

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: The Dickerman House, 1440 Summit Avenue

DATE OF APPLICATION: January 29, 2015

APPLICANT: Mike Killa, Authentic Construction Company

OWNERS: Tom and Claudia Clark

DATE OF HEARING: February 26, 2015

HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District

CATEGORY: Contributing

CLASSIFICATION: Building Permit

STAFF INVESTIGATION AND REPORT: Christine Boulware, John Beaty

DATE: February 17, 2015

- A. SITE DESCRIPTION:** Built in 1914, this two story Tudor Revival style house has a wood shake side gabled roof, with a central shed roof dormer. The first story exterior walls are rough brown brick Flemish bond walls while stucco, false timbering, and decorative barge boards adorn the second story. A gabled ell with an exterior end brick chimney projecting from the left (east) elevation makes the façade asymmetrical. The timber bracketed, gabled front porch is full width, except for the ell, with a capped brick knee wall, and a false-timbered pediment over the entry pavilion. The three-center entry arch has a stone Gibbs surround and a paneled, one-quarter glazed wood door. To the left of the entry are a set of four, eight-over-eight windows, and the right side has a square window between two arrow slit windows. Fenestration on the first story contains stone sills. The second story windows are eight-over-eight double-hungs and eight-light awnings trimmed with false-timbering. The dormer has paired casement windows and coursed wood shakes on the sides and front. The house and garage are categorized as contributing to the Summit Avenue West Heritage Preservation District.
- B. PROPOSED CHANGES:** The applicant proposes to remove the two existing layers of wood shingles/shakes on the house roof and replace them with an architectural asphalt shingle; GAF Timberline HD, Barkwood color. As part of the re-roof, the wood shingles/shakes on the dormer walls are proposed to be removed and replaced with fiber-cement “shake” boards.
- C. BACKGROUND:** The owner recently purchased the property. In 2014, staff administratively approved the enclosing of a rear porch as part of a larger remodel of adjacent kitchen and living spaces. In a meeting with staff, Mr. Clark indicated that the wood shingles/shakes on

the roof were installed in the 1970s. Staff is also currently reviewing an application for the installation of air conditioning.

D. GUIDELINE CITATIONS:

Secretary of the Interior's Guidelines for Rehabilitation

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(36 CFR, § 67.7)

Summit Avenue West District Guidelines

Sec. 74.36. Restoration and rehabilitation.

(a) 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.
- (2) Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in compo-

sition, design, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural of "period" designs or using parts of other buildings.

(3) Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively.

(4) Buildings should be used for their originally intended purpose or compatible uses which require minimum alteration of the building and its site.

(5) In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected and restoration to an "original" appearance may not be desirable in some cases. All buildings should be recognized as products of their own time and not be altered to resemble buildings from an earlier era.

(6) Whenever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(b) *Walls and Foundations:*

(1) Deteriorated surface materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible. Imitative materials, such as artificial stone and artificial brick veneer, should not be used.

(c) *Roofs and Chimneys:*

(1) Original roofing materials should be retained unless deteriorated. When partially re-roofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. When entirely reroofing, new materials which differ to such an extent from the old in composition, size, shape, color or texture that the appearance of the buildings is altered should not be used. The predominant roof materials on west Summit are tile and asphalt shingles. Tile roofs are either red or green, generally to complement rather than match the color of the house. When asphalt shingles began to be used in the 1890s and early twentieth century, the most common colors were solid, uniform, deep red and solid, uniform, dark green. Dark brown, dark gray, and a weathered-wood color may also be acceptable for new asphalt shingles, and black may be acceptable for Colonial Revival houses built after the 1920s.

(e) *Exterior Architectural Features:*

(2) Decorative architectural features such as cornices, brackets, railings and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick should match the original as closely as possible.

Sec. 74.37. New construction.

(d) Building Elements

(1) *Roofs*

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

E. FINDINGS:

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716. 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 Dickerman House and garage at 1440 Summit Avenue are categorized as contributing to the character of the Summit Avenue West Heritage Preservation District.
3. The original building permit and the 1903-1925 Sanborn Fire Insurance Map identify wood shingles/shakes as the original roofing material at 1440 Summit Avenue. The wood shingle/shake roof and dormer walls are distinctive features of the property. The current roof was installed in the 1970s and the age and condition of the wood shingle/shake indicate replacement is necessary.
4. **§74.36(a)(2)** The replacement of the existing wood shingle/shake roof with an asphalt shingle does not comply with the principle, as the proposed asphalt shingles do not *match the original wood shingle/shake in composition, design, color, texture and appearance*. The proposed asphalt shingles may be smaller in size (exposure), do not have the same profile/thickness, and have a different texture and appearance with a regular pattern and less variation in widths. (See attachments)
5. **§74.36(c)(1)** The replacement of the existing wood shake roof with an asphalt shingle does not comply with the guideline, as the asphalt shingles will *differ to such an extent that that the appearance of the building* [will be] *altered*. The loss in profile and depth of material along the eaves, at the wood ridges and metal valleys will have an adverse impact on the visual and historical integrity of the building. Additionally, the similarity of the size and profile of shingles between the roof plane and dormer walls will be lost.
6. **§74.36(b)(1)** The replacement of the existing wood shingle/shake dormer walls with fiber-cement shake siding will result in the loss of historically accurate material, but the proposed HardieShingle® Siding Straight Edge Shake complies with guideline as it *resemble[s] the appearance of the old* shakes and so long as it is installed to match the pattern and exposure of the existing wood and painted or stained to match an aged wood shingle/shake it will not have an adverse impact on the property.
7. **§74.36(e)(2)** Alterations and/or repairs of the fascia, soffits, gutters or downspouts were not included as part of this application, but would require an application be submitted should any work be required.
8. **§74.37(d)(1)** The roofing specifications in the application lists that replacement of exist-

ing roof vents, valley metals, and pipe jacks shall be in the color closest to the selected shingles and that kitchen and bath vents will be black. Vents and pipes should be located on the rear roof plane as much as possible and be as low profile as code will allow. Flashing at the chimney should be step-flashing into mortar joints in order to avoid damaging brick.

9. The proposal to replace the wood shingle roof and dormer walls of the Dickerman House at 1440 Summit Avenue will have an adverse impact on the property and Program for Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit application to replace the shingles/shakes on the dormers with the following conditions:

1. The dormer siding may be replaced with wood shakes or the HardieShingle® Siding Straight Edge Shake.
2. The siding material shall be painted or stained a dark color to blend with the colors of the wood roof on the house.
3. The material shall be installed to match the pattern, coursing, and exposure of the existing wood shingle/shake siding.
4. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
5. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.

Further, based on the findings, staff recommends denial of the application to replace the wood shingle/shake roof with asphalt shingles.

Staff could review and administratively approved in-kind replacement of the wood shingle/shake roof or replacement with a synthetic wood product that matches the size, pattern, profile, and color of the current roofing material.

G. ATTACHMENTS:

1. HPC Application
2. Photographs
3. Material Details and Specifications
4. Correspondence



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

2. PROJECT ADDRESS

Street and number: 1440 SUMMIT AVE. Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: MIKE KILLA

Company: AUTHENTIC CONSTRUCTION CO.

Street and number: 740 GRAND AVE.

City: ST. PAUL State: MN Zip Code: 55105

Phone number: (651) 228-9102 e-mail: mkilla@authconst.com

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

Name: TOM & CLAUDIA CLARK

Street and number: 1489 SERGEANT AVE

City: ST. PAUL State: MN. Zip Code: 55105

Phone number: (651) 210-0286 e-mail: Tclark443@aol.com

5. PROJECT ARCHITECT (If applicable)

Contact person: MIKE KILLA

Company: SAME

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.

Remove 2 layers of shingles.
Install new GAF Timberline HD shingles.
Replace side wall shakes on dormers with James
Hardie Fiber Cement Siding.

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: Michael Killa Date: 1-29-15

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: _____ FILE NO. _____

District: _____ /Individual Site: _____

Contributing/Non-contributing/Pivotal/Supportive/:

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 _____

____ Requires Commission review

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

CITY OF ST PAUL Department of Safety and Inspections 375 Jackson Street, Suite 220 St Paul, Minnesota 55101-1806				GENERAL BUILDING PERMIT APPLICATION Visit our Web Site at www.stpaul.gov/dsi											
PROJECT ADDRESS		Number		Street Name		St. Ave. Blvd. Etc.		N S E W		Suite/Apt		Building Name		Date	
		1440		SUMMIT		AVE.								1-29-15	
Contractor (Include Contact Person)				(Permit will be mailed to the Contractor's Address)				Phone							
AUTHENTIC CONSTRUCTION				Address 740 GRAND AVE.				651-228-9102							
State Building Contr. Lic. # BC005210				City ST. PAUL MN. 55105											
Contractor's Email:															
Property Owner (Include Contact Person)				Address				City				Phone			
TOM & CLAUDIA CLARK				1489 SERGEANT AVE 55105				ST. PAUL				651-210-0286			
Select the Type of Work ▶				<input type="checkbox"/> New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Remodel/Alter <input checked="" type="checkbox"/> Repair											
Select Applicable Installation Below.				Select Type of Use ▶				# of Existing Dwelling Units ▶				1			
<input type="checkbox"/> Windows: # of windows ▶ <input type="checkbox"/> Roofing: # of squares ▶ 28 <input type="checkbox"/> Siding: # of squares ▶ ▶ Note: 1 Square = 100 Square Feet				Mixed Commercial/Residential buildings enter information for both the Residential and Commercial Use. <input checked="" type="checkbox"/> Residential: Final # of Dwelling Units ▶ 1 # of Dwelling Units Worked On ▶ 1 <input type="checkbox"/> Commercial: Value of Coml. Work ▶ \$											
Est. Start Date ▶ 3-2-15				Est. Finish Date ▶ 3-19-15				Total Value ▶ \$ 12,500.							
Description of Project:								Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.							
Remove 2 layers shingles. Install new shingles. Replace dormer side walls with Hardie board fiber cement siding.								 Applicant's Signature							
PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION															
Structure Dimensions (In Feet)										Is a Fire Suppression System Available? (i.e. – Sprinklers)					
Width	Length	Height	Total Square Feet (include basement)		Basement		# of Stories		Yes <input type="checkbox"/> No <input type="checkbox"/>						
					Yes No										
Lot Dimensions (In Feet)				Set Backs from Property Lines											
Lot Width	Lot Depth	Front		Back		Side 1				Side 2					
For Office Use Only															
Change/Expansion of Use? Yes / No										SUMMARY OF FEES					
Existing Primary Use				Occupancy Group						Building Permit Fee		\$			
Proposed Primary Use				Construction Type						Plan Check Fee		\$			
Zoning District				Plan Number						State Surcharge		\$			
PLAN REVIEW REMARKS										SAC		\$			
										SAC Processing Fee		\$			
										Design Review Fee		\$			
										Park Dedication Fee		\$			
										Total Permit Fee		\$			
S.A.C. #:		Reviewed By:		Date:		Warning Folder #		(For Office Use Only)							
Charge Credit								PERMIT # ▶							
State Valuation : \$										Vacant Bldg. Folder #					

GENERAL BUILDING PERMIT APPROVALS & REQUIREMENTS

If you are paying for your permit by American Express, Discover, MasterCard or Visa, you may fax your application. The credit card information section must be filled in including the 3-digit or 4-digit security code and signed. Our FAX number is 651-266-9124.

If paying by check, please mail the application and check to us. Make checks payable to: City of St. Paul

FOR NEW CONSTRUCTION AND MULTI-FAMILY RESIDENTIAL OR COMMERCIAL ADDITIONS

Building Permit Application and two (2) complete sets of plans must have stamped approval by the following Offices prior to submittal to the plan examination section in DSI at 375 Jackson Street, Suite 220.

