

**From:** Jason Patalonis <[jtpatalonis@earthlink.net](mailto:jtpatalonis@earthlink.net)>  
**Sent:** Wednesday, January 6, 2021 9:19 AM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** strong opposition to the development of 540/542 Portland Avenue

**Think Before You Click: This email originated outside our organization.**

Councilwoman Noecker,

As a lifelong resident of St. Paul and a 30 year resident and tax payer at 506 Portland, I am writing to you to express my concerns over the entire development and process that we have experienced. From city technological failures to improper notice to outright lies from the architect and no interaction from the developer/owner we have hit obstacle upon obstacle to stop this project. The need for 6 variances proves alone proves that the project as currently designed is inappropriate for the space. While those of us in opposition to this project are not opposed to developing the property, we want it done correctly-meaning it is done so with neighborhood involvement and historical design integrity. The shared driveway owners have never been contacted by the developer, the HPC commissioners who are architects lead the vote to deny approval and one commissioner was so out of touch her synopsis of our opposition was "they are concerned about construction traffic" which has never been a part of the discussion.

In conclusion I think the following statement from former HPC President, noted architect and appeal filer Gar Hargens sums it up.

"The design makes a mockery of the HPC and Zoning Guidelines. (it requires a staggering six Variances!). As pointed out to (and subsequently recognized by) the HPC, the design is out of scale, character (it's not a secondary building), rhythm, and pattern in the Neighborhood. Its "Summit Exposure" is fake on a street that holds a National reputation for historic authenticity and care. The economic and cultural value to the City and the Neighborhood of their Historic Districts has been a long time in the making and should not be carelessly ignored."

I ask that you please deny this project and require the developer and architect, with input from the neighborhood, to start from scratch. This way through collaboration, this can become a standard for development in an historic district, not an insult.

Respectfully,  
Jason Patalonis  
506 Portland Avenue