

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

FILE NAME: 484 Ashland Avenue
DATE OF APPLICATION: April 4, 2013
APPLICANT: Harriss Architects, Inc., John Harriss
OWNER: St. Paul Church Home Inc.
DATE OF PUBLIC HEARING: April 25, 2013
HPC SITE/DISTRICT: Hill Heritage Preservation District
CATEGORY: Contributing, Non-contributing and New Construction
CLASSIFICATION: Building permit
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: April 16, 2013

A. SITE DESCRIPTION:

The Saint Paul's Church Home complex at the southeast corner of Ashland and Mackubin is composed of two structures, one constructed in 1896 and one constructed in 1960 with a large three-story addition to the rear constructed in 1985. The 1896 building in the complex was historically known as the Ashland Hotel. The three-story Classical Revival style building of light brown brick was designed by Herman Kretz. The structure has a flat roof with a projecting modillion cornice. The main (north) facade is arranged symmetrically, with wide steps leading to a central entry portico. The portico has an arched roof supported on Tuscan columns. At each end of the building, a three-sided, three-story window bay projects from the facade. The building is categorized as contributing to the Hill Historic District. The 1960 addition, located to the east of the historic building, is brick with concrete trim, aluminum spandrels and horizontal sliding windows and is categorized as non-contributing to the district. The 1985 addition, approved by the HPC and located off the south (rear) elevation of the 1960 addition, is brick with aluminum double-hung windows and categorized as New Construction.

B. PROPOSED CHANGES:

The applicant is proposing 1) to remove the 1960 and 1985 additions and a screened porch that was constructed circa 1921, 2) to rehabilitate the 1896 Ashland Hotel and 3) to construct a new addition onto the side and rear of the historic hotel building. The new development will be a memory care facility, comprised of 61 units and common areas. The rehabilitation of the 1896 Hotel includes cleaning and repointing of the masonry walls, repairing the existing windows and installing new aluminum storm windows, new flat roof, coping and repair of the existing metal cornice. Also, the main entry portico will be repaired and the concrete steps replaced to match existing.

The main entrance to the property will now be from Mackubin. The general materials of the new construction will be face brick, cast stone, glass, composite panels and copper paneling. The adjacent lot across the alley will be improved and used for surface parking as was more recently used. The project has been substantially redesigned from the first Pre-Application Review held in March, 2012.

C. BACKGROUND:

In 2007 and 2008 the HPC reviewed and approved plans for a Senior Cooperative Facility which was similar in that the 1960, 1985 and circa 1921 additions were all proposed for removal and a new substantial addition was proposed onto the historic Hotel. The HPC conducted four Pre-Application Reviews and a final Public Hearing where the project was

conditionally approved. That project was never built.

The HPC conducted three Pre-Application Reviews in 2012 for the current proposal for use as a memory care facility on March 8th, April 26th and July 12th and the adopted minutes from those meetings are attached. In addition, staff met with the architects to prepare for the submittal for the April 25 Public Hearing. The project design has evolved since the first Pre-Application Review and many of those changes are in response to HPC and community feedback regarding massing, setbacks and design elements.

D. GUIDELINE CITATIONS:

Hill Historic District Design Review Guidelines

(Ord. No. 17815, § 3(l), 2, 4-2-91)

Sec. 74.64. - Restoration and rehabilitation.

(a) General Principles:

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

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

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

(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.

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

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

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

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

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

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

(b) Masonry and Foundations:

(1) Whenever possible, original masonry and mortar should be retained without the application of any surface treatment. Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low-pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted because it erodes

the surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used.

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

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

(c) Siding and Surface Treatment:

(1) N/A

(2) Color is a significant design element and paint colors should be appropriate to the period and style of the structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.

(d) Roofs:

(1) Original roofing materials should be retained unless deteriorated. When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. When entirely reroofing, new materials which differ to such an extent from the old in composition, size, shape, color or texture that the appearance of the building is altered should not be used.

(2) N/A

(3) The original roof type, slope and overhangs should be preserved. New dormers may be acceptable in some cases if compatible with the original design. Modern skylights are a simple way to alter a roof to admit light and air without disrupting its plane surface, are less noticeable than dormers, and may also be acceptable. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front roof plane.

(e) Windows and Doors:

(1) Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.

(2) Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and reused in place, should be avoided.

(3) The stylistic period(s) a building represents should be respected. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design and hardware of the older window sash or door. Inappropriate new window and door features such as aluminum storm and screen window combinations, plastic or metal strip awnings, or fake shutters that disturb the character and appearance of the building should not be used. Combination storm windows should have wood frames or be painted to match trim colors.

(f) Porches and Exterior Architectural Features:

(1) Porches and steps which are appropriate to the building and its development should be retained. Porches and additions reflecting later styles of architecture are often important to the building's historical integrity and, whenever possible, should be retained. Porches and steps removed from the building should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. In replacing porch railings, it is important to maintain the original spacing, section and profile of the balustrades.

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

(3) N/A

(4) Deck and firestair additions may be acceptable in some cases, but should be kept to the rear of buildings where they will be the most inconspicuous and detract the least from the historical context. The detailing of decks and exterior stairs should be compatible with the period and style of the building.

(Ord. No. 17815, § 3(II) 4-2-91)

Sec. 74.65. - New construction.

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

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

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

(d) Material and Details:

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

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

(3) 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. Diagonal and vertical siding are generally unacceptable. 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.

