

From: Dowellv [<mailto:dowellv@yahoo.com>]
Sent: Wednesday, August 1, 2018 6:33 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Summit Church rezone

Dear Mr. Dermody: I write in enthusiastic support of the rezone for the church at Summit and Saratoga.

I cannot think of a more fitting reuse of that magnificent structure than the St. Paul Conservatory of Music. It has saddened me to walk past the church and see it essentially abandoned. Now it will become a magnet for music, culture, creativity and classic musical education and performance—all things that St. Paul is known for. Let not the complaints of increased traffic, activity and noise (!) from a handful of extraordinarily privileged residents of Summit Ave ruin this opportunity to maintain an exquisite building and at the same time create another cultural landmark for the rest of us in this beautiful city.

Respectfully submitted,
Valoree Dowell
487 Dayton Ave (Mackubin)

From: Melanie Ronneberg [<mailto:ronnebergmj@gmail.com>]
Sent: Thursday, August 2, 2018 10:38 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Avenue Zoning Variance

Hi Bill,

My husband and I were not able to attend the zoning commission meeting today at 3:30, so I wanted to follow up via email regarding our concerns.

While we welcome the addition of St Paul Conservatory of Music School and the weekly church service on Sundays, we have concerns about expanding the zoning classification for Commonwealth Properties Inc. additional proposed use of the property.

For 12+ years we lived near the Green Mill on Grand Avenue and always appreciated Green Mill being reasonable with neighbors to try their best to manage the noise and traffic. But, as our kids got older, we decided to move off of Grand Avenue as we were interested in the home we now live in at 1531 Summit Avenue because of less noise and overall less foot traffic - A great residential street to raise our three kids.

While we can understand the desire for Commonwealth Properties Inc. to use this space for multiple purposes, we have concern with the expressed plan for hours of use stated as 7am to midnight. Given this property is in a residential neighborhood with virtually no available parking on their property, a more reasonable 'hours of operation' would seem to be, at a minimum, starting at 8am and ending at 10pm.

Please take this feedback into consideration.

Thank you,

Melanie and Tim Ronneberg
1531 Summit Avenue

From: Simon Kennedy [mailto:SKennedy@cantelmedical.com]
Sent: Friday, August 3, 2018 8:54 AM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Cc: KDKennedy@CBBURNET.COM
Subject: Zoning opposition for 1524 Summit Avenue, Saint Paul, 55105

Dear Bill

My name is Simon Kennedy, I live at 1525 Summit Avenue, directly opposite 1524 Summit Ave. My wife Kathryn and I attended the zoning commission meeting yesterday to add our vote against the proposed zoning request by Commonwealth Properties Ltd for profit on said property.

Once again we would like to bring to your attention in writing the issues we raised yesterday at the zoning hearing regarding the crazy traffic and parking situation we encounter at 1525 Summit Avenue (and Saratoga) every time they hold an event at this location!

Likewise, there are a couple of additional points that are very relevant for this zoning that should be considered in allowing this:

- 7 Parking spots have already been allocated to the sober house on Summit Avenue located by the church, which already limits the available street parking.
- The Church clearly does not have enough onsite parking spaces to accommodate a 300 person venue without compromising parking and traffic on Summit Avenue.
- Loud music with open windows from the Church (on warm days) is unreasonable. Windows should be closed for all music events.
- Noise from events when held outside is unreasonable in a family residential neighborhood, especially with children sleeping in evenings or for our own personal peace and comfort.
- The noise from the masses of people coming and going from events is potentially unreasonable for a residential neighborhood. Especially if the variance allows 365 days of the year from early morning to late evening, with alcohol sales allowed onsite.
- Road/ Pedestrian/ cyclist safety is severely compromised with jammed parking (and sometimes illegal parking) blocking visibility, and the overall increased volume of traffic. We have already had 2 cyclist deaths right there, and I worry that allowing this additional commercial business use in this location will increase the pedestrian safety risk adversely.
- Personally, our guests are unable to park at any time during an event in front of our own home! My 72 year old mother in-law and disabled Aunt must walk 3+ blocks to get to our house if we have them over. A minor

issue if encountered once and while, but considering that this is a commercial business seeking profits, they would gladly fill to capacity the venue as many days of the year that they could!

- Property values will be impacted with the obvious change of zoning. Anyone paying the property taxes we do on Summit Avenue would expect to not be impacted by a commercial business in front of their own residence.
- It turns a lovely residential neighborhood in to a commercial thoroughfare. NOT ACCEPTABLE and certainly not the reason why we moved to Summit Avenue! In 13 years living opposite, we have NEVER encountered any parking or traffic issues when this was a neighborhood non-profit church.
- Rupp the new property owner has proven that he cannot maintain the facility - the dismantled and damaged playground at the rear is still visible as an eye sore and potentially dangerous to any passing children.

My wife and I are not opposed to reasonable use of the facility of course, it is a great venue and a beautiful building that should be shared, but please do not ruin our neighborhood with allowing this to be zoned for commercial use by a business solely operating for profit!

Thanks for your consideration

Simon and Kathryn Kennedy

From: Carolyn Will [mailto:carolyn@cwcommunications.info]

Sent: Friday, August 3, 2018 9:23 AM

To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>

Cc: Wendy Caucutt <wendycaucutt@hotmail.com>; Harry Walsh <harrywalsh375@gmail.com>; Rachel Westermeyer <weste065@umn.edu>; Claire LaChance <claire.lachance@gmail.com>; Kit & Marilyn Natz <DarylNatz@aol.com>; Francis Luikart <fluikart@comcast.net>; Katherine Cairns <cairns@summithealthgroup.com>; Tom Darling <tsdarling@earthlink.net>; Carolyn Will <carolyn@cwcommunications.info>; Bob Morisson <crobertmorrison@gmail.com>

Subject: Re: 1524 Summit Avenue

Bill,

As a resident at 1583 Summit Ave., I agree with Doug's assessment whole-heartedly. There will be no rest from the noise, traffic, and congestion. Summit Avenue has been a treasured, iconic corridor for a century, for a reason. No commercial, for-profit businesses, other than John Rupp's two properties, and the Summit Reception House where the owners live in as their residence, and they provide ample off-street parking for their small receptions. Rupp is the only one operating stand-alone commercial businesses on Summit that he does not live in nor does he provide ample off-street parking for any of his businesses. Rupp alone will undermine and tear the fabric of Summit Avenue apart.

Carolyn Will
1583 Summit Avenue
SARPA President

From: Doug Marty <dmarty01@gmail.com>
Date: Friday, August 3, 2018 at 8:56 AM
To: "Bill.dermody@ci.stpaul.mn.us" <Bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Avenue

Dear Mr. Dermody,

I am writing to let you know of my opposition to the zoning variance request for 1524 Summit Avenue. This is a residential area, the variance request moves this directly into commercial area. Any venue that can serve food and beverages with music from 7am to MIDNIGHT, 7 days a week is commercial. I love and support the church being used as a church. I support the music school, I support orchestra concerts, but all of that can be achieved without these variations. Parking and traffic in this area will a huge problem, many times it already is. Outdoor events, per the requested variance, and indoor receptions will generate loud noise late into the evening destroying the fabric of this neighborhood. How can anyone, in good conscience, approve something like this? 7 am to Midnight, 365 days a year??? In a quite neighborhood with families and kids? Honestly this request is completely nuts.

I also have reached out to the Historic Commission and I know they have presented their concerns and opposition to the zoning variance to the board. The church and the houses on that line the block, and the neighborhood are historically important. The period of significance for this 1905 to the about 1935, clearly did not include food, liquor, and loud music until midnight. This request, as proposed, will begin the destruction of this historic neighborhood. Families will not buy the houses because of the noise and traffic and these houses will quickly be broken up in to apartments to house students, as has already happened in other parts of Saint Paul. There simply is no justifiably reason to destroy this important historic area.

I strongly urge you to consider the neighborhood, the tax paying homeowners, our property values, the safety of our children, the history of the area, and traffic problems you will be causing, and reject this request. I also urge you to review the recommendation from the city's Historic Planning Office. They have done a lot of work preserving the important historic elements of Saint Paul through the years, and follow their lead to continue preserving this neighborhood.

Sincerely

Doug and Laura Marty
1515 Summit Avenue

From: Bob Morrison [<mailto:crobertmorrison@gmail.com>]
Sent: Friday, August 3, 2018 10:35 AM

To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>

Subject: File # 18-084-109 (Historic Use Variance for 1524 Summit Avenue)-Parking Study

Dear Mr. Dermody:

This email follows up on my verbal comments at the Zoning Committee hearing yesterday August 2, 2018.

One item I was not able to mention due to the time limitations was the very crude study I've conducted on the actual parking patterns I've observed during and after church services at 1524 Summit Avenue over the past three Sunday's. The results of my study are the following:

1. I personally witnessed church goers parking on both sides of Summit from Snelling Avenue to Albert Street and on Saratoga from Grand Avenue to beyond Portland Avenue.

2. On average and once the church services have begun, 147 cars are parked on both sides of Summit Avenue from Snelling to Albert, 54 cars are parked on Saratoga from Grand to Portland, 60 cars are parked within one block surrounding the intersection of Saratoga and Portland, 14 cars are parked on the southside of Pascal (a side street between Saratoga and Albert) and 13 cars are parked at the dedicated parking spaces behind the church. This is on average, a grand total of 288 cars parked in these zones during regular Sunday church services.

3. Realizing that these are not the normal parking patterns, I subsequently returned at 3:00 pm each Sunday afternoon and counted the cars again. On average, and presuming a more normal parking pattern, 8 cars are parked on both sides of Summit Avenue from Snelling to Albert, 36 cars are parked on Saratoga from Grand to Portland, 33 cars are parked within one block surrounding Saratoga and Grand, one car is parked on the southside of Pascal and six cars are parked at the dedicated parking spaces behind the church.

4. Therefore, my very crude and simplistic study reveals that regular Sunday church services results in the fact that 204 additional cars are parking on the streets surrounding the church. The zone most affected is on both sides of Summit from Snelling to Albert (from normal parking of 8 to 147).

Therefore, based on this very crude and personal survey as well as listening to the personal testimonies of many of the neighbors affected by these parking patterns, I absolutely agree with the recommendation that a more professional parking survey needs to be completed and as quickly as possible.

And finally, the staff statement "parking impact is anticipated to be similar to the church use", is just plain misleading and inaccurate. The church use is mostly for a few hours on Sundays whereas the scope, scale and frequency of other activities being proposed are at this point unlimited. The high intensification of usage on this site will most definitely increase the certainty that more cars more often will be parking on the streets in these zones.

