CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 480 Grand Hill – Frederick Weyerhauser House

DATE OF APPLICATION: February 5, 2015

APPLICANT: Dave and Gretchen Fellon; Charlie Simmons, designer.

OWNER: Dave and Gretchen Fellon

DATE OF HEARING: February 26, 2015

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: Pivotal

CLASSIFICATION: Building Permit

STAFF INVESTIGATION AND REPORT: John Beaty, Christine Boulware

DATE: February 19, 2015

A. SITE DESCRIPTION:

The Frederick E. Weyerhaeuser House at 480 Grand Hill was designed by architect William Channing Whitney and constructed in 1908. The Tudor style masonry home stands two stories high with an irregular plan and Flemish bond red brick exterior walls. Indiana limestone details adorn the walls including; finials, copings, balustrades, lintels, sills, and voissoirs. The foundation is coursed ashlar limestone. The side gabled main roof has parapets at the ends and parapeted cross-gabled projections on the front and rear elevations. Several interior, red-brick chimneys protrude from the green tile roof. The main doorway is located on a Flemish gabled front pavilion, under the Tudor arches of the front porte cochere. There are several gabled dormers. Fenestration is made up of double-hung, casement, and fixed and has regular placement. The primary sash and storm windows are original to the construction. The sash details range from twelve-over-one, six-over-six and nine-, twelve-, and fifteen-lights to twenty-one-over-one and two fixed panes at the solarium.

The garage of this property, which appears to have been built with the house, sits at the southeast corner of the lot, and the land slopes away behind it. It is a 1-2 story masonry building with a matching red brick, Flemish bond exterior. A short driveway off of Lawton Street accesses the garage opening on the upper story. It has a flat roof with a brick parapet. The details of the masonry include a coping along the parapet, a stone belt course below the parapet, a Tudor arched garage entry with limestone voissoirs, limestone lintels and sills, and a Platteville limestone foundation. The existing windows are eight-over-eight rectangular, and six-light fixed windows at the basement level. The garage door is wood paneled with an integral service door, and slides horizontally into a pocket. A matching brick retaining wall (Flemish bond red brick with cap) with one step runs alongside the driveway and the Lawton Street sidewalk up to the corner with Grand Hill. The garage is separated from the wall by a stairway leading up into the yard.

The house and yard have recently undergone rehabilitation and some alterations: full repointing of the exterior, the enclosure of a porch, several new windows, repairs to the roof, and a new pool, patio, terracing and walkways.

The property is categorized as pivotal to the character of the Historic Hill Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes two projects. The first is to deconstruct and rebuild the lower (southern) section of the retaining wall along Lawton Street; below the step. The wall is currently out-of-plumb and has several areas where differential settlement has formed vertical cracks in the masonry. The lower section would be rebuilt to match; reusing the caps and as much brick as possible. The wall would extend to the garage, filling in the area adjacent to the garage where there are stairs that are proposed to be removed. The upper section of the wall will be repointed to match the work on the lower section and the recent work on the main house. The applicant also proposes to add a hardwood deck and glass and metal conservatory atop the flat roof garage; including a metal railing along the top of the parapet cap. The conservatory has a Tudor arched shape to match the garage and house, and the metal railing design is copied from an existing, original railing on the main house.

C. BACKGROUND:

On January 27, staff met with Mr. Simmons to discuss multiple proposed alterations to the house and garage. The proposed alterations include:

1. construction of an underground tunnel between the house and the garage;
2. repair of the garage windows;
3. replacement of the existing sliding garage door with a replica;
4. full repointing of the garage and northernmost portion of the retaining wall;
5. reconstruction of the southern portion of the retaining wall;
6. removal of the stairs adjacent to the garage door, and
7. construction of a glass and metal conservatory on top of the garage.

Staff determined that the first four items would be reviewed administratively, and the remaining items would require review by the full commission. On February 17, staff received an application for items 1-4.

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)

Hill Heritage Preservation District Guidelines

Sec. 74.64. - Restoration and rehabilitation.

(a) General Principles

(1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) 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.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

(b) *Masonry and Foundations:*

(1) Whenever possible, original masonry and mortar should be retained without the application of any surface treatment. Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low-pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted because it erodes the surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used.

(2) Original mortar joint size and profile should be retained and replacement mortar should match the original mortar in color and texture. Materials and ingredient proportions similar to the original mortar should be used when repointing, with replacement mortar softer than the masonry units and no harder than the historic mortar. This will create a bond similar to the original and is necessary to prevent damage to the masonry units. Repointing with mortar of high Portland cement content often creates a bond stronger than is appropriate for the original building materials, possibly resulting in cracking or other damage. Mortar joints should be carefully washed after setup to retain the neatness of the joint lines and keep extraneous mortar off of masonry surfaces.

(3) The original color and texture of masonry surfaces should be retained. While unpainted masonry surfaces should not be painted, paint should not be indiscriminately removed from masonry surfaces because some brick surfaces were originally meant to be painted.

(d) *Roofs:*

(1) Original roofing materials should be retained unless deteriorated. When partially reroofing, 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 building is altered should not be used.

(2) Wood shingles in the nineteenth century were often dipped in creosote to preserve them, giving them a very dark brown color. Victorians often stained wood shingles deep red or dark green to complement rather than match the color of the house. When asphalt shingles began to be used in the 1890's, the most common colors were solid, uniform, deep red and solid, uniform, dark green. A weathered-wood color may be acceptable for new asphalt shingles because it is neutral and blends in. Black may be acceptable for Colonial Revival houses built after the 1920's, but it should be avoided for Victorian houses.

(3) The original roof type, slope and overhangs should be preserved. New dormers may be acceptable in some cases if compatible with the original design. Modern skylights are a

simple way to alter a roof to admit light and air without disrupting its plane surface, are less noticeable than dormers, and may also be acceptable. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front roof plane.

(f) Porches and 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, terracotta, tile and brick should match the original as closely as possible.

Sec. 74.65. New construction.

(a) *General Principles:* The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.

(b) *Massing and Height:* New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)

(c) *Rhythm and Directional Emphasis:* The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical facade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous facade. The directional expression of new construction should relate to that of existing adjacent structures.

(d) *Material and Details:*

(1) Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.

(2) The materials and details of new construction should relate to the materials and details of existing nearby buildings.

(4) Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.

(e) *Building Elements:* Individual elements of a building should be integrated into its

composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.

(1) *Roofs:*

a. There is a great variety of roof treatment in the Historic Hill District, but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings.

b. Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.

(2) *Windows and doors:*

a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.

c. Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.

(3) *Porches and decks:*

b. Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.

c. Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.

(f) *Site:*

(2) *Landscaping:*

a. Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence. The buildings, landscaping elements in front yards, and boulevard trees together provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Enclosures which allow visual penetration of semipublic spaces, such as wrought-

iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.

b. For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant as green space or parking area, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by providing a wall of enclosure for the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained.

E. FINDINGS:

1. On April 2, 1991, the Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II). 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 Frederick Weyerhauser House and garage at 480 Grand Hill are categorized as pivotal to the character of the Historic Hill Heritage Preservation District.
3. The findings for the reconstruction and repair of the retaining wall are as follows:
   a. **General Principle §74.64(a)(2) and (f)(2)** The proposal to remove the steps adjacent to the garage will result in the removal of a hardscape element of the property, but not one that characterizes the property. The new section of the wall should be distinguished and compatible with historic sections, and its construction should avoid *removal or alteration of any historic material or distinctive architectural features*.
   b. **General Principle §74.64(a)(6)** The disassembly and rebuilding of the retaining wall would match the old in design, color, texture, and other visual qualities and, where possible, materials. Because the rebuilding will replicate the existing design and size, and will reuse as many historic bricks and possible, this proposal generally complies with this guideline.
   c. **General Principle §74.64(a)(10)** the new section of wall should not visually tie into the garage so that *if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.
   d. **Masonry and Foundations §74.64(b)(2)** The new work should closely match the existing joint size and bonding pattern (Flemish bond) in order to comply with the guidelines that state *"Original mortar joint size and profile should be retained and replacement mortar should match the original mortar in color and texture".* The new mortar will be same mortar used for the repointing of the main house, which was approved by HPC staff on October 1, 2014 (File #14-334426).
   e. Landscaping §74.65(f)(2) Restoring the wall to its original height maintains the visually semi-open character of the site along Lawton Street.
4. The findings for the addition of a deck and conservatory are as follows:
   a. **General Principle §74.64(a)(10)** The placement of the new conservatory and deck on the roof of the garage generally complies with this guideline because the roof addition can be *removed in the future* [and] *the essential form and integrity of the historic property and its environment would be unimpaired*. There will be some impact to historic materials because of the addition of the conservatory and new stairs will be added to the northwest corner of the garage. The method of connection between the conservatory and the parapet wall and between the stairs and the garage wall has not been detailed.
   b. **Roofs §74.64(d)** The placement of a deck upon the flat roof of the garage will not have a negative impact upon the roof. The historic roof is not visible from the right-of-way, and the

new deck will also not be visible from the right-of-way.