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

(e) **Building Elements:** Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.

(1) Roofs:

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

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

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

(2) Windows and doors:

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

b. 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.

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

(3) Porches and decks:

a. 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 structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.

b. Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets

where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.

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

(f) Site:

(1) **Setback.** New buildings should be sited at a distance not more than five (5) percent 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.

(2) **Landscaping:**

a. Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence. The buildings, landscaping elements in front yards, and boulevard trees together provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Enclosures which allow visual penetration of semipublic spaces, such as wrought-iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.

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

(3) **Garages and parking:**

a. 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.

b. 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.

(g) Public infrastructure:

(1) 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.

(2) 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 two-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.

(3) Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.

(h) Storefronts:

(i) Signs:

(Ord. No. 17815, § 3(III), 4-2-91)

Sec. 74.67. - Demolition.

When reviewing proposals for demolition of structures within the district, the heritage preservation commission refers to Section 73.06(i)(2) of this Code, which states the following:

"In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the buildings as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings."

(Ord. No. 17815, § 3(V), 4-2-91)

Secretary of the Interior's Standards for Rehabilitation (1990)

New Additions to Historic Buildings

Recommended:

- Placing functions and services required for the new use in non-character defining interior spaces rather than installing a new addition.
- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.
- Designing additional stories, when required for the new use that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

- Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
- Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.
- Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
- Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.
- Designing new additions such as multistory greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.
- Constructing additional stories so that the historic appearance of the building is radically changed.

E. FINDINGS:

1. The 1896 hotel building is categorized as contributing to the local Hill Historic District and the National Register Historic Hill District. The Period of Significance for the Hill District is from the 1870 to 1930.

Demolition:

2. The findings the Commission shall make when reviewing demolitions (partial or whole) are: *...the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.* The 1960 and 1985 additions were built outside the Period of Significance and are categorized as non-contributing and as new construction within the historic district. Although the additions are modern, they were built incorporating some details and design of the historic hotel. Razing the additions will not have a negative impact on the property or the historic district.

3. Research regarding the construction date of the rear porch was submitted by the applicant. There was an earlier porch that was built shortly after the construction of the hotel but the current porch dates to circa 1921 which is still within the Period of Significance for the Hill Historic District. The Standards state that *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.* The porch is a visible feature but is not located on a primary elevation and its construction and design is not of the same level as the main hotel. Its removal will not have a negative impact on the hotel or surrounding historic district.

Rehabilitation of Hotel:

4. *Masonry and Foundations.* The guidelines recommend repointing only where it is necessary and not repointing an entire building just for the sake of uniformity. Provided proper cleaning and repointing techniques are incorporated they will comply with applicable guidelines. An elevation drawing was missing for the proposed east elevation of the Hotel. It is unclear what new openings will be proposed where the current addition is attached. New windows should have the same size and proportions of the historic windows.

5. *Roofs.* The proposed repair work complies with the guidelines as the cornice will be repaired.

6. *Windows and Doors.* The existing windows and exterior doors are original and are proposed for repair which complies with the guidelines. An aluminum flush-mount storm window is proposed and the guidelines state *Inappropriate new window and door features such as aluminum storm and screen window combinations...that disturb the character and appearance of the building should not be used and Combination storm windows should have wood frames or be painted to match trim colors.* The frames are not wood but they will have a flush profile and they should have a painted finish with a meeting rail that lines up with the wood sash. Full screens are also encouraged.

7. *Porches and Exterior Architectural Features.* The front main entry will be repaired. If new columns are necessary, they must be painted and match the detailing and proportions of the original. There are brick walls beneath the concrete landing and steps. It was not clear whether repair or replacement with concrete was being proposed. The brick walls should be retained as they are part of the original design intent. The fire escape on the west elevation will be repaired and retained which complies with the guidelines.

Addition to the Hotel:

5. When connecting additions to an historic building the SOI Standards for Rehabilitation do not recommend *"Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building."* Currently the east elevation is altered because the non-contributing additions connect there. The proposed connection on the east elevation is pulled further back from the main elevation and exposes more of the original elevation.

The south elevation currently is not altered by non-contributing additions and the proposed new connection at the southeast corner of the Hotel does cover a bay that occurs symmetrically on each corner of the building. The connection to the Hotel does change in material and wall plane so as to differentiate the *old from new.* The new roof of the addition appears separated from the historic parapet and cornice as it is slightly taller. Much of the back wall that is being covered by the new addition will remain inside the building but will not be visible from the outside. The roof line is also separated between the old and new. The applicant stepped back the connector on the Mackubin elevation of the Hotel to expose an additional window bay and lighter materials were used to eliminate the brick-to-brick intersection. The one-story linkage on the Ashland elevation was revised to provide greater transparency. These revisions respond to comments made at the Pre-Application Reviews. The drawings were not clear as to whether the triple window below the arched window was being retained or removed and infilled with brick.

6. ***General Principle.*** The general principle for new construction within an historic district is to *encourage architectural innovation and quality design while maintaining the harmony and continuity of the district.* While there is a variety of multi-family building types and designs within the neighborhood, they all have a similar architectural vocabulary. The multi-family buildings are known for having flat roofs (maybe with a pitched portion toward the front), being of a masonry material and either having open front porches that are stacked or no porches but entry stoops. These existing buildings take on a boxy massing with subtle variations in materials and shallow projecting bