

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 753 Seventh Street East
DATE OF APPLICATION: September 18, 2014
APPLICANT: Alissa Kellogg, KMJC LLC
OWNER: KMJC LLC, dba Dellwood Gardens
DATE OF HEARING: October 9, 2014
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: New Construction
STAFF INVESTIGATION AND REPORT: Bill Dermody
DATE: October 2, 2014

A. SITE DESCRIPTION:

The subject site contains a three-story brick institutional building constructed in 1916, set on a hill above the street, and historically known as the Home for the Friendless, or the Wilder Residence. It is of the Classical Revival style with an entablature over the entrance that is supported by stone Tuscan columns and topped by a wrought iron balustrade. The building also has a simple stone cornice and stone sills. The large brick additions were added after 1975 but before the Dayton's Bluff Historic District was established in 1992.

B. PROPOSED CHANGES:

The applicant proposes to construct a new 504 square foot, 11'-high pergola in the front yard, accompanied by new landscaping, fences, benches, exercise equipment (such as pull-up bars), and hardscape. The pergola is to be located up on the hill, closer to 7th Street, and centered on the main front entrance. It has 8 columns (painted white) topped by natural-stain cedar boards, upon which ivy will be grown. Between the pergola and the street will be a generally open 36"-tall dark metal fence and 12"- to 18"-tall shrubs.

C. BACKGROUND:

In 2013, HPC staff approved a retaining wall, a concrete patio, miscellaneous sidewalk and parking lot repairs, and removal of a wheelchair ramp on the property.

D. GUIDELINE CITATIONS:

Dayton's Bluff Heritage Preservation District Design Guidelines (1992)

Leg. Code § 74.87. General principles.

1. *All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.*
2. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

3. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.
4. New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.
5. The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.
6. New construction should be compatible with the historic and architectural character of the district.

Sec. 74.90. - New construction and additions.

(a) (For new construction and additions on single or multi-block lots, see also the following sections for additional East Third and East Seventh Street guidelines.) New construction—whether in the form of an addition to an existing building or construction of a new dwelling, garage or commercial building—should be compatible with the historic character of Dayton's Bluff. There is a great diversity of building styles, types, sizes and siting characteristics in the district and consequently there is no specific formula for the design of new buildings. However, the development of every proposal for new design must involve careful assessment of the architectural character of nearby buildings and streetscapes.

The objective of guidelines for new construction in the Dayton's Bluff Historic District is to encourage a high standard of historically compatible new design. New buildings and structures should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design and character of surrounding structures as well as the broad context of the district.

The following guidelines are divided into three (3) sections. General guidelines are provided for the review of new construction on most parcels and additions to existing buildings. Specific guidelines for East Seventh and East Third streets have also been developed to address the special characteristics of these two (2) area. These guidelines are compatible with existing land use and zoning in the district. Applicable zoning regulations as well as current planning studies, such as the Lower Dayton's Bluff Small Area Plan (1990), should be consulted before planning new construction.

(b) General guidelines:

- (1) Site evaluation. Existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.
- (2) General character. New construction should reinforce the historic architectural and visual character of the area. Specifically, it should refer to the traditional two- and three-story dwelling and commercial building module and typical setbacks already established in the district and in the adjacent area.
- (3) Pedestrian circulation and parking. New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be

placed at the rear of buildings wherever possible or screened with landscaping, low walls or appropriately detailed fences.

(4) *Views and vistas.* Exceptional views of the city and river valley provided from the public way should not be obstructed by new buildings or structures.

(c) Principal buildings; additions: [not included]

(d) Building elements:

(1) **Roofs.** The gable and hip roof or their variants are the primary historic roof forms in the district, with many variations and combinations. In new construction, the skyline or roof profile should relate to the predominant roof shape of nearby buildings. Highly visible secondary structure roofs should be compatible with the roof pitch, color and material of the main structure.

The roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.

Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.