c. **Building Elements §74.65(e)(3)(c)** The placement of the deck on the roof of the garage generally complies with the guideline for siting decks because it is *kept to the rear of* [the] *building*, and is *visually refined*.

d. **General Principle §74.64(a)(9)** The proposed new deck is on the flat roof of the garage, behind the parapet walls. The proposed new conservatory is sited on the southeast corner of the roof; back from the north (front) and west elevations. It is also slightly shorter than the walls of the garage visible from the north. These details mostly comply with because the work will *not destroy historic materials that characterize the property,* and it will *be differentiated from the old and … compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*. The one-story scale generally complies because it *maintain*[s] *the district's scale and quality of design,* and is *compatible with the size, scale, massing, height,… setback, color, material, building elements, site design, and character of surrounding structures and the area.*

e. **Material and Details §74.65(d)(2) and (4) and (e)(2)(c)** The proposed conservatory is comprised of metal and glass with a roof shape recalling the Tudor arch detail evident on both the garage and house. This complies with the guidelines by having materials and details that *relate to the materials and details of existing nearby buildings* Schematics show the metal with a dark finish, which complies with the guidelines by not looking *like raw metal appliances*. However, the cresting detail along the ridge of the proposed conservatory is excessively detailed when compared to the tile ridge on the main house, and does not relate to it.

f. **Building Elements §74.65(e)(1)** The new construction guidelines for the pitch of roofs do not address a conservatory, which has a transparent roof and is a secondary structure.

g. **Material and Details §74.65(c) and (e)(2)** The divisions of the conservatory walls are tall and narrow, which complies with this guideline. However, the use of arch-headed details does not relate to rectangular openings of the house and garage. The rhythm of the proposed divisions, with twinned “windows” separated by vertical structure, does not quite relate to the ribbon windows on the house, which have single windows separated by mullions.

5. **General Principle §74.64(a)(2)** Staff considered recommending that the new railing be placed behind the parapet wall, but did not believe that its location atop the parapet would significantly alter the feature. If the attachments were carefully made in the joints between stone coping, then the damage to historic material can be minimized.
6. **Standard 9** Staff also considered recommending that the new railing be a simpler, non-historic design; so that there was not a false impression of history. Staff believes that the use of roof space over a garage is anachronistic enough to be recognized as not historic, therefore the installation of the proposed railing will not have an adverse impact.
7. The proposal to rebuild the brick retaining wall and construct a deck and conservatory on the top of the historic garage will not have an adverse impact on the property and Program for Preservation and architectural control of the Hill 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 to deconstruct and repair the retaining wall, remove the stairs, and add a deck and conservatory to the roof of the garage with the following conditions:

1. The new section of the wall, which covers the space where the stairs will be removed, shall be built entirely with new bricks and set back a minimum of one inch from the face of the wall. It shall have a limestone cap which matches the existing historic cap as closely as possible.

2. The new section of the wall shall not be visually attached to the garage. For reversibility, any attachments between the wall and the garage shall be made below the level of the existing stairs.
3. The new section of the retaining wall shall not remove or alter any of the belt course or voissoirs on the garage.
4. The reconstructed portion of the retaining wall shall match the existing wall in height, bonding pattern, joint size and joint profile.
5. The window division and cresting details of the proposed conservatory should be simplified to better reflect the details and proportions on the main house.
6. All wood shall be sealed within one year of permit issuance.
7. Details of the attachments for the new steps, new railing, and conservatory shall be submitted to HPC staff for final review and approval.
8. All final materials, colors and details shall be submitted to the HPC 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
4.

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

2. PROJECT ADDRESS

Street and number: 488 GRAND HILL Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: DAVE FELLON (OWNER)/CHARLIE SIMMONS (Design)

Company: Charlie & Co. Design, Ltd.

Street and number: 212 3rd Ave. N., ste. 356

City: Mpls. State: MN Zip Code: 55401

Phone number: (612) 333.2246 e-mail: charlie@charlieandcodesign.com

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

Name: [redacted] DAVE & Gretchen Fellon

Street and number: 488 Grand Hill

City: St. Paul State: MN. Zip Code: 55102

Phone number: (____)_____ e-mail: dfellon@progressive.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Charlie Simmons

Company: Applicant info.

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.

SEE submittal

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: _____ **Date:** 02.04.15

Signature of owner: _____ **Date:** 2/4/15

FOR HPC OFFICE USE ONLY

Date received: 2.5.15 **FILE NO.** _____

Date complete: _____

District: HILL /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 _____

✓ **Requires Commission review**

Submitted:
- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" 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: 2.26.15

City Permit # ____ - _____

02.05.15

Garage & Wall Modification to 480 Grand Hill

Phase 3

TABLE OF CONTENTS

Project Description

The scope of exterior modifications to the Garage exterior of 480 Grand Hill consist of the following:

1) Tuck pointing the Northern most section of the retaining wall that faces Lawton St.
2) Rebuild remaining portion of retaining wall.
3) Extend retaining wall 4' to abut existing Garage and vacate the concrete stairs.
4) Build a glass and metal Conservatory on top of existing Garage, complete with matching metal guard rail on top of existing parapet wall.

Lawton Street Retaining Wall

The existing retaining wall, located on the property line facing Lawton St., is in major disrepair. In various locations there are severe cracks and portions of veneer brick that have fallen out. Two locations that are of particular of concern are where the wall ends at the existing stair and at the midpoint of the wall. At the stair corner, the front face has pulled away completely towards the public sidewalk and is at risk of falling down, (See Exhibits (B&C). In addition, at the mid-point of the wall and at its tallest point, the wall is leaning out over the property line and into the public sidewalk 10", (See Exhibit A). As such, we and our structural engineer, (see letter), are proposing the following modifications to the retaining wall.

- Rebuild the portion of the retaining wall from the Northern-most "step-down" to the garage, (See Exterior Elevation A2.1). This area is the in the most disrepair. We do believe that we can save the remaining wall from the wall "step" to the corner of the property. We will reuse the existing brick and Limestone cap, blending new brick into the wall as needed (See Exhibit G). The new mortar color will match the existing houses color and tooling (weathered), see samples and Exhibit H.
- Extend the wall an additional 4' and connect to the existing Garage.
- Tuck point the remaining retaining wall to match the existing houses mortar color.

New Glass Conservatory on top of Existing Garage

We are proposing building a new glass and metal Conservatory on top of a portion of the existing Garage that measures 31' x 23'. A similar sized Conservatory can be found two lots to the North at the neighboring Livingston Griggs home, 432 Summit Ave (See Exhibit I). Our structure would sit atop a portion of the Eastern and Southern parapet wall and bear on the interior structural wall running N/S within the Garage. The glass roof profile would replicate the Tudor arch above the existing garage door and various other locations on the existing house. In addition to the Conservatory, we would also propose the following:

- The addition of a metal guardrail that sits atop the existing parapet wall. The design will

replicate the existing metal railing located at the entrance to the existing home and meat all Building Code criteria, See Exhibit J.

- The addition of a retaining wall and stoop to allow better access on top of the Garage. The wall would be constructed of Indiana Limestone so that it matches the material detailing of the home and garage and other minor landscape walls on the property.
- The addition of an Ipe (Brazilian Walnut) decking on top of a sleeper system. This would protect the EPDM roofing and allow water drainage to the existing scuppers.

