

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

FILE NAME: 189 Maple Street
DATE OF APPLICATION:
APPLICANT: Will Anderson
OWNER: Will Anderson
DATE OF HEARING: November 6 2014
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: October 30, 2014

A. SITE DESCRIPTION:

The one-and-one-half story cottage at 189 Maple Street was constructed pre-1884. The wood-frame residence has aluminum siding over clapboard and a cross-gabled roof. Trim and other architectural details have been wrapped or altered. Some of the original windows have been retained. The property is categorized contributing to the Dayton's Bluff Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to (based on contract dated 9/17/14) & conversations with staff:

1. Remove old siding from house
2. Install a layer of fan foam for extra insulation value
3. Install LP Smart Siding on the house that is pre-painted Rustic Silver with a 7" exposure with wood grain texture.
4. Install pre-painted, white, 2" inside corners
5. Install pre-painted, white, 4" & 6" outside corners
6. Repair metal fascia on the back side of the house
7. Clean up the rubber roof line
- *8. Replace all trim

C. BACKGROUND: See attachments

D. GUIDELINE CITATIONS:

Dayton's Bluff Heritage Preservation District Guidelines

Sec. 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.*

(C.F. 92-900, § 2(l), 7-23-92)92

Sec. 74.89. Restoration and rehabilitation.

b) *Exterior surfaces—Walls: Wood sided. Wood building products, including siding, shingles and a great variety of decorative trim were used extensively by the nineteenth- and early twentieth-century builders of Dayton's Bluff. Wood contributes texture and detail to the historic district and is a durable, high-quality material with a long product life if properly maintained.*

(1) *Repair. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, drip caps and other features should be included with replacement siding.*

(2) *Vinyl and aluminum siding; other manufacture products. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The commission may consider the following exceptions to the installation of vinyl, metal or hardboard siding on a case-by-case basis:*

a. *In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated. Commission staff must conduct a site visit during the removal process and advise on appropriate treatment.*

b. *In the resurfacing of noncontributing building constructed after 1930.*

c. *In the resurfacing or existing or construction of new garages, particularly when the garage is inconspicuously sited.*

If vinyl, metal or hardboard siding is used as described in A-C, it must be of a width appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered. Replacement siding may cover only one layer of existing siding. Trim must be built up so that it projects from the new siding to the same extent as the original.

(3) *Shingles. Buildings originally clad in horizontal wooden siding should not be resurfaced with shingles of wood or other material. Wooden shingles used for cladding material or decoration, such as in the gable ends, should be conserved and retained. If replacement is necessary, shingles should replicate the original in width, pattern, thickness, profile, texture and weather (lap).*

(4) *Decorative siding treatments. Decorative siding treatments, such as paneled herringbone patterns used in the gable ends; should be retained in repair or resurfacing.*

(5) *Painting. Exterior wooden surfaces should be maintained with appropriate paint or stain. Color choice is not subject to heritage preservation commission approval. However, exterior paint colors should be appropriate to the period and style of the historic building. Stained shingles in most cases should not be painted.*

(f) *Exterior trim and architectural features. Exterior trim includes the decorative and sometimes functional elements of the exterior which contribute to the proportion, texture and detail of the building. A great*

variety of machine-made trim was added to even the simplest wooden houses of Dayton's Bluff, while iron, cast iron, terra cotta, tile and brick can be seen on masonry examples.

- (1) *Conservation. Exterior architectural features including finials, cornices, brackets, columns, balustrades and railing, and window and door moldings should be retained.*
- (2) *Documentation. Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.*
- (3) *Repair and replacement. New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement.*
- (4) *New trim. Details should not be added in an effort to make the building look older. However, in the case of some "pattern book" houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.*

D. 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 property is categorized as contributing to the character of the Dayton's Bluff Heritage Preservation District.
3. A small area of aluminum siding was removed to reveal cement shingle siding. Staff had requested that a 5' by 5' area of siding be removed on the side elevation of the front portion of the residence; it appears that the area where the siding was removed and photographed is at the rear (northwest) corner of the building on an addition that was constructed and enclosed after the period of significance for the Dayton's Bluff Heritage Preservation District.
4. HPC staff conducted a site visit at 189 Maple Street on October 30, 2014. The aluminum siding was intact and there were no areas where original siding or trim were visible. Staff is unable to determine the details and condition of the original or early wood siding and trim without the removal of the non-original siding material(s).
5. **Leg. Code §74.87(1)-** The principle states that, *"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."* Without viewing the original exterior of the building, staff cannot make a determination on the finding.
Leg. Code §74.87(3)- The principle states, *"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."* Without viewing the original siding and trim, staff cannot observe and assess the condition. Staff also cannot determine if the proposed siding and trim would match the original in composition, design, proportion, texture, detail, color and overall appearance. Given the frame construction and age of the building (pre-1884), the exterior traditionally would be a narrow, wood, lap-siding and the trim would be wood with details appropriate to the style of the residence. LP Smart Side with a 7" exposure and wood grain texture, 2", 4", and 6" trim boards, and unspecified window trim, door trim, fascia, soffit, and watertable (apron), most likely will not replicate the original materials and details.
6. **Leg. Code §74.89(b)(2) & (2)a** Vinyl and aluminum siding; other manufacture products. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick

veneer, hardboard, or vinyl or aluminum siding. The commission may consider the following exceptions to the installation of vinyl, metal or hardboard siding on a case-by-case basis:

