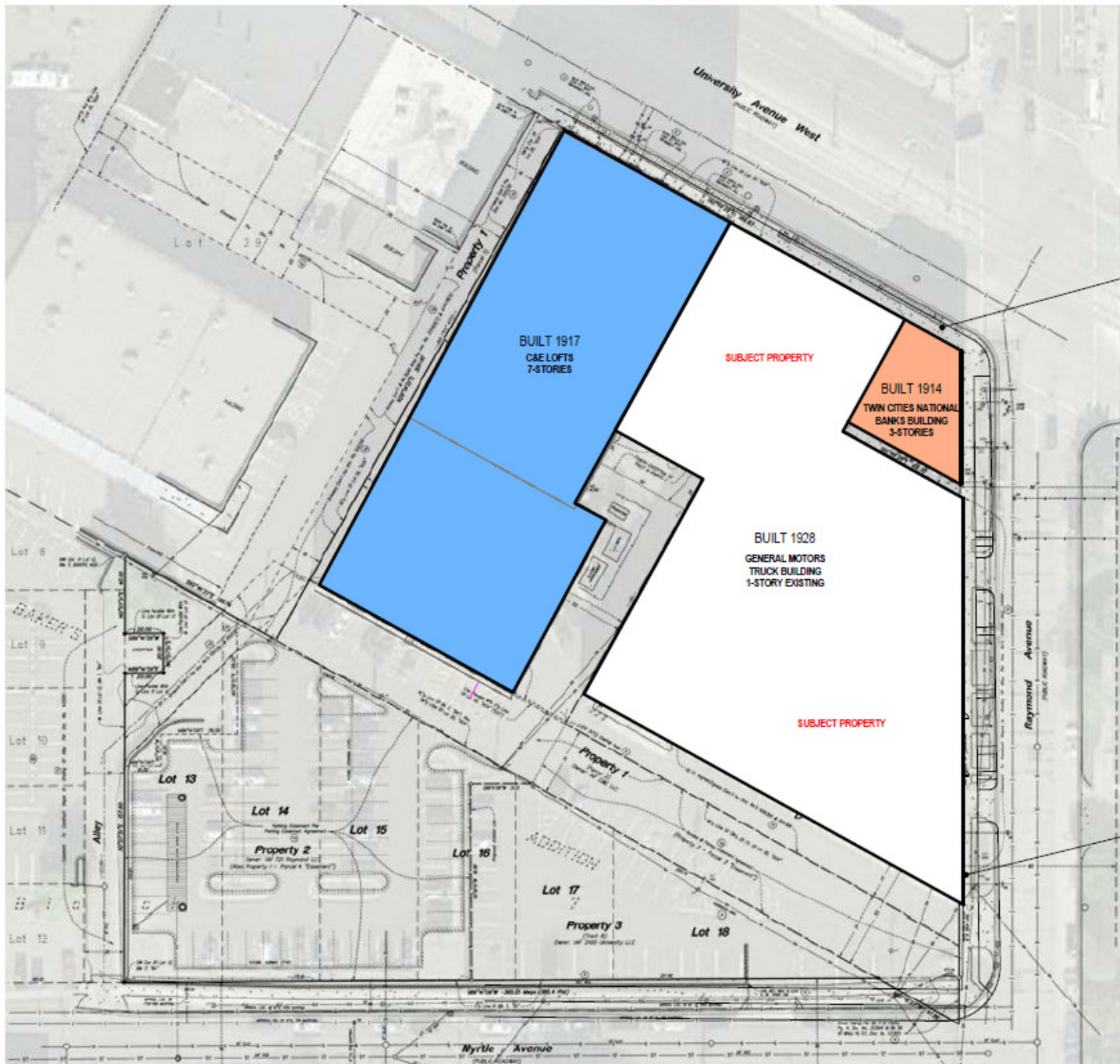


SOUTH ELEVATION
NOT TO SCALE

3 - SOUTH BRICK CLOSE UP







EXISTING UNIVERSITY AVENUE STREETScape TO REMAIN

SITE PROPERTY LINE AT EXTERIOR WALL, TYP.

