

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

FILE NAME: 513 Portland Avenue
DATE OF APPLICATION: April 5, 2013
APPLICANT: Brett Turner
OWNER: Brett Turner
DATE OF HEARING: April 25, 2013
HPC SITE/DISTRICT: Hill Historic District
CATEGORY: Contributing
CLASSIFICATION: building permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: April 17, 2013

A. SITE DESCRIPTION:

The E.D. Neil Double-House at 513 Portland Avenue is a two-and-one-half story, side-by-side residence constructed circa 1890. The building has Colonial Revival style massing and form with Queen Anne style details. The foundation is limestone. The symmetrical design has one-story porches at the front corners, a central decorative window detail, second story oriel windows on the side elevation, rectangular regularly placed fenestration and a truncated hip-roof with central front gable. Modillions and dentils line the eaves and the original lap-siding is concealed. The property is categorized as contributing to the Hill Historic District.

B. PROPOSED CHANGES:

The applicant proposes to construct a detached three-stall garage with a second floor for storage above at the rear of the lot. The proposed height is twenty-two feet with a footprint of 996 sq. ft. (42 ft. wide by 22&24 ft. deep) The garage will be accessed by a shared driveway from the street; there is no alley and no existing garage.

The covered entry at the rear elevation, deck and patio noted in the application are being reviewed administratively.

C. GUIDELINE CITATIONS:

Hill Historic District Design Review Guidelines

Restoration and Rehabilitation

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 existing 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. The property is located in both the National Register and local Hill Historic Districts and is classified as contributing.
2. On April 2, 1991, the Historic 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).
3. Massing and Height: The proposed garage is *compatible with the size, scale, massing, height, rhythm, color, material and building elements of surrounding structures and the area.* Although large for a three-stall garage, the scale, height and massing of the garage is similar to that of a historic carriage house or accessory structure and to the immediate adjacent structures. The proposed materials and design is complimentary to the residence and complies with the guideline.
4. Rhythm and Directional Emphasis: The garage is sited behind the residence at the back of the lot. This is consistent with the relationship and rhythm of primary to secondary structures on a lot in the historic district. The full width of the front elevation of the garage will not be visible due to the location of the garage and the distance between the properties.
5. Materials and Details: The *materials and details* of the proposed garage appear to *relate* to those of the residence, but in a more simple design. The rear addition of the house is clad with narrow Hardiplank. The plans call for foundation walls faced in stone, 5" Hardiplank lap-siding, MiraTEC trim boards. These materials are not found on the residence, but the composite siding and trim may be acceptable if it has a smooth texture and is detailed appropriately. The materials and design of all elevations of the building are consistent and respond the quality of design recommended in the historic district guidelines. The only element that appears to be missing is the watertable.
6. Roofs. The gabled roof shape does not match the truncated-hip roof on the house, but does match roof pitches and a gable feature at the front of the residence. It is also a traditional roof shape for historic accessory buildings. The roofing materials relate to those of the residence and comply with the guideline. Three skylights with a low profile and dark finish are proposed on the south roof plane of the garage. The guidelines instruct not to install skylights on front roof planes, but the location of the garage behind the house will block visibility from the public right-of-way and the skylights will not have a negative visual

impact on the property.

7. Windows and Doors. The windows proposed appear to have wood interiors and aluminum or vinyl exteriors. Shop drawings were not submitted for review. In photos, the profiles appear to be similar to historic sash. The double-hung windows proposed are one-over-one in configuration and do not match the two-over-two configuration on the house. The awning-style windows on the east elevation of the garage do not relate to windows on the residence, but are of a transom-like proportion. Information about window screens was not submitted for review. The proportion and style of the garage windows do not detract from the style of those on the residence. The garage and service doors are of an appropriate style and complimentary to the design as well.
8. Setback & Siting. The siting of the garage at the rear of the yard is appropriate. There is no alley at this location; the garage will be accessed by a shared driveway from Portland Avenue. The garage will be sited directly behind the house. This location complies with the guideline. The setbacks of the garage are in line with the side yard setbacks of the house and the rear yard setback is consistent with adjacent accessory buildings and complies with the guideline.
9. Landscaping. Hardscaping is being reviewed administratively.
10. Garages and Parking. The garage doors will face the street and the parking is located at the rear of the property. The guidelines state that garage openings that face the street should be single-stall. With the lack of visibility of the garage doors and the use of the carriage door design and proportions, the installation of a sixteen foot door will not negatively impact the property.
11. Public Infrastructure. The granite curb, concrete & patterned sidewalk and driveway apron should be protected during construction as they are distinctive features of the public spaces in the area.
12. The proposal will no adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