REQUIRED

- 2) Public Works – 10th Floor City Hall Annex
25 W. 4th Street
(Bring Lot Survey with Legal Description)

Assigned Address: _____

Pin # : _____

Legal Description:

REQUIRED

- 1) Public Works – Sewer 7th Floor City Hall Annex
25 W. 4th Street
(Sewer Size and Location)

FOR OFFICE USE ONLY

Review	Required	Initials/OK	Date
HPC			
SITE PLAN REVIEW*			
SPECIAL USE PERMIT			
ENVIRONMENTAL / FOOD			

Site Plan Review is required for new construction and additions to commercial buildings or residential buildings with 3 or more units.
(651-266-9086)

Building Field Inspectors are in the office for inspection requests between 7:30 – 9:00 AM, Monday – Friday. Phone number is 651-266-9002. Permit Fee Information can be obtained by calling 651-266-8989, Monday – Friday, 7:30 – 4:30.

Quote

SALESPERSON	PHONE	PAYMENT TERMS	TARGET COMPLETION DATE
None		½ Down Upon Ordering of Materials	

To accept this quotation, sign here and return: _____

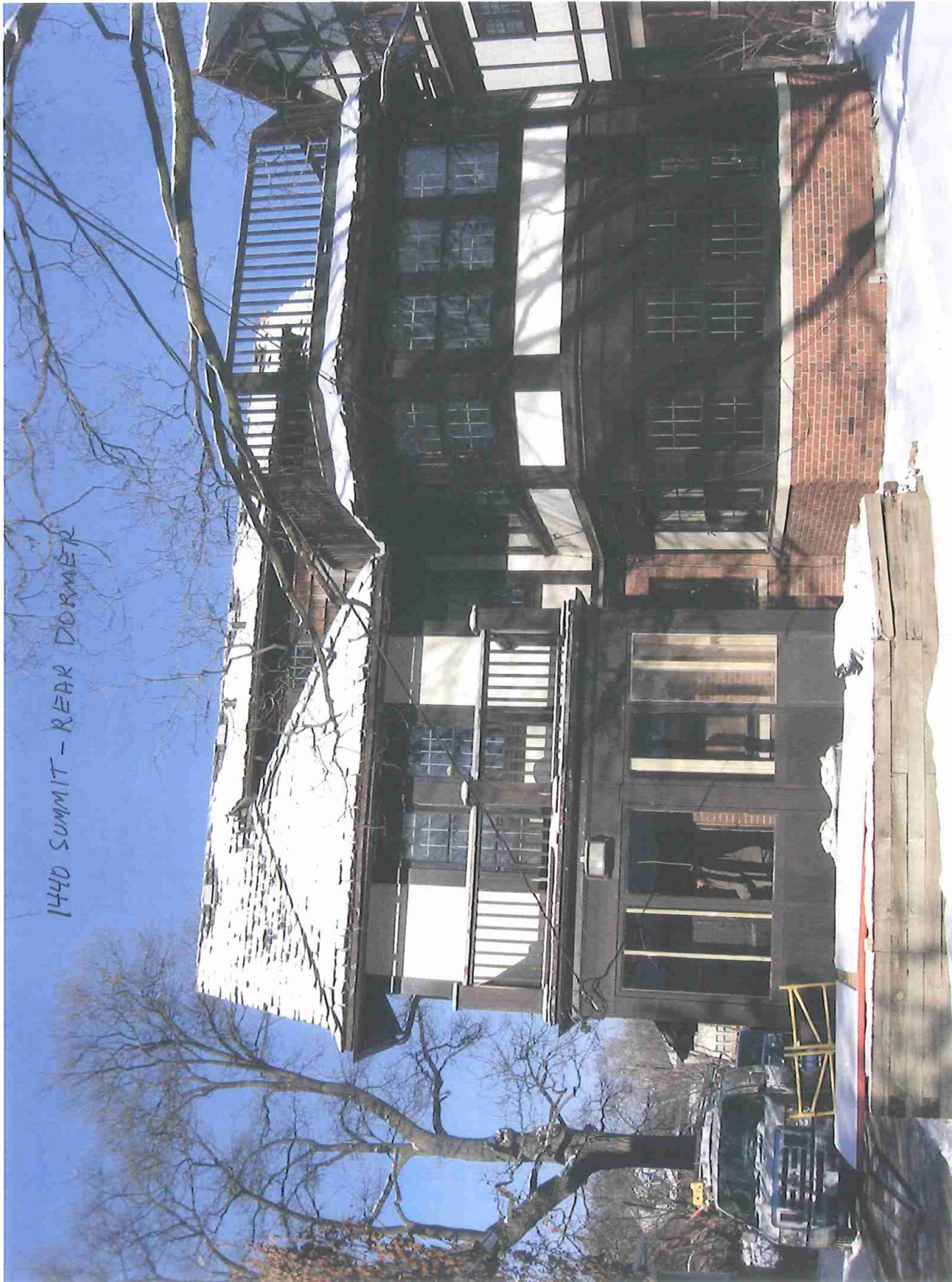
11

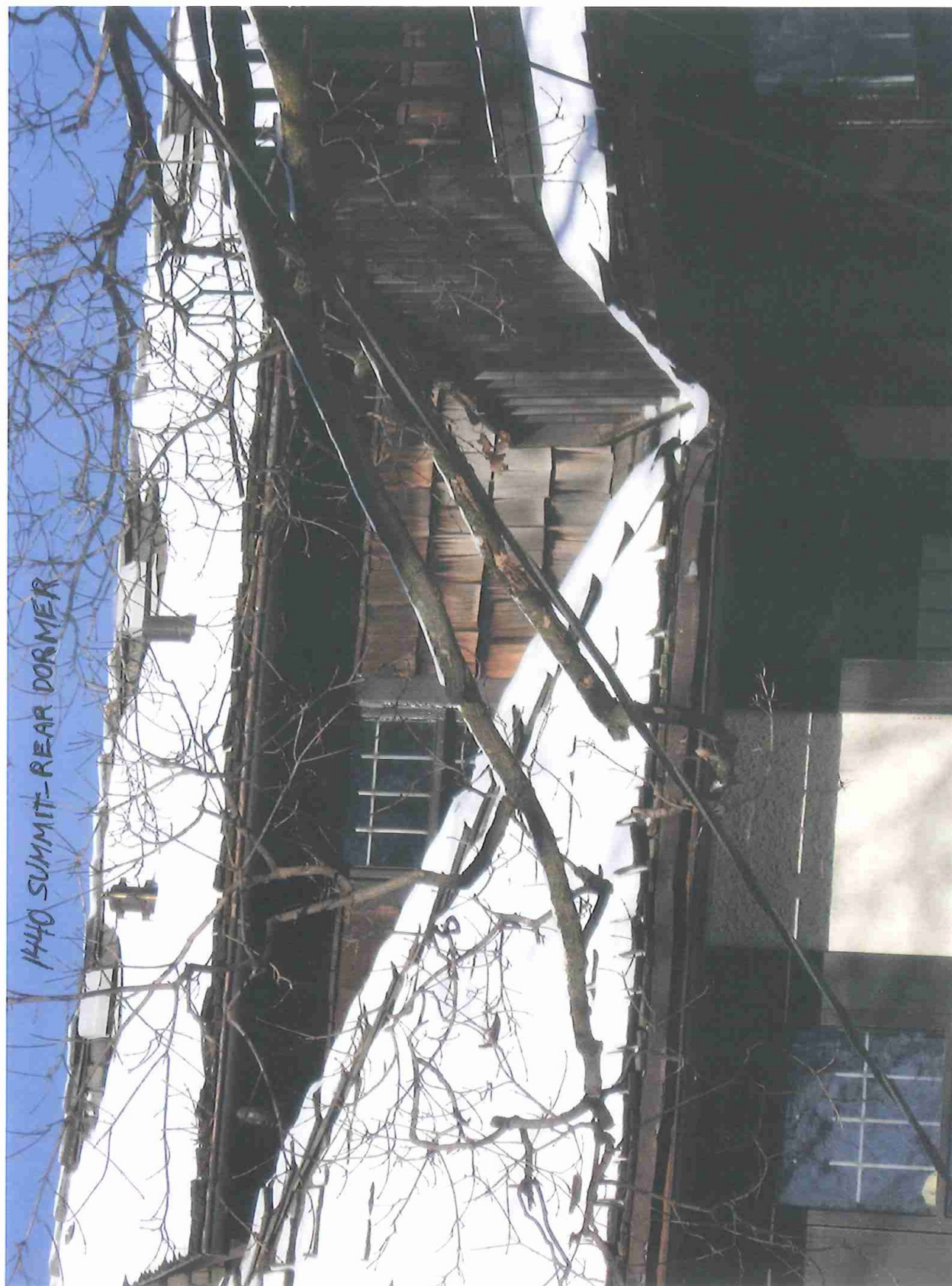
Roofing Specifications – 1440 Summit Avenue

