

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

FILE NAME: 535 Dayton Avenue
DATE OF APPLICATION: October 2, 2015
APPLICANT: Josh Hanson, JJH Homes Corp
OWNER: Anastasios & Carey Pappas
DATE OF PUBLIC HEARING: October 22, 2015
HPC SITE/DISTRICT: Hill Historic District
CATEGORY: New Construction
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Bill Dermody
DATE: October 12, 2015

A. SITE DESCRIPTION & BACKGROUND:

The subject lot is the westernmost of two vacant lots that were recently created via a lot split that was reviewed by the HPC in March 2015, but does not yet appear on City or County maps. Both lots created by the lot split were intended for single-family homes. The subject lot includes the eastern 10' of the originally platted Lot 16, plus the adjacent western 45' of Lot 17, resulting in a lot size of approximately 9,350 sq. ft. Beyond the neighboring vacant lot to the east is the Dayton Avenue Presbyterian Church parking lot and building. On the same block face to the west are three (3) contributing properties to the local and national district: 541, 549, and 557 Dayton Avenue. The subject site previously contained a two-story frame residence with the address of 533 Dayton Avenue that was constructed pre-1884 and demolished in 1970. The lot rises a few feet from grade at the sidewalk, with its eastern portion (~16') contained by a stone retaining wall that is a semi-coursed ashlar comprised of mixed stones including sandstone, limestone, and granite. The retaining wall is interrupted by a staircase and concrete walkway that led to the historic house. The retaining wall and staircase are believed to be from the period of significance (1930 or previous) and, if so, are required to be preserved and incorporated into any new construction as a condition of the HPC's lot split approval.

HPC staff met in September with the owner and builder to discuss the proposal. At that time, staff requested several changes that have been incorporated in the subject application, including detaching the garage, adjusting the roof pitch, modifying the scale of porch elements, and modifying the roof dormer.

B. PROPOSED CHANGES:

The applicant is proposing to construct a two-story, single-family home with a three-stall, detached garage accessed from the alley. The footprint of the main residence is approximately 36' wide by 66' feet long and the height is approximately 30' tall (37' to peak). A two-story, open, full front porch is proposed of approximately 8' depth. The front of porch is set back approximately 26' from the sidewalk, as compared to 30', 24', and 20' for the neighboring homes to the west on this block face, which also all have front porches. Side setbacks are not shown on the site plan submitted, but if the house is centered on the lot, the side setbacks would each be approximately 9'-6".

The new residence is a symmetrical design, including a centered front entrance accessed via the porch. Its longitudinal hipped roof has a 9:12 pitch and black asphalt shingles. Fenestration is both grouped and irregular in placement. Most of the windows are double-hung with a four-over-four division, arranged either in pair or solo. Full window French doors are located in front

on the second floor. The front porch has 6 columns on each floor (4 facing the street), while its 2nd floor also has a guardrail with white painted spindles. The painted siding is 7" lap and, according to previous conversations with staff, of a smooth fiber cement material. The fascia and soffit are aluminum. Materials details such as catalog cuts were not provided with the application.

The 1-story garage is approximately 36' wide by 24' deep, with two garage doors facing the alley (a 1-car door and a 2-car door), with a solid man door and a grouped pair of windows facing the main house. Its hipped roof has a 6:12 pitch and appears to utilize the same black asphalt shingles as the main house's roof.

C. GUIDELINE CITATIONS:

Hill Historic District Design Review Guidelines

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.*

New Construction

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.

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 25 to 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.)

Rhythm and Directional Emphasis:

The existence of uniform narrow lots in the Historic Hill naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one 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.

Materials and Details:

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.

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

Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal, or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.

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 Heritage Preservation Commission approval

Building Elements:

Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements for new construction should compliment existing adjacent structures as well.

Roofs.

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.

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.

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

Windows and Doors.

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 the building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.

Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.

Although not usually improving the appearance of a 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 (sliver) aluminum should be avoided.

Porches and Decks:

In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structures. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.

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 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.

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.

Site

Setback. New buildings should be sited at a distance not more than 5% out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the

Historic Hill area and can lend delightful variation to the street.

Landscaping. 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 hedge rows. 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.

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 from the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape, and should be maintained.

