

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

FILE NAME: 402 Eichenwald Street
DATE OF APPLICATION: November 6, 2014
APPLICANT: Bryan Trabert, Pure Water Clean Living (PWCL)
OWNER: Marjorie Bleakmore
DATE OF HEARING: November 20, 2014
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Pivotal
CLASSIFICATION: After-the-Fact Building Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: November 12, 2014

A. SITE DESCRIPTION:

The William Figge House at 402 Eichenwald Street was constructed by builder William Robertson in 1901. The two-and-one-half story, wood-framed residence is Neoclassical in design. The exterior is clad in narrow lap-siding, the foundation is limestone, and the roof is side-gabled with a central, hip-roof dormer on the front roof plane. The two-story, gabled, rear wing was added onto at a later date to include an attached two-stall garage with a three- or four-season porch above with a ribbon of double-hung windows on three sides. The historic property inventory from identifies the architectural significance, character and details as: "A strongly rectilinear design given character by tapered porch piers, scroll-sawn medallions and fine dentils with toothed interstices. Unusual gable triptychs repeated muntin pattern in central panel." The form continues to identify the property as having "Excellent integrity." William Figge was a brew master at the Theo Hamm Brewing Co. The property is categorized as pivotal to the Dayton's Bluff Heritage Preservation District.

B. COMPLETED AND PROPOSED CHANGES: The open front porch was framed-in and glazing was installed. The applicant also plans to install a door at the edge of the porch and construct a new landing and steps. The description on the building permit application reads, "Replace 1 storm door, replace 3 picture windows and building a 4 ft. platform with steps."

C. BACKGROUND:

- August 25, 2014 – DSI and HPC staff received a complaint that the front porch was being enclosed without a permit and the property is in a historic district.
- August 26 – HPC staff went to property to photograph work completed and contacted the building inspector.
- September 12 – Building inspect issued a Stop Work order: "Doing exterior work, adding windows and doors to porch without a permit."
- September 23 - PWCL applied for building permit
- October 10 – HPC staff began communication with Toni Brady at PWCL – the applicant was informed that the completed and proposed alterations did not comply with the guidelines for the Dayton's Bluff Heritage Preservation, an HPC design review application need to be submitted, and the project would need to be reviewed by the HPC at a public hearing as an after-the-fact permit review.

- November 3 – HPC staff conducted a schedule site visit and spoke with the homeowner. The applicant did not show up due to a communication error.
- November 6 – An HPC design review application was received.

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(1), 7-23-92)92

Sec. 74.89. - Restoration and rehabilitation.

(e) *Porches and steps.* Most of the houses and rowhouses built in the Dayton's Bluff Historic District before 1920 had unenclosed front porches. The porch usually stretched across the full width of the front facade, but in some cases only covered the entry. Since porches and steps are exposed to the weather and receive hard use, some buildings have had a succession of replacements which reflect different styles of architecture.

- (1) *Conservation.* Porches, steps and handrails which are appropriate to the building and its development should be conserved and retained.
- (2) *Repair and replacement.* Historic porches, steps or handrails which require complete rebuilding or partial replacement should be reconstructed using historical research to determine an appropriate design. Reconstructions should be compatible with the period and style of the building in material, design and detail. Concrete should not be used to replace wooden porch floors or steps.
- (3) *Railings.* The original spacing, section and profile of balusters should be maintained in replacement or repair. Unless historical evidence indicates, reconstruction should include a bottom rail and balusters should not be nailed directly to the step or deck. Wooden posts and railings should not be replaced with those of metal.
- (4) *Posts and columns.* If replacement is necessary, porch posts and columns should be replaced with units which replicate the original material, size and scale. Elaborate details

such as turning, gouging or stamping may be simplified if necessary. Wooden posts or railings should not be replaced with metal posts or railings.

(5) *Enclosure*. Unenclosed front porches should not be permanently enclosed.

(6) *Decks*. Decks should be constructed only at the rear of the building or where most inconspicuous. Railings, steps and other deck details should be compatible with the architectural character of the building.

(7) *Firestairs*. The detailing of firestairs should be compatible with the period and style of the building. Firestairs should be located as inconspicuously as possible.

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 property is categorized as pivotal to the character of the Dayton's Bluff Heritage Preservation District.
3. Work commenced at the property without HPC review and approval or a building permit. City staff was notified of work without a permit at 402 Eichenwald Street on August 25, 2014 and visited the site on August 26 to document the work that had been completed.
4. **Sec. 74.89.(5) Porches and Steps - Enclosure**. Prior to August 2014, the front porch at 402 Eichenwald Street was unenclosed. The proposed and completed work at the property *permanently encloses* the front porch which does not comply with the guideline.
5. **Sec. 74.87(1) & (5) General Principles** – The front open front porch is a distinguishing feature of the property. The proposed and completed work are *not of a character and quality that maintains the distinguishing features of the building and the environment*, as the addition of framing, windows, doors to the exterior of the front porch and the construction of a new landing and steps in over and in front of the existing steps alters the character and quality of the front porch and façade, and obscures the first floor of the façade. The alterations to the porch and façade have an adverse physical and visual impact on the residence *as well as on the surrounding streetscape*. The proposed and completed work does not comply with these general principles.
6. The proposal to enclose the front porch and construct a new landing and steps at the front of the residence will have an adverse impact on the property and Program for 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 denial work the building permit application to enclose the porch and construct a new landing and steps.

The work that has been completed shall be removed and the porch shall be restored to an open porch with 30 days of the HPC decision.

G. ATTACHMENTS:

1. HPC Application
2. Correspondence
3. Staff photos – 8/26/14 & 11/3/14



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

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/
Alteration |
| <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: 402 Eichenwald Zip Code: 55108

3. APPLICANT INFORMATION

Name of contact person: Bryan Trabert

Company: PWCL

Street and number: 10500 Integral Ave So.

City: Cottage Grove State: MN Zip Code: 55016

Phone number: (651) 228-7164 e-mail: btrabert@crystalcanyonwater.com

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

Name: Marjorie Bleakmore

Street and number: 402 Eichenwald

City: St. Paul State: MN Zip Code: 55104

Phone number: (651) 776-2537 e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: Bryan Trabert

Company: PWCL

Street and number: 10500 Ideal Ave SO.

City: Cottage Grove State: MN Zip Code: 55016

Phone number: (651) 528 7164 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.

#1) Seal off porch with replacement windows

#2) Rebuild front stairs per code.

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 X

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: Bryant

Date: 11-6-14

Signature of owner: _____

Date: _____

FOR HPC OFFICE USE ONLY

Date received: 11-6-14

FILE NO. 15-010

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: 11-20-14

City Permit # _____ - _____



Address 402 Eichenwald St

Address is approximate



10/9/14 TT TONI BRADY @ Pure Water Clean Living
651. ~~528~~ 528.7163

TBRADY @ crystalcanyonwater.com

- enclosed porch w/o permit
- now plan to extend new porch in front of enclosed porch
- emailed application
 - needs public hearing
 - will recommend denial
 - ! reopening front porch



Address 406 Eichenwald St

Address is approximate



photo 8-26-14

402 EICHENWALD

porch enclosed w/o permit



rec'd complaint 8/25/14



8/26/14

8/26/14





2008



11-3-14

402

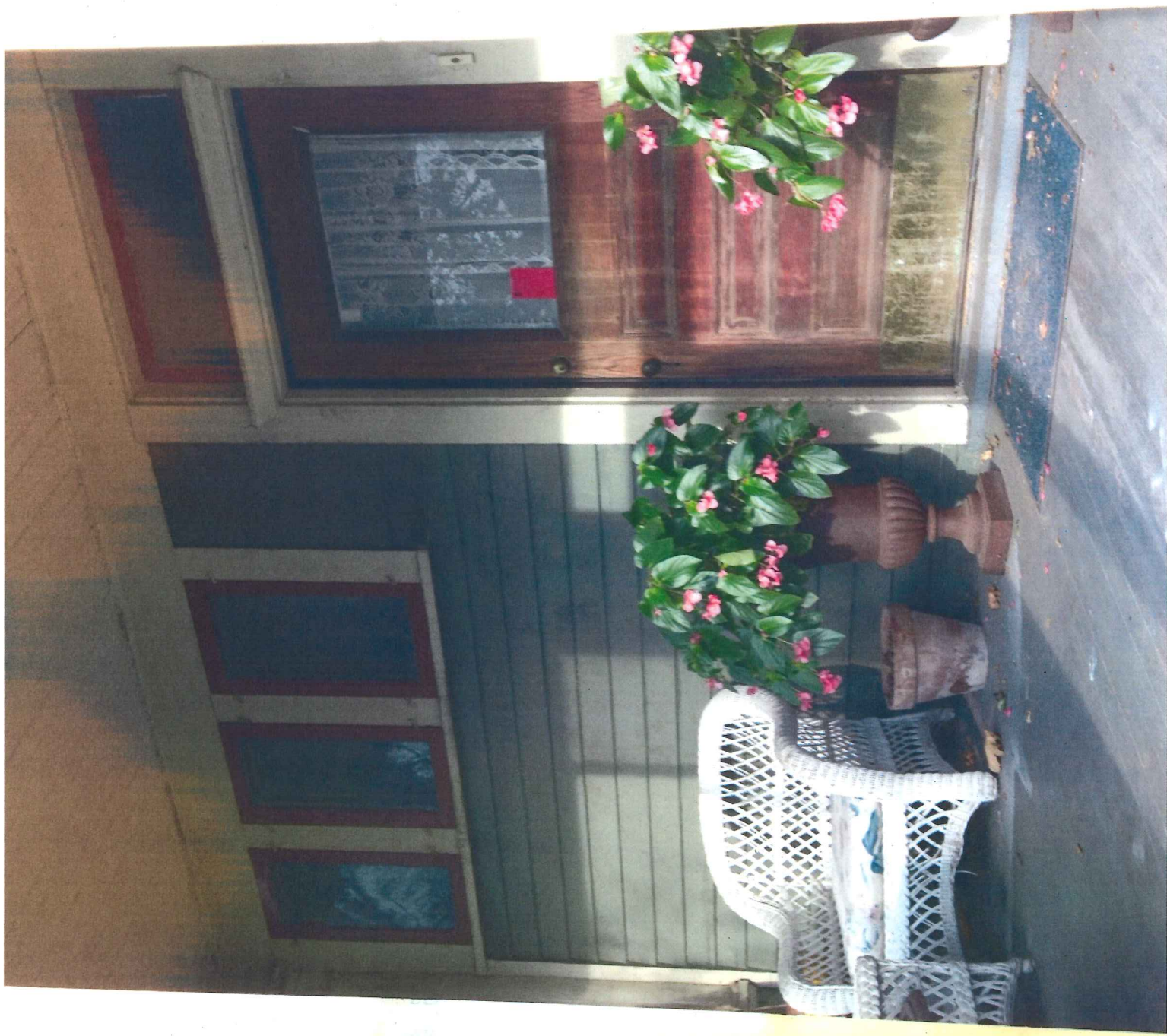
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