(2) Windows and entries. [Not included]

(3) **Porches and decks.** Porches are a standard feature of many historic houses in the district and whether enclosed or unenclosed they are an important part of the streetscape. In new construction, the front entry should be articulated with a design element such as a porch, portico or landing which provides a transitional zone between the semipublic and public exterior zones and the private interior zone. This design element should be appropriately detailed and compatible with the size and scale of the building.

(e) Accessory buildings. Garages and other accessory buildings should be compatible with the overall design and materials of the existing building on the lot. New garages should be located off rear alleys wherever possible. Garages should not be attached to the front of the building and should only be attached if not visible from the public way.

(f) Site considerations:

(1) **Setback and siting.** The setback of new buildings in most residential and commercial areas should be compatible with the setback of existing adjacent buildings.

(2) Parking. [not included]

(3) **Fences.** Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Fences of wrought iron or wood which enclose the front yard should be no higher than three and one-half (3½) feet. Cyclone fences should not be used to enclose front yards in the front half of side yards.

(4) **Retaining walls.** Stone, brick and split face concrete block are preferable to landscape timber for the construction of retaining walls. Masonry retaining walls should be finished with caps or appropriate details.

(5) **Public improvements.** New street and landscape improvements, lighting, street furniture and signs should be compatible with the character of the historic district. The historic urban pattern of gridplan streets should be retained and enhanced in improvement projects.

(6) Signs. [not included]

(7) **Views and vistas.** New buildings or other structures should not block key views and vistas of the river valley and the downtown skyline.

(g) East Seventh Street: Hope Street to Bates Street.

(1) General provisions: The passerby can travel up or down East Seventh Street without much of a sense of the historic neighborhood on each side of the avenue. The four-lane street is a major artery and divides the Swede Hollow corner of the district from the rest of the bluff. **East Seventh is visually dominated by the large institutional mass of the Wilder Residence.** A scattering of historic and modern commercial buildings and a few residences constitute the other structures. Excellent views of downtown Saint Paul and the river valley are afforded from various points along the streets. Vacant parcels are found on both sides of the street, and there is a small public park triangle at the north side of the Maple Street intersection. This portion of East Seventh Street has been a mixture of residential, commercial and institutional uses since the late nineteenth century. In 1892, the corridor between Bates and Hope streets was occupied by several mansions and a number of double houses, as well as a variety of commercial buildings. The street was not lined with a continuous row of stores and shops, such as those still found along Payne Avenue or farther up the street at the Arcade Street intersection. However, existing historic commercial buildings are built out to the sidewalk with no setback from the property line. This creates a uniform alignment of facades that provides a visually strong streetscape. The Stutzman Block—with its wedge shape and corner turret—is the most architecturally significant.

a. Design. New construction along East Seventh should serve as an attractive frame for the historic neighborhood behind it. Fewer historic reference points are found here than along adjacent streets. However, the important route of East Seventh through the neighborhood requires very sensitive consideration of land use, siting and building design issues.

b. Siting and setback. New construction, particularly commercial, should maintain the uniform setback of older commercial buildings along the street. Where facades must be set back from sidewalks, low walls, landscaping or other elements should define the street edge.

c. Parking. [not included]

d. Massing, height and scale. New construction should conform to the massing, volume, height, facade proportions and scale of buildings within view of the site, and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the building elements within the surrounding area.

e. Materials and details. Although the architectural character of the street is quite eclectic, materials and details should be compatible with those in the district. Wood or masonry construction is typical for existing residential buildings in the district, while masonry is typical of commercial construction. These materials are preferable to vinyl, metal or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. The use of vinyl, metal or hardboard siding will be considered by the commission on a case-by-case basis. These materials may be permissible in new construction if appropriately detailed.

(2) Building elements:

a. Roofs. Flat roofs are more typical of commercial buildings while the gable and hip roof or their variants are the primary historic residential roof forms in the district. In new construction, the skyline or roof profile should relate to these predominant roof shapes.

Roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.

Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the visible portion of the roof such as the front roof plane.

b. Windows and entries. [not included]

c. Signs and lighting. [not included]

E. FINDINGS:

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The subject site is located within the Dayton's Bluff Historic District and is classified as Contributing to the District's historical and architectural character. The proposal is to construct an accessory structure in the front yard. The guidelines have separate guidelines for accessory structures but mainly pertain to garages. The guidelines also have a separate section for new construction along East Seventh Street from Hope to Bates Streets. This proposal is within the area and states that "*East Seventh is visually dominated by the large institutional mass of the Wilder Residence,*" now called Dellwood Gardens.

The guidelines describe a variety of uses and property types along this stretch which does not have a strong street wall of commercial buildings built up to the sidewalk edge as with other areas of East Seventh Street. The guidelines state that if new commercial buildings are proposed, they should continue with a setback consistent with other commercial buildings. "*Where facades must be set back from sidewalks, low walls, landscaping or other elements should define the street edge.*" The proposed pergola is not a principal structure; however, its proposed siting will help to define or carry the street edge.

3. **General character:** The formal, symmetrical pergola placed central to the historic building *reinforce(s) the historic architectural and visual character of the area*, particularly the symmetrical and formal Classical Revival architecture of the main building. The proposed pergola is not based on any element that was there historically given research of maps and historic photos.
4. **Views and vistas:** The approximately 11' high pergola would not appear to obstruct *exceptional views of the city and river valley provided from the public way*. It is unusual for a pergola structure to be proposed in a front yard. However, the main historic building is setback at a greater distance than other commercial and residential structures so the pergola will not block views of the historic building from the public.
5. **Landscaping:** The HPC does not regulate plantings but some district guidelines provide direction to maintain the front yards of historic properties as semi-public with plantings that are not solid or tall to block views of the historic buildings. Additional trees are being planted and there are already some large evergreens that already do block views. The proposed sidewalks will not have a negative impact and the yard will still remain mostly "green." Generally raised garden beds should be in rear or side yards but there has been an established garden in this location and the

applicant is improving the access of the garden for its residents.

6. **Massing, height and scale:** The pergola conforms to *the massing, volume, height, facade proportions and scale of buildings within view of the site*, as it draws from the main building's Classical Revival style at a smaller scale that does not detract from the historic architecture.
7. **Materials and details:** The pergola's formal columns *relate to* the main building's Classical Revival style but do not duplicate exactly. Some of the pergola's materials are not established at this time, but should include durable materials. Brick, such as used on the building, is not appropriate for a pergola structure and should be avoided.
8. **Fences:** The proposed metal fence *allow(s) some visual penetration of front yard space*, and is constructed of appropriate materials. The proposed 36"-high fence is appropriately *no higher than three and one-half (3½) feet* in the front yard. The fence should have a dark finish.
9. **Public improvements:** There are no improvements proposed for the public right-of-way. All proposed landscaping is on private property.
10. The Zoning Code generally forbids accessory structures such as the proposed pergola from being located in a required front yard. Therefore, the proposed pergola will probably require a variance through the Board of Zoning Appeals.
11. The proposal to construct a pergola, concrete sidewalks, fencing and raised garden beds in the front yard will not adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)).

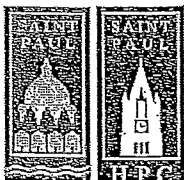
F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the permit application provided the following conditions are met:

1. All fences shall have a dark finish.
2. All work shall receive necessary permits from the Department of Safety & Inspections, including any required variances via the Board of Zoning Appeals for location of the pergola. The HPC conditional approval is contingent on obtaining the proper reviews mentioned herein.
3. All final materials and details shall be submitted to HPC staff for final review and approval. There shall be no brick on the pergola.
4. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
5. The HPC stamped approved construction drawings remain on site for the duration of the construction project.

G. ATTACHMENTS:

1. HPC Design Review Application
2. Plans



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/
<u>Alteration</u> |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 753 7th Street Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Alissa Kellogg

Company: KMTC, LLC

Street and number: 275 East 4th St #720

City: St. Paul State: MN Zip Code: 55101

Phone number: (612) 805-2300 e-mail: akellogg@pakproperties.net

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: KMTC, LLC aka Dellwood Gardens
Richard Pakonen

Street and number: same as above

City: _____ State: MN Zip Code: _____

Phone number: (612) 965-2925 e-mail: rpakonen@pakproperties.net

5. PROJECT ARCHITECT (If applicable)

Contact person: Bob Pakolca
Company: RPBS, LLC
Street and number: 7012 W. Shore Dr.
City: Edina State: MN Zip Code: 55435
Phone number: (612) 801-4391 e-mail: rpakola@archdb.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

THIS PLAN IS SPECIFICALLY FOR LANDSCAPE ALTERATION TO THE FRONT LAWN OF 753 7TH ST. E., WITH MAJOR DETAILS INCLUDING PLANTINGS, SIDEWALKS & A PERGOLA. THE PLAN (PEP PROGRAM) IS A INTERACTIVE, PHYSICAL INSTALLATION FOR RESIDENT FITNESS VIA PLANTINGS AND STRUCTURAL ELEMENTS. DESIGN CRITERIA INCLUDED RESIDENT WELL-BEING, HISTORICALLY CONSCIOUS BUILDING ELEMENTS AND COMPLIANCE WITH PEP GRANT GUIDELINES. (SEE ATTACHED DOCUMENTS)

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.

****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

☒ YES

Will any federal money be used in this project?
Are you applying for the Investment Tax Credits?

YES _____ NO X
YES _____ NO _____

State \$15

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____

Date: _____

Signature of owner: _____

Date: _____

FOR HPC OFFICE USE ONLY

Date received: 9-16-14 FILE NO. _____

Date complete: _____

District: DB / Individual Site _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel _____

Type of work: Minor/Moderate/Major _____

____ Requires staff review

____ Requires Commission review

Supporting data: YES NO
Complete application: YES NO

The following condition(s) must be met in order for application to conform to preservation program: _____

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch. 73.06).

HPC staff approval: _____

Date: _____

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

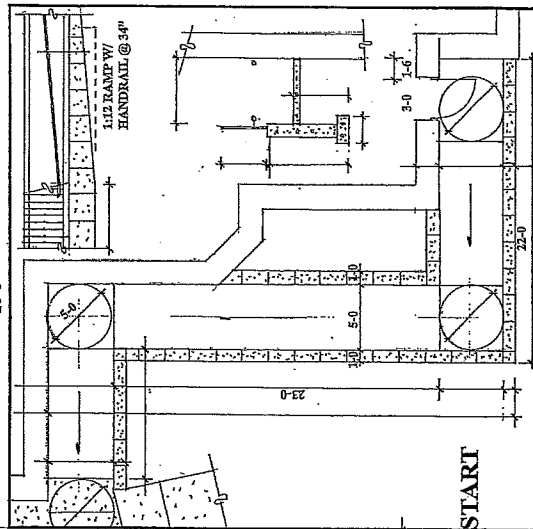
PERSONAL EXERCISE PROGRAM



**3" X 12" CEDAR BOARD ROOF STRUCTURE-
ALL ROOF MEMBERS - NATURAL STAIN.**



ADA RAMP - PEP LOOP START
1/4"=12'-0"