Thank you,
Bob Morrison
1649 Summit Ave

From: MEGAN E TUCCI [mailto:tjtucci@gmail.com]
Sent: Friday, August 3, 2018 10:49 AM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: No to Rezoning Summit Ave

As a resident of Summit Avenue I do not support the variance for the location at 1524 Summit Ave.

Commercial properties have no place on this historic avenue. The parking around this location has already been an issue for bikers, joggers and automobile traffic Keep our avenue safe!

The requested operational hours are 7 days a week, 365 days a year from 7am-midnight.....NO, this is not a commercial area!

Please do not take away the historic value of Summit Ave, enjoyed by our community and those of us who live on the avenue, for commercial building use.

Respectfully submitted,

Megan Tucci
1831 Summit Ave

From: Mary Beth Starns [mailto:mbscarlsonstarns@gmail.com]
Sent: Friday, August 3, 2018 11:13 AM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Rupp plan for 1524 Summit

Bill,

Please do not allow businesses to operate in a church on Summit Ave.

This is a bad idea on so many fronts... First off, Summit Ave, as our historic gem of the city, should be preserved as what it is- a residential area. Anything else will mean the avenue deteriorates. Nobody but a homeowner is going to put in the care and money maintaining these old properties.

In addition, 7am until midnight, 365? No parking plan? What are you thinking? This is sure to cause disruption and I oppose it.

-Mary Beth

Mary Beth Starns
1950 Summit Ave

From: Bill Marzolf [mailto:billmarzolf@comcast.net]
Sent: Friday, August 3, 2018 11:25 AM

To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Cc: carolyn@cwcommunications.info
Subject: Summit Saratoga Church

Hi Bill,

I reside at 1890 Summit 4 blocks from where I grew up at 1863 Selby Ave. Recently I purchased my new home and completed a major rebuild project there. I returned to St. Paul after a 45 year hiatus to the western suburbs and beyond. I chose to make my home on Summit for the very reason that most of Summit Avenue residents do, it is a historic parkway, free of any commercial properties and richly steeped in St. Paul history. That is the purpose for which we have the guidance of the HPC and it is the controlling entity which protects the rich and unique character of the boulevard. Summit Avenue is a St. Paul treasure and the notion of granting variances and re-zoning to allow for commercial use smacks in the face of the efforts of all the individuals that have worked so hard to preserve it and for so many, many years.

I am hoping that any recommendation that comes from you and your office will respect the residents of the avenue and the precedent of preserving the historic nature of the place. It is all we have and it is the finest example of boulevard preservation in the country. Please don't begin the process of degradation by allowing this use.

Thank you and respectfully submitted,

Bill Marzolf

From: Annette Whaley [mailto:annettewhaley@outlook.com]
Sent: Friday, August 3, 2018 12:03 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Avenue

Mr. Dermody,

I wish to add my voice to the concerns of many who oppose the variance for 1524 Summit Avenue, the former St. Paul on the Hill Episcopal Church.

I was born and raised in St. Paul and, along with my husband, lived at 1978 Summit Avenue for 30 years where we raised our family. I'm sure you're well aware of Summit Avenue's unique status as the most beautiful stretch of historic residences in the country. St. Paul officials long ago wisely recognized the importance of this historic Avenue to the city's pride and identity. Homeowners and neighbors invest their time and resources to maintain the Avenue's beauty and livability.

While its large homes project strength and longevity, Summit is in fact a fragile urban environment. Recent plans to commercialize some properties and calls to add posts/orange cones for bicycle traffic greatly jeopardize Summit's unique residential character.

Mr. Dermody, please think hard and long about the inevitable ramifications and consequences to this city's historic (and nationally known) landmark should this variance be approved.

Thank you.

Annette Whaley

From: Jan Hohn [mailto:hohn.hohn@comcast.net]
Sent: Friday, August 3, 2018 12:39 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Ave. Variance request

Mr. Dermody,

As a Summit Hill resident and homeowner on Summit Avenue, I oppose the variance that is being requested by the developer for 1524 Summit Ave. Granting the variance would give the developer too much latitude to develop the property into a business that may not be suited for Summit Ave. If the developer had concrete plans of what the building would become and show that he has ample parking for those plans, then perhaps a variance could be considered. However at this time, I have not seen any plans that would convince me that he has definitive plan other than to somehow develop the property. Please deny the variance request.

Sincerely,

Jan Hohn
1190 Summit Ave.

From: Marilyn Natz [mailto:mnatz@aol.com]
Sent: Friday, August 3, 2018 12:53 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Requested variances for 1524 Summit

Mr. Dermody,

I am opposed to the city granting variances requested by John Rupp for the church 1524 Summit Avenue. As a former resident of Summit Avenue I feel it's necessary to preserve it as residential. Since our move to Ashland Avenue we are constantly affected by overflow parking on our streets from Mr. Rupp's Commodore restaurant and bar. This problem would certainly be multiplied by what he plans to do at 1524 Summit.