Garages and Parking. If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.

Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output, and design of parking lot lighting should be compatible with the character of the district.

Public Infrastructure

The traditional pattern of public streets, curbs, boulevards, and sidewalks in the area should be maintained. Distinctive features of public spaces in the area, such as brick alleys, stone slab sidewalks, granite curbs, and the early twentieth century lantern style street lights, should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.

Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the exiting sidewalks and should be scored in a 2 foot square or 18 inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.

Electric, telephone and cable TV lines should be placed underground or along alleys, and meters

should be placed where inconspicuous.

D. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. 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 lot is vacant, but an existing retaining wall and stairs should be maintained and utilized in the new site design, unless they are found to be from outside the period of significance.
3. The proposed two-story, single family residence has some Colonial detailing and proportions, which are not as common in the district, but are occasionally present. The proposal is differentiated from the historic residences along this block in materials, and placement and size of fenestration on the primary elevation. While this is not discouraged under the Secretary of the Interior's Standards or the Hill Historic District design review guidelines, the whole of the design should be compatible with the established character of the street and historic district.
4. **Massing and Height:** The proposed new construction is similar in *massing and volume* to the adjacent residences, compatible with other residences in the neighborhood, and generally conforms to the *scale of existing adjacent structures*. The proposed height is compatible with that of the neighboring houses, and consistent with the proposed design and roof style.
5. **Rhythm and Directional Emphasis:** The proposed symmetrical design with two-story porch is consistent with the block's established rhythm, as the block contains two houses with one-story front porches, and a third with a two-story front porch, one of which (next door) being symmetrical. The placement and divisions in the windows, and porch design and proportions continue the established rhythm and directional emphasis of the block.
6. **Materials and Details:** For the most part, the *materials and details* proposed visually *relate to the materials and details of existing nearby buildings*. Not all materials and details were specified and addressed below by building element.
7. **Materials and Detail: Paint.** Paint and stain colors were not specified; materials and details where colors/finishes are inherent in the product will require review. The guideline states, "*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.*" The colors and finishes of the exterior of the house and garage will have an impact on the surrounding historic district. The guideline states, "[While the] *Heritage Preservation Commission may review and comment on paint color, paint color is not subject to Heritage Preservation Commission approval.*" There should not be any raw wood or translucent stains.
8. **Building Elements: Roof.** The 9:12 roof pitch is similar to the historic homes' roof pitches in the area. The hip-and-ridge roof *relates to the predominant roof shape* of several of the *adjacent buildings* and complies with the guideline. The installation of black asphalt shingles is permissible on new construction. These details were not shown on the plan, and the guideline states *skylights, vents, and metal pipe chimneys should not be placed on the front roof plane*. A hipped dormer breaks up the front roof plane and is a feature found nearby, including next door. If installed, a continuous ridge vent may obviate the need for additional vent placement.

9. Building Elements: Doors and Windows. The doors and windows on the front elevation are compatible in *proportion, size and rhythm with that of existing adjacent buildings*. The guidelines state "*Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows.*" The proposed windows are Marvin Integrity series which have a thinner profile than that of a historic wood sash, and would not be appropriate for installation in a historic building, but should be suitable for this new construction proposal. The square and horizontally oriented windows do not follow the traditional vertical emphasis of the Hill Historic district, but individually and grouped relate to historic piano windows and comply with the guideline which states that *individual windows can sometimes be square or horizontal if the rest of the building conveys the appropriate directional emphasis*.

Basement windows were not shown on the elevations, but are on the basement plan. There are individual windows on the west side elevation. Final window details and any egress wells will need to be reviewed and approved.

10. Materials and details were not provided for the doors. The front door is $\frac{3}{4}$ lite with divided panes and sidelights, which is appropriate for the style and proportion of the new construction. A final door and window schedule as well as materials scheduled will need to be submitted to determine full compliance with the guidelines.

11. Building Elements: Porches and Decks. The proposed full-width, two-story open front porch is compatible with the established rhythm of one- and two-story full-front open porches nearby. The open *porch treatment relates to the porch treatment of existing adjacent structures*, which are mostly open and have columns supporting the roof. The columns visually carry the weight of the porch to grade, and they do not interrupt the horizontal line of the porch floor which is a traditional detail. Final porch materials and details such as flooring, skirting, treads, risers, and balustrade still need to be provided and reviewed to determine full compliance with the guidelines. The whole porch is raised and at an elevation that appears to be consistent with its neighbors. The 2nd story balustrade is simple in design.

12. The foundation's details are not provided, but should be concrete masonry units with a rock-faced finish above grade and of a limestone color relating to the historic limestone foundations in the district, or be a brick or stone veneer or cultured stone product.

13. Setback. As called for by the guidelines, the building is *sited at a distance not more than 5% out-of-line from the setback of existing adjacent buildings*. That is, the proposed setback of 26' from the sidewalk to front of porch is in line with the block face's average setback of 24'.

14. Garages and Parking. The detached garage is appropriately oriented toward the alley. Also, it appropriately uses similar materials and design as the main house, though with a flatter roof pitch and fewer windows.

15. Public Infrastructure. There is a streetlight in front of the property, but otherwise there are no *brick alleys, stone slab sidewalks, granite curbs* or other historic public infrastructure at this site. The streetlight should be maintained.

16. The guideline that states, "*electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous*" should be followed when utilities are installed at the property. Air conditioning units should be located at the rear of the property or screened by a fence in the rear portion of the side yard. Gas fireplace vents should not be located on primary elevations and should be low-profile and painted/finished

to match the surrounding material.

17. Siding and Trim. The painted siding is 7" lap of a smooth fiber cement material. Historically significant buildings in the district typically have narrow siding. The proportions and pattern of the siding and trim recall the division of materials and details evident on early 20th century residences, including the Colonial style. The siding and trim should have a smooth texture.

The aluminum fascia and soffit were not described in the materials, but should have a smooth texture and be of an appropriate pattern.

18. The proposal to construct a new single-family residence will not adversely affect the program for preservation and architectural control of the Hill Historic District (Leg. Code 73.06 (e)) so long as the conditions are met.

E. STAFF RECOMMENDATIONS:

Based on the findings staff recommends approval of the building permit application provided the following condition(s) are met:

1. The stair treads and risers at the front porch shall be solid wood. Any handrails shall be submitted to staff for review and approval.
2. All CMU block used above grade on the house and garage shall be rock-faced or split-faced, and in a limestone color.
3. A final door and window schedule shall be submitted to HPC staff for final review and approval. The front door shall be wood. All divided lights shall be simulated or true divided.
4. All materials shall be painted or stained within one year of permit issuance. There shall be no materials left raw and any stains or finishes applied to the exterior shall be opaque.
5. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
6. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
7. The HPC stamped approved plans shall remain on site for the duration of the project.



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
ApplyHPC@stpaul.gov

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/ |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | Alteration |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 53? Dayton Avenue Zip Code: 55102

3. APPLICANT INFORMATION

Parcel ID: 01.28.23.22.0014

Name of contact person: Josh Hanson

Company: JJH Homes

Street and number: 14355 Irish Ave. N

City: Hugo State: MN Zip Code: 55038

Phone number: 1-651-558-1239 e-mail: jjhrealstate@gmail.com

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

Name: Anastasios & Carey Pappas

Street and number: 19211 Shamrock Ln.

City: Shafter State: MN Zip Code: 55074

Phone number: 651-354-8111 e-mail: carey.pappas@

5. PROJECT ARCHITECT (If applicable)

frontiernet.net

Contact person: Robert Martignoni

Company: Building Science Associates, Inc.

Street and number: 2601 Whitesburg Dr.

City: Huntsville State: AL Zip Code: 35804

Phone number: 256-288-1692 e-mail: bsa.homeplans@

comcast.net

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 attached.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

3 sets of plans
15 copies scaled to 8x11
HPC design review application
Project spec. sheet
Photographs of exterior elevations & site conditions.

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

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: _____

Signature of owner: Carey Pappas

Date: 9-30-15

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

FOR HPC OFFICE USE ONLY

Date received: 10-1-15

FILE NO. _____

Date complete: _____

10/2 will drop off 11x17 full set
plans + pdf

District: _____ / Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

☐ 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

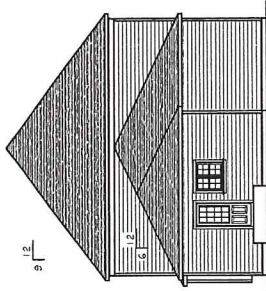
Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

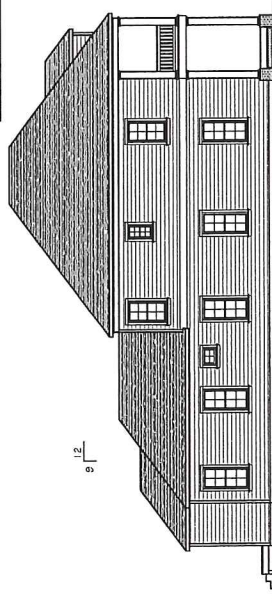
HPC Staff Notes



9' 12"

REAR ELEVATION

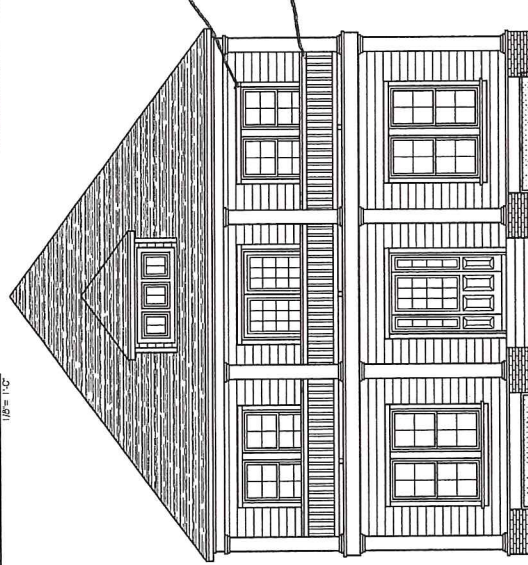
18' 11 1/2"



9' 12"

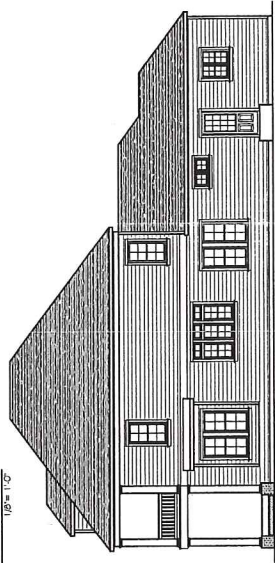
LEFT ELEVATION

18' 11 1/2"



FRONT ELEVATION

18' 11 1/2"



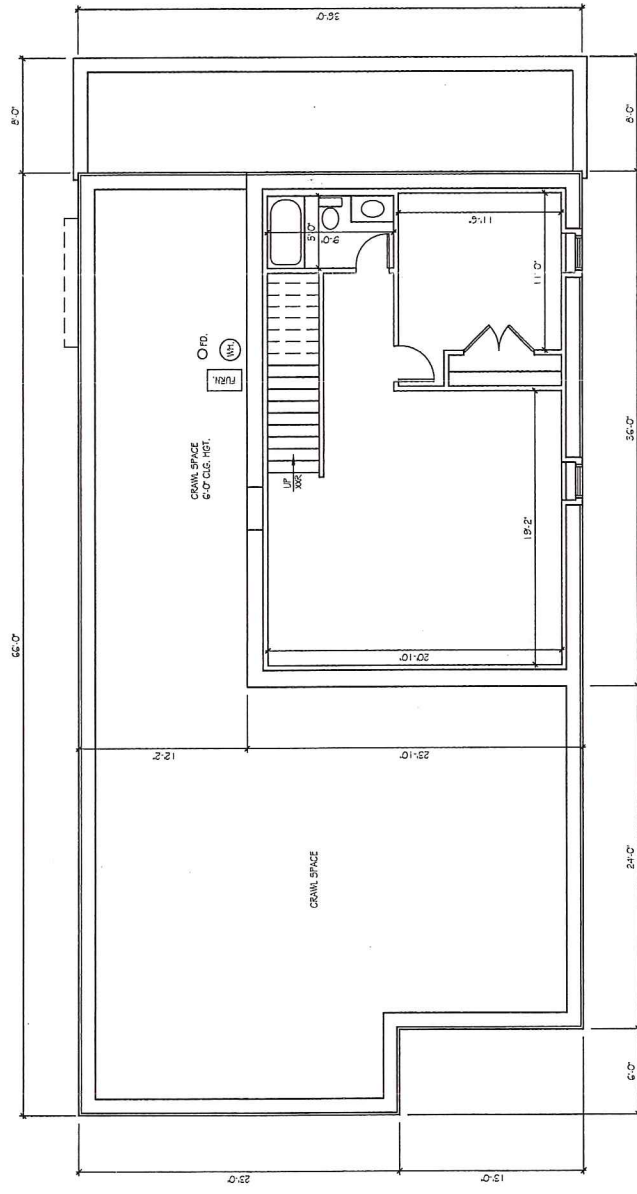
RIGHT ELEVATION

18' 11 1/2"