Exhibit A

Exhibit B

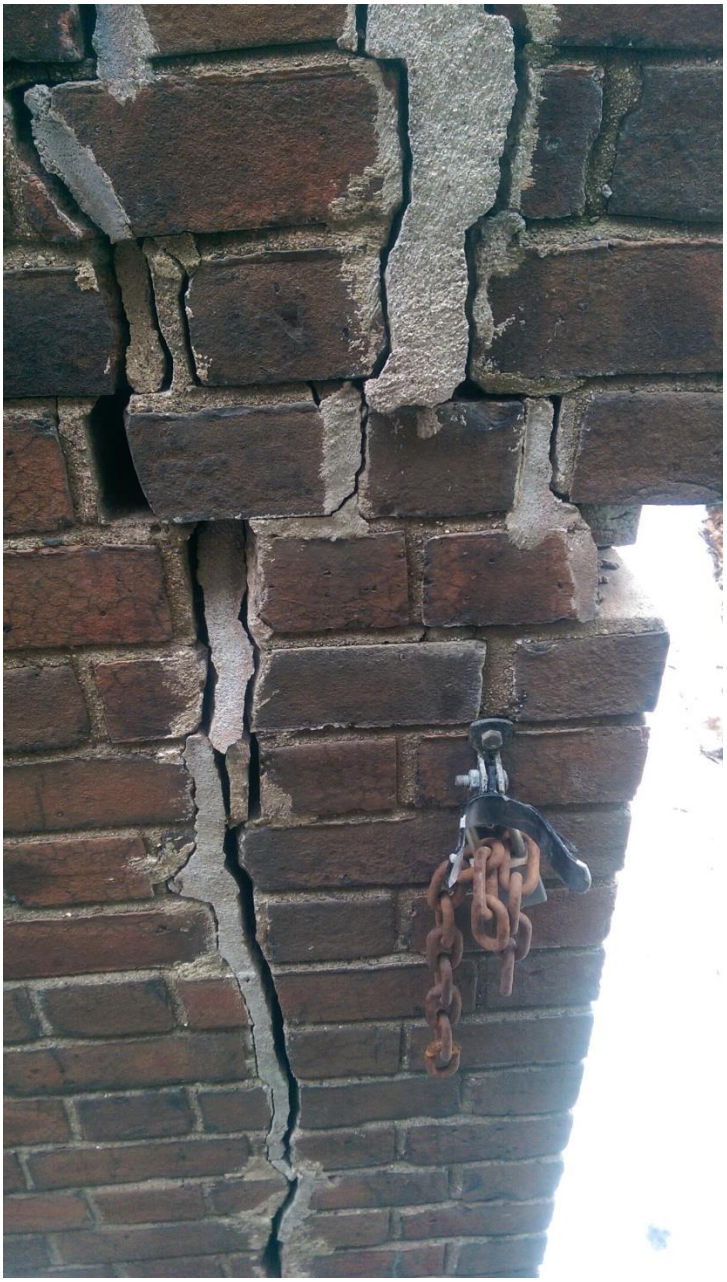


Exhibit C

Exhibit D

Exhibit E

Exhibit F

Exhibit G

Exhibit H

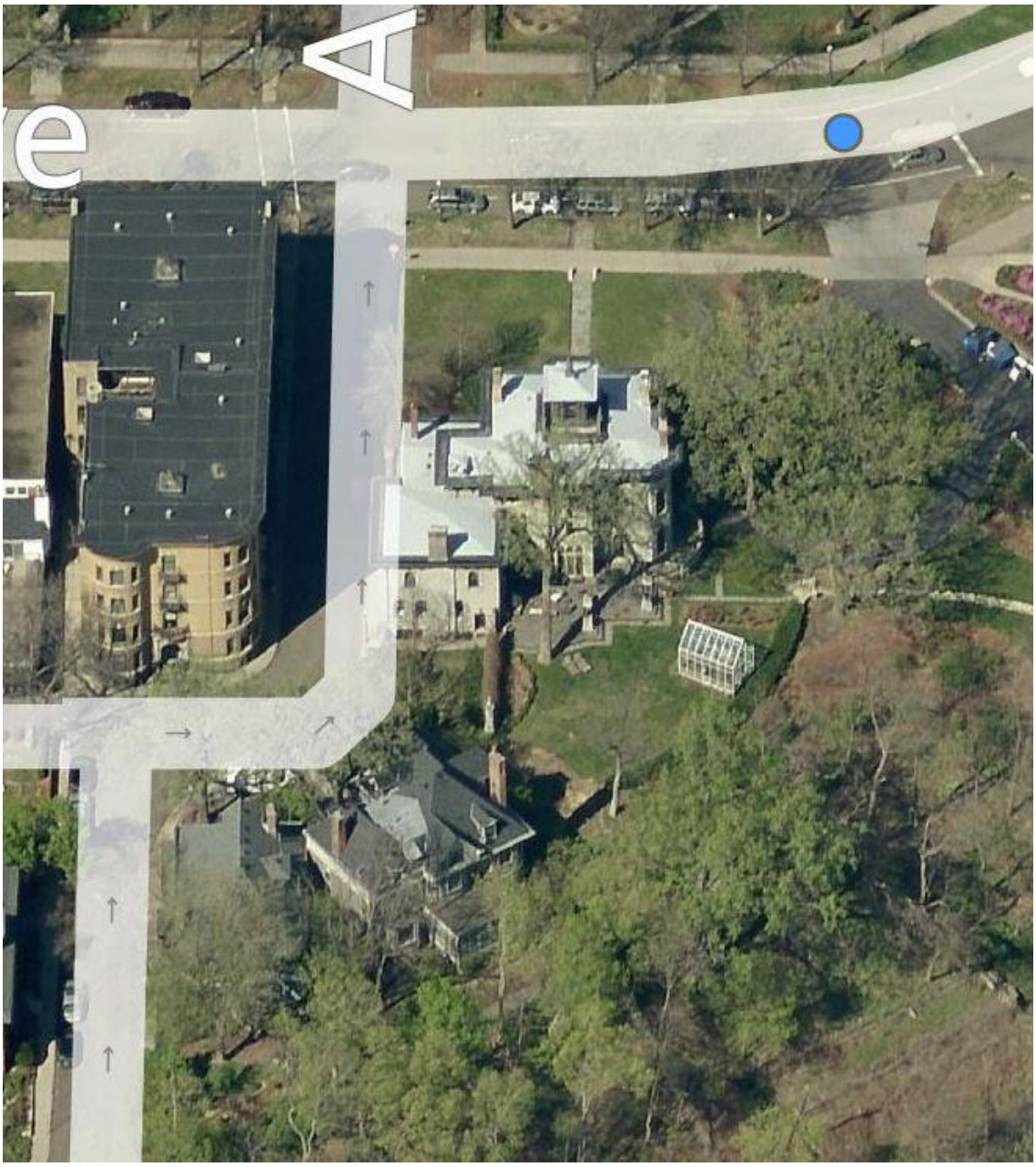


Exhibit I

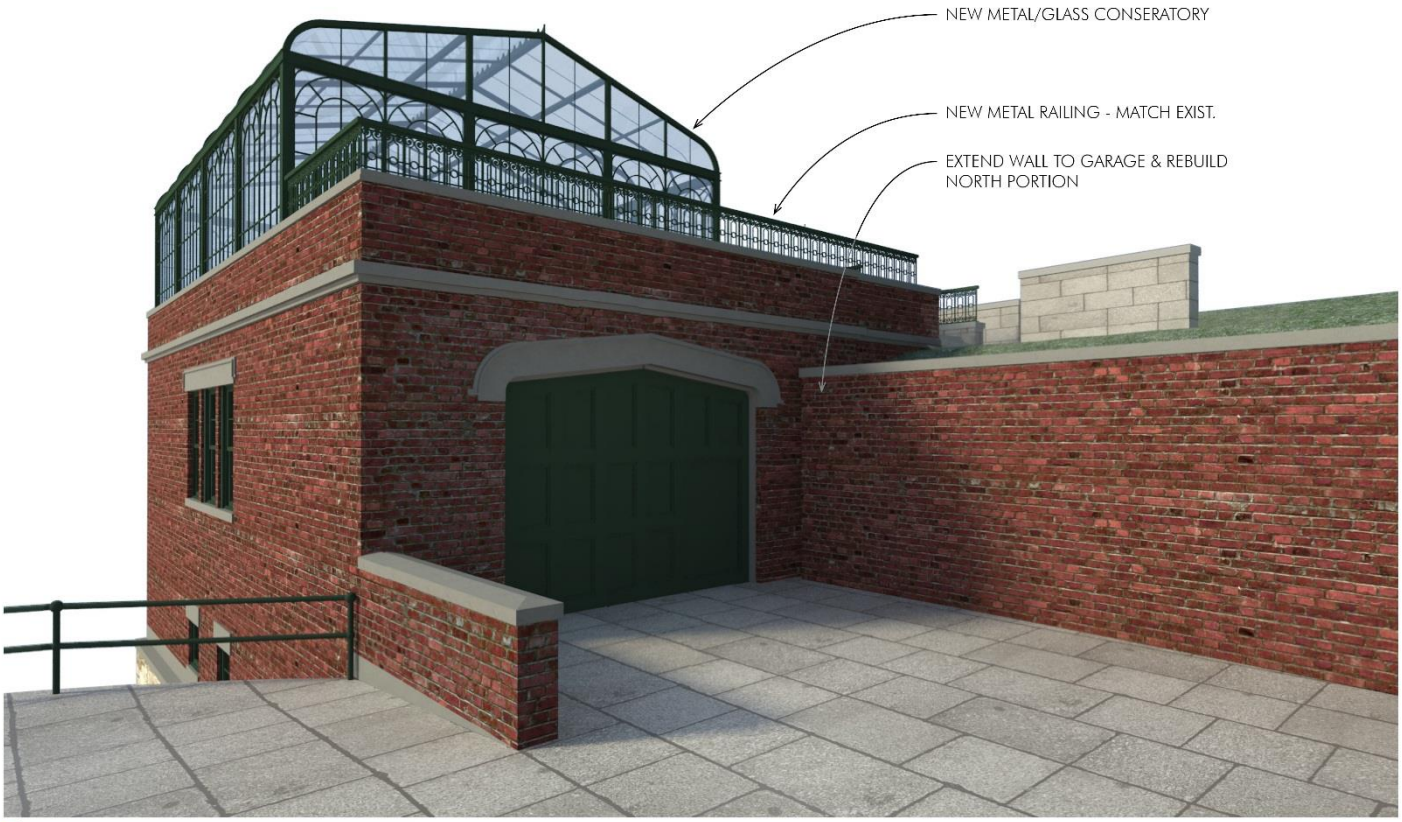
Exhibit J

Exhibit K

Exhibit L

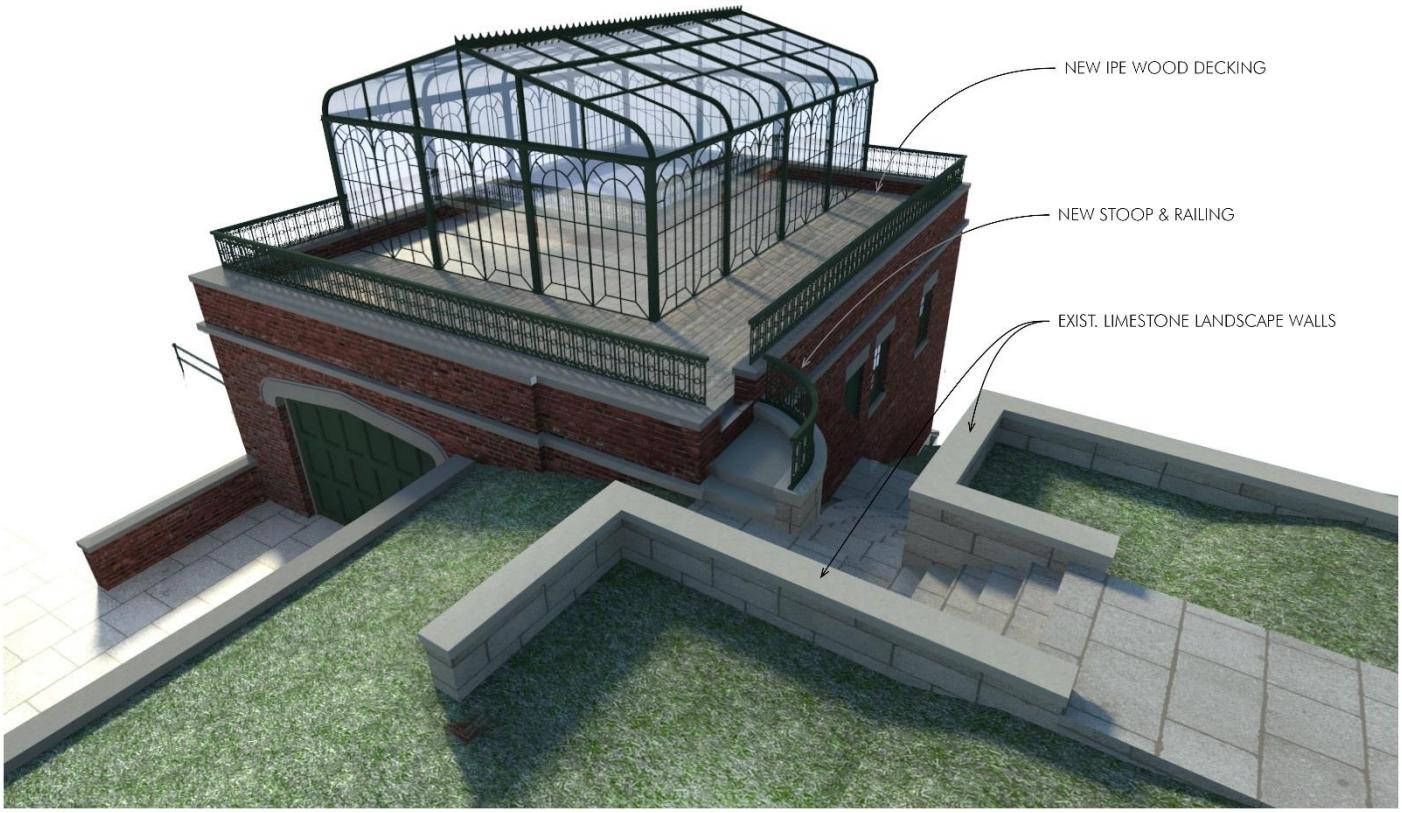
Garage - View 1

Garage - View 2

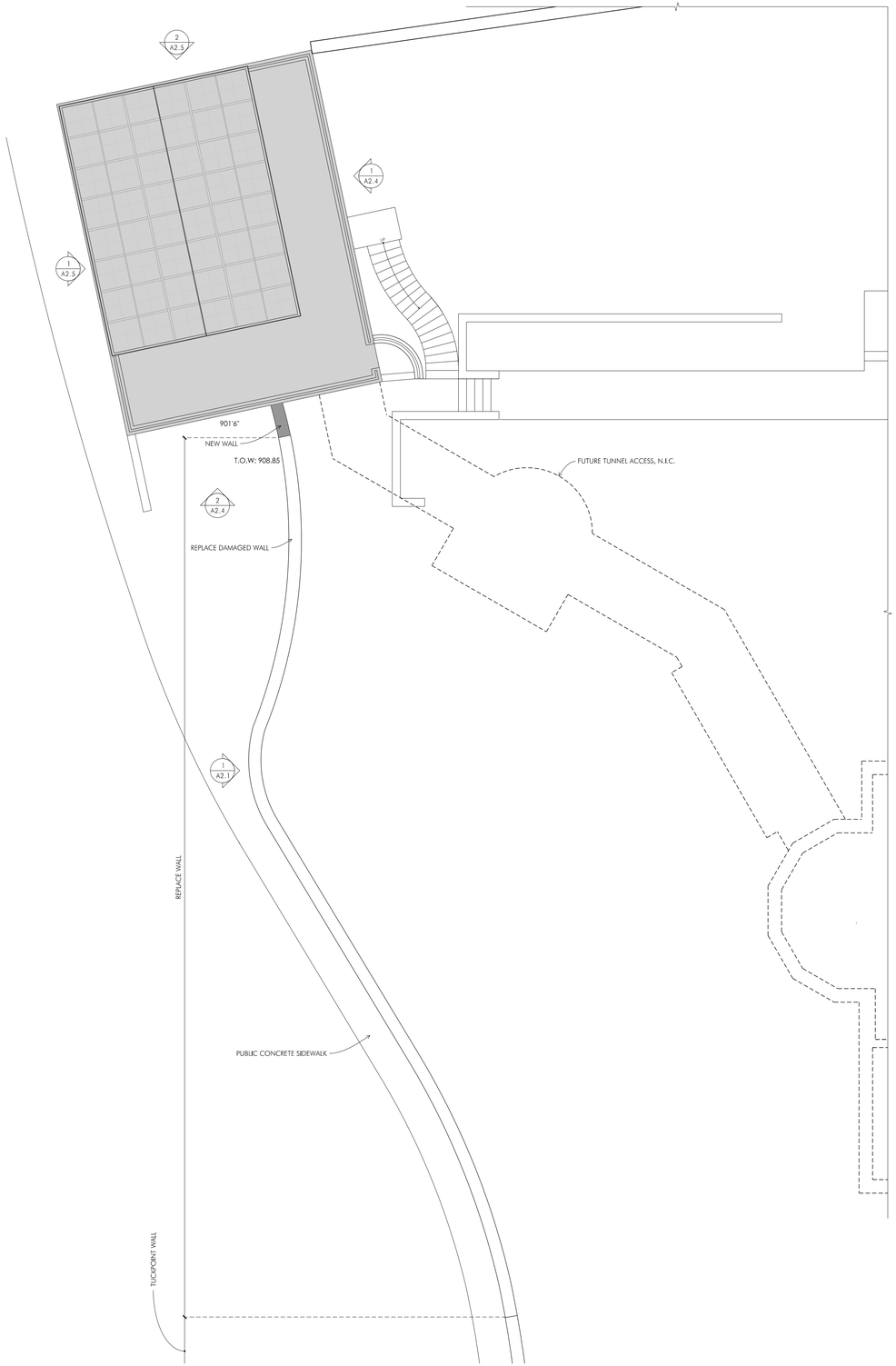


Conservatory - View 1

Charlie & Co. Design

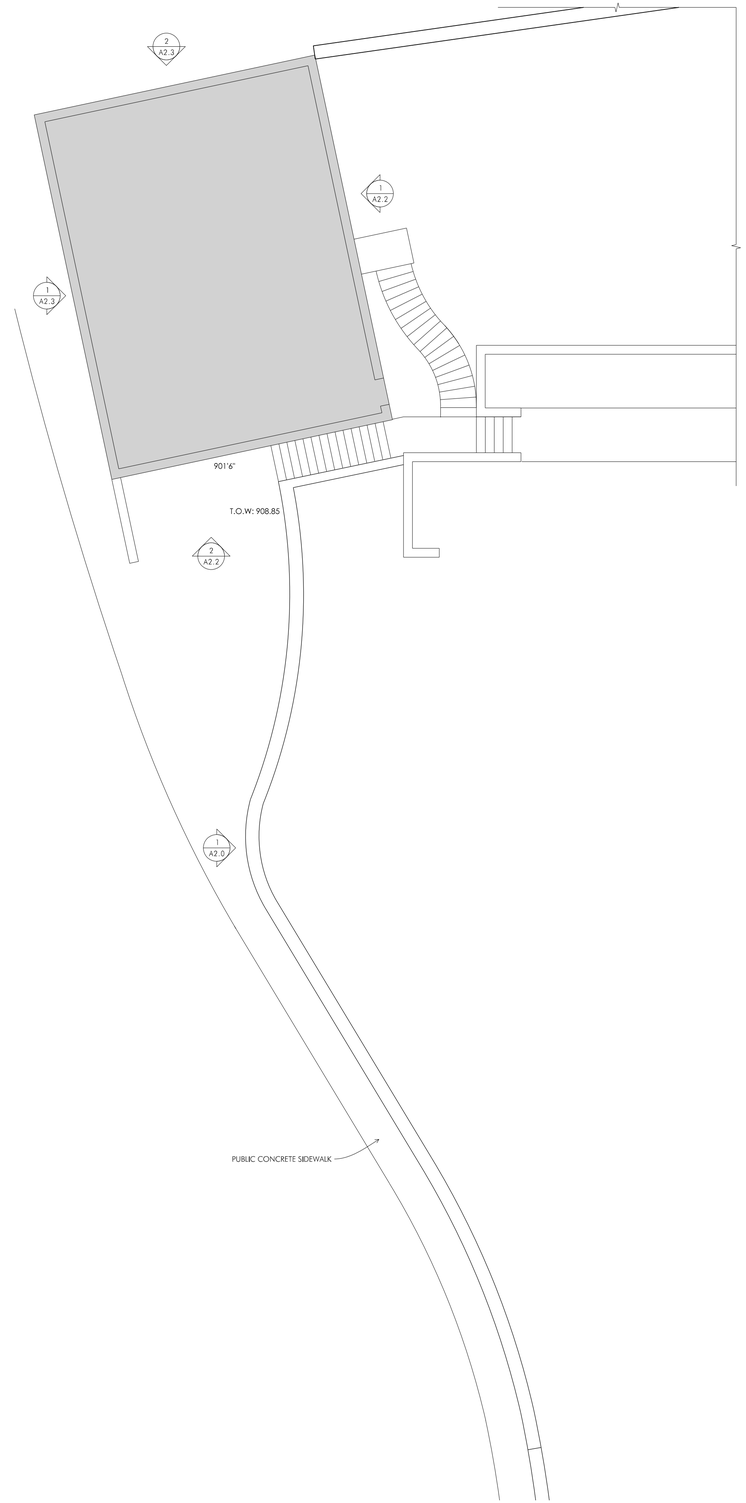


Conservatory - View 2



1 **Proposed Garage Plan**

SCALE: 1/8" = 1'-0"



1 **Existing Garage Plan**

SCALE: 1/8" = 1'-0"

Charlie & COMPANY
212 3rd Ave. N., Ste. 356
Minneapolis, MN. 55401
(ph) +612.333.2246

IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

1. The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration deficiencies in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Designers Drawings, as required, to properly construct a code compliant and technically sound project.

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3. The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

SUMMIT HILL RESIDENCE

480 Grand Hill
St. Paul, MN. 55102

Garage Plans

Not for Construction

A1.0

Printed by: 2/5/2015 8:14:59 AM Printable: BB_MASTER COMBO PEN.tbl Sheet Location: Z:\00_PROJF_Jr\Auto\1_ARCH ADMIN\8_CODES & CONSULTANTS\1_ZONING & CODES\PHC Garage\MMA1.0_ROOF PLANS.dgn

1 Existing East Garage & Wall Elevation

SCALE: 1/8" = 1'-0"

Charlie & COMPANY
212 3rd Ave. N., Ste. 356
Minneapolis, MN. 55401
(ph) +612.333.2246

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SUMMIT HILL RESIDENCE

480 Grand Hill
St. Paul, MN 55102

Existing Exterior Elevation

Not for Construction

A 2.0

Plotting Date: 2/5/2015 8:14:27 AM Permalink: 99_MASTER COMBO PEN.tbl Sheet Location: Z:\06_PROJF...F Allen\1_ARCH ADMIN_CODES & CONSULTANTS\1_ZONING & CODES\HPC Garage\Allen#A2-0_EXTERIOR ELEVATION.dgn

1 **Proposed East Garage & Wall Elevation**

SCALE: $\frac{1}{8}$" = 1'-0"

Charlie & COMPANY
212 3rd. Ave. N., Ste. 356
Minneapolis, MN. 55401
(ph) +612.333.2246

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SUMMIT HILL RESIDENCE

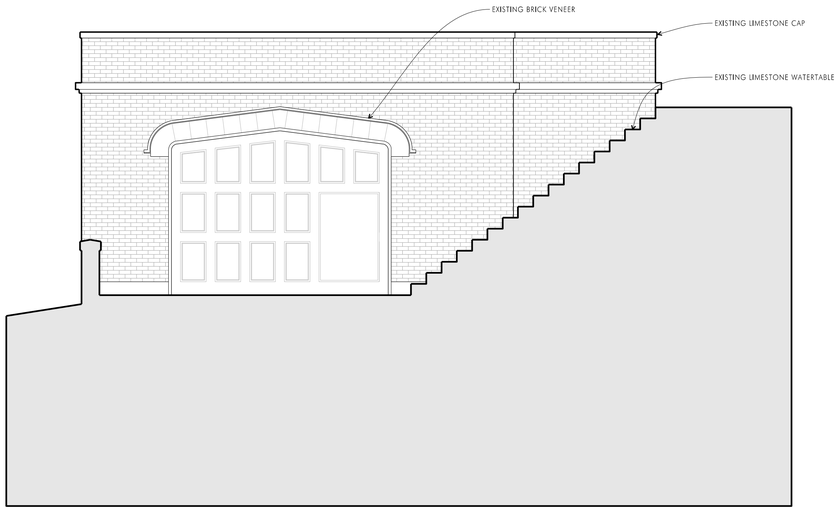
480 Grand Hill
St. Paul, MN. 55102

Proposed Exterior Elevation

Not for Construction

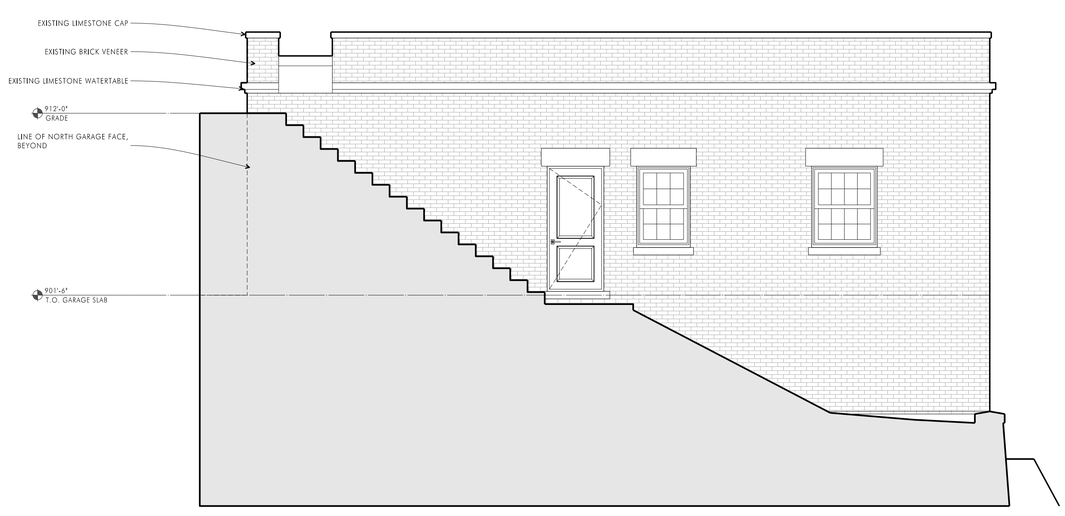
A 2.1

Printing Date: 2/5/2015 8:14:47 AM Pentable: 99_MASTER COMBO PEN.tbl Sheet Location: Z:\00_PROJ\F_J\Fellon\1_ARCH ADMIN\8__CODES & CONSULTANTS\1__ZONING & CODES\HPC Garage&Wall\A2_1_EXTERIOR ELEVATION.dgn



2 Existing North Elevation @ Garage

SCALE: ¼" = 1'-0"



1 Existing West Elevation @ Garage

SCALE: ¼" = 1'-0"

Charlie & COMPANY
212 3rd Ave. N., Ste. 356
Minneapolis, MN. 55401
(ph) +612.333.2246

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SUMMIT HILL RESIDENCE

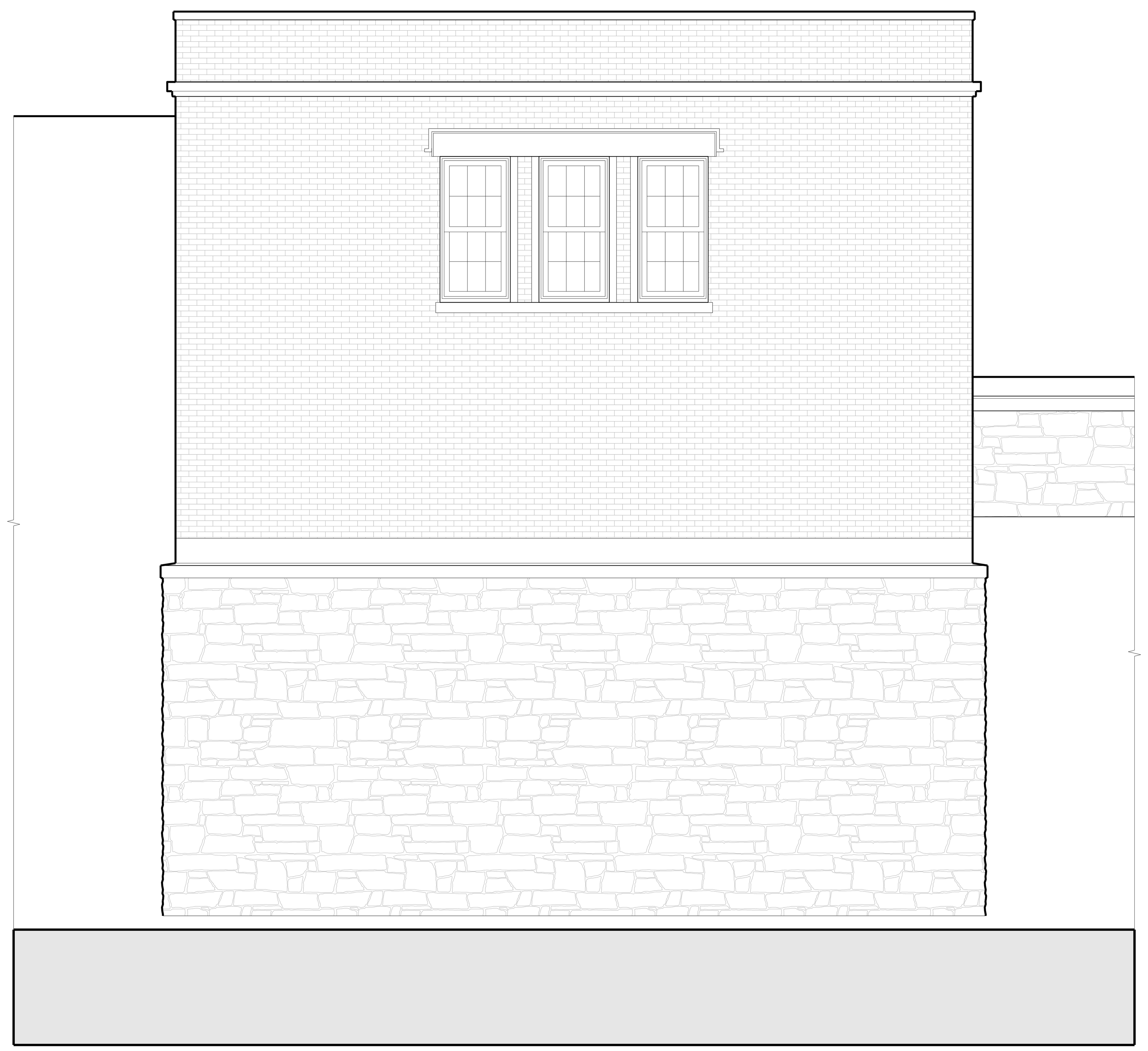
480 Grand Hill
St. Paul, MN. 55102

Exterior Elevation

Not for Construction

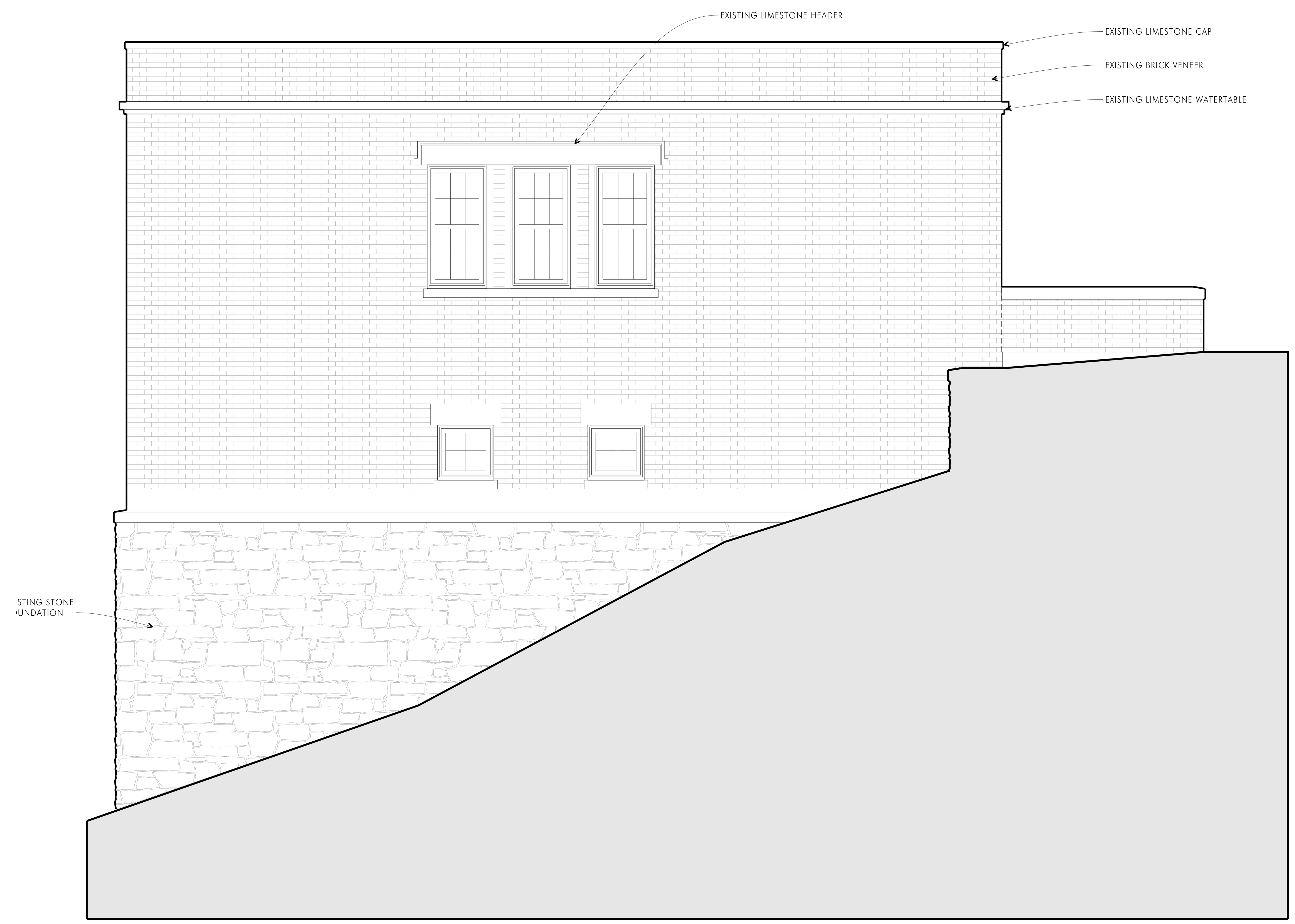
A 2.2

Plotted: 29/2015 8:15:03 AM Plotstyle: 99_MASTER COMBO PEN.tbl Sheet Location: Z:\00_PROJF_FF\Admin_ARCH ADMIN_CODES & CONSULTANTS\1_____ZONING & CODES\HPC Garage\Wall#A2_2_EXTERIOR ELEVATION.dgn



2 **Existing South Elevation @ Garage**

SCALE: ¼" = 1'-0"



1 **Existing East Elevation @ Garage**

SCALE: ¼" = 1'-0"

Charlie & COMPANY
212 3rd. Ave. N., Ste. 356
Minneapolis, MN. 55401
(ph) +612.333.2246

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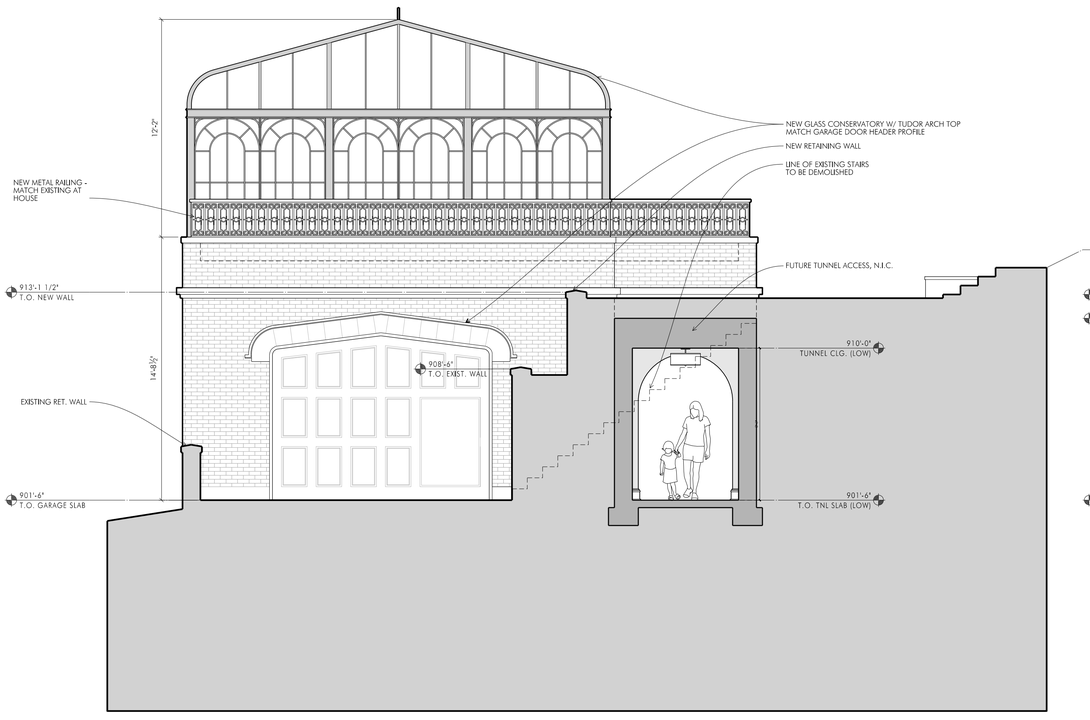
SUMMIT HILL RESIDENCE

480 Grand Hill
St. Paul, MN. 55102

Exterior Elevation

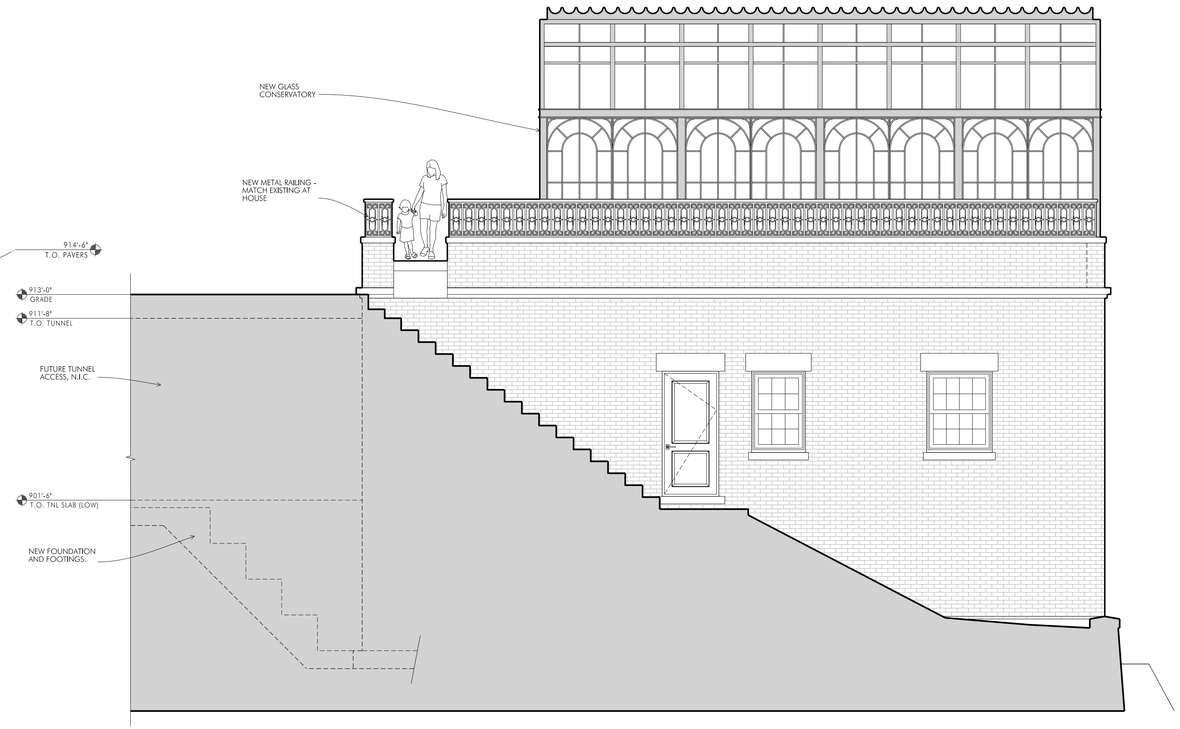
Not for Construction

A 2.3



2 **Proposed North Elevation @ Garage**

SCALE: ¼" = 1'-0"