BUILT 1917
C&E LOFTS
7-STORIES

SUBJECT PROPERTY

BUILT 1914
TWIN CITIES NATIONAL
BANKS BUILDING
3-STORIES

BUILT 1928
GENERAL MOTORS
TRUCK BUILDING
1-STORY EXISTING

SUBJECT PROPERTY

University Avenue West
PUBLIC HIGHWAY

Raymond Avenue
PUBLIC HIGHWAY

Myrtle Avenue
PUBLIC HIGHWAY

UNIVERSITY

BAKER'S

ADDITION

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 16

Lot 17

Lot 18

Lot 19

Property 1

Property 2

Property 3

Property 4

Property 5

Property 6

Property 7

Property 8

Property 9

Property 10

Property 11

Property 12

Property 13



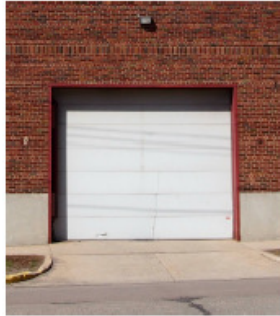
1 NORTH ELEVATION - EXISTING IMAGE
18'-10 1/2"



2 NORTH ELEVATION - EXISTING
18'-10 1/2"



10 INTERIOR VIEW



8 OVERHEAD GARAGE DOOR



6 INTERIOR VIEW



4 INTERIOR VIEW. INTERIOR COVERED UP BELOW 8'-0" A.F.F. W/ MAN DOOR



2 OVERHEAD GARAGE DOOR



11 INTERIOR VIEW



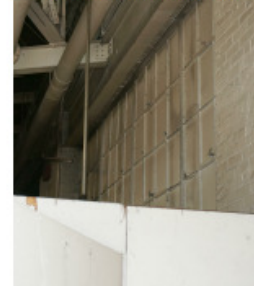
9 INTERIOR VIEW



7 MAN DOOR



5 INTERIOR VIEW. INTERIOR COVERED UP BELOW 8'-0" A.F.F. W/ MAN DOOR

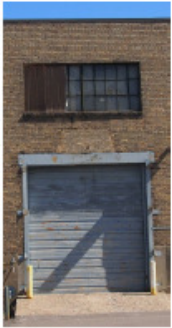


3 BRICKED-IN OPENING W/ MAN DOOR



1 BRICKED-IN OPENING





22 OVERHEAD GARAGE DOOR



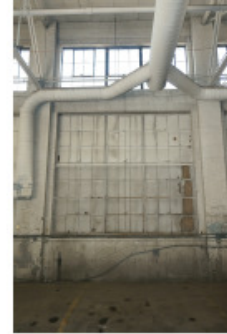
20 INTERIOR VIEW W/MAN DOOR



18 INTERIOR VIEW



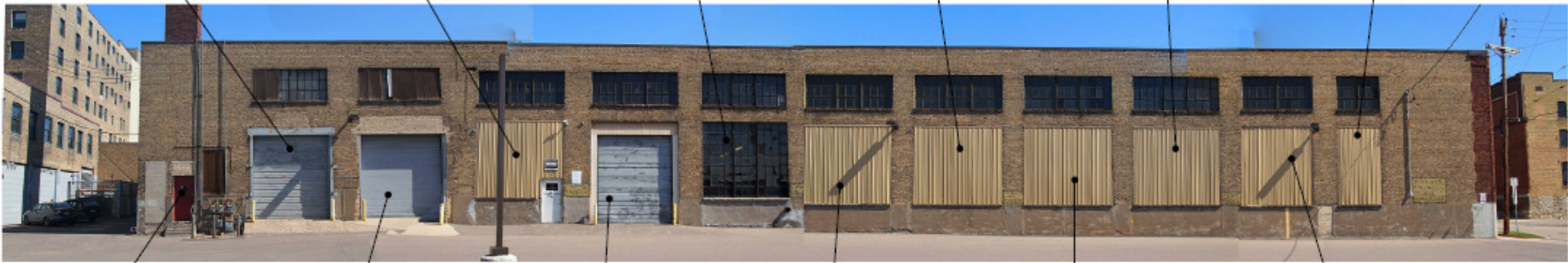
16 INTERIOR VIEW



14 INTERIOR VIEW



12 INTERIOR VIEW



23 MAN DOOR

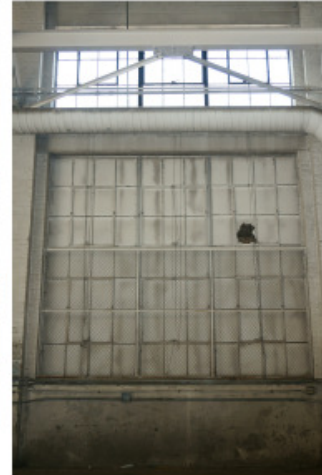
21 OVERHEAD GARAGE DOOR

19 OVERHEAD GARAGE DOOR WINFILL

17 INTERIOR VIEW

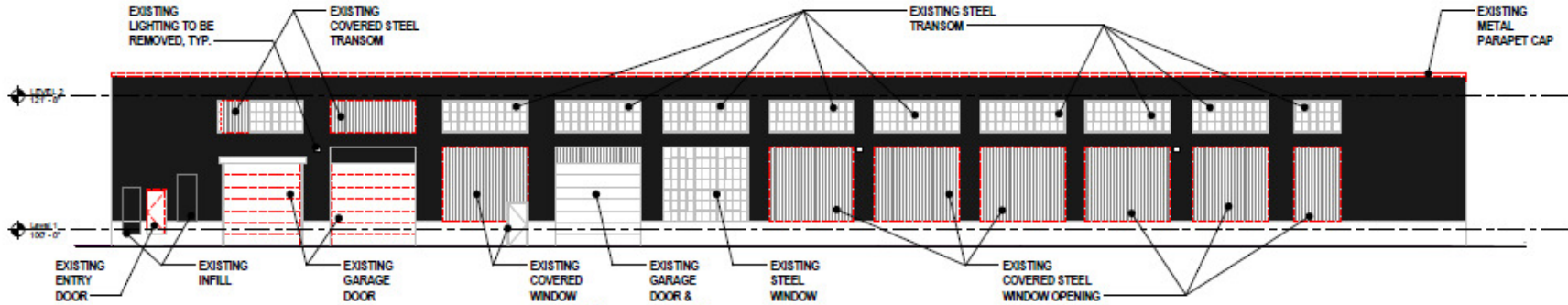
15 INTERIOR VIEW

13 INTERIOR VIEW

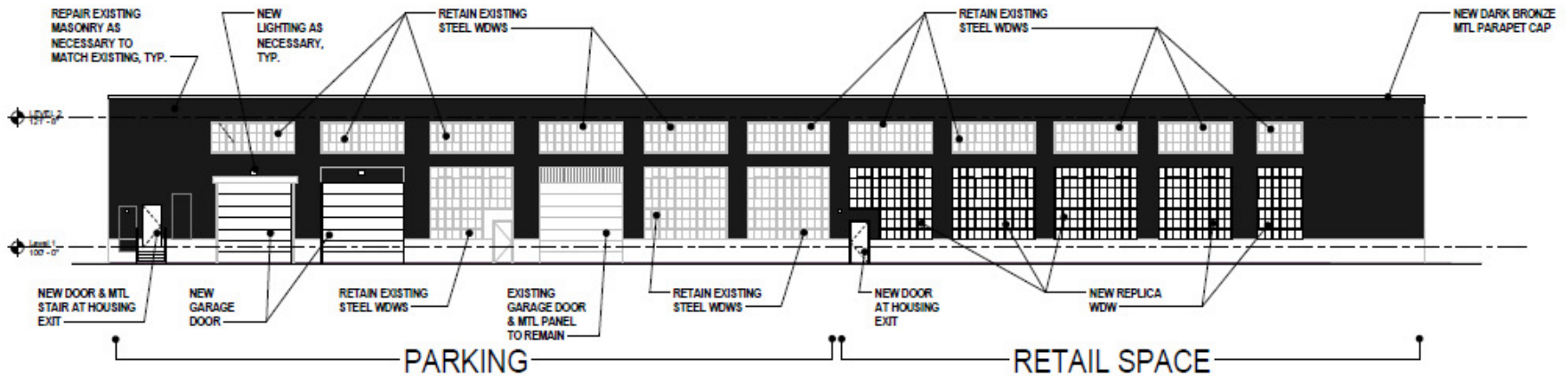




1 SOUTH ELEVATION - EXISTING IMAGE



1 SOUTH ELEVATION - EXISTING



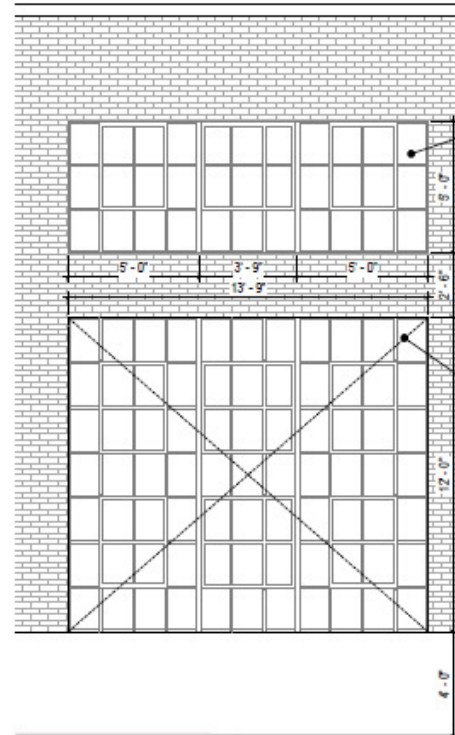
1 SOUTH ELEVATION - PROPOSED

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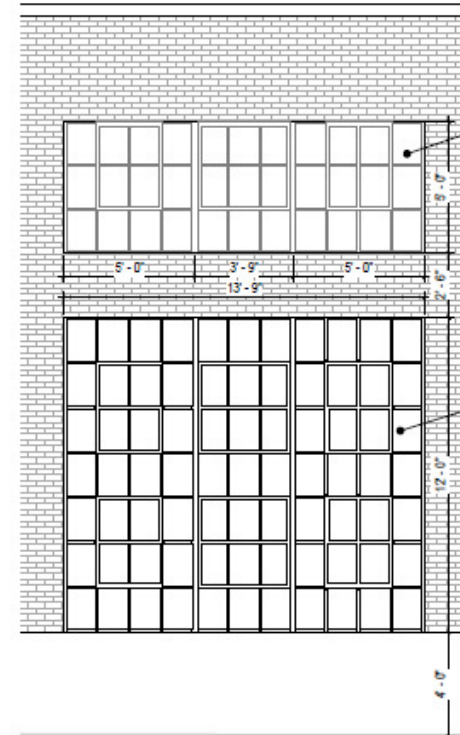