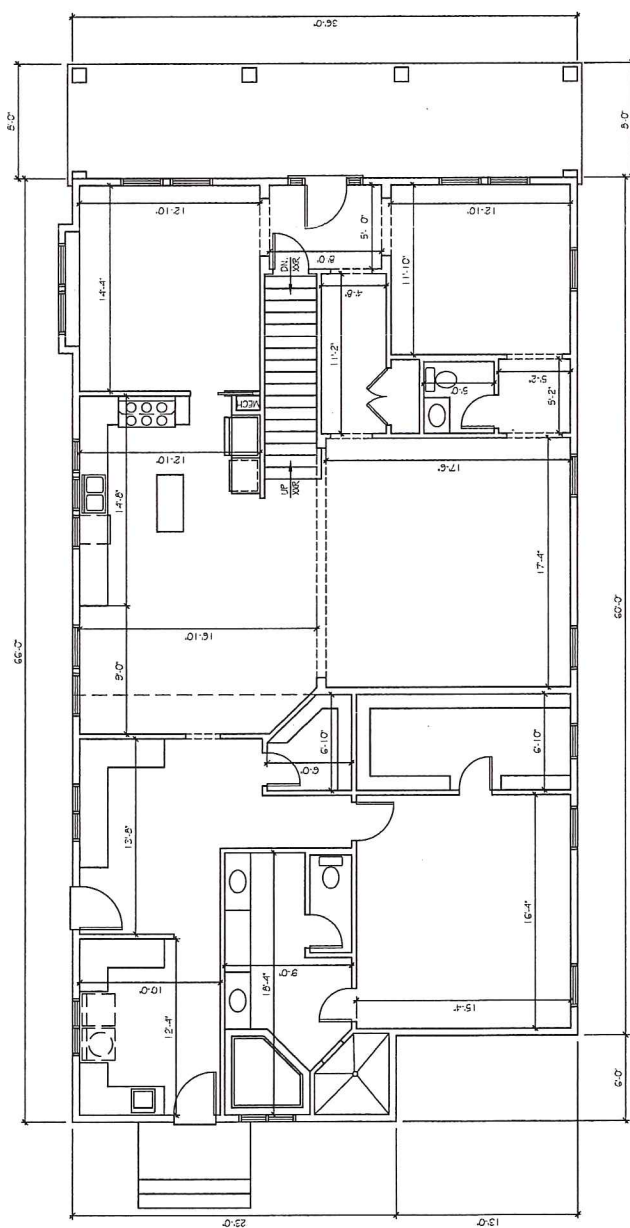
12" Lap
12" Bar Board

4" warped windows
2x2 painted white spindles

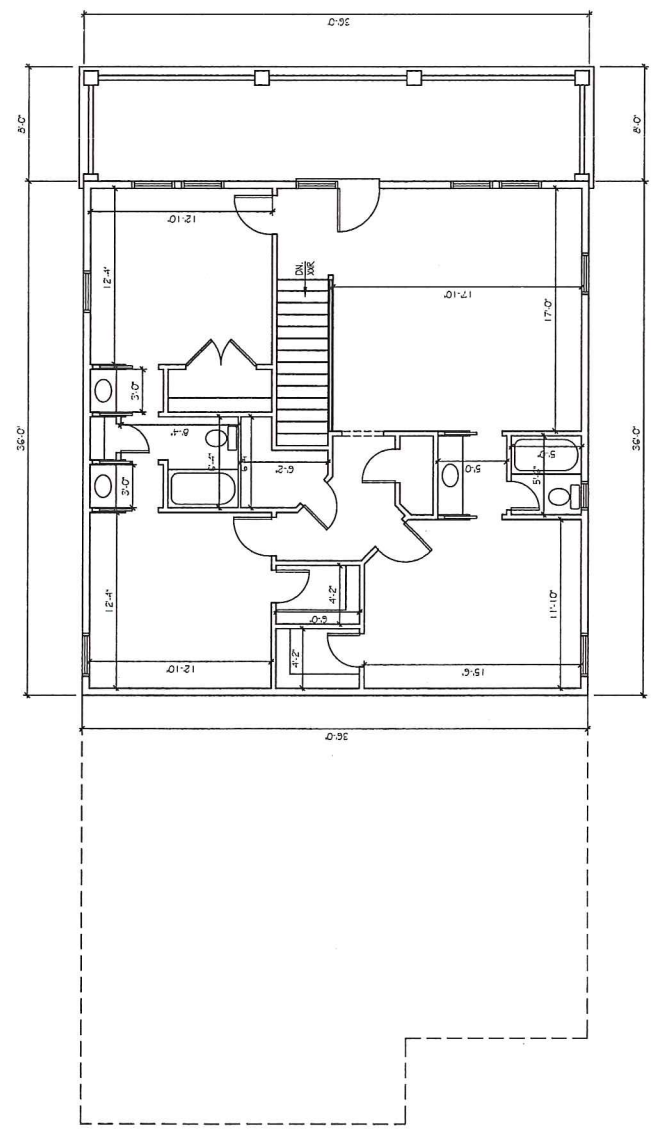
DISCLAIMER
 INTERPRETATION OF THIS PLAN EVERY
 ATTEMPT HAS BEEN MADE TO AVOID
 MISTAKES. DESIGNER CANNOT GUARANTEE
 AGAINST HUMAN ERROR. CONTRACTOR TO
 VERIFY ALL DIMENSIONS AND CONDITIONS
 AND BE RESPONSIBLE FOR THE SAME.
 THESE DESIGNS, CONCEPTS AND
 SPECIFICATIONS ARE INSTRUMENTS OF
 SERVICE AND AS SUCH, REGARD THE
 DESIGNER'S OBLIGATION TO THE CLIENT
 AND ARE NOT TO BE COPIED WITHOUT THE
 WRITTEN CONSENT OF COUNTRY LUMBER.