1 **Proposed West Elevation @ Garage**

SCALE: ¼" = 1'-0"

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Minneapolis, MN. 55401
(ph) +612.333.2246

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SUMMIT HILL RESIDENCE

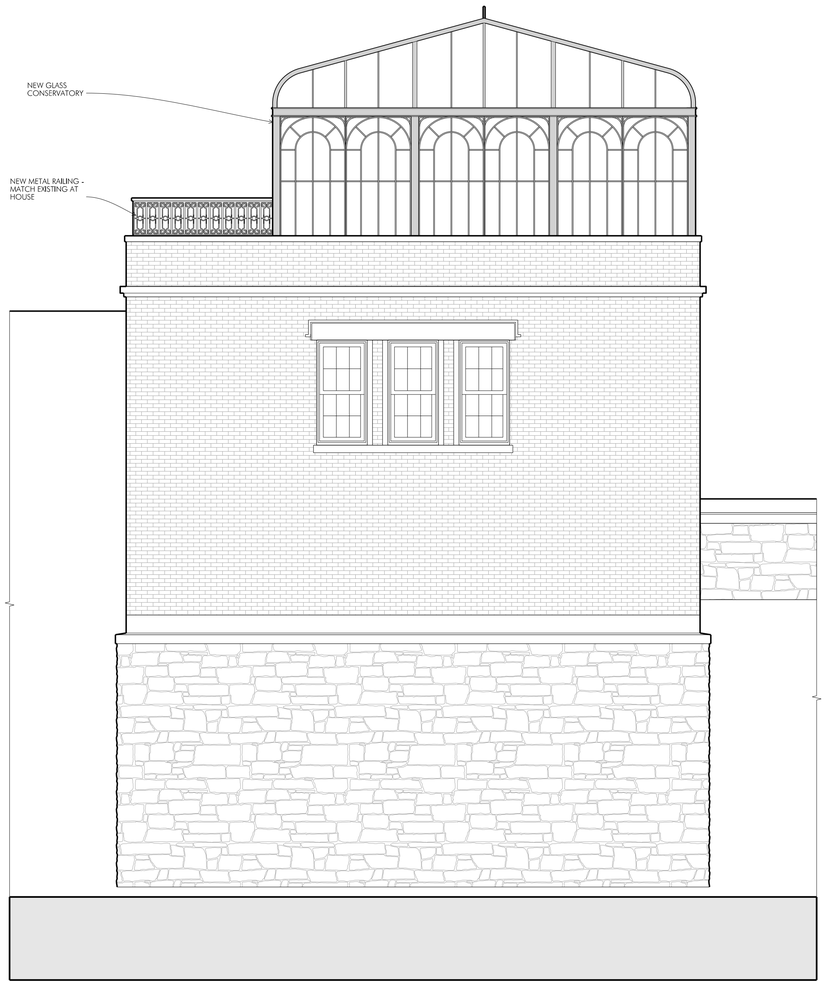
480 Grand Hill
St. Paul, MN. 55102

Exterior Elevation

Not for Construction

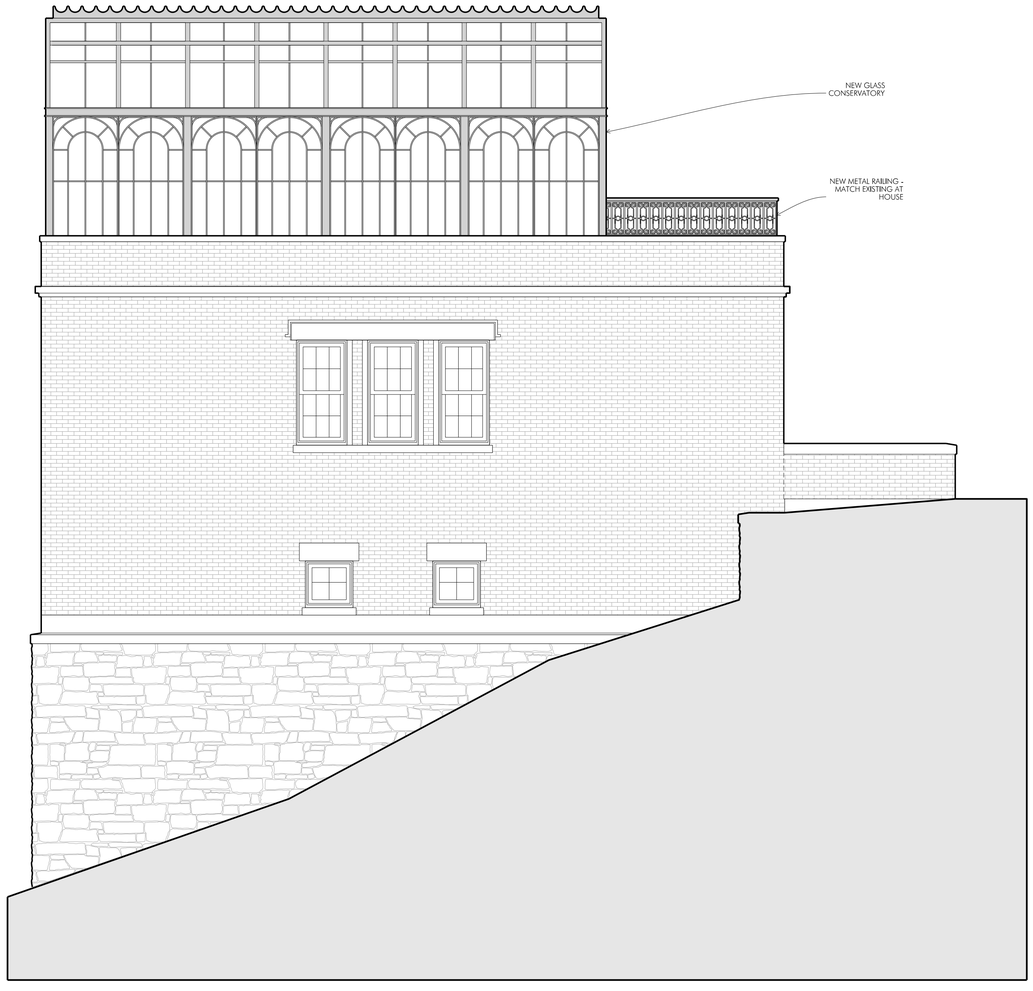
A 2.4

Printing Date: 2/5/2015 8:15:28 AM Portable: 99_MASTER COMBO PEN.tbl Sheet Location: Z:\00_PROJF_JF\48hm1_ARCH ADMIN_CODES & CONSULTANTS\1_ZONING & CODES\HPC Garage\MHPA2_4_EXTERIOR ELEVATION.dgn



2 **Proposed South Elevation @ Garage**

SCALE: ¼" = 1'-0"



1 **Proposed East Elevation @ Garage**

SCALE: ¼" = 1'-0"

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SUMMIT HILL RESIDENCE

480 Grand Hill
St. Paul, MN. 55102

Exterior Elevation

Not for Construction

A 2.5

Plotting Date: 2/5/2015 8:16:23 AM Permalink: 99_MASTER COMBO PEN.ctb Sheet Location: Z:\00_PROJF...FFatBarn1_ARCH\ADMIN_...CODES & CONSULTANTS\1_...ZONING & CODES\HPC Garage\Arch\#A2_5_EXTERIOR ELEVATION.dgn