INTERIOR PHOTO

1 EXISTING WINDOWS TYP.
10-2119

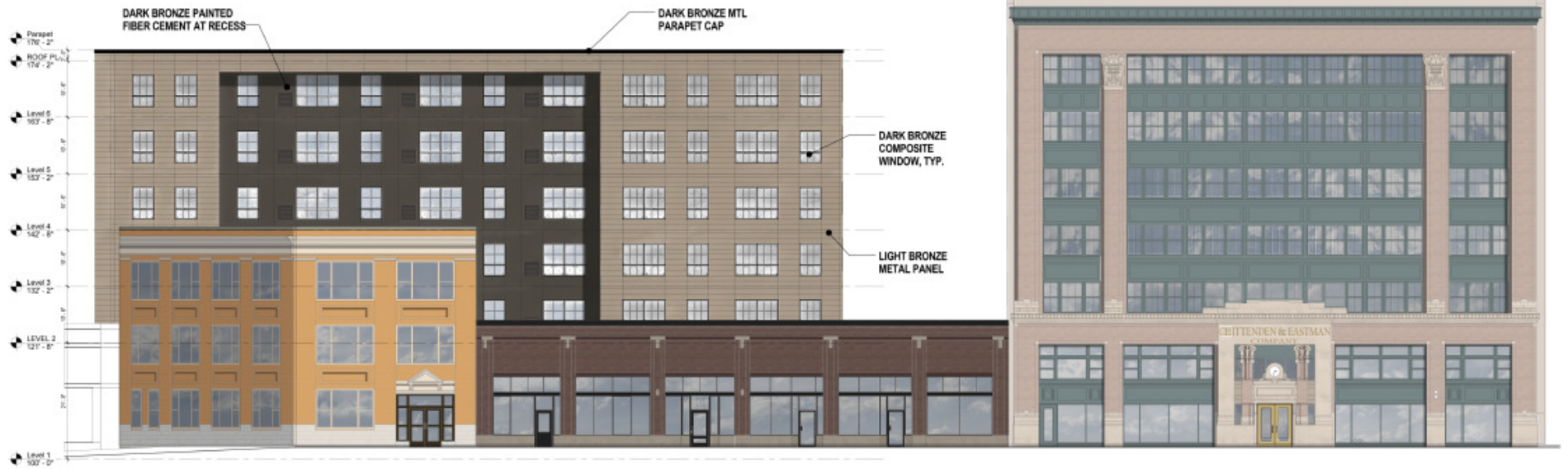


EXTERIOR ELEVATION



EXTERIOR ELEVATION

2 NEW WINDOW TYP.
10-2119



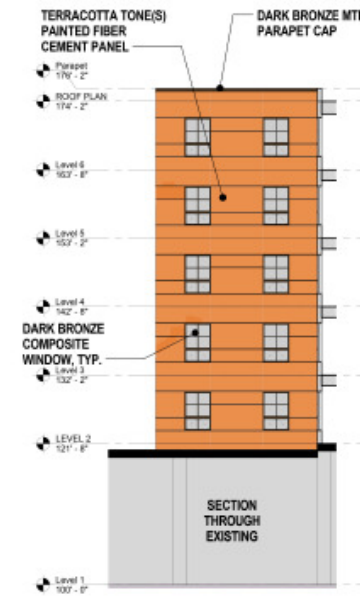
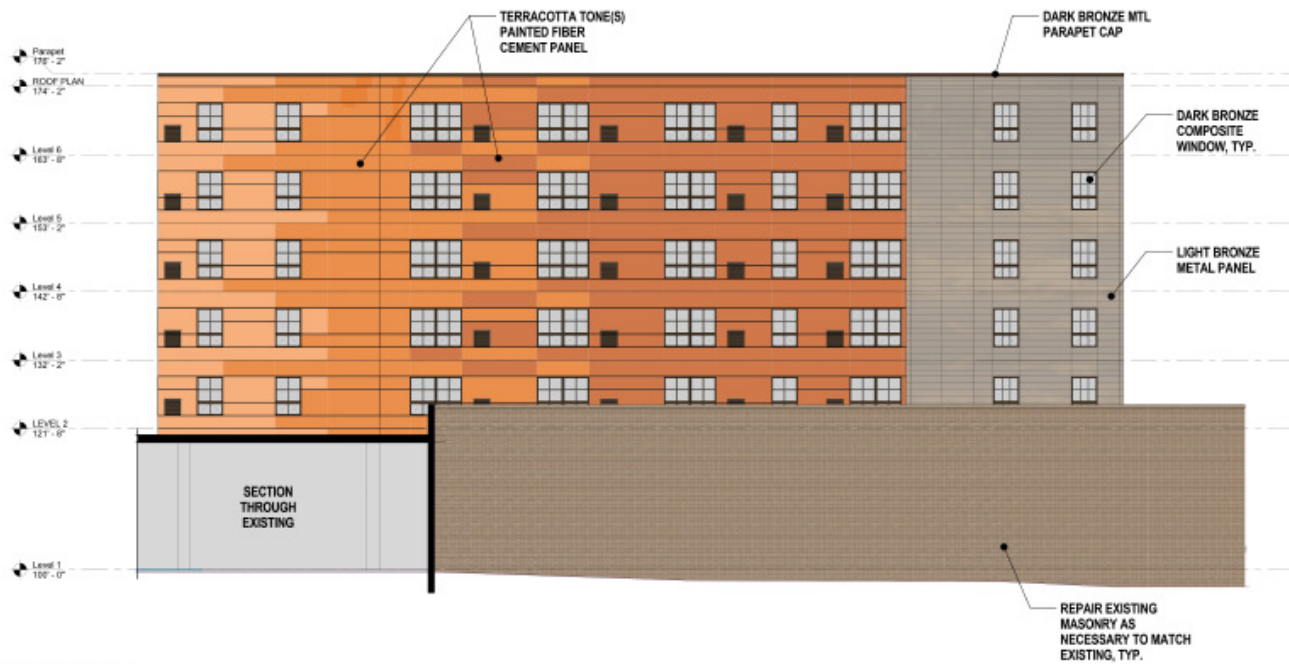
1
ASB
NORTH ELEVATION
18'-1 1/2"



