

Moermond, Marcia (CI-StPaul)

From: Zimny, Joanna (CI-StPaul)
Sent: Friday, July 14, 2017 2:11 PM
To: Ted Lentz
Cc: #CI-StPaul_Ward1
Subject: RE: Hearing on Appeal of Order to Vacate 705 Summit

Mr. Lentz,

Thank you for your email, I will make sure Councilmember Thao views it. Hearing your thoughts will certainly help inform his decisions when it comes before Council.

Thank you,

Joanna



Joanna Zimny

Executive Assistant

Councilmember Dai Thao - Ward 1

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From: Ted Lentz [<mailto:ted@tedlentz.com>]
Sent: Friday, July 14, 2017 12:52 PM
To: #CI-StPaul_Ward1
Cc: Ted Lentz
Subject: Hearing on Appeal of Order to Vacate 705 Summit

Every effort must be made by the City of St. Paul to support the Revocation of Fire Certificate of Occupancy and Order to Vacate set forth in the City of St. Paul Dept. of Inspections notice on 705 SUMMIT Avenue Ref # 10987.

My wife and I have lived across from 705 Summit since 1974. We oppose to the Application for Appeal filed by Kenneth Doyle on 7July 2017. We support the items cited by neighbors about recurring appearance of misuse of the property and the clear threats to safety of occupants to the building as it stands.

In addition, there are several factors that suggest the importance of less lenience and more rigorous enforcement of all statutory remedies available to insure the retention of this important building.

705 SUMMIT, the 1898 Jacob Diittenhofer House and its residents should be protected to the fullest extent of the law. 705 Summit holds a unique place in St. Paul because:

1. 705 Summit serves of one of St. Paul's important monuments to architect Cass Gilbert who over the past decades become one of the most celebrated early 20th Century American Architects.

2. 705 Summit serves as a unique example of Gilbert's work. Designed to complement the house next door, 701 Summit, by Minnesota's other great architect of the era, Clarence H. Johnston, The story of their friendship from grade school through jointly attending MIT, in the 1880's the only architectural program in the US to thier working on this pair of buildings, both in the Medieval Rectilinear Style for two business partners at 701 & 705 Summit has been attractive to scholars seeking to advance the Gilbert/Johnston story.

3. St. Paul retains a larger collection of Cass Gilbert's work than any other city. 705 SUMMIT is important part of the Cass Gilbert's St. Paul story and his work in St. Paul..

4. I have toured, met owners and become familiar with many of the hundreds of Gilbert designed buildings. I believe that 705 Summit, if left uncorrected, will become the second most threatened Cass Gilbert designed building in the nation. The most threatened building is a former TB Hospital on a multimillion-dollar ocean front property, but still standing, that was closed fifty year ago by the State of Connecticut.

4. One month from today when the Minnesota Capitol celebrates the conclusion of 6 years of work and \$310 million of reconstruction and restoration, Cass Gilbert, his work and legacy, a frequent reference point for the architects, engineers and constructors working on the Capitol will be frequently addressed in those ceremonies.

5. Gilbert's fame began in St. Paul but by the turn of the 20th Century he became internationally recognized. Over the past two decades his fame has grown again. Recently 25 floors of condominiums in Gilbert's New York City Woolworth Building sold for that city's highest price per square foot and his US Supreme Court Building had a year-long celebration of ithe 75th year, Gilbert's work has received increasingly broad national recognition .

6. Since 1975 St. Paul become known nationally and internationally as a City that successfully uses its legacy of buildings and neighborhoods to support the communities, our City and theState of Minnesota.

Thank you for your work to keep St. Paul a strong community-centered City..

Ted Lentz, Architect, AIA

692 Summit Avenue - Past President Cass Gilbert Society

Member Minnesota Capitol Preservation Commission