CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 500 Cedar Street, Central Presbyterian Church
DATE OF APPLICATION: August 4, 2015
APPLICANT: Fluryanne Leach, Central Presbyterian Church
OWNER: John Lee, President of the Corporation of Central Presbyterian Church
DATE OF HEARING: August 27, 2015
HPC SITE/DISTRICT: Individual Site—Central Presbyterian Church
CATEGORY: Pivotal
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: August 21, 2015

A. SITE DESCRIPTION:

Central Presbyterian Church was constructed in 1889 in an asymmetrical, Richardsonian Romanesque style by prominent Minneapolis architect Warren H. Hayes, a specialist in church design who is credited with developing the 'diagonal' form of auditorium employed in the Central Presbyterian Church. It is one of Saint Paul's earliest Presbyterian congregations (established in 1852) and the only church in the city known to have been designed by Hayes. The primary facades of the Church are constructed of rock-faced coursed ashlar Superior brownstone laid in rows of alternating thickness while the secondary elevations are red pressed brick laid in a stretcher bond with stone sills and watertable. The front façade is dominated by a square bell tower topped by an octagonal spire as well as a massive gable ninety feet over the double-arched main entrances. In 1949 a windstorm severely damaged the wood frame spire which was replaced in 1952 by a steel frame replica constructed under the direction of George M. Riedesel, an Ellerbe and Company architect.
The exterior of the church was sandblasted and protective, colorless plastic panels were fitted over the half-rose windows in 1956-57. In 1962 the Hanover Building, a white six story parking ramp and office building was erected which adjoined the church and obscured much of its southern façade until it was demolished in 2004 and the stained glass window was restored. Additional alterations include the replacement of the original slate roof with asphalt shingles and the front steps, originally brownstone, have been replaced with concrete. The building is categorized as pivotal and is listed both on the National Register of Historic Places (1983) and locally designated (1985, amendment adopted 1994).

B. PROPOSED CHANGES:

The applicant is proposing to reroof all but the two small flat roofs of the church with DECRA shingle XD, a stone coated steel shingle in natural slate color. The overall panel size is 14-1/8" tall by 52-3/8" long (12-1/4" by 49-1/2" exposed), creating a checkerboard-like, raised and recessed pattern. The copper hip and ridge trim will remain and the built-in gutters will be inspected and relined if necessary. The main roof was replaced with gray asphalt shingles in 1994 in GAF Slateline and the bell tower, steeple, two turrets, and hipped roof were last replaced in 1977 with gray asphalt shingles.

C. GUIDELINE CITATIONS:

Preservation Program for Central Presbyterian Church

The exterior appearance of the building should be preserved in a manner consistent with the original design intent. Any additions or alterations that would obscure or detract from the architectural integrity or historic character of the building or its site should be avoided. (Ord. No. 17275, §3, 3-17-94)

The Secretary of the Interior's Standards 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 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.*

The Secretary of the Interior's Standards for Rehabilitation: Building Exterior-- Roofs Recommended

- ***Identifying, retaining, and preserving roofs****—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.*
- ***Protecting and maintaining*** *a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation. Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration. Protecting a leaking roof with plywood and building paper until it can be properly repaired.*
- ***Repairing*** *a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.*
- ***Replacing*** *in kind an entire feature of the roof that is too deteriorated to repair—if the overall*

form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

- *Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.*
- *Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.*
- *Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.*
- *Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.*
- *Applying paint or other coatings to roofing material which has been historically uncoated.*
- *Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.*
- *Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.*
- *Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.*
- *Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.*
- *Failing to reuse intact slate or tile when only the roofing substrate needs replacement.*
- *Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.*
- *Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.*

D. FINDINGS:

1. Central Presbyterian Church was listed on the National Register of Historic Places in 1983 and designated as a Saint Paul Heritage Preservation Site in 1985 under Ordinance No. 17275 with an amendment to the legal description adopted in 1994. The City's Legislative Code states the HPC 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 original building permit (permit #20388, 1889) for Central Presbyterian Church lists copper and slate as the original roofing materials. The slate roof is no longer extant and is currently GAF Slateline asphalt shingles.

3. *Standard #6* states "*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."* The DECRA stone-coated metal roofing in 'natural slate' color does not resemble slate, nor does it match the current asphalt shingles in profile, size, *design,* or *material.* The exposed profile of the proposed metal roof does not relate to the details of a slate or asphalt shingle roof. The DECRA Shingle XD's stamped pattern exposure relates to that of an average

asphalt shingle. The width of the individual stamped raised portions of the DECRA panel pattern are half the width of slate and the thickness of the panel is over 13 times thinner than slate. The panel texture also has an exaggerated and rough profile that does not relate to the smooth texture of slate, but may appear visually similar to an asphalt shingle. The proposed product does not comply with this guideline.

4. *The Standards* state that *if using the same kind of material is not technically or economically feasible* (in this case, slate), *then a compatible substitute material may be considered.* The DECRA metal roofing panel is not a compatible substitute for a slate roof, synthetic slate, or architectural asphalt shingle. The HPC reviewed and approved GAF Slateline asphalt shingles for Central Presbyterian Church in 1993 that were found to be a good approximation of the color and texture of a slate roof in an asphalt shingle. HPC staff could administratively review and approve a synthetic slate or architectural shingle in a profile and color relating to slate. Cost estimates for alternative roofing materials were not provided by the applicant. The DECRA Shingle XD is not a compatible substitute material to slate or the existing asphalt shingles, thus it does not comply with this guideline.

5. The proposal to reroof all but the two flat roofs of the church with a stone-coated, steel roof in 'natural slate' color at 500 Cedar Street will adversely affect the Program for the Preservation and architectural control of Central Presbyterian Church.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the building permit application to reroof Central Presbyterian Church with a stone-coated, steel roof in 'natural slate' color at 500 Cedar Street.
Staff could administratively review and approve an application to reroof the church with slate, a roofing product that complies with The Secretary of the Interior's Standards for Rehabilitation and better relates to slate material in color, texture, material, size, and profile, or the replacement with the GAF Slateline as previously approved.