E. STAFF RECOMMENDATION:

Based on the findings above, staff recommends approval of the proposal provided the following conditions are met:

1. Shop drawings of the windows along with color choice and window screen information shall be submitted to HPC staff for final review and approval
2. Foundation above grade shall have a rock-faced or split-faced finish or veneer and shall be a limestone color.
3. The siding and trim shall have a smooth texture.
4. A ten inch watertable with drip edge shall be installed at the base of the siding around the garage.
5. All final materials, details and colors shall be reviewed and approved by HPC staff or the HPC.
6. The retaining walls, granite curb, sidewalk and driveway apron shall be protected during new construction and if any damage occurs, the applicant shall repair these areas with matching materials and details in compliance with the historic district guidelines. Before and after photos shall be submitted to staff for review.
7. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.
8. The HPC stamped approved plans must be kept on site during the construction 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

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/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 513 PORTLAND AVE Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: BRETT TURNER

Company: _____

Street and number: 513 PORTLAND AVE

City: ST. PAUL State: MN Zip Code: 55102

Phone number: (651) 214-4834 e-mail: aljepesen@yahoo.com

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: () _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

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.

THERE ARE NO CHANGES TO A STRUCTURE. THIS IS NEW CONSTRUCTION OF A GARAGE. ENTRY IS FROM A SHARED DRIVEWAY AS THERE IS NO ALLEY. THE GARAGE WILL SIT AT THE BACK OF THE PROPERTY, FACING THE HOME. IT WILL HAVE 3 STALLS + A SMALL STORAGE AREA. IT WILL BE 1.5 STORIES HIGH. 3 SKY LIGHTS WILL BE INSTALLED IN THE ROOF. DETAILED DRAWINGS ARE ATTACHED. A SMALL COVERED ENTRY IS BEING BUILT OVER THE 2 BACK DOORS. DETAILED DRAWINGS ARE ATTACHED. A DECK + PATIO ARE BEING ADDED AS WELL. DETAILED DRAWINGS ARE ATTACHED.

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: [Signature] Date: 4/5/13

Signature of owner: [Signature] Date: 4/5/13

FOR HPC OFFICE USE ONLY

Date received: 4-5-13 FILE NO. 13-021
District: HILL /Individual Site: _____
Contributing/Non-contributing/Pivotal/Supportive/:
Type of work: Minor/Moderate/Major

___ Requires staff review

Requires Commission review

Supporting data: YES NO
Complete application: YES NO

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval
Date _____

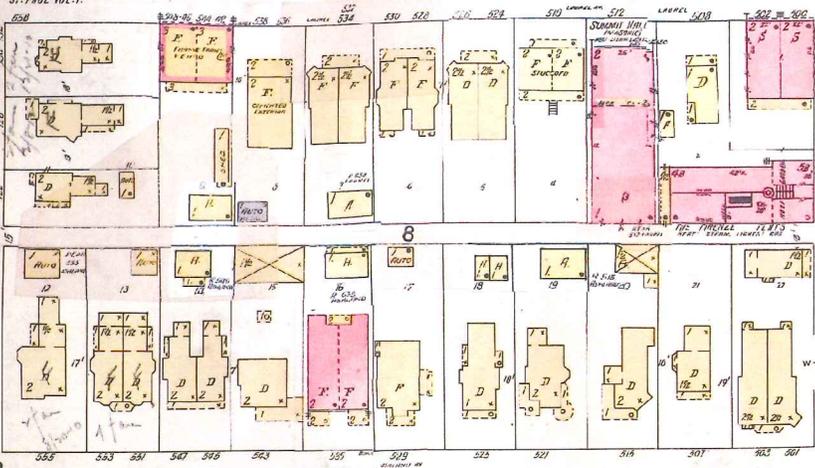
Submitted:

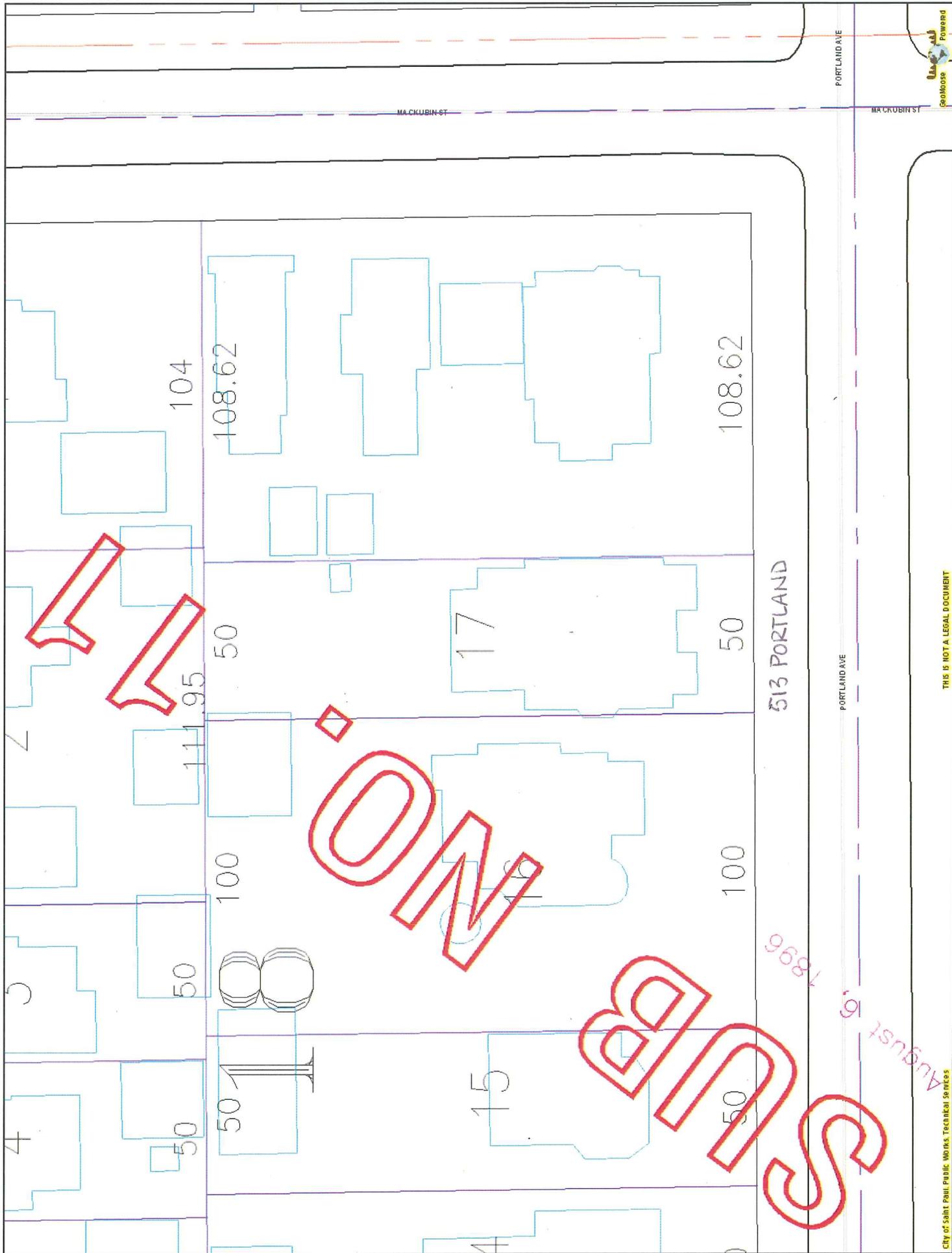
- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: 4.25.13

City Permit # _____ - _____

LAUREL AV.





PORTLAND AVE

MAC KUBIN ST

MAC KUBIN ST

104

108.62

108.62

50

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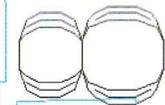
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513 PORTLAND

PORTLAND AVE

August 6, 1896

THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works Technical Services