- a. *In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated. Commission staff must conduct a site visit during the removal process and advise on appropriate treatment.*

Original siding and trim were not made available for staff to view and were not visible in the photographs supplied for review. The applicant has stated that there is no wood lap siding present under the non-original siding. This may be the case for the whole structure or just the later rear addition/enclosure. At this time, staff cannot advise on the appropriate treatment for the exterior of the residence.

7. **Leg. Code §74.89(b)(1)** *If the wood siding is in sound/good condition, it should be repaired and maintained. If the wood siding is too deteriorated it may be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, drip caps and other features should be included with replacement siding.*
8. **Leg. Code §74.89(f)(1)** *Original and early exterior architectural features including finials, cornices, brackets, columns, balustrades and railing, and window and door moldings should be retained.*
9. **Leg. Code §74.89(f)(2)** *If original trim details and other architectural features are revealed by the removal of the non-original siding, they should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.*
10. **Leg. Code §74.89(f)(3) & (4)** *If the original trim is too deteriorated to reuse, new material, matching the original as closely as possible, should be used to repair or replace deteriorated trim or other features. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement. New details should not be added to the residence that are not supported by documentation of the building such as shadow-lines, historic photos, or drawings.*
11. *The proposal to completely remove and replace trim at the residence will have visual impact on the property and may have a negative impact on the property and Program for Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)).*

E. STAFF RECOMMENDATION:

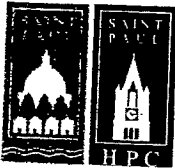
Based on the findings, staff recommends:

1. The applicant shall remove all of the non-original siding and wrap from the exterior of the residence to expose the original wood siding, trim, and any decorative details.
2. The applicant shall contact HPC staff to inform them that the original exterior is available to be viewed and staff, along with two HPC members, shall conduct a site visit to assess condition and advise on the appropriate treatment for the exterior of the building.
3. A final and detailed scope of work shall be submitted for final review and approval that is based on the results of the site visit. If the original siding is missing or too deteriorated to repair, the each elevation shall be photo-documented and the new siding and trim shall smooth texture and be consistent with the lap exposure and detailing that may be present or based on the period of construction.
4. No wood siding shall be removed until the HPC is able to view the condition. The applicant may want to wait until the spring of 2015 given some of the layers of siding will remain off for a period of time to allow for review and discussion for the next best steps.

Staff could review and approve an application to replace rotted wood siding and trim in-kind after a more thorough site visit has been conducted once all of the aluminum siding and wrap has been removed to expose original wood siding, trim, and any decorative details.

F. ATTACHMENTS:

1. HPC design review application and submitted materials
2. Correspondence timeline
3. Staff photos – 10/30/14



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

- ☒ Repair/Rehabilitation ☐ Sign/Awning ☐ New Construction/Addition/
☐ Moving ☐ Fence/Retaining Wall Alteration
☐ Demolition ☐ Other _____ ☐ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 189 Maple Street Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Will Anderson, homeowner - rental *units converted*
 Company: N/A
 Street and number: 6230 10TH ST N #430
 City: Oakdale State: MN Zip Code: 55128
 Phone number: (651) 248-2058 e-mail: WillAnderson@comcast.net

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

Name: N/A
 Street and number: _____
 City: _____ State: _____ Zip Code: _____
 Phone number: (____) _____ e-mail: _____

HT 10.13.14
 HTS

owns strip club next? Fish
 - hater aluminum
 - wife has antique store in Stillwater
 7" exposure cause that's historic

1
 - contractor: Hudell Construction
 - bought siding for \$5,000 - was going to
 - has wood grain, painted gray insulate too
 - w/ 2 units theater he has to pay heating bill

5. PROJECT ARCHITECT (If applicable)

Contact person: N/A

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

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.

Siding is currently Aluminum. We want to replace with LP SmartSide.

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?

YES _____

NO ☒

Are you applying for the Investment Tax Credits?

YES _____

NO ☒

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: [Signature] Date: 6/6/2014

Signature of owner: [Signature] Date: 6/6/2014

FOR HPC OFFICE USE ONLY

Date received: 10.13.14 FILE NO. 15-008

Date complete: not complete as of 10/31/14

District: DB /Individual Site: _____

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

Type of work: Minor/Moderate Major

Requires staff 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 _____

X Requires Commission review

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: _____

10.13.14 need 5x5' area removed to see orig. siding. submit photos by wed. 10.15 w/scope of work to go on Nov. 5 mtg.

City Permit # _____ - _____

Nik Hudella Construction LLC

Nik Hudella
355 3rd Ave Sw
Forest Lake, MN 55025

Phone Number: 651-334-4474
E-mail Address: hudella1@yahoo.com
MN Lic Number: BC628086

Client and Job Address: Will Anderson 189 Maple St St. Paul, MN	Date: 09/17/2014 Job Number: 45084
--------------------------------------------------------------------------	-------------------------------------------

PLEASE RETURN ALL PAGES OF SIGNED PROPOSAL FOR ACCEPTANCE	Total
<p style="text-align: center;">New Siding</p> <ol style="list-style-type: none">1) Remove old siding from house and dispose of it2) Install a layer of fan foam for extra insulation value3) Install LP smart siding on house that's pre-painted (Color: Rustic Silver) with 7" exposure4) Corners – Inside corner(s) pre-painted white 2" wide, Outside corners will be pre-painted white 6" and 4"5) Repair metal fascia in the back side of the house6) Clean up rubber roof line7) Nik Hudella Construction LLC will Provide all materials and labor need to complete this project	
Please sign all pages and return to my office	\$13,500.00

1.5% Finance charge will be assessed if full payment

is not received within 30 days upon completion

Payments as follows: Half the payment down,
Rest of the Balance upon completion

Important Notice:

All work under this contract is install to industry standards and guaranteed to remain free of defects due to faulty workmanship or materials for a period of year from date of installation.

Estimators Signature: _____ Acceptance of Proposal: _____
Nik Hudella
Please sign here to authorize Nik Hudella
Construction LLC to proceed with work.

License and Insured

Nik Hudella Construction LLC

Nik Hudella
355 3rd Ave Sw
Forest Lake, MN 55025

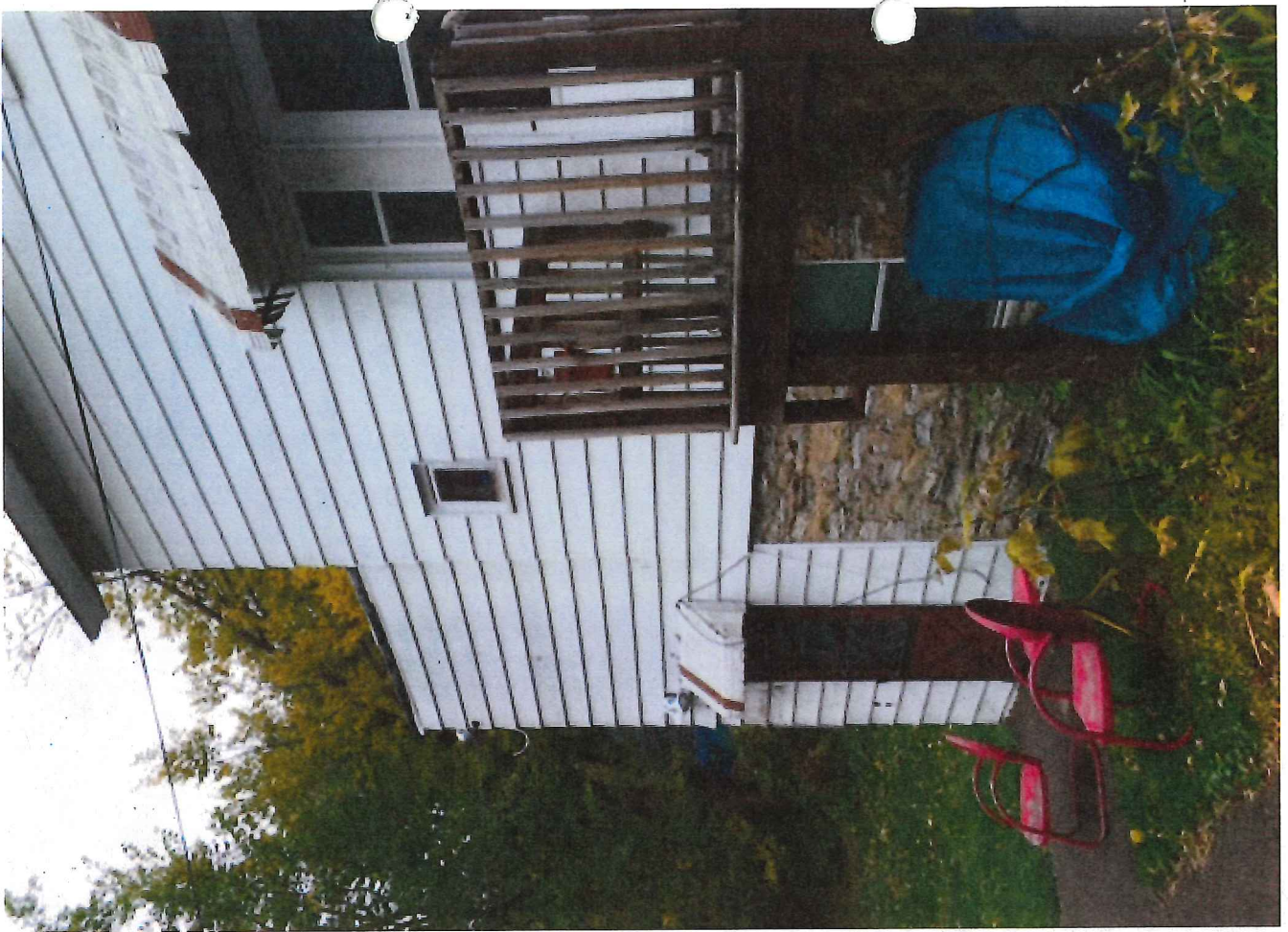
Phone Number: 651-334-4474
E-mail Address: hudella1@yahoo.com
MN Lic Number: BC628086

PRE-LIEN NOTICE TO OWNER (OWNER'S AUTHORIZED AGENT) BY CONTRACTOR (FORM 30F)

**(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR
MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY
MAY FILE A *LIEN* AGAINST YOUR PROPERTY IF THAT PERSON
OR COMPANY IS NOT PAID FOR THE CONTRIBUTION**

**(B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY
PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS
IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM
OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM
FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE
IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY
PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE
IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.**

Estimators Signature: _____ Acceptance of Proposal: _____
Nik Hudella
Please sign here to authorize Nik Hudella
Construction LLC to proceed with work.











Spong, Amy (CI-StPaul)

From: Spong, Amy (CI-StPaul)
Sent: Wednesday, October 22, 2014 12:02 PM
To: 'Will Anderson'
Subject: RE: requested info

I need to understand where on the house this was done. It needs to be on the front portion of the house as we discussed. Maybe this is but I can't tell from the photos and I can't really see what's under the asphalt shingles.



Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102
P: 651.266.6714
F: 651.228.3220
amy.spong@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

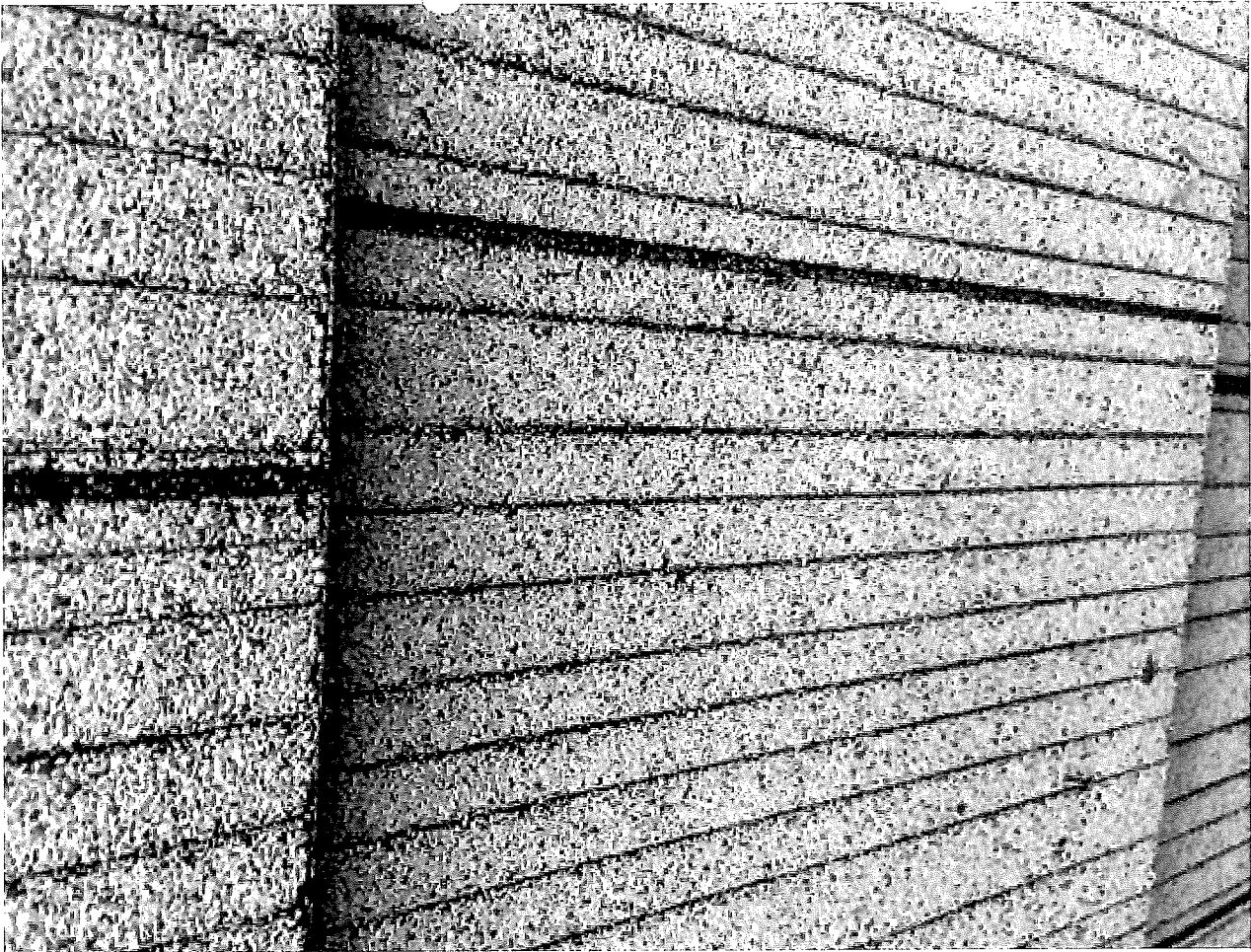
From: Will Anderson [mailto:willanderson32@comcast.net]
Sent: Wednesday, October 22, 2014 10:27 AM
To: Spong, Amy (CI-StPaul)
Cc: Will Anderson
Subject: Re: requested info