F. ATTACHMENTS:

1. HPC design review application
2. Photos submitted by the applicant
3. Copy of building permit application
4. DECRA product information sheet
5. Photos of DECRA on other churches provided by the applicant
6. Roofing material size comparison chart
7. Example photo of slate with dimensions

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 West Fourth Street, 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 Roofing
☐ New Construction/Addition/ Alteration
☐ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number:500 Cedar St. , St. Paul, MN _____Zip Code: _55101_____

3. APPLICANT INFORMATION

Name of contact person: Fluryanne Leach

Company: Representative for Central Presbyterian Church

Street and number: 5905 Blackberry Bridge Path

City: Inver Grove Heights_____State: MN_____Zip Code: _55076_____

Phone number: (240_)338-1017_____e-mail: flury.leach51@gmail.com

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

Name: John Lee, President of the Corporation of Central Presbyterian Church

Street and number: 850 Wildwood Rd., Apt. B,

City: Mahtomedi_____State:MN_____Zip Code: _55115_____

Phone number: (612_)819-3049_____e-mail: johnlee_@hotmail.com

5. PROJECT ARCHITECT (If applicable) Contractor Contact Information

Contact person: Joel Jaeger

Company: Jaeger Associates, Inc.

Street and number: 1906 310th Street

City: Titonka State: IA Zip Code: 50480

Phone number: (515_)320-1635 e-mail: joelejaeger@yahoo.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.

All roof areas with the exception of the 2 small flat roofs are in need of replacement. The main roof was replaced with gray asphalt shingles in 1994. Many of these shingles are loose or missing and there have been a number of costly leaks over the years. The roof surfaces on the bell tower, steeple, two turrets and hipped roof were last replaced in 1977 with gray asphalt shingles and also show signs of wear and numerous missing shingles. All these roof surfaces will be replaced with DECRA shingle XD, a stone coated steel shingle in natural slate color. This process will include installing: G.A.F. Deck Armor breathable underlayment over entire roof surfaces, snow and ice guard for 6 feet up from eaves and in all valley areas and sealing all specified joints with Vulkrem polyurethane sealant. The copper hip and ridge trim will remain the same as present. The gutters will be inspected and relined if necessary. See attached copy of brochure including specifications for shingles. A partial sample of the shingle in natural slate color is included with this application.

The bid for the DECRA shingle was less than half the cost of the lowest bid for the corresponding work using asphalt shingles. This is a significant consideration as it brings the project within the budget of the church which includes money raised for capital improvement projects over the last 4 years.

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?

XD YES

Will any federal money be used in this project? **YES** ____ **NO** X
Are you applying for the Investment Tax Credits? **YES** ____ **NO** X

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: Elsyanne Leach **Date:** 8/1/15

Signature of owner: John S Lee **Date:** 8/3/15

FOR HPC OFFICE USE ONLY

Date received: 8.4.15 at counter **FILE NO.** _____

District:_____/Individual Site: Central Presb. Church

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 _____

__X__**Requires Commission review**

Submitted:
- D 3 Sets of Plans
- D 1 Set of Plans reduced to 8 ½" by 11" or 11" by 17"
- D Photographs
- D City Permit Application
- D Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____-_____

Photo Key List

Aerial view context photos

Fig. 1 Top view of church roof, front of church faces Cedar on left side of building in this photo

Fig. 2 View from north side, St. Louis King of France church buildings on north side of building, City Walk apartments and parking garage behind building

Fig.3 View from south side, MPR building and parking lot to south of church

Fig. 4 View from east side showing hipped roof at rear of church with apartment parking garage immediately behind

Fig. 5 View from west side showing St. Louis King of France Church buildings separated from church by narrow drive

Street level photos

Fig. 6 South side of church taken from adjacent parking lot, showing bell tower, south turret and side of hipped roof

Fig. 7 Detail of south side, eastern end of main roof showing missing shingles

Fig. 8 Detail of south side main roof by bell tower showing missing shingles

Fig. 9 View of church taken from southwest corner showing bell tower and west front

Fig. 10 View of church taken from northwest corner showing west front with bell tower on right and northwest turret on left

Fig. 11 Detail view of northwest corner turret roof showing missing and loose shingles

Fig. 12 Detail view of gable on northeast corner of main roof showing missing shingles

Fig. 13 View of a different church with DECRA stone coated steel shingle XD in natural slate installed by same contractor