Marilyn Natz
436 Ashland Avenue

From: Larry Frattallone [mailto:Larry@Frattallones.com]
Sent: Friday, August 3, 2018 1:09 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: church

I'm opposed to a variance for the property located at 1524 Summit ave. We already gave a variance for a boutique hotel on Summit ave. last year. Please don't let one of finest historic avenues disappear. Thank you

Larry Frattallone
285 Summit ave

From: Michael Sonn [mailto:sonn.michael@gmail.com]
Sent: Friday, August 3, 2018 1:14 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Fwd: Historic use Variance at 1524 Summit Ave

Bill,

I sent this to MGCC HLU bcs I was unable to attend that meeting. I'd like this entered into the public record in support of the Historic Use Variance for 1524 Summit Ave.

Thank you,
Mike Sonn
1458 Wellesley Ave

----- Forwarded message -----

From: Michael Sonn <sonn.michael@gmail.com>
Date: Wed, Jul 25, 2018 at 5:32 PM
Subject: Historic use Variance at 1524 Summit Ave
To: Liz Boyer <liz@macgrove.org>

Liz,

I'm sorry I have to miss tonight's meeting. I just wanted to send along a couple quick notes as a resident.

- This is a very old church with, and this is an assumption, possibly a lot of deferred maintenance. The fact that a private investor wants to take this building on so that it remains in the community for years/decades to come is something to be lauded. I wonder how the community would react if we had a situation like the one facing the Como neighborhood.

- The area surrounding the building is only partially residential. The commercial node of Snelling and Grand is directly to the south and west of this property, along with a school and Macalester College within a hundred feet. This is a vibrant area of our neighborhood and this use compliments the area nicely.

I think this is an appropriate use that will allow the building to remain intact. There are mechanisms in place if noise becomes an issue. I don't believe parking will be a problem as there are several lots in the area and plenty of street parking with all houses in the immediate area having garages and some even long driveways.

I hope this project gets HLU's support and I look forward to supporting it at the board level if or when it comes before that body.

Thank you,
Mike Sonn
1458 Wellesley

From: Claire LaChance [mailto:claire.lachance@gmail.com]
Sent: Friday, August 3, 2018 1:22 PM
To: Dermody, Bill (Cl-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Opinion on church at Summit and Saratoga

To the zoning committee:

Please take seriously the very real concerns you are hearing from residents regarding John Rupp's proposal to run a for-profit business on Summit Avenue.

I live at 1591 Summit and will be devastated to see majorly increased traffic and noise on what is zoned as a residential street.

Please help us keep this beautiful landmark street as it is!

Claire LaChance

From: Julian Kittelson-Aldred [mailto:julian.m.ka@gmail.com]
Sent: Friday, August 3, 2018 1:35 PM
To: Dermody, Bill (Cl-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: I support the zoning variance for 1524 Summit Ave

I'm a resident of St. Paul's Summit Hill neighborhood, and I'm writing to you in support of plans to redevelop and preserve the church building at 1524 Summit Avenue. I think it's great that a developer wants to use an existing, historical building in a new way. An arts/performance space would be a great addition to the neighborhood, and fit right in with other businesses and the college nearby.

Please don't let complaints about potential parking and noise halt this project - the intersection and area around Snelling and Summit isn't strictly residential, and hasn't been that way for decades. It's funny how historical preservation groups will protest demolition of old buildings to make way for housing and retail spaces, and yet also want to stall a project that will bring new life and value to an unused historical building that might otherwise face demolition.

I urge you to approve the zoning variance for 1524 Summit.

Thank you,
Julian Kittelson-Aldred

657 Grand Avenue

From: Chip Michel [mailto:Chip@mico-usa.com]
Sent: Friday, August 3, 2018 1:40 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Cc: Carolyn Will <carolyn@cwcommunications.info>; 'Mary Michel (chipdecko@aol.com)' <chipdecko@aol.com>
Subject: Re 1524 Summit Ave zoning.

Dear Bill, & the rest of the zoning commission,

I sit here is almost utter disbelief that a zoning change for the old St Paul's Church property at 1524 Summit is even being considered for any kind of zoning change. But then I also don't understand why people have trouble choosing which bathroom they should use.

From the age of 10 years old I have lived on Summit. Initially in My folks home at 1567 and to date My wife Mary & I live at 1731. A modest 3000 sq ft dwelling that pays almost \$15,000 a year in taxes. A good percentage of us Summit dwellers already have permit parking just for the privilege of parking in front of our homes. Not sure if anyone has noticed but just recently there has been a Church group renting 1524 on Sunday morning for services. During their services all curb space on both sides of Summit and on the adjoining side streets, stretching from Macalester to Hamline is filled. I might have to walk up there on a Sunday to hear the pastor. With the draw he creates, he obviously has something to say.

Being a member of SARPA since inception and a past President, I have worked very hard with a lot of other neighbors to maintain the residential posture of the Avenue. It has been well worth it. And the city has always been a great partner in helping with the cause. This zoning proposal is not just a nail in the coffin it will be a huge crack in the dam. I can't recall exactly how many churches of similar properties there are on the Avenue, but it has been referred to as Church street by a lot of us. To allow this to become a commercial property will open the door for all the others to follow. How do you discriminate against those properties? You can't if this precedent is set. The dominoes fall.

Let's see. I love my street, even though it is closed a couple dozen times a year for "civic activities" and I get to pay 3 times the taxes for half the house my buddies have in Mendota, and now I will get to look forward to late night revelers trying to remember where they left their car. It'll be just like Grand 'Ol Days. They won't be trying to figure out which bathroom to use, every tree will become one.

You guys really aren't even considering this. Are you?

Chip

Chip & Mary Michel
1731 Summit Ave

From: jenyungers@gmail.com [mailto:jenyungers@gmail.com]
Sent: Friday, August 3, 2018 1:49 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Against variance for church on summit.

I would prefer summit to remain a residential street.

Jennifer Kingsbury
Architect
Owner 1501 Summit

From: Hillary Frazey [mailto:hillary.frazey@gmail.com]
Sent: Friday, August 3, 2018 2:03 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Support for 1524 Summit Redevelopment

Hi Bill -

I just wanted to send you a quick email to let you know I SUPPORT the redevelopment of 1524 Summit (former St Paul on the Hill Episcopal Church). I think the proposal is an amazing opportunity to save an historic building and use it for the benefit of our area.

As far as parking concerns - the building is right on the A line and on a major bike route. There's a parking lot next door at the charter school, and I'm sure an agreement could be worked out to use it in the evenings. There's also plenty of free street parking all along Summit and Grand.

My daughter attended the charter school next door to 1524 Summit for four years, and I know it sat empty for a long time. It would be a shame for this beautiful building to continue to sit empty and fall into disrepair. I hope this redevelopment proposal can move forward, since great opportunities to reuse these old buildings while still maintaining their historic character don't come around very often.

Thanks for all the work you do. Have a great weekend.

Hillary Frazey
2027 Stanford Ave.
St Paul, MN 55105

From: Hella [mailto:hellallange@aol.com]
Sent: Friday, August 3, 2018 3:01 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject:

Letter to the Zoning Commissioners for the city of Saint Paul from Hella Lange owner of the property at 1567 Summit Avenue.

I want to reiterate my concerns regarding the rezoning of the former Episcopal Church property on Summit Ave.

Parking of course is a big issue. Mr. Rupp talks about potential agreements with close businesses to share parking.

The parking spots at those businesses are quite crowded at most times already and probably cannot accommodate great numbers of additional cars. He suggests that Macalester College might be able and willing to offer some parking in their lots, but I want to mention that Macalester's lots are at least 3 blocks away and the larger lots a minimum of 5 blocks distance. Before rezoning occurs the completed parking plan and contract with surrounding lot owners needs to be presented.

Also I see no reason for the outdoor entertainment activities the application mentions. First of all there is not sufficient space on the property for outdoor entertainment that would not necessarily spill into the residential neighborhood. The additional noise especially late evening noise would be substantial and not in line with the residential neighborhood. Why is outdoor activity required for to make full use of the **excellent acoustics** of the the church building. The best way would be to contain the sounds within the building structure and limit the buildings operation to **reasonable hours**. Let's say paid events should conclude by 10 o'clock. When Macalester College host outdoor activities which happens maybe three times a year, the college notifies close residents in advance, controls the noise and stops the activities at reasonable hours in accordance with city requirements. The college also often invites the neighbors to attend as a courtesy realizing that their use of the college grounds could inconvenience the neighbors.

If you do grant commercial zoning with very few restrictions (7-midnight, liquor license, food service, outdoor entertainment) to this property, I certainly would expect that you will grant my property (very close to the church) at 1567 Summit Avenue a commercial license as well since there will be precedent to use this block of Summit Avenue commercially. Commercial zoning would help me sustain my property with all the expenses of having a house in a historic district.

The use of Summit in such a way is highly unusual and without precedent on this historic street. The property taxes which private home owners now pay is commensurate with the value of the properties given that we are paying for the privilege to live on a residential historic street.

Although Mr. Rupp's request may sound to many of you reasonable since he is well rehearsed, experienced and maybe a nice

guy. **What would keep him though from using the rezoning when the financial benefit tempting and maybe even necessary in his mind to keep his project afloat.** Already at this point he is looking for outside investors who may well be swayed by a liberal rezoning ordinance. The possibility of protecting the neighborhood **in the case of a sale to new owners** have fortunately been mentioned by one of your committee members but not enough protection has been demanded to be written into the possible rezoning.

Please consider tabling the rezoning request until all controversial issues have been addressed satisfactorily with a view toward the future and in consideration of precedent setting issues. Summit Avenue is the pride of Saint Paul both for its residents and for St. Paul's esteem and attractiveness nationwide.

Sincerely
Hella Lange
1567 Summit Ave
Saint Paul, MN 55105

From: Chris Schirber [mailto:cschirber123@gmail.com]
Sent: Friday, August 3, 2018 3:08 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Ave. zoning variance request

Dear Mr. Dermody,

I am writing to register my opinion that a variance to 1524 Summit Ave. should not be granted. Summit Ave. is the longest residential boulevard in the U.S. I feel strongly that we should protect this unique city gem. Thank you for your time. Chris Schirber, 1605 Summit Ave.

From: Bill Long [mailto:longb@cray.com]
Sent: Friday, August 3, 2018 3:09 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit

Dear Mr. Dermody,

I am gravely concerned about the proposed rezoning of 1524 Summit Ave as a commercial business. If the zoning can be worded so that no commercial activity can take place in the building, AND that the zoning cannot be changed in the future, then I am not opposed to the building being used as a venue for small concerts or religious services. Otherwise, I am firmly opposed to the proposal. As written this proposal is a nose under the tent to set a precedent for a future rezoning and destruction of all of Summit Ave. As a resident on that street, I would find that possibility unacceptable.

Cheers,

Bill

Bill Long
1818 Summit

From: Lisa Malone [mailto:mirmalone@comcast.net]
Sent: Friday, August 3, 2018 12:33 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Summit Zoning Variance

Please keep Historic Summit Avenue a commercial-free zone; preserve the unique character of the neighborhood. Once it is gone, it'll be gone forever.

Lisa Malone
1992 Ashland Avenue

From: Phil Martineau [mailto:martineauflip@gmail.com]
Sent: Friday, August 3, 2018 4:45 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Ave.

Dear Bill and/or Appropriate Commissioners and/or City Council:

I attended the August 2, 2018 Zoning Commission Meeting; the Commissioners requested clarification of their range of authority several times during the meeting. Based on the staff responses to their questions, they voted to recommend the requested variance **with conditions**.

Should their authority not extend to those conditions, or should the detailed written conditions not reflect the spirit of their discussion and recommendation, then this variance request should be resubmitted for full review. The conditions stated, and the clear spirit of the discussions for those conditions were as follows;

1. **Hours of Operation.** 7 am to Midnight is not compatible with the historic operation by the previous owner of the building. Neither is it consistent with even the not-for-profit clubs on Summit Avenue, nor the operation of any of the religious structures in the area. "**When the music stops**" is when the maximum disruption to the neighborhood will occur. My proposed time at the hearing was to close at **9 PM**, allowing staff and guests a reasonable time span for departure and maximize compliance with the 10 PM city noise ordinance.
2. **Parking Study.** It seemed there was not a consensus this would result in a solution, but rather would be helpful data for understanding the future difficulties on this usage of the site 7 days a week.
3. **Outside dining & refreshments.** This was included under the "hours of operation" condition, but warrants emphasis. The applicant or his companies owns WA Frost Restaurant and it's outdoor patio

dining is well known. Having a defacto for-profit outdoor restaurant on Summit Avenue is not compatible usage for this neighborhood. I distinctly recall a commissioner stating any outside usage would require very, very limited hours of usage at the minimum. The proposed "garden" area to be fenced is within apx. 20 feet of private residence children bedrooms.

4. "**Not a Nightclub.**" The applicant proposes to use his judgement regarding appropriate or non-appropriate musical groups, which is simply not acceptable. As well, considering applicant's intent to serve liquor, serve or prepare food/dining, and present open to the public entertainment 7 days a week, this constitutes what many consider to be a nightclub when referencing requested usage to midnight everyday. This was possibly folded into the "hours of operation" condition as needing to be addressed. I note the comments by a commissioner that a practice space for an individual musician is not the same as scheduling concerts.

5. **Lastly**, while not specifically noted as a condition, there was explicit commissioner concern and attention given to the issue of a **future owner** and should any use variance transfer with the property or become void at sale. After all, the reason stated by applicant for moving the music school into the 1524 office area was that he sold his building downtown effectively evicting the same tenant music school. I propose strongly there be a deed recording that the property and any usage variance terminates with the sale of the property. Any use variance approval consideration should not result in a sequence of resales to unknown future purchasers.

Sincerely,

Phillip Martineau
1474 Summit Avenue
St. Paul, MN 55105

From: chipdecko@aol.com [mailto:chipdecko@aol.com]
Sent: Friday, August 3, 2018 5:00 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: 1524 Summit Avenue

Bill,

I oppose the variance for several reasons:

- 1, parking is not being addressed at all.
2. If I am correct, there is a noise ordinance already in place, starting at 10 PM. Midnight is totally unreasonable
3. The most important point to consider is that the entire street is zoned RESIDENTIAL. That means NO commercial enterprises. We have a unique gift of Summit Avenue here in our City and we are obligated to take care of this charming piece of not only our City but our entire country. Those who have come before us were quite visionary to preserve Summit for posterity. I urge you to not engage in a slippery slope under the veil of progress.

Respectfully your,
Mary Michel

1731 Summit Avenue

From: craig.anderson@hybridbanker.com [mailto:craig.anderson@hybridbanker.com]

Sent: Friday, August 3, 2018 11:08 AM

To: Bill.Dermody@ci.stpaul.mn.us.

Subject: I support the effort

Dear Bill,

I love the proposal to re-purpose the property at 1534 Summit Avenue by John Rupp & Commonwealth properties.

Thanks.

Craig Anderson

1832 Ashland Ave

From: Clare poulose [mailto:cpoulose@msn.com]

Sent: Friday, August 3, 2018 11:51 AM

To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>

Subject: 1524 Summit Hill Episcopal Church

I am opposed to a historic variance at this site. We need to maintain the nature of Summit Avenue for quiet recreation and historic beauty.

Clare Poulose

1317 Summit Ave

St Paul, MN 55105

From: Mary O'Connell [mailto:moconnell@q.com]

Sent: Friday, August 3, 2018 2:50 PM

To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>

Subject: Opposed to commercializing 1524 Summit Ave

Hello Bill,

This email is to inform you that I am vehemently opposed to re-zoning of the historic site located at 1524 Summit Ave in St. Paul, MN.

No commercial variance should be granted to operate businesses at this address.

Sincerely Yours,
Mary F. O'Connell
1965 Ashland Ave
St. Paul, MN 55104

From: Benjamin Ashley-Wurtmann [mailto:ben.wurtmann@gmail.com]
Sent: Friday, August 3, 2018 5:30 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>; #CI-StPaul_Ward4
<Ward4@ci.stpaul.mn.us>
Subject: Strong support of reuse for St. Paul on the hill.