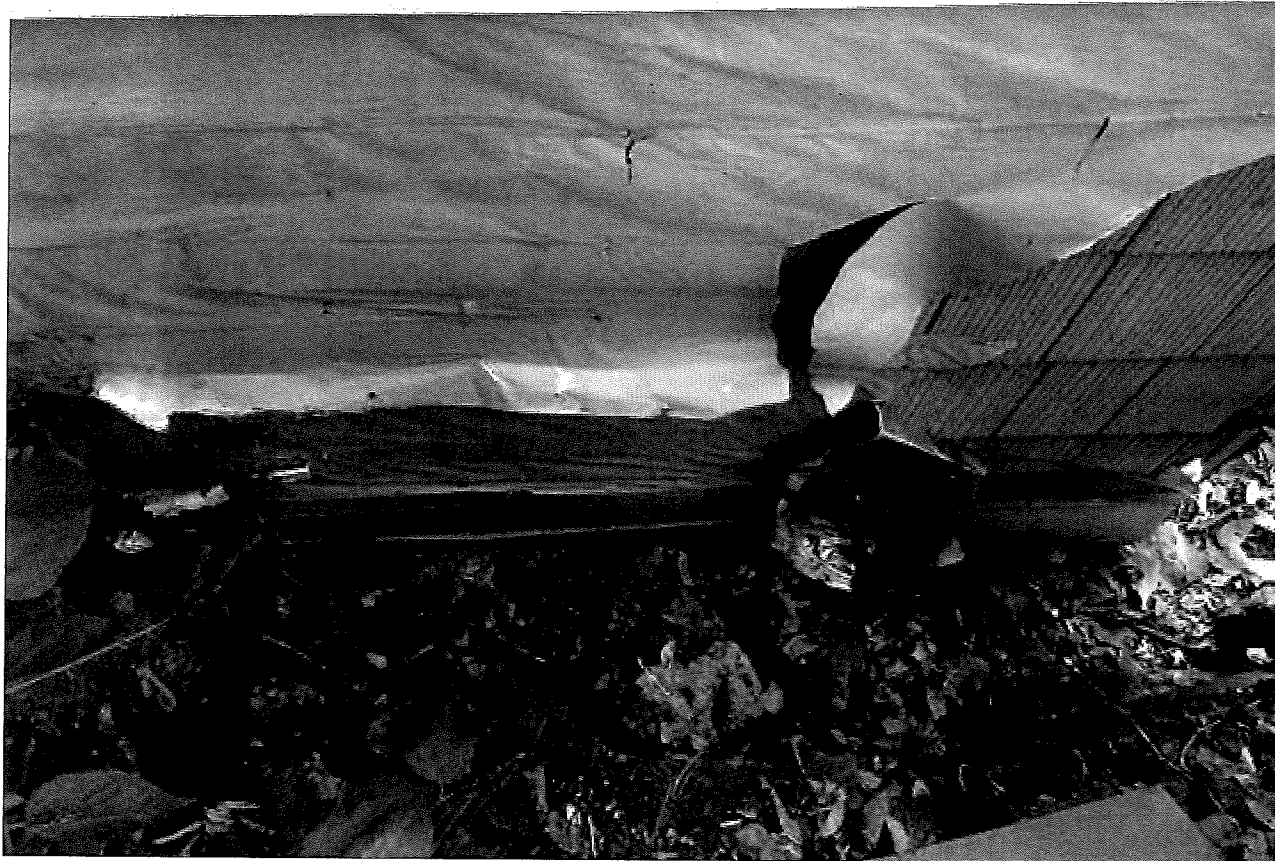
Amy

Nik, my contractor just got done removing the aluminum siding. There are some asphalt shakes, roofing material underneath the aluminum. Directly underneath that are the studs. I will gladly meet you over there if you want to take a look, but I am 99+ percent sure there's nothing salvageable. The photos are attached. Let me know if you wish to discuss this further, or what my next step is.

Thank you!









Will Anderson
651-248-2058 (cell)

On Oct 21, 2014, at 8:00 AM, Will Anderson <willanderson32@comcast.net> wrote:

Nik (the contractor) Will remove the 5 x 5' section of aluminum siding tomorrow morning. I will take pictures of it tomorrow afternoon and email them to you ASAP.

Thank you!!

Will Anderson
651-248-2058 (cell)

On Oct 20, 2014, at 3:22 PM, Spong, Amy (CI-StPaul) <amy.spong@ci.stpaul.mn.us> wrote:

No, we would not be there to supervise the removal. Just to be sure the work is completed once we visit the site. With such a small area, however, you could take some photos and email them to me. I would then use those as part of the information that would go to the HPC for the public hearing on November 5th. Technically, the deadline for the photos with the area removed was October 15th. Could you get me those photos

by this Thursday? Then I could schedule you for the November 5th meeting and process the required public notices. Christine in our office, would likely be assigned this public hearing review and if she had any further questions should could then schedule a site visit with you prior to the HPC hearing on November 5th.

Hope that helps,

Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development

1400 City Hall Annex, 25 West Fourth Street

<image001.jpg> Saint Paul, MN 55102

P: 651.266.6714

F: 651.228.3220

amy.spong@ci.stpaul.mn.us

<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

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From: Will Anderson [<mailto:willanderson32@comcast.net>]

Sent: Monday, October 20, 2014 2:55 PM

To: Spong, Amy (CI-StPaul)

Subject: Re: requested info

My understanding is you guys wanted to be there to supervise the removal of the siding as you were going to tell me the approved area to remove it from? If I am misunderstanding that, I will pick a five x five Area and follow up with you once it's off.

Will Anderson
651-248-2058 (cell)

On Oct 20, 2014, at 2:21 PM, Spong, Amy (CI-StPaul)

<amy.spong@ci.stpaul.mn.us> wrote:

From the earlier email:

When do you anticipate having the non-historic siding removed if you intend to remove it all? Then I can give you a couple times that I'm available.

Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development

<image001.jpg> 1400 City Hall Annex, 25 West Fourth Street

Saint Paul, MN 55102

P: 651.266.6714

F: 651.228.3220

amy.spong@ci.stpaul.mn.us

<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

Making Saint Paul the Most Livable City in America

From: Will Anderson [<mailto:willanderson32@comcast.net>]

Sent: Monday, October 20, 2014 12:05 PM

To: Spong, Amy (CI-StPaul)

Subject: Re: requested info

Amy?

From: "Anderson, Will" <willanderson32@comcast.net>

To: "Amy Spong (CI-StPaul)" <amy.spong@ci.stpaul.mn.us>

Sent: Thursday, October 16, 2014 1:47:05 PM

Subject: Re: requested info

I want to remove as little as possible as my contractor said the way my aluminum is installed makes it virtually impossible to put back on the home.

So, if 5 x 5 is it, that is what I want to do.

Then I want to "plead my case" to have the HPC allow me to put on the LP Smart side we purchased.

There are tenants in the home.

From: "Amy Spong (CI-StPaul)"

<amy.spong@ci.stpaul.mn.us>

To: "Anderson, Will" <willanderson32@comcast.net>

Sent: Thursday, October 16, 2014 1:35:05 PM

Subject: RE: requested info

Are you referring to taking a 5 by 5' area still or all or it?

If you remove all of it, and staff conducts a site visit, you will likely still need to go before the HPC for a Public Hearing. I want you to be aware of the potential risks involved in removing all the siding at this point in the season.

When do you anticipate having the non-historic siding removed if you intend to remove it all? Then I can give you a couple times that I'm available.

Also, are there people living in the property now?

Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development

1400 City Hall Annex, 25 West Fourth Street

<image001.jpg> Saint Paul, MN 55102

P: 651.266.6714

F: 651.228.3220

amy.spong@ci.stpaul.mn.us

<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

Making Saint Paul the Most Livable City in America

From: Will Anderson [<mailto:willanderson32@comcast.net>]

Sent: Thursday, October 16, 2014 12:40 PM

To: Spong, Amy (CI-StPaul)

Subject: Re: requested info

Commission staff must conduct a site visit during the removal process and advise on appropriate treatment.

Amy, when can we schedule this?

From: "Amy Spong (CI-StPaul)"

<amy.spong@ci.stpaul.mn.us>

To: "Anderson, Will" <willanderson32@comcast.net>

Sent: Wednesday, October 15, 2014 12:00:10 PM

Subject: RE: requested info

Will,

A complete application is necessary in order to get on the HPC agenda for consideration. This is the adopted ordinance and design review

guidelines in which the staff and Commission use to review applications such as this:

“(b) Exterior surfaces—Walls: Wood sided. Wood building products, including siding, shingles and a great variety of decorative trim were used extensively by the nineteenth- and early twentieth-century builders of Dayton's Bluff. Wood contributes texture and detail to the historic district and is a durable, high-quality material with a long product life if properly maintained.

(1) Repair. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, drip caps and other features should be included with replacement siding.

(2) Vinyl and aluminum siding; other manufacture products. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The commission may consider the following exceptions to the installation of vinyl, metal or hardboard siding on a case-by-case basis:

a. In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated. Commission staff must conduct a site visit during the removal process and advise on appropriate treatment.

b. In the resurfacing of noncontributing building constructed after 1930.

c. In the resurfacing or existing or construction of new garages, particularly when the garage is inconspicuously sited.

If vinyl, metal or hardboard siding is used as described in A-C, it must be of a width appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered. Replacement siding may cover only one layer of existing siding. Trim must be built up so that it projects from the new siding to the same extent as the original.

See especially (2)(a) which outlines that a staff review is necessary to determine the condition of the wood siding underneath. Without seeing even a portion of the siding prior to the HPC public hearing, you would

likely get a denial because we don't have all the information necessary to make an informed decision.

Given how close we are to winter weather, I'm accepting a smaller portion of the wood siding to be exposed instead of requiring removal of all the siding.

Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development

1400 City Hall Annex, 25 West Fourth Street

<image001.jpg> Saint Paul, MN 55102

P: 651.266.6714

F: 651.228.3220

amy.spong@ci.stpaul.mn.us

<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

Making Saint Paul the Most Livable City in America

From: Will Anderson [<mailto:willanderson32@comcast.net>]

Sent: Wednesday, October 15, 2014 9:38 AM

To: Spong, Amy (CI-StPaul)

Subject: Re: requested info

Amy:

How do I get on the schedule to plead my case on 11/5? Please advise.

THANKS

Will Anderson

From: "Anderson, Will" <willanderson32@comcast.net>

To: "Amy Spong (CI-StPaul)" <amy.spong@ci.stpaul.mn.us>

Sent: Tuesday, October 14, 2014 2:27:40 PM
Subject: Re: requested info

My contractor just said, "it is dang near impossible to take aluminum siding off without damaging it".

From: "Amy Spong (CI-StPaul)"
<amy.spong@ci.stpaul.mn.us>
To: "Anderson, Will" <willanderson32@comcast.net>
Sent: Tuesday, October 14, 2014 1:29:50 PM
Subject: RE: requested info

Yes, I received the photos of existing and contractor's bid. Now just needing a 5' by 5' section of aluminum siding removed showing the wood siding underneath (or lack of it).

Thanks,

Amy H. Spong

Historic Preservation Specialist

Planning and Economic Development
1400 City Hall Annex, 25 West Fourth Street

<image001.jpg> Saint Paul, MN 55102

P: 651.266.6714

F: 651.228.3220

amy.spong@ci.stpaul.mn.us

<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>

Making Saint Paul the Most Livable City in America

From: Will Anderson [<mailto:willanderson32@comcast.net>]
Sent: Tuesday, October 14, 2014 12:52 PM

To: Spong, Amy (CI-StPaul)
Subject: Re: requested info

Amy:

Did you get the info I sent yesterday?

-Will

From: "Anderson, Will" <willanderson32@comcast.net>
To: "Amy Spong (CI-StPaul)" <amy.spong@ci.stpaul.mn.us>
Sent: Monday, October 13, 2014 11:51:46 AM
Subject: requested info

Amy:

I sent you our bid from the contractor and the pictures. Will you confirm receipt as I sent them from my phone.

THANKS

Will

189 Maple Street Timeline

- **September 30, 2014** – the contractor applies for a building permit from the Department of Safety and Inspections (DSI)
- **October 3** – HPC staff email the contractor to let him know that an HPC design review application and supporting materials will be required in order to have a complete application.

Mr. Anderson,

I hope that you are having a good afternoon. DSI forwarded an application to replace siding at 189 Maple Street in the Dayton's Bluff Heritage Preservation District to our office. We will need the following information to begin processing your application.

- 1) A completed HPC application (attached to this email).*
- 2) A scope-of-work for the project. (What is the current siding? Are you proposing to replace all of the siding? ... specific areas of siding?)*
- 3) Broad photos of the elevation(s) where the replacement will take place.*
- 4) Condition of the wood siding underneath existing siding (this generally requires some demolition and site visit by HPC staff)*
- 5) Specifications on the proposed new siding (wood, fiber-cement, lap siding, vertical siding, size of reveal, trim pieces?)*

Please let me know if you have any questions.

Thanks,

John Beaty

Intern

Heritage Preservation Commission

City of Saint Paul

- **October 6** – The contractor emails the owner to let him know that the project requires HPC review and additional information.

Will-

say we hit a little snag in are project. I wasn't aware that the house is in the heritage area. here s what the city has sent me I've fill out the paper work but I need a signature from you to send it back in. Are you going to be available today or could I drop this off at your house so we can keep the ball rolling. I'm not sure if this is going draw out and complicated or if there going to push us threw. Plus there asking us to do some demo work to before we start. I'm going to give them a call this morning and see what we got to do to keep moving this process along. if you can text or call me and let me know what is going to work to meet up with you that would be great. I don't get emails to my phone sorry.

Thanks

Nik Hudella

- **October 6** – HPC staff received an email from the owner stating that he is familiar with the area and believes in revitalization and the siding they are proposing "replicates 'old' and they plan to reside the entire house. He added that if the siding can't get approval, they will keep the aluminum siding.

Hi John:

I am the homeowner at 189 Maple Street, St. Paul 55106. My contractor forwarded me your email. I will give you a little background. I also own the building at 376 Maria (The Strip Club Meat and Fish). I am very familiar with this area and totally believe in the revitalization. In addition, my wife is an antique dealer and has shop in Stillwater. He believe in historic preservation.

Currently our house on Maple had aluminum siding, it's junk and looks horrible. We chose the LP Smart side as it is 8 inches with a 7 inch exposure and it is a wood composite.....point is, it replicates "old". We do not have an architect. My wife chose the color of gray to look old. As you know, this area is repressed. We have allocated \$13,000 to doing 100% of the siding at this house. I don't have additional money to allocate. So, if we can't get this approved, we will have to keep the aluminum.

One of the main reasons I am doing this is for energy costs. We are adding a bunch of insulation as our

heat bill is well north of \$300 per month right now.

Let me know what else you might need to get this approved. Again, we care about historic preservation. But I can't justify putting more than \$13,000 into a \$64,000 house.

THANKS!!

Will Anderson

651-248-2058

I would love to meet you on site.

We have not pulled the aluminum. I THINK there are shakes underneath. But again, I need to improve efficiency. So we were going to take it down to the studs and add insulation.

The cost of repairing and painting the shakes would be way too expensive.

Let me know if/ when you want to meet.

(Nik, I will let you know when and hopefully you can be there too so we can resolve this.)

- **October 10** – HPC staff receive an email from the property owner with two photographs of underlayment beneath a section of the aluminum siding, and a second email with justifications for the use of LP siding.

Allison,

Per John's request I have attached 2 pictures of "underneath" the aluminum. There is nothing salvageable. I would really like to get approval on this ASAP as we already paid for and have had the materials delivered.

THANKS

Will Anderson

651-248-2058

Allison:

Here is a link to the LP smart side web site. Again, it is a wood composite, not cement. One of the big reasons we are doing this is to increase the R value of the home in addition to the aesthetic appeal.

<http://www.lpcorp.com/smartside/lap/>

Precision Series

- Available in various widths: 5-7/8", 7-7/8", 11-7/8"
- 16' length results in faster installation
- Made of treated strand substrate
- Unique beveled edge for water shedding
- Cedar wood grain finish

The color we chose is a rustic silver (very light gray) (7-7/8") that will be trimmed in white. We are putting a new insulation underneath the siding that will help to seal the home and improve energy efficiency.

Again, we already have the siding as it was purchased before we knew we were in the historic district. Our contractor was slated to start work on Monday the 13th. So, if possible, your prompt attention to this is greatly appreciated. If it would expedite things, I am happy to meet with you and your supervisor Monday or ASAP.

THANKS!!!

Will

- **October 13** – HPC staff spoke with the property owner over the phone. He indicated that he owns the building that the Strip Club Meat & Fish occupies (Schoch Building). He stated that he hates aluminum siding. His wife has an antique store in Stillwater and she believes that 7" lap-siding is historically appropriate. His contractor is Hudella Construction. He has already purchased LP SmartSide with a 7" exposure and wood-grain texture for \$5,000.

The building has two units and one heater, so he has to pay the heating for both units and plans to insulate the building as well as replace all of the trim (*not included in the application). Staff requested that a 5' x 5' area of siding on the back side of the front portion of the house be removed so that the original siding would be exposed and viewable. Staff also requested that photos of this area and a scope of work be submitted by October 15 to be on the November 6 HPC agenda.

- **October 13** – HPC staff received six photos via email showing cement shingle siding and conditions.
- **October 30** – Staff conducted a site visit. The aluminum siding was intact and there were no areas of original siding or trim available to be viewed.

ATTACHMENT 3
189 MAPLE ST.
10/30/14