Top View

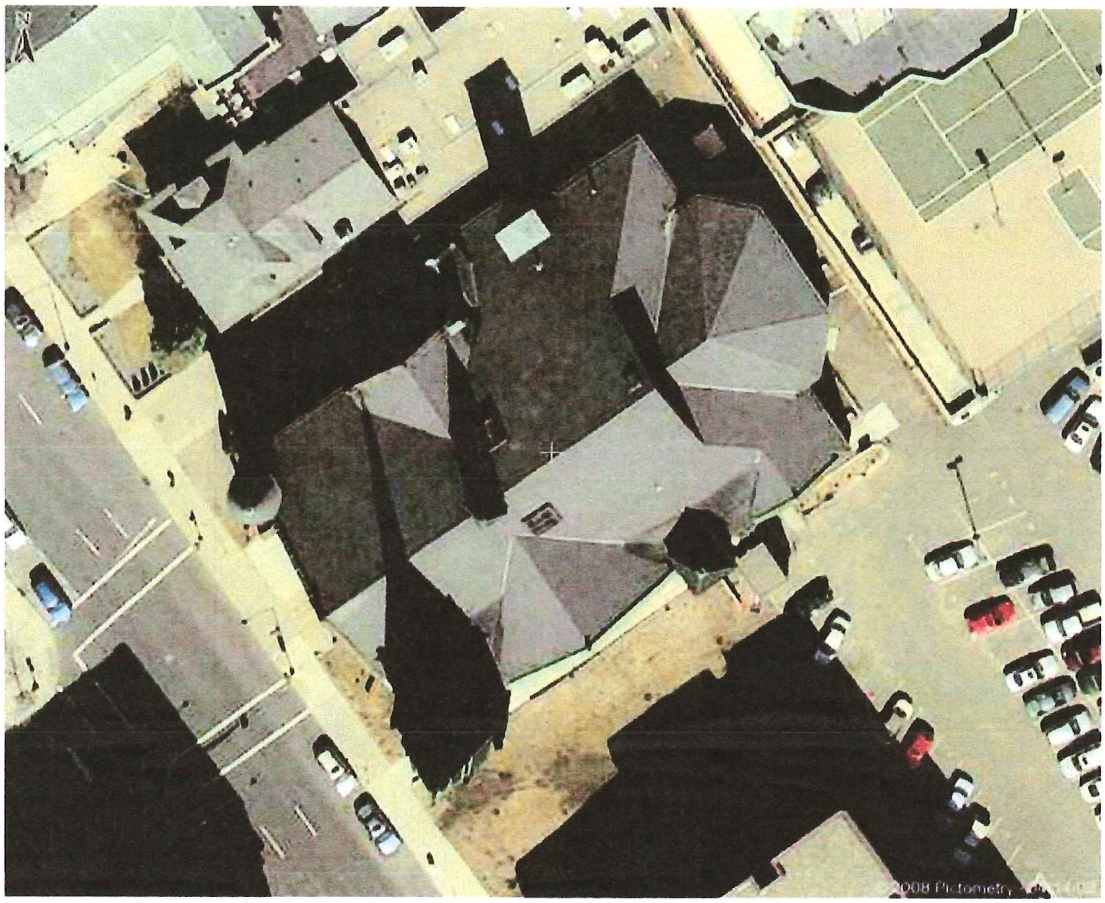


Figure 1 - Top View, Cedar Street is on the left 2/12/15

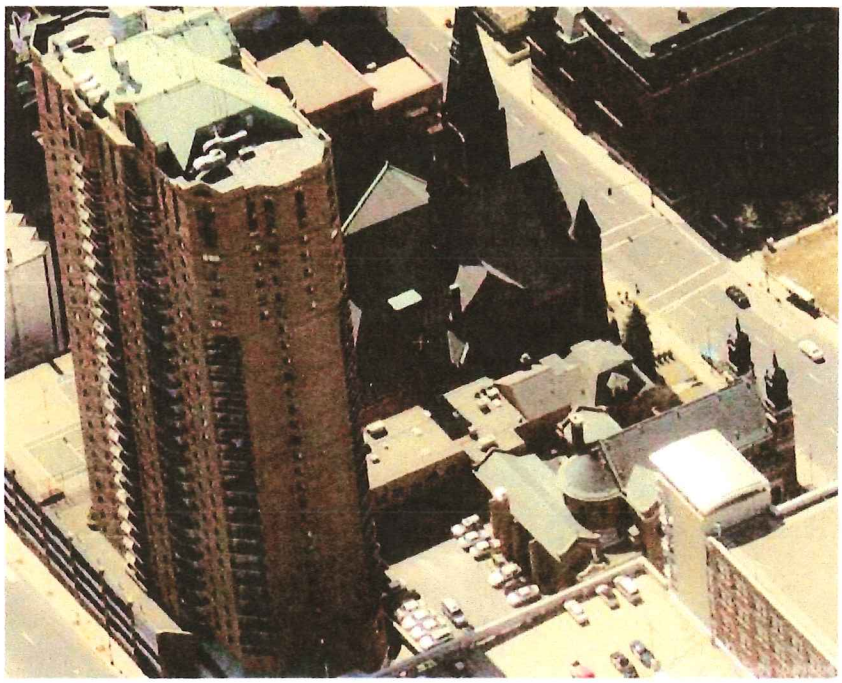


Figure 2 View of North side which faces the St. Louis King of France church buildings 2/12/15

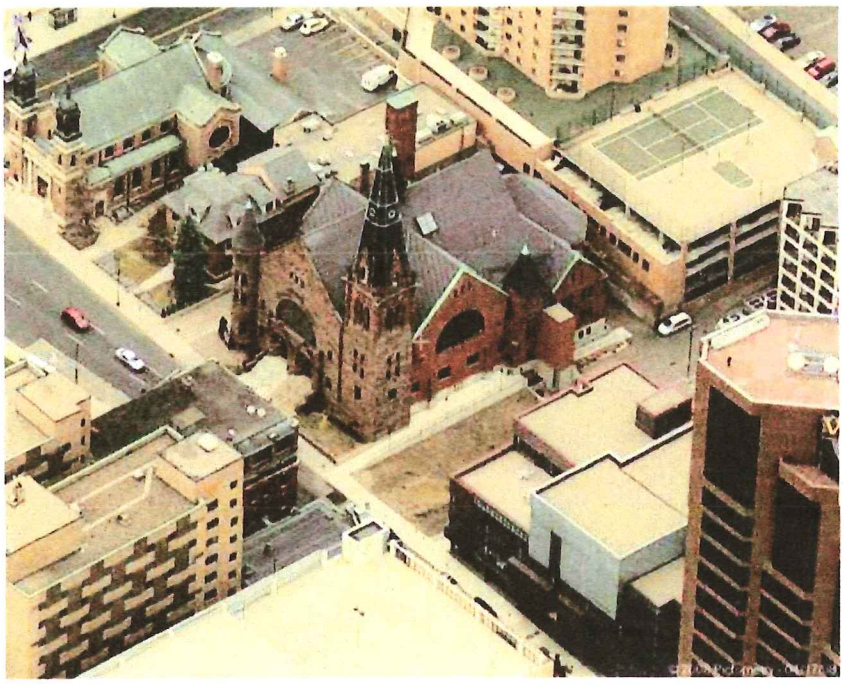


Figure 3 View of South side which faces the MPR parking lot and building 2/12/15

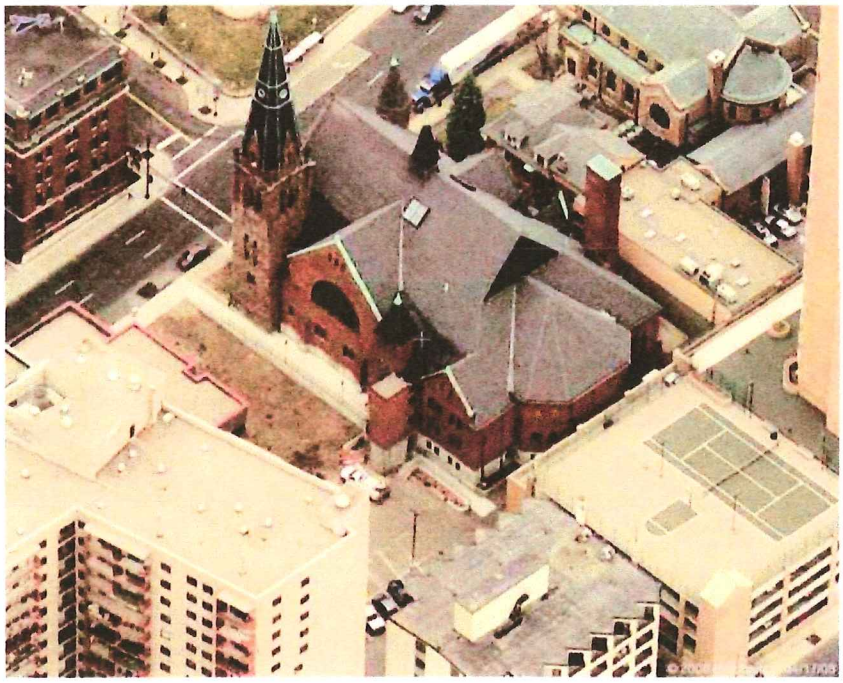


Figure 4 View of East side showing hipped roof of rear of church and apartment buildings parking garage immediately behind church 2/12/15

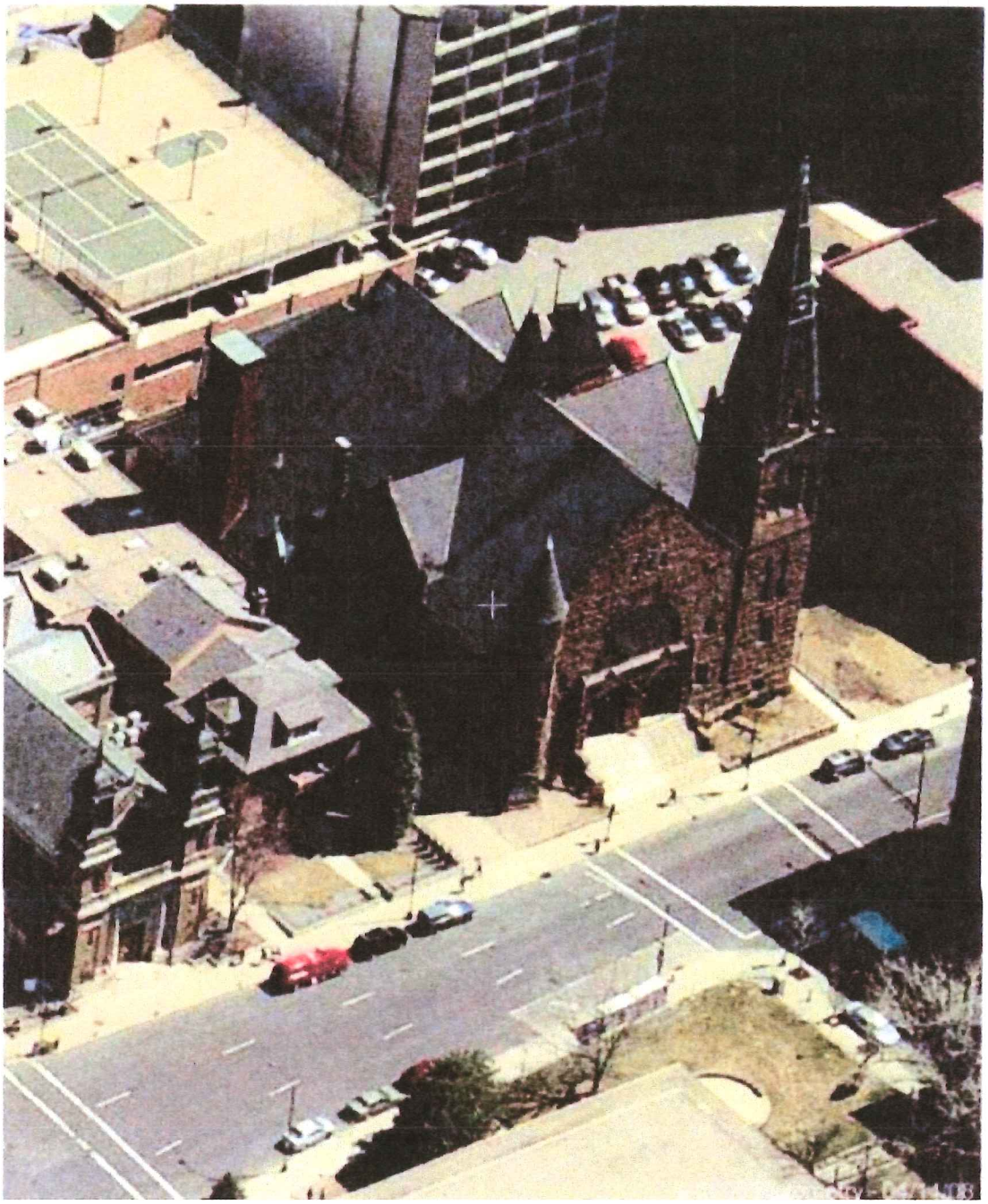


Figure 5 View of West side, facing Cedar St. with MPR building on far right and St. Louis King of France Church buildings on left 2/12/15

Figure 6 View from South side showing bell tower at left and hipped roof at right 7/27/15

Figure 7 Detail of current portion of south side eastern end of main roof showing missing shingles 7/27/15