My kids go to Highland Park Montessori right next door, and I have watched the deterioration of St Paul's with concern. I attended services there a few times and it is a building that very much deserves our best effort to save it.

I am very excited to see a owner come forward with a use that honors the fine acoustics of the main space, and will fund the desperately needed upkeep. We look forward to walking down for concerts or having another option for music education in the area. It will fit very well with the existing reuse of the old St Mary's church by the preschool, charter school and Macalester.

I want to see that building open to the public (many church to residential conversions do more to fundamentally alter the main space and prohibit public access). I am thinking of 2050 Stanford.

Please give this lovely building the best chance to thrive into the next generations.

Ben Ashley Wurtmann
1661 Iglehart

From: Kevin Sweeney [mailto:mrkjs48@yahoo.com]
Sent: Friday, August 3, 2018 1:17 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Summit Avenue

Leave Summit Avenue alone! We don't need any commercial property on this beautiful, historic street!

From: Kevin Sweeney [mailto:mrkjs48@yahoo.com]
Sent: Friday, August 3, 2018 1:25 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Rezoning Summit Avenue

Please!!!! Do not allow Summit Avenue to become COMMERCIALIZED. It is historic and beautiful the way it is now. Good God, Grand Avenue is LESS THAN A CITY BLOCK AWAY!!!

Let each street retain it's own unique, individual identity.

PLEASE!!!!!!!!!!!!!!

From: Kevin Sweeney [mailto:mrkjs48@yahoo.com]
Sent: Friday, August 3, 2018 2:01 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Subject: Summit Avenue

Please do NOT allow any commercialization of Summit Avenue. Summit Avenue is a piece of St. Paul history as well as heritage.

Please let's keep it that way. Once it is comprised, we can NEVER get it back!!!

. EVER

Kevin Sweeney
1886 Portland

From: Tom Darling [mailto:tsdarling@earthlink.net]
Sent: Friday, August 3, 2018 3:21 PM
To: Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us>
Cc: Carolyn Will <carolyn@cwcommunications.info>; Bob Morisson <crobertmorrison@gmail.com>; Wendy Caucutt <wendycaucutt@hotmail.com>; Rachel Westermeyer <weste065@umn.edu>; fluikart@comcast.net; darylntatz@aol.com; shg_cairns@cheqnet.net; harrywalsh375@gmail.com; claire.lachance@gmail.com
Subject: Post hearing comments Historic Use Variance application file number 18-084-109

Dear Mr. Demondy: I am attaching my post hearing comments in the above file number. You will note that seven (7) additional individuals have authorized me to add their names to these comments. I believe that a number of others would also wish to have their names added however the press of the submission deadline have made it difficult to contact them.

Because I sometimes have problems when I attach documents to my emails I am also pasting in the text of my comments below. Thank you. If you could possibly acknowledge your receipt of this email I would appreciate it.

Tom Darling

Thomas Darling

August 3, 2018

Saint Paul Planning Commission Zoning Committee

Re: Application for a historic use variance for St Paul's Episcopal Church (File # 18-084-109)

Dear Saint Paul Planning Commission Zoning Committee:

This letter follows up on my oral comments at the Zoning Committee hearing yesterday (August 2, 2018). This letter also supplements those comments. Initially it is important to note that this extraordinarily broad application for a historic use variance is unsupported by the law and the facts. What Mr. Rupp proposes will have immediate pernicious impact on the neighborhood adjacent to and surrounding the requested reception house/concert hall/rehearsal space/recording studio/office building/"innovation center". It will also have long term repercussions seriously jeopardizing the very nature of Summit Avenue. Such a vitally important issue requires full and complete analysis and I am glad to have this opportunity to supplement my comments.

As the committee, city staff and the city attorney all observed at yesterday's hearing, historic use variances are a very recent phenomenon having been in the code for only a few years. Moreover, only a very few have been requested and granted—I thought I heard the number three mentioned at the hearing. Thus, I think it is fair to say everyone involved (the HPC, city staff, the city attorney, the zoning committee, the planning commission and the city council) is feeling their way along this uncharted path. That newness mandates caution especially when the consequences of "not getting it right" are so serious. Serious both to the immediate neighborhood and to Summit Avenue a prized resource for the entire city.

The situation of the Starbucks on Snelling and Selby discussed at yesterday's hearing provides a valuable lesson on the need for caution here. In that case various committee members observed that the original decision approving the Starbucks was based on assumptions that proved to be false in the real world. Serious harmful repercussions have resulted but as one of the committee members lamented: "our hands are tied". This is a cautionary tale that must guide the zoning committee and the planning commission here.

I continue to believe that the entire application for a historic use variance should be denied and Mr. Rupp told to go back to the drawing board and specifically address the multiple of serious problems that his proposed project will create. Those problems were discussed at the hearing and are obvious on the face of the proposal. They include at a minimum, parking, noise, the extremely vaguely described and, indeed, unlimited business/commercial uses to which he intends to put the church and the impact of allowing such new and purely business/commercial interests to operate on Summit Avenue. As one example only, at the hearing Mr. Rupp and his employee Mr. Chalmiers both claimed that the undeniably extreme lack of parking was something that they were sure could be mitigated by making arrangements with surrounding landowners but they have not nailed those mysterious arrangements down just yet. Recall that when these same two gentlemen came before the zoning committee in February—months ago—they said exactly the same thing. Mr. Rupp promised that Mr. Chalmiers' immediate tasks was to scour the area surrounding the church for available parking spaces and yet here we are months later with nothing more than the same gauzy assurances. They must be taken with a

huge grain of salt and, again, the historic use variance denied until these harmful impacts are specifically addressed.