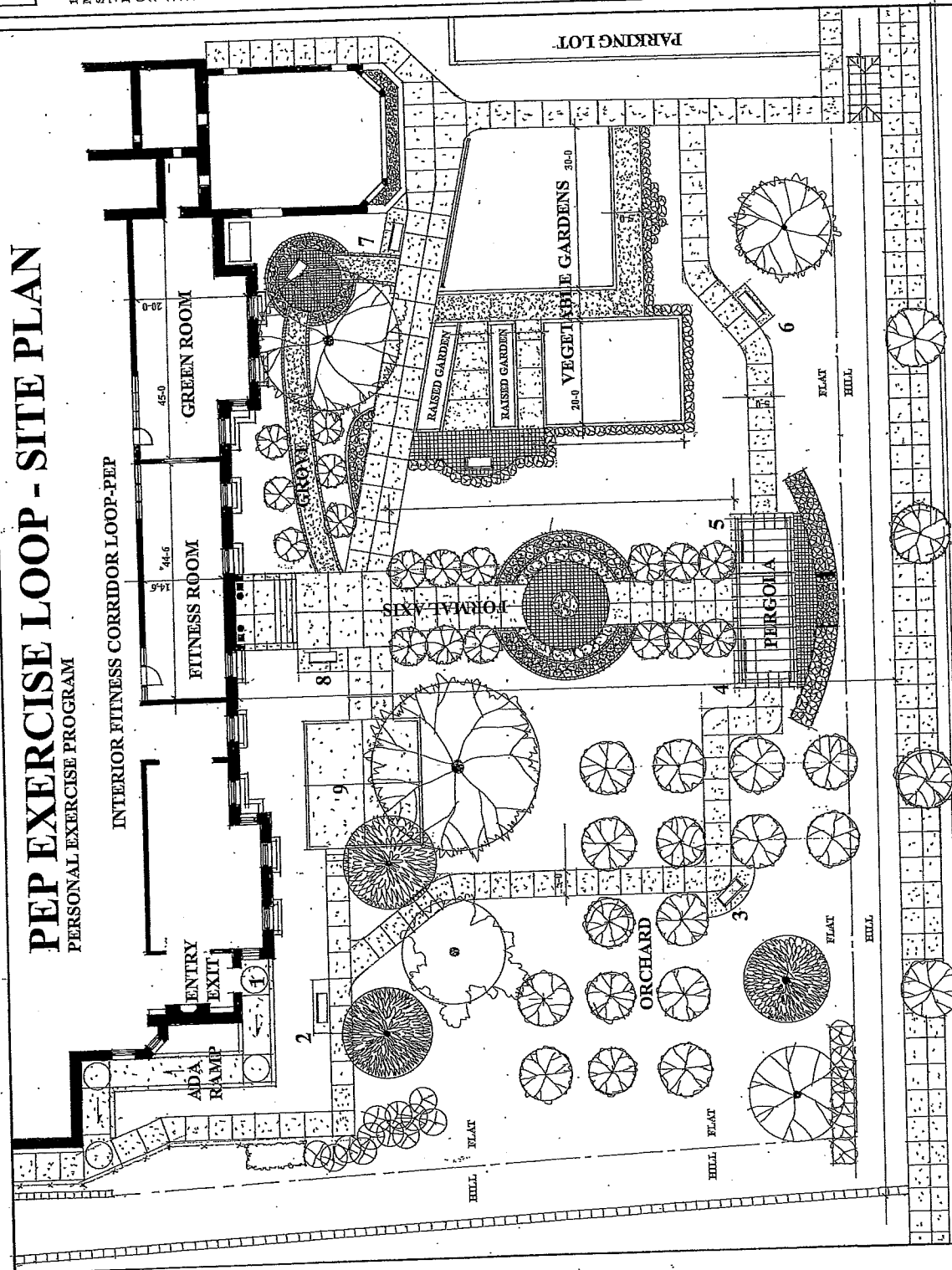
753 7TH STREET EAST, ST. PAUL, MN 55106

prazkoia@archipb.com

PEP

NOTES

ANTERIOR FITNESS CORRIDOR LOOP-PEP



SEVENTH STREET EAST

PEP

9-5-14

DESIGNER-RPBS, LLC.
CONTACT: ROBERT PAKOLA
rpakola@archdb.com, 612-801-4391

DELTWOOD GARDENS

KMJC LLC DBA DELWOOD GARDENS
753 7TH STREET EAST, ST. PAUL, MN. 55106

(I-T)

4. ADA RAMP - 11/2 PER
MINNESOTA AND ADAAG
STATUTES. FIRST PART OF
THE GROUND WITH GRAB
BARNS AND RESTING AREAS
@ LESS THAN 30 FEET.
2. BENCH (PINE) - LOCATED
AT 135 FEET FROM
NUMBER 1. ENTRY
DOOR-TYPE
3. SLIDING BENCH
(ORCHARD) - UTILIZED
FOR LEG MUSCLES. LO-
CATED AT 215 FEET FROM
NUMBER 1.
4. BENCH-PERGOA
WEST PULL-UP BAR @ 38"
FOR WHEELCHAIR-LO-
CATED 260 FEET FROM
NUMBER 1.
5. BENCH-PERGOA (EAST)
FULL-UP BAR AT 79'-LO-
CATED 285 FEET FROM
NUMBER 1.
6. BENCH-(GARDENS) - LO-
CATED 325 FEET FROM
NUMBER 1
7. SLIDING BENCH-UTI-
LIZED FOR LEG MUSCLES-
LOCATED 425 FEET FROM
NUMBER 1.
8. BENCH - 1911 ENTRY - LO-
CATED 95 FEET FROM
NUMBER 1
9. STRETCHING AND YOGA
SQUARE - 42" PERIMETER
METAL RAILINGS-HORI-
ZONTAL PIER -
2. FULL CIRCLE TO THE
PINES BENCH - 55 FEET
FROM NUMBER 1
1. COMPLETION OF THE
EXTERIOR LOOP IS 700
FEET OR APPROX. 10 MILE

NOTE THAT ALL AREAS
UNDER THESE PASSAGES ARE
THE POSSESSIONS OF ORGANIC
EXTRACTS.

ORCHARD - APPLE PICK-
ING (DEXTERITY)
PERGOA - SURROUNDED
BY CURRANT BERRY
SHRUBS (DEXTERITY AND
BENDING)
FORMALAXIS - PLANTING
AND WALKING
VEGETABLE GARDENS -
PLANTING, DEXTERITY,
CURRENT BERRY BUSHES
FOR PICKING, WORKING
THE SOIL.
GRUPE - KNOTTING WALK-
ING STICKS - SERVICE
BERRY TREES-DEXTERITY

NOTE: REFER TO BID DOC
DATED 5-8-14 FOR ALL
PLANTINGS AND SPECI-
FICS.

NOTE: REFER TO BID DOC
DATED 8-8-14 FOR ALL
PLANTINGS AND SPEC-
ICS.