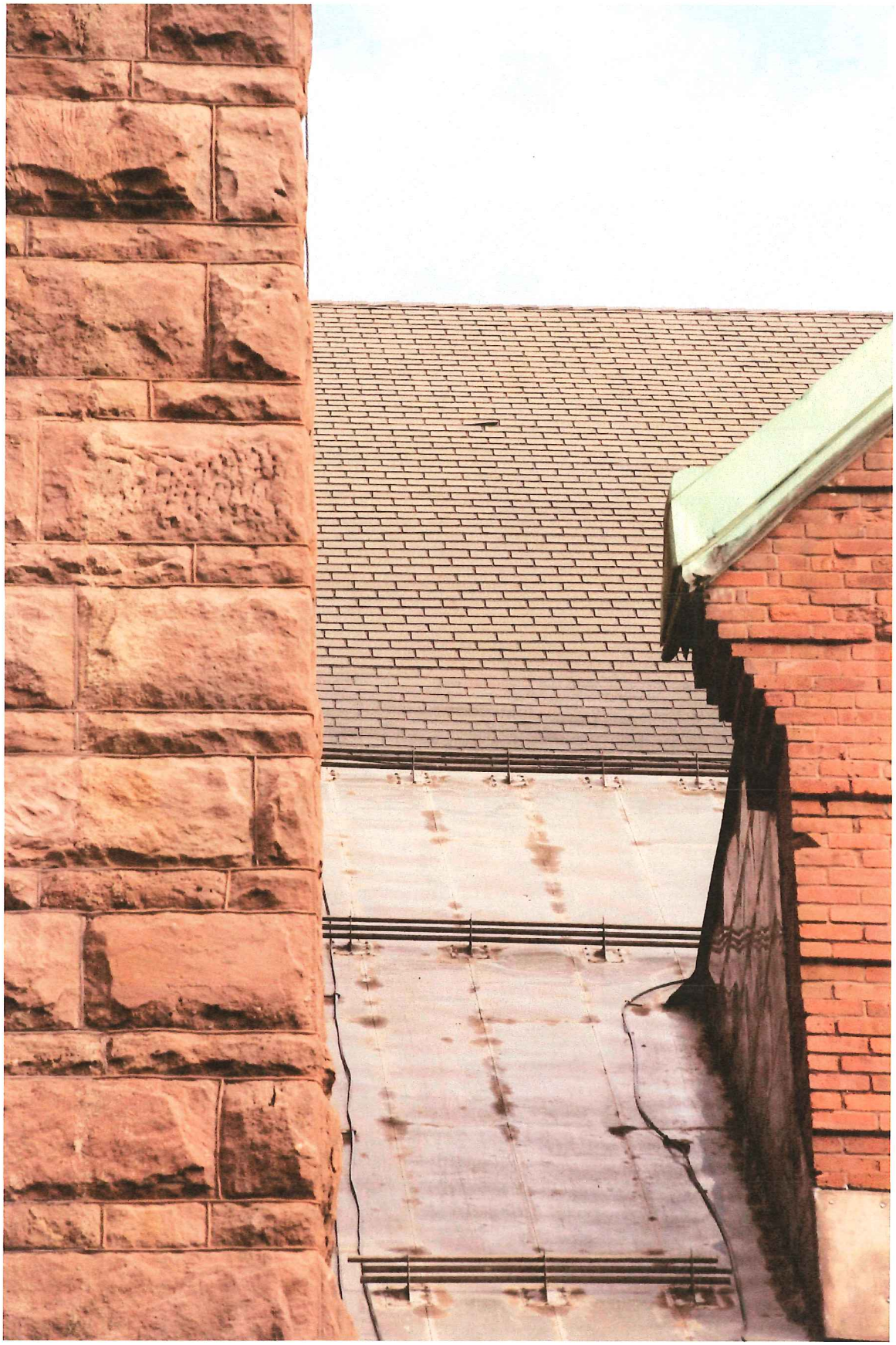


Figure 8 Detail view of south side main roof by bell tower showing missing shingles 7/27/15

Figure 9 View taken from southwest side 7/27/15

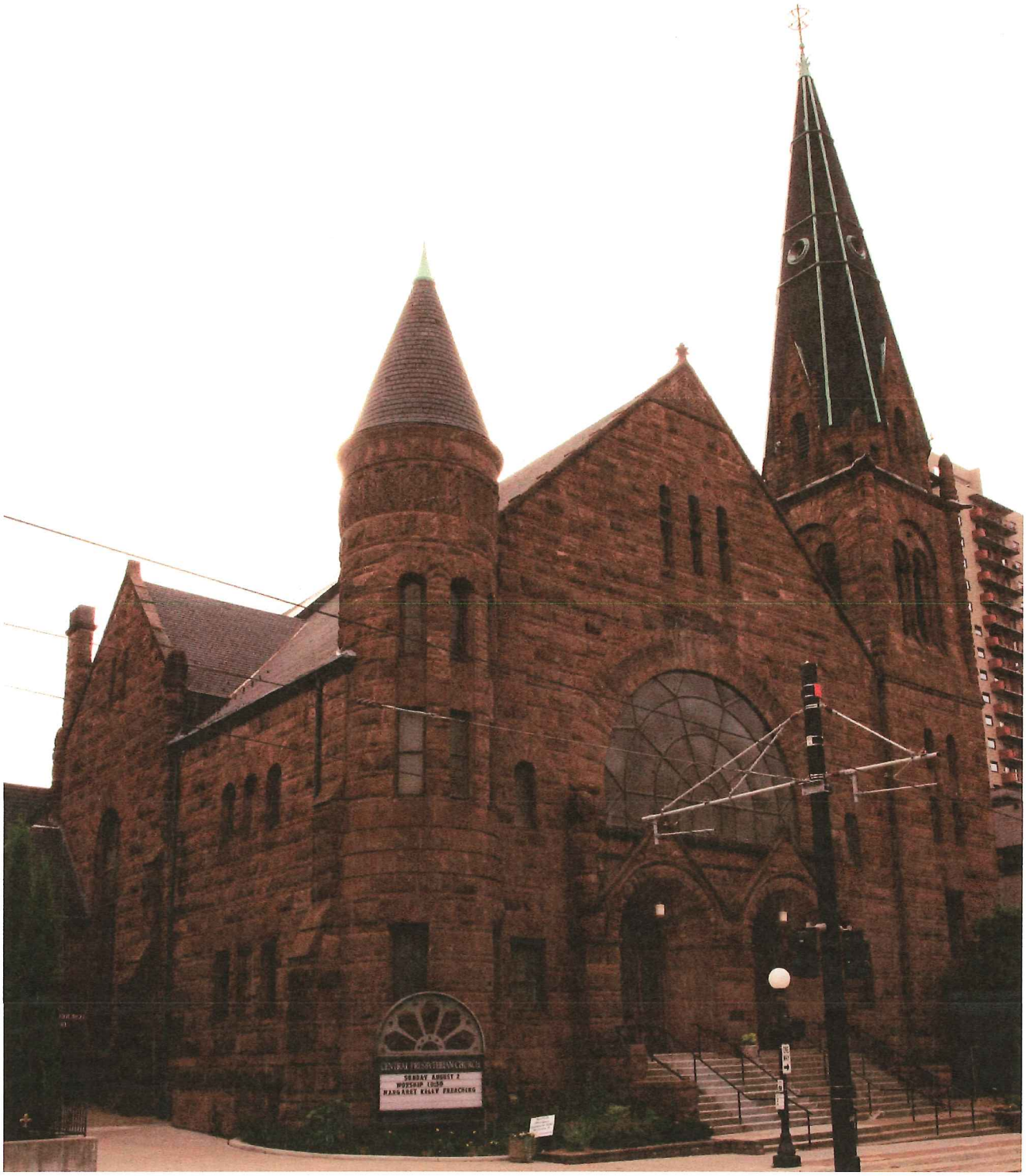


Figure 10 View taken from northwest side 7/27/15

Figure 11 Detail view of turret on northwest corner showing missing shingles 7/27/15

Figure 12 Detail view of gable of northeast corner showing missing shingles 7/27/15

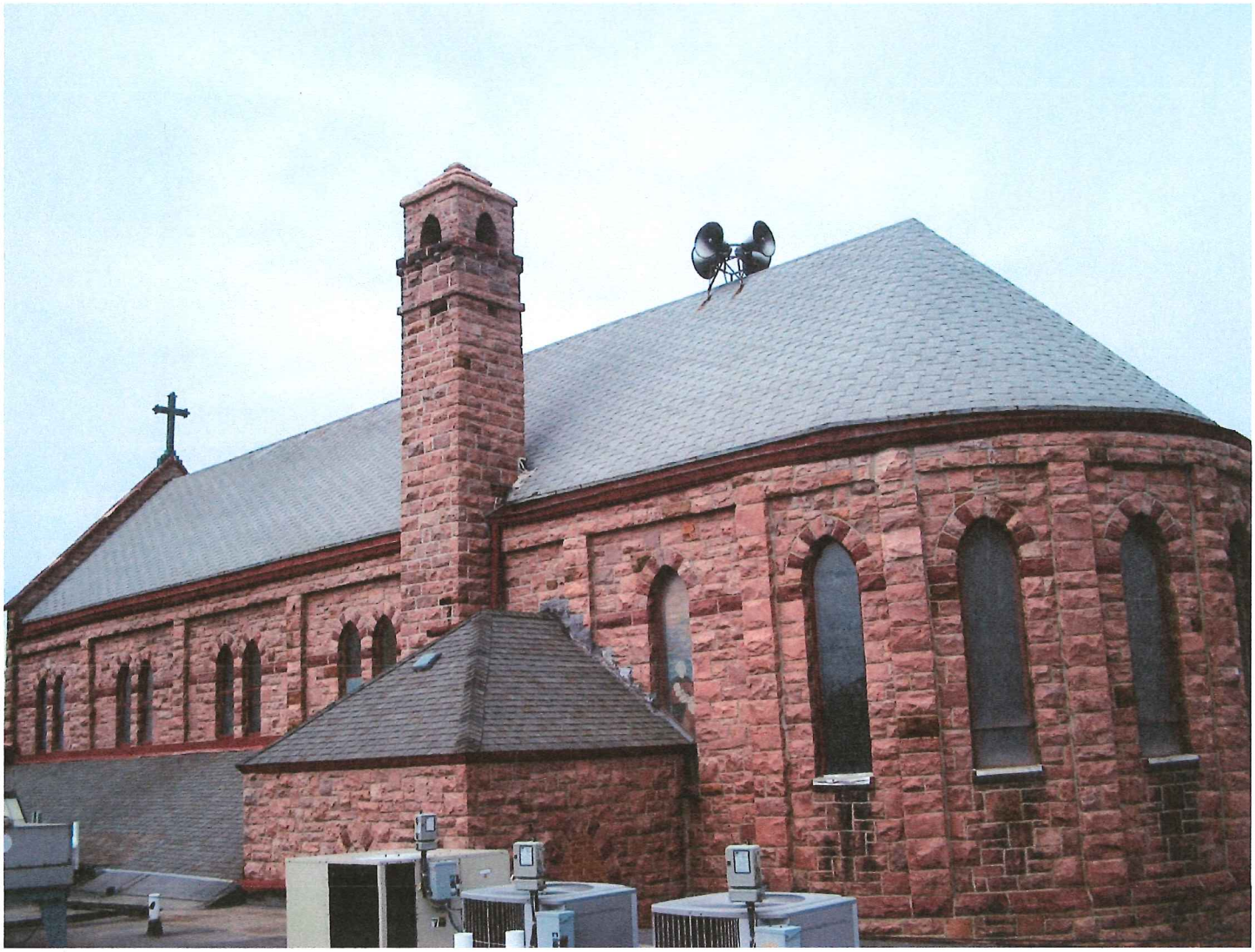


Figure 137 DECRA stone coated steel shingle XD in natural slate on a different church 6/20/15

HPC

COPY

General Bldg

~~CONTRACTOR~~

~~EXPRESS~~

HPC Rec'd 08/10/15

CITY OF ST. PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101 - 1806
Telephone 651-266-8989 Fax: 651-266-9124

Visit our Web Site
www.stpaul.gov/dsi

Contractor Information

Business Name: Jaeger Associates Inc.
Address: 1906 - 310th Street
City: Tonka State: IA Zip: 50480
Phone #: (515) 928 - 2541 State License #:
Email: joel ejaeger@yahoo.com
Contractor's Signature: Joel E Jaeger

EXPRESS BUILDING PERMIT APPLICATION

Date: 7/28/2015

Express work includes the following work types.
Please enter the work type number that is adjacent to the work you are going to perform in the **Work Type** column on the application.