1
ASB
EAST ELEVATION
18'-1 1/2"

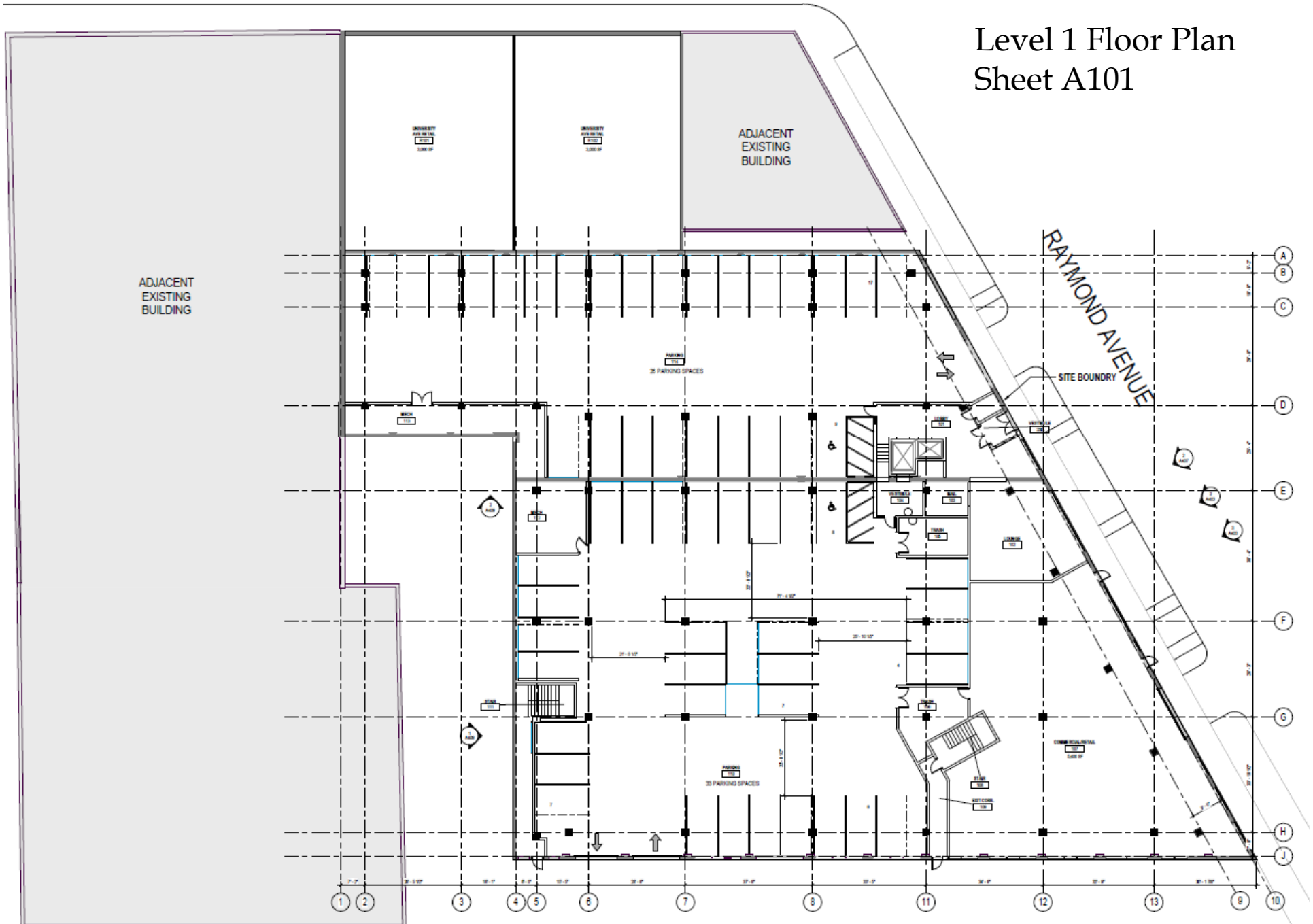