NOTES



ALL COLORED ITEMS TO BE BID
 60' SET POTS - ANNUALS
 60' SET POTS - PERENNIALS
 60' SET POTS - TREES

8-8-14

Document

DESIGNER - RPB, LLC
 CONTACT - ROBERT PAKOLA
 612-801-4391
 rpakola@rpbllc.com

DELLWOOD GARDENS
 KMC LLC DBA DELLWOOD GARDENS
 753 7TH STREET EAST, ST PAUL, MINNESOTA 55106

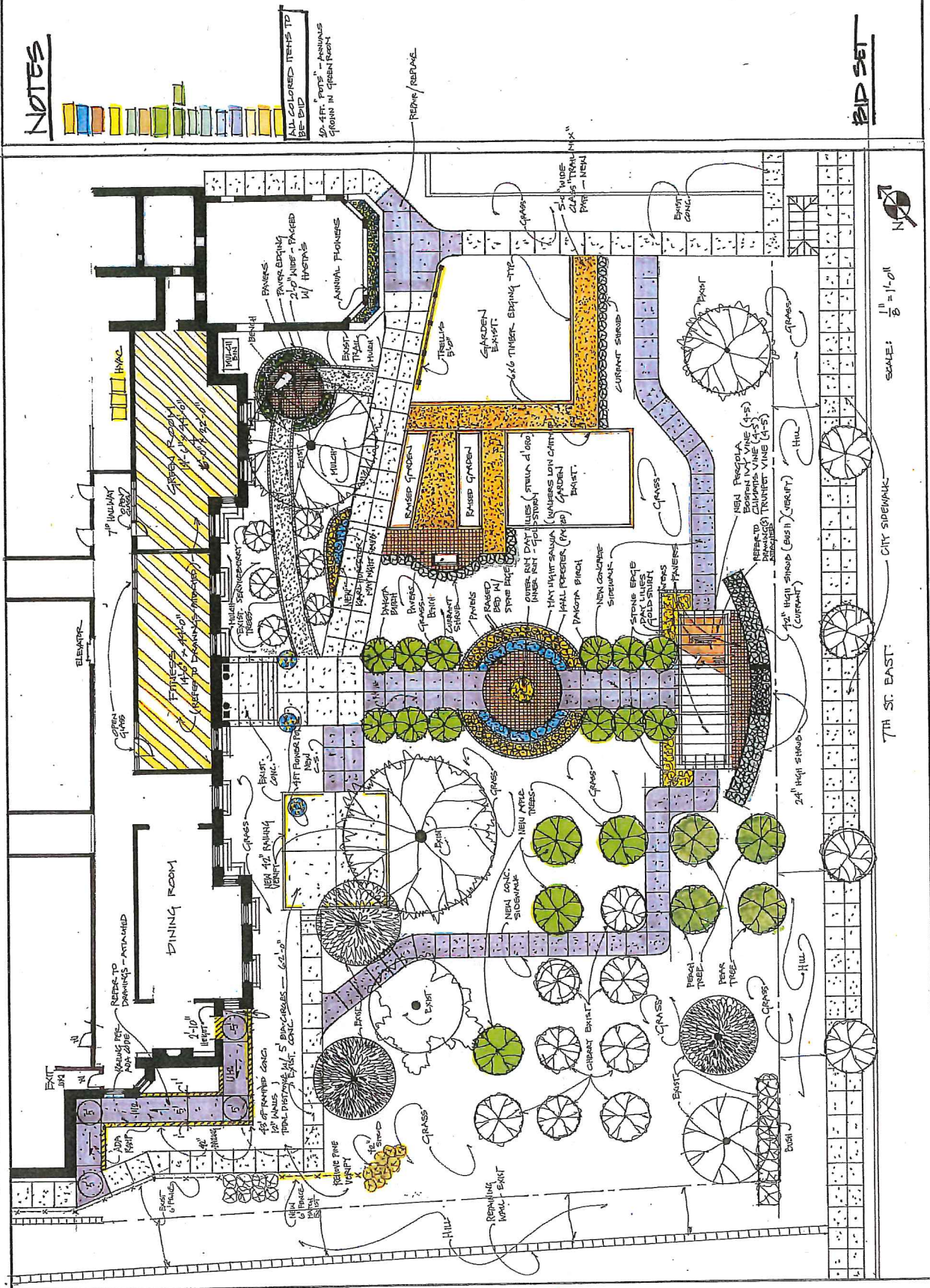
BID SET



SCALE: 1" = 10'

7TH ST. EAST

CITY SIDEWALK





Note: 36" tall fence to match existing fencing on site will be placed in front of pergola (instead of 42" shrubbery) as not to limit site lines of building. All plantings in front of pergola to be 12-18". Garden area to have vegetable plants, shrubbery and flowers no taller than 36"



TYPICAL BENCH
- WEBCOAT SYSTEMS.
5' AND 6'



TYPICAL PAVER