1. Basement Drainage System	6. Re-roof (Flat w/ Overlay)	11. Roof Repair	16. Windows (Framed Insert or Pocket)
2. Chimney Repair	7. Re-roof – Slate	12. Roof – Slate Repair	17. Windows (Sash Only)
3. Gutters	8. Re-roof – Tile	13. Roof – Tile Repair	18. Windows (Glass Block Basement)
4. Re-roof (Shingle w/Tear Off)	9. Residing	14. Soffit/Fascia/Trim	19. Windows (Replacement)
5. Re-roof (Flat w/Tear Off)	10. Residing (w/ Soffit-Fascia)	15. Tuckpointing	20. Windows (Storm)

PROJECT ADDRESS Please include Street #, Street, Street Dir	Owner (Include address if different from project)	Please check the appropriate boxes	Work Type, #	Est Value	Basic Fee	State Surcharge	Sub Total
500 Cedar Street St. Paul, minnesota 55101 ☑ Commercial ☐ Residential: ____ Permit #: (# of Units)	Central Presbyterian Church Same address Phone #:	☑ Roofing: 300 (# of squares) ☐ Siding: ____ (# of squares) ☐ Windows: ____ (# of windows)	4	N/A			
15-145447 ☐ Commercial ☐ Residential: ____ Permit #: (# of Units)	BC, Church Phone #:	☐ Roofing: ____ (# of squares) ☐ Siding: ____ (# of squares) ☐ Windows: ____ (# of windows)					
☐ Commercial ☐ Residential: ____ Permit #: (# of Units)	Phone #:	☐ Roofing: ____ (# of squares) ☐ Siding: ____ (# of squares) ☐ Windows: ____ (# of windows)					

Signature of Cardholder (required for all charges): Card Exp: Security Code: Grand Total $

☐ American Express ☐ Discover ☐ Master Card ☐ Visa Card Account #

DECRA® Shingle XD®

Metal Roofing
Isn't What It Used To Be®

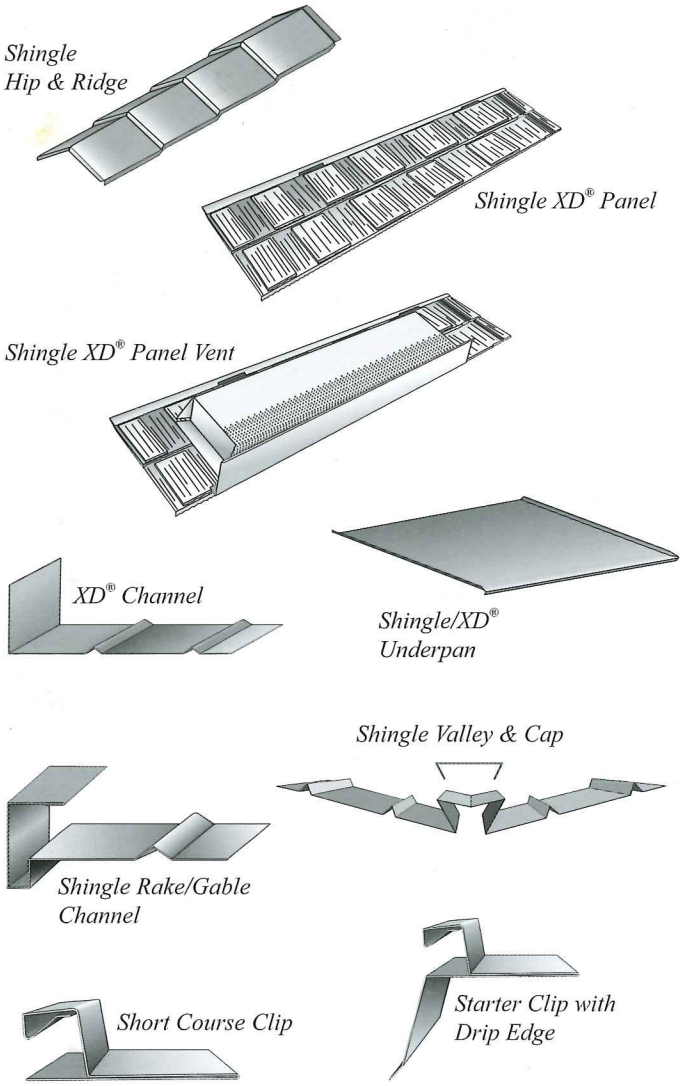
Shingle XD® Features:

- Unique Hidden Fastener System
- "Cut & Tuck"™ Technology
  No Special Tools Required
- Direct to Deck Application
- Transferable 50 -Year Limited Warranty
  (including 120 mph winds and hail penetration)
- Class 4 Impact Resistance to UL 2218
  by Underwriters Laboratories (Highest Rating)
- Lightweight – Only 150 lbs. per sq. installed
  (sq. = 100 sq. ft.)
- Non-Combustible Class A Rated Material
- Won't Crack, Break, Burn, Curl, Split or Rot
- Walkable, Low Maintenance, Long Life
- Non-Porous, Freeze / Thaw Resistant
- Interlocking Panels Provide Protection
  Against the Elements

Jaeger Associates, Inc
1906 310th Street.
Titonka, Iowa 50480
www.jaegerassociatesinc.com
515-320-1635

Architectural Shingle at a Fraction of the Weight

Shingle XD® Installation Components:



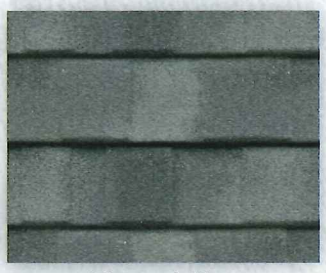
Look for our complete line of venting and debris guard accessories, designed exclusively for use with DECRA Roofing Systems.