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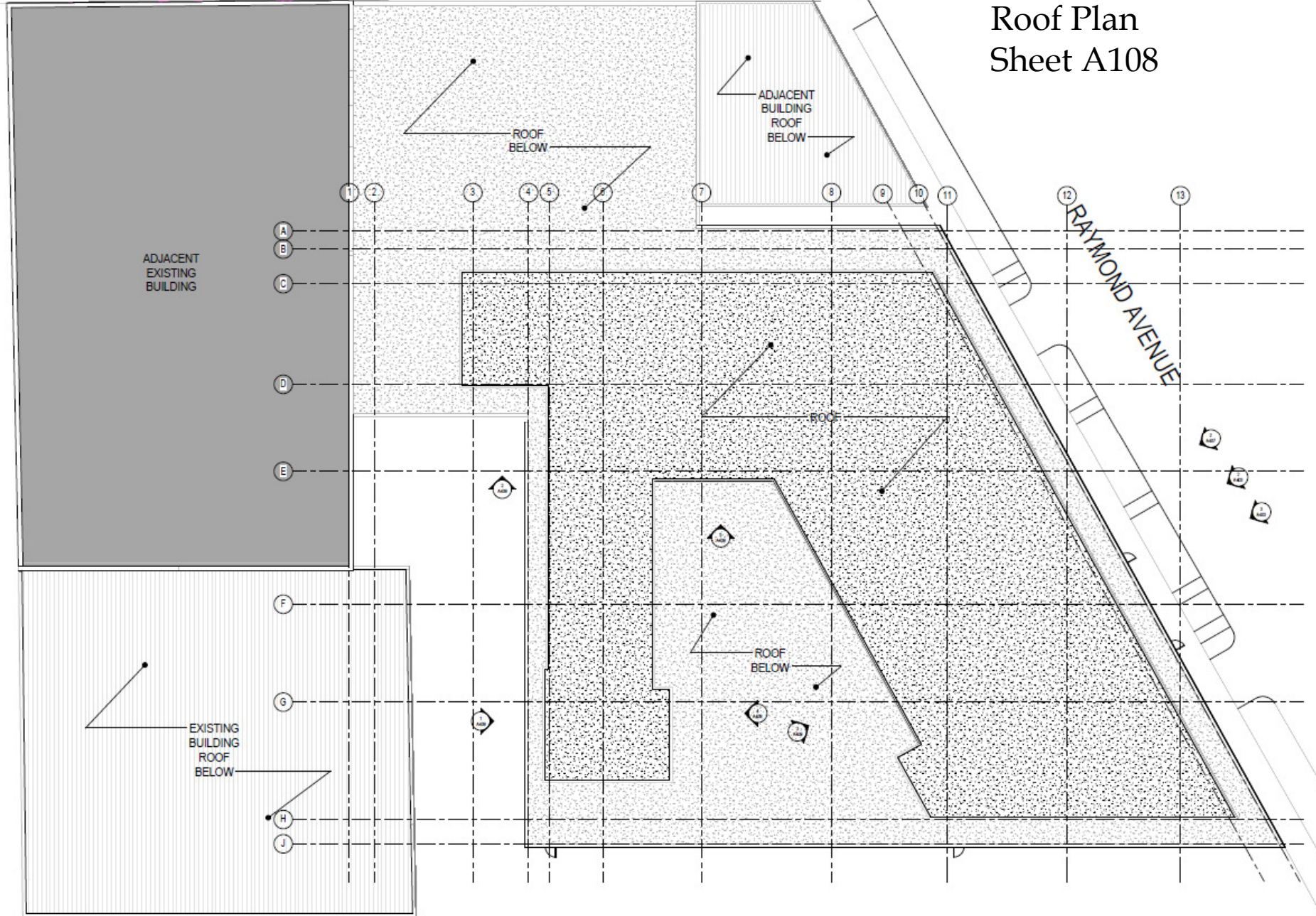
Level 1 Floor Plan Sheet A101