If my request for denial is not successful and I understand from the discussion and motion at yesterday's hearing that it is unlikely to be, then it is imperative that the application be approved with very specific conditions. The ordinance allows this. And, as noted above, the newness of the historic use variance and the consequences of getting it wrong and tying the hands of the City compels it. My suggestions for conditions are set out below. They are informed by the city attorney's observation that most of the uses described in the application are not actually "uses" as the zoning code uses the word and the observations by many members of the committee that a parking study is needed and that limits are needed to assure that undesirable uses are not inadvertently permitted. My suggestion provides protections for citizens and Summit Avenue while allowing Mr. Rupp to make good on the rosy scenario he assures us will occur.

"Be it hereby resolved that the Historic Use Variance requested by applicant is approved subject to each of the following conditions.

1. The building may be used as a church;
2. The building may be used as the home of the St. Paul Conservatory of Music as specified in the conditional use permit issued for said St. Paul Conservatory of Music and not otherwise;
3. The building may be used as a reception hall for no more than two events per week;
4. The building may be used as a concert hall for no more than two events per week. An event as used in the immediately preceding sentence shall include: music concerts; theater; dance; film; exhibitions; culinary arts; multi-media performances & exhibitions; moderated discussions; public affairs programming; and other presentations by leading artists, performing arts organizations, community groups and others. Such events shall include only unamplified or minimally amplified sound. Such events shall end no later than 10:00 p.m. on weekends and no later than 9:00 p.m. on weekdays.
5. Nothing in this resolution shall prevent applicant from applying for a modified historic use variance modifying these uses. Any such application for modification of the historic use variance shall be considered and evaluated using the same process and standards as if it were a new application and may be denied, approved or approved with conditions at that time.
6. The building may be used as a music rehearsal venue between the hours of 8:00 a.m. and 9:00 p.m. Such rehearsals shall include only unamplified or minimally amplified sound. Notwithstanding the preceding sentences, the use by the St. Paul Conservatory of Music shall be as permitted in the conditional use permit issued for said St. Paul Conservatory of Music.
7. The building shall not be used for any use other than as specified above and nothing in this Historic Use Variance shall be construed to allow any other use. Specifically, the building shall not be used as or for any of the following:
 - a. A night club or music club;

- b. A restaurant;
 - c. A recording studio;
 - d. A video or multimedia production operation;
 - e. An “Innovation Center”; and
 - f. An office building or for offices except for the offices of the St. Paul Conservatory of Music as specified in the conditional use permit issued for said St. Paul Conservatory of Music.
8. No later than January 31, 2019 the City of St. Paul shall conduct a traffic/parking study or studies sufficient to determine the impact of the operation of the building on parking and traffic safety and issue a publicly available report of its findings. In conducting this study/studies the City shall consult with the applicant and consult (via public meetings and otherwise) with neighbors within two square blocks of the building and with the Summit Avenue Residential Preservation Association (SARPA) and with the district councils that include or abut Summit Avenue.
9. This historic use variance shall be in effect for eighteen (18) months following its final approval (if it is finally approved) after which it shall become null and void and of no effect and the building shall then be used only for uses permitted in an RM1 zoning district (subject to the conditional use permit issued for the St. Paul Conservatory of Music) provided that applicant may file an application for an extension of this historic use variance beyond said eighteen (18) months which application shall be considered and evaluated using the same process and standards as if it were a new application and may be denied, approved or approved with conditions at that time.”

I believe that the foregoing resolution will provide the zoning committee, the planning commission and the City of St. Paul with the ability to effectively monitor the historic use variance and make such changes as may be required to address the real-world consequences of this new, novel and, in my opinion here, fraught-with-danger historic use variance. No one’s hands will be tied.

On a final note, I must reiterate a concern that I had little time to express at the hearing. When Mr. Rupp applied for the conditional use permit for the St. Paul Conservancy of Music school, SARPA specifically objected that it should be denied or delayed because the full extent of Mr. Rupp’s plans for the building had not been provided or considered. The zoning committee refused to consider that argument because all that was before it was the conditional use permit. SARPA disagreed with that refusal but of course had to accept it. Then, however, when the full extent of Mr. Rupp’s plans was revealed in the application for a historic use variance city staff and the Historic Preservation Commission (specifically in its findings 3 and 4) and now it seems the zoning committee, relied upon the existence of the music school under the conditional use permit to justify approval of the full extent of Mr. Rupp’s plans. This is fundamentally unfair. The fact that the music school is in the building should not be relied upon at all in considering whether the historic use variance is approved.

Thank you

/s/

Thomas Darling

445 Summit Avenue

Please note that the following people have reviewed this letter and authorized me to add their names to it.

Carolyn Will

Robert Morrison

Daryl "Kit" Natz,

Claire LaChance

Rachel Westermeyer

Wendy Caucutt

Francis Luikart
