

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

FILE NAME: 725 Seventh Street East – Stutzman Building
DATE OF APPLICATION: October 24, 2014
APPLICANT: Bob Roscoe, Design for Preservation
OWNER: Stutzman Group of Dayton's Bluff LLC
DATE OF HEARING: November 20, 2014
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Pivotal
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: November 13, 2014

A. SITE DESCRIPTION:

The Stutzman Building at 725-733 Seventh Street East was designed by architect Augustus F. Gauger and constructed in stages between 1885 and 1889. The buildings form to a triangle-shaped block with a rounded oriel and turret at the eastern end. The building is two-stories and masonry load-bearing with a partially exposed basement. The roof is flat and a pressed-metal frieze and cornice adorn the Seventh Street elevation. There is a foliated tympanum in the gabled pediment and ribboned conical cap at the turret. The front oriel is supported by brackets and the front windows have three lights and continuous transom-lights.

The Upper Swede Hollow Neighborhood Association purchased the block in 1994 and began the restoration/rehabilitation process. The property is categorized as pivotal to the Dayton's Bluff Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to construct a wood-frame addition with a roofed porch and steps at the west (side) elevation for a new stairway to the basement, first, and second floors. Changes to the building include: removal of the access hatch to the basement and raising a window sill (+/- 16 inches).

Site changes include a wood trash enclosure and a pad for mechanical units.

C. BACKGROUND:

September 29, 2014, HPC and DSI staff met with Ruth Campbell (owner of Swede Hollow Café), Carol Carey (one of the owners of the Stutzman Building), and Bob Roscoe (applicant/designer). The discussion centered on the expansion of the business and the construction of an addition.

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)

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) areas. 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:*

(1) *Massing and scale.* New construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area. New dwellings and commercial buildings should be compatible with the height of existing adjacent buildings.

(2) *Materials and details.* Materials and details should relate to those of existing nearby buildings. Wood or masonry construction is typical for existing residential buildings in the district, while masonry is typical of commercial buildings. These materials are preferable to vinyl, metal or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure. 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 of principal buildings if appropriately detailed.

(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.* Vertically oriented, double-hung sash are the predominant historic window type in the district. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.

(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.

Decks should be constructed at the rear of the building and should be integrated into

the overall design. Decks should be appropriately detailed and should not be raised in a manner which makes them conspicuous.

(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.* Residential parking areas should be confined to the rear of existing or new buildings. Parking spaces should be screened from view from the public street by landscaping such as hedges, grade changes or low fences.
- (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.* Sign materials and design should complement the materials and design of the building and adjacent buildings. (See also: Storefront Guidelines.)
- (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.* Parking areas should be located at the side or at the rear of the buildings and should be screened with landscaping, low walls or appropriately detailed fences. Large paved areas should be divided with landscaping at the interior of the site.

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.* Prominent first floor display windows and distinctive entries facing the street are typical for existing historic commercial buildings. Vertically oriented, double-hung sash is the predominant window type for upper stories in the district. The location, proportion, size, rhythm and detailing of windows and entries should address these traditional district forms.

c. *Signs and lighting.* Signs, graphics and lighting should be designed as part of the facade. Signs on commercial blocks housing several adjacent businesses should be designed to unify the facade, while providing identity for individual businesses. Type style, sign color and sign materials should complement the building exterior.

Lighting should be compatible with the building exterior and signs. Internally lighted signs should not be used where they overpower the facade or setting.

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. **General Principle Leg. Code § 74.87(1)** The proposed addition and exterior work are located on the west (side) elevation, are in the side yard, and set back from the façade. The design and details of the addition are of a *character and quality that maintains the distinguishing features of the building and the environment. The proposal complies with this principle.*
4. **General Principle Leg. Code §74.87((4)(5)(6))** The proposed addition will be *constructed in such a manner that if it were to be removed in the future, the form and integrity of the original structure would be unimpaired.* Being located on the side elevation and set back from the façade, the addition will not have an adverse impact on the building or the *surrounding streetscape.* The design and materials of the addition are compatible with the *historic and architectural character of the district.*
5. **Massing and Scale Leg. Code §74.90(c)1 & §74.90 (g)(1)d** The addition is proposed to house a stairway to all levels of the building and enclose the side entrance to the building. This is similar to the existing stairways on the North Street (rear elevation) with the exception that it will be enclosed. The utilitarian addition *conforms to the massing, height, and scale* of other additions and exterior stairways on the building. The addition is smaller in size and footprint and is *visually compatible with* the west elevation of the Stutzman Block.
6. **Materials and Details - Leg. Code §74.90(c)2 & §74.90 (g)(1)e** The *materials and details* of the addition *relate to those of the adjacent building.* The rock-faced block foundation relates to the original limestone. While the front and rear elevations of 725 Seventh Street East are brick, the wood, drop-lap siding on the elevation will match the siding on the west elevation. Some of the trim details employ fiber-cement board which, with a smooth texture, will look like wood and comply with the guidelines.
7. **Roofs - Leg. Code §74.90(d)(1)** The shed roof on the addition does not relate to the flat roof on the main building, but does relate to a small shed roof addition at the rear (kitchen) entrance. The asphalt shingle roofing materials is appropriate for the roof so long as the color is consistent with the previously approved shingle roof at the property.
8. **Windows and entries - Leg. Code §74.90(d)(2)** The proposed Marvin Integrity windows are *vertically oriented, double-hung sash with proportion and detailing of windows* on the west elevation of the building. The new entry is accessed by a covered stoop at the front of the proposed addition and has both commercial and residential qualities (similar to the historic harness shop addition at the Schornstein Grocery, another Gauger designed building) and is generally *compatible with that of existing nearby buildings.* The traditional, but simple, balustrade and column are integrated into the design. The proportion of the entry door relates to that of the main entry and storefront. The proportion of the sidelight does not relate to the proportion and should be adjusted.
The raising of the sill on a double-hung window on the west elevation will still allow the window to be of a similar proportion and detail to other adjacent windows.
The steel door proposed at the grade level entry at the rear of the addition should have a paneled exterior to better relate to the adjacent, historic buildings.
9. **Setback and siting - Leg. Code §74.90(f)(a)** The setback of the stair addition is not compatible with that of the adjacent building. This is acceptable, as the addition is 9 feet wide and not an actual continuation of the interior space, but an enclosure of an exterior stairway. The setback and siting of the addition 9 feet from the front elevation allows for the front portion of the west elevation to remain mostly visible to the passerby and does not

conceal operable windows into the space.

The trash enclosure is proposed at the rear of the building, at North Street, and will be screened with a wood, board-and-batten fence style enclosure. This will not have a negative impact.

The pad for mechanical equipment is proposed behind the proposed addition. Its orientation should be shifted to be more behind the addition for screening and not projecting into the courtyard area.

10. **Signs - Leg. Code §74.90(f)(6)** There is an existing wall sign on the west elevation; the owners have stated their intent to relocate the sign on the west elevation but have not identified the location.
11. The proposal to construct an addition, shorten a window, construct a trash enclosure and install a mechanical pad will not 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)) so long as the conditions are met.

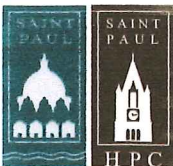
F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit with the following conditions:

1. The rock-faced foundation block shall match the color of the limestone foundation as closely as possible.
2. The sidelight and panel on the new entry should have a proportion to better relate to the existing storefront and entry doors.
3. The applicant and/or owner shall consult with HPC staff on the relocation and reinstallation of the wall sign.
4. The entry door at the rear of the addition shall have a paneled finish.
5. The new roofing shingles shall match those approved on the rear shed addition on the building.
6. The mechanical pad shall be setback and reoriented to better screen any mechanical units, lines and conduit.
7. All materials shall be painted or stained within one year of permit issuance. There shall be no materials left raw and any stains or finishes applied to the exterior shall be opaque.
8. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
9. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
10. The HPC stamped approved plans shall remain on site for the duration of the project.

G. ATTACHMENTS:

1. HPC Application
2. Photographs
3. 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/ |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | Alteration |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 725 E TM Street Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: Bob Roscoe
Company: Design for Preservation
Street and number: 1401 E River Pkwy
City: Minneapolis State: MN Zip Code: 55414
Phone number: (612) 317 0989 e-mail: bdroscow@me.com

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

Name: Stutzman Building Property
Street and number: 638 Bates Street
City: Saint Paul State: MN Zip Code: 55106
Phone number: (612) 597-0250 e-mail: cliffcarricarpentry@gmail.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Bob Roscoe
Company: Design for Preservation
Street and number: 1401 E River Pkwy
City: Minneapolis State: MN Zip Code: 55414
Phone number: (612) 317 0989 e-mail: bobroscoe@me.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.

Wood frame addition for new stairway to basement.
First and second floors. Changes are: removal of access
hatch to basement, raising window sill 16" ± at one side
location. Paint color to match existing building

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	<u>X</u>
Are you applying for the Investment Tax Credits?	YES	_____	NO	<u>X</u>

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: Oct 23, 2014

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 10-24-14

FILE NO. 15-011

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 # 14 - 340278

Design for Preservation

Robert Roscoe

1401 East River Parkway

Minneapolis, Minnesota 55414

612-317-0989 bobroscoe@me.com

Exterior Materials List

1. Siding: wood drop type $\frac{3}{4}$ " x 7" +/-
2. Windows: Marvin Integrity
3. Entrance Door: Simpson, wood with glazing panel # 77501
4. Rear entrance: steel flush panel, contractor selection
5. Deck floor: fir 1x4 t&g with deck enamel
6. Trim, casing: cedar, smooth-faced and Hardie trim, panel
7. Roof shingles: 240 lb asphalt tab type
8. Exposed foundation: fockface concrete block with dragged mortar joints