UNIVERSITY AVENUE



Roof Plan Sheet A108



ADJACENT
EXISTING
BUILDING

ROOF
BELOW

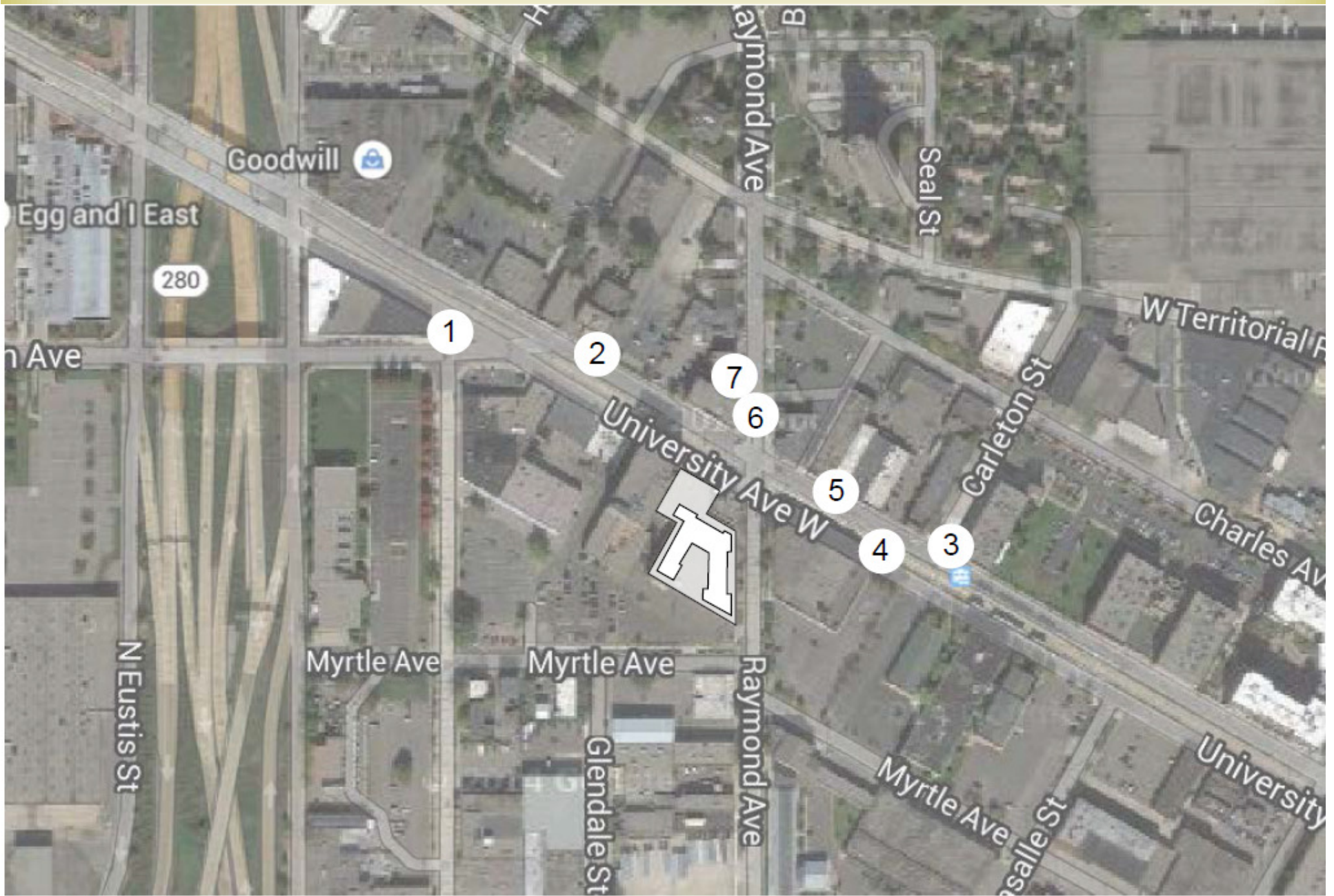
ADJACENT
BUILDING
ROOF
BELOW

RAYMOND AVENUE

EXISTING
BUILDING
ROOF
BELOW

ROOF
BELOW





Viewscape Key

View corridor from west



View corridor from west



View corridor from east



View corridor from east



View corridor from east



Current view corridor from northeast



Current view corridor from northeast



View corridor from north



Current view corridor from north



View corridor from north



Current view corridor from south



Current view corridor from south



RAYMOND AVENUE FLATS



Addition Material Palette



Historic District Building Material Palette



*1 - North Brick
Existing Building Material Palette*



2 - East Brick



3 - South & West Brick

TOD Building Potential in University-Raymond District