Shingle XD® Specifications:

Minimum Pitch ▶	4:12
Panel Size ▶	14-1/8" x 52-3/8"
Installed Exposure ▶	12-1/4" x 49-1/2"
Panels per Square ▶	23.8
Installed Weight ▶	150 lbs./sq.

Shingle XD® Color Blends

Classic Cobblestone



Natural Slate

Old Hickory

Due to the printing process, colors may vary from actual product. Please refer to an actual full panel product sample before ordering.

Jaeger Associates, Inc
1906- 310th Street
Titonka, Iowa 50480
www.jaegerassociatesinc.com
515-320-1635

50 - Year Limited Warranty; 120 mph Wind Warranty; Highest Impact Resistance to Hail; Freeze/Thaw Resistant; Fire Safe; UL File #R14710; Florida Building Code, Miami-Dade County NOA, CCMC and ICC-ES reports available at www.decra.com.

DECRA®
Stone Coated Steel Roofing Systems
877.GO.DECRA [463.3272] | www.decra.com

98090258 – 01/13

Figure 1 St. John Cantius Church Wilno, MN

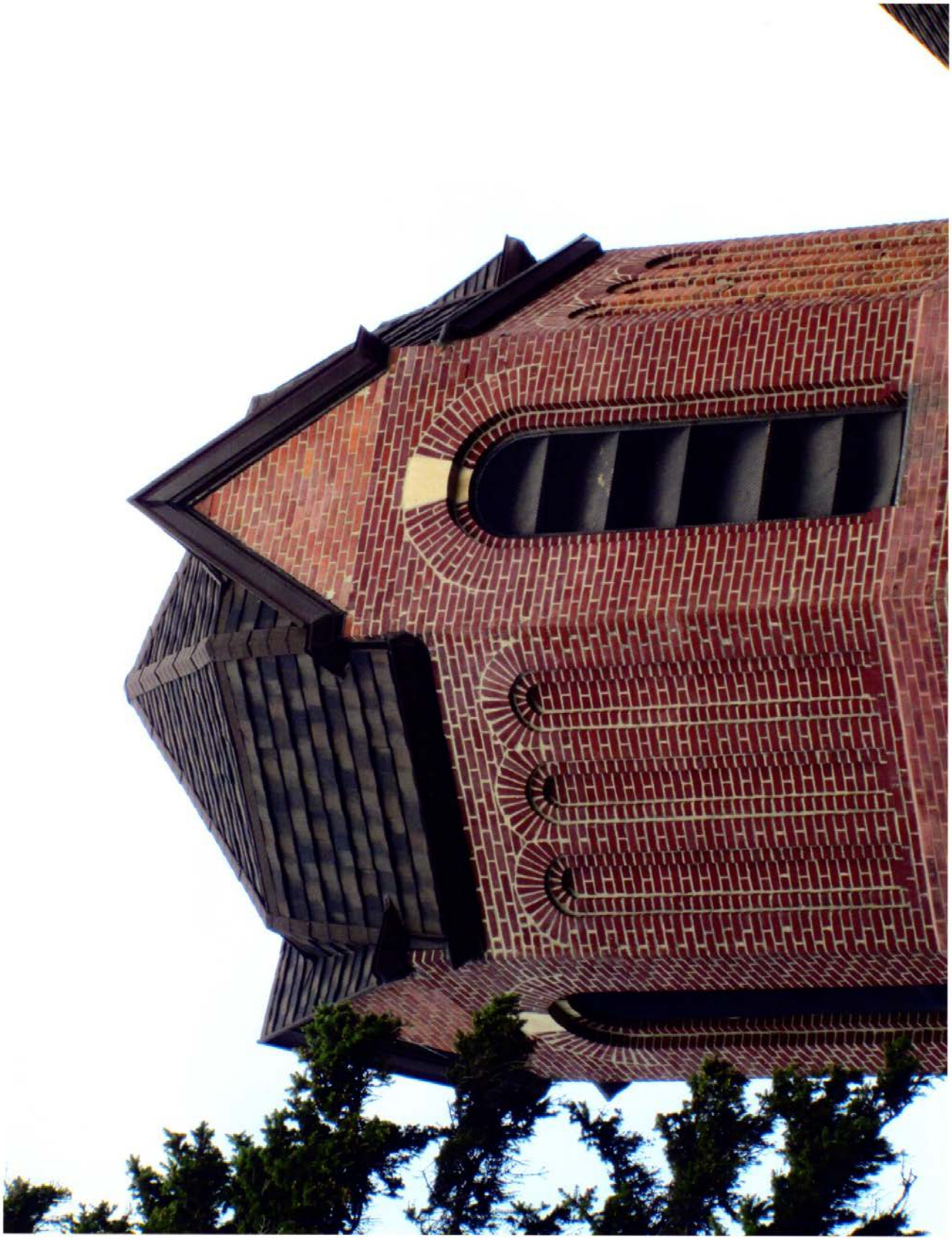


Figure 2 Detail of St. John Cantius Church

Figure 3 Our Lady of the Prairie Belle Plaine, MN

Figure 4 Detail of Our Lady of the Prairie

500 Cedar Street, Central Presbyterian Church
File #15-036
HPC Public Hearing 8-27-15, Item IV.A.

ROOFING MATERIAL COMPARISON TABLE

Product	Thickness	Widths	Exposure	Shape
GAF Timberline*	1/8 to 3/8”	4 1/2 to 5 5/8”	5 5/8”	Trapezoidal
CertainTeed Independence*	1/8 to 1/4"	3 to 8 1/8”	5”	Rectangular
GAF Slateline*	1/8”	7 5/8”	7 1/2”	Trapezoidal
Wood Shingles‡	1/4 to 3/8”	3 to 6”	5”	Rectangular
Slate	3/16”	10 to 14”	8”-14”	Rectangular
DECRA Shingle XD†	0.0138” (profile**: 3/8”-1/2”)	5 to 7 1/2”	6 1/8”	Rectangular

* tar and gravel surface
** profile of bend in metal panel
† stone-coated steel. Measurements based on profile and division of pattern stamped into panels.
‡ examples are sawn and rough-sawn (not split).