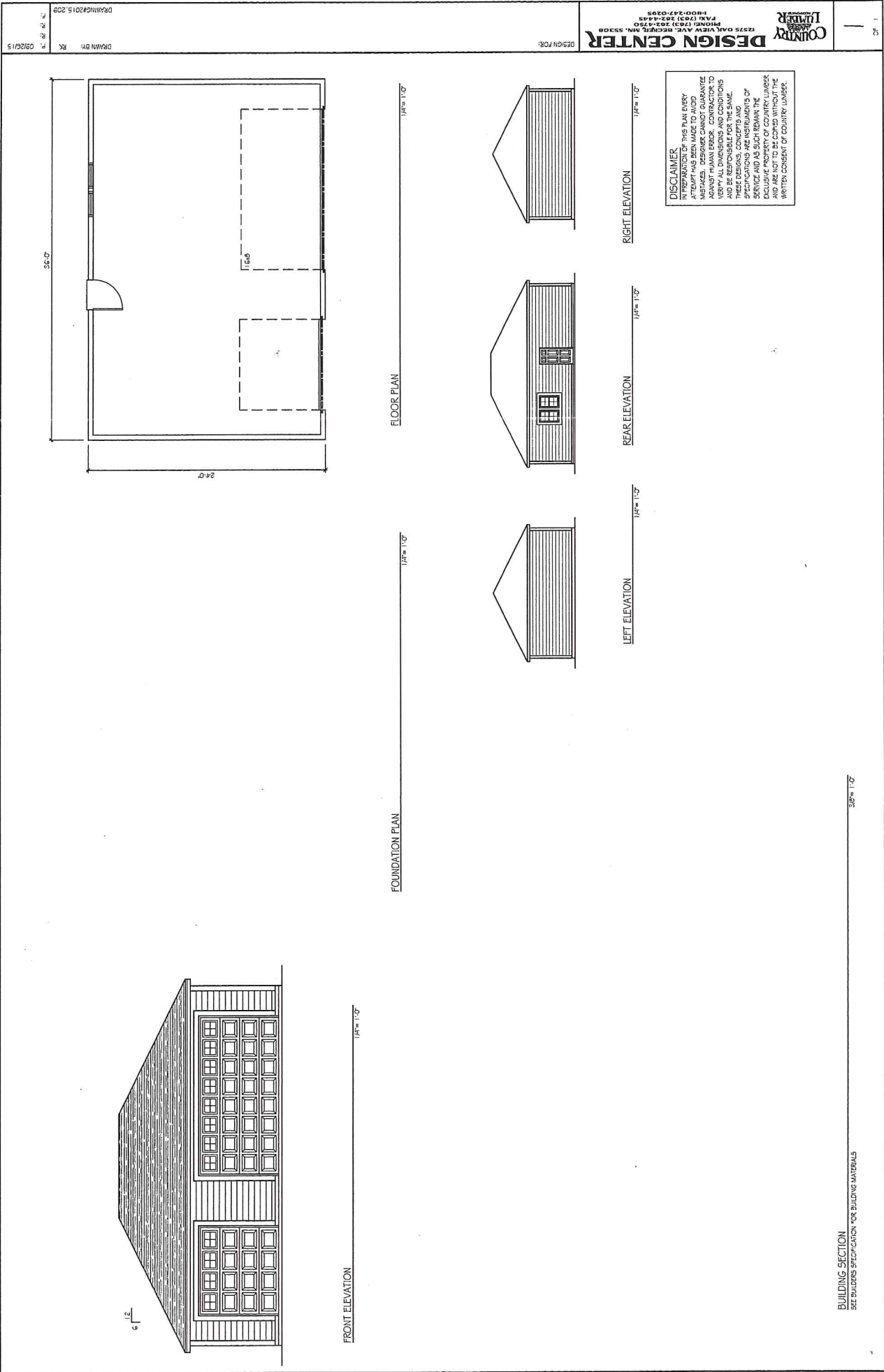
BASEMENT PLAN
 25' 0" x 36' 0"

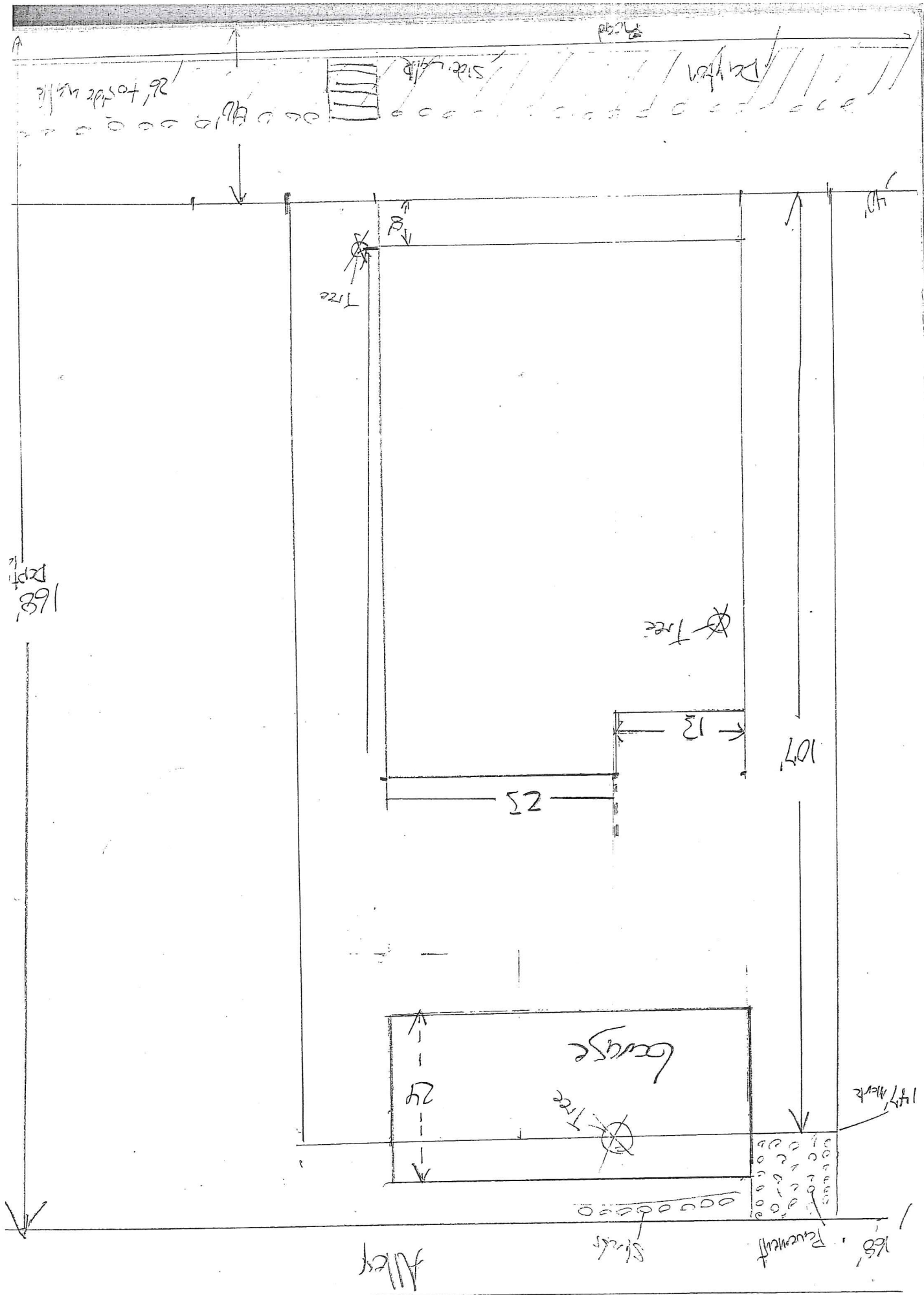


FIRST FLOOR PLAN
2236 SFT. (HOUSE)



SECOND FLOOR PLAN
 1286 SPT. (HOUSE)





Dayton, St. Paul, MN

1. Foundation- 14 course 12" block core filled every 6' with
1 #4 foundation, Drain Tile,
8" x 20" Footing
with 2 #4 Rebar Continuous and #4 doweled every 6'
anchor bolts every corefill and within 1' of corners
minimum 8" embedment
4" river rock fill for radon elimination through floor
drain tile with sock and basket
6" mil poly over rock
insulation on exterior 2" thick
2. Garage
Flooting slab
12"x12" thickened edge w/2 #4
3'x3' grid w/ #3
1 course 6" block w/anchor bolts @6'
3. house frame
sill vapor underneath green treated boards where ever
concrete is present.
2x6 exterior framing 16" OC
headers to be built according to window specs
Truss specs to be provided by lumber company (Both
floor trusses and roof trusses)
Stairs to follow code
2x6 interior framing 16" OC for load bearing walls

2x4 interior framing 16" OC for all other walls
Exterior house wrap
LP siding
Architectural 25 yr shingles
Aluminum soffit and fascia
Wall insulation minimum R21 Ceiling R44
4 mil vapor barrier
Flash coat of spray insulation, insulation, then a vapor
barrier paint

4. mechanical to follow code
Furnace and AC

5. electrical to follow code
200 amp service

6. plumbing to follow code

Front of House: details

Roofing: single color, black architectural

Aluminum white soffits

White windows with white trim. See attached windows, grid pattern

LP lap siding, Painted smooth finish out

Front deck painted

Pillars to go all the way to the ground. Painted white

Front deck to match distance from curb (about 30 feet)

House to match other homes distances from the curb

Inside of House details:

Hardwood custom floors through out 1st floor and 2nd floor stained to desire

Tile in upstairs bathrooms. Tile shower in master bathroom

Tub and tile surround in spare bath

3 ¼ prefinished base

2 ¼ prefinished casing

6 panel doors

Good better best carpet in basement

Knockdown textured ceilings

Custom cabinets

Granite countertops