1. Remove existing wood shakes and shingles – 2 Layers
2. Inspect decking and other areas (sidewalls, chimney, etc.) for any areas of concern, or that may need additional work.
3. Ice and Water Barrier to be installed to applicable building codes, and at valleys and roof penetrations.
4. Underlayment to be 15# Felt.
5. Includes the replacement of existing roof vents, valley metals, and pipe jacks. All in the color closest matching to shingles selected. Bath and Kitchen vents to be Broan; color is black.
6. Starter shingles to be GAF ProStart™ starter shingles.
7. Shingles to be GAF TimberLine™ HD; color to be determined. Ridge Cap shingles would be GAF TimberTex®.
8. **Re-Sheathing:** If roof decking is not nailable and/or does not meet the requirements of The City of St. Paul, MN or Manufacturer's Specifications, each sheet of roof sheathing needed will be replaced at \$ 49.00 per 4'x8' sheet required. Photographs will be supplied to support the need to replace any wood necessary. Any other wood or structural repairs that are discovered and performed on a time and material basis. Photographs will be supplied to support the need to repair any items, and discussed with the homeowner prior to doing such work.
9. This proposal assumes there are two layers of roofing materials on the roof currently. Each additional layer of roofing that needs to be removed will be charged at \$ 35.00 per square to offset disposal and labor costs associated.











HardieShingle® Siding Straight Edge Shake.

Thickness: 0.25"

Length: 48" shingles

Widths: 14", 15.25" w/ 5" exposure
15.25" w/ 7" exposure

Individual shingles are available.

GAF Timberline HD

Thickness: ?

Length: 48" shingles

Widths: cut to fit

Exposure: 5.75-6.25"



Beaty, John (CI-StPaul)

From: Mike Killa <mkill@authconst.com>
Sent: Tuesday, January 06, 2015 12:49 PM
To: Boulware, Christine (CI-StPaul)
Subject: 1440 Summit Ave.

Hi Christine, I hope your holidays were enjoyable.
The homeowner at 1440 Summit who you met at your office wants to replace the roofing and the side wall shake siding on the dormers which have deteriorated.
The roofing would be: GAF Timberline High Definition, Barkwood color.
The side walls: Hardi shake.
Are those doable?
Thanks,
Mike

This email has been scanned by MessageLabs

Beaty, John (CI-StPaul)

From: Mike Killa <mkill@authconst.com>
Sent: Monday, January 26, 2015 12:10 PM
To: Boulware, Christine (CI-StPaul)
Subject: RE: 1440 Summit Ave.

Hi Christine,
The homeowner would prefer an architectural asphalt single. A big factor is the synthetic is 3-4 times more costly.
What do you think?
Thanks,
Mike

-----Original Message-----

From: Boulware, Christine (CI-StPaul)
[mailto:christine.boulware@ci.stpaul.mn.us]
Sent: Wednesday, January 07, 2015 4:54 PM
To: Mike Killa
Subject: RE: 1440 Summit Ave.

Mike,
Changing the materials will require HPC review at a public hearing.
Instead of an asphalt shingle roof, has the owner explored a synthetic wood-like shingle?
It would better replicate the profile of the wood shingle and I think it would be a more successful application.

Christine

-----Original Message-----

From: Mike Killa [mailto:mkill@authconst.com]
Sent: Wednesday, January 07, 2015 2:05 PM
To: Boulware, Christine (CI-StPaul)
Subject: 1440 Summit Ave.

Hi Christina,
Attached are photos of the front and rear dormers.
Please let me know if you have any questions.
Thanks,
Mike

This email has been scanned by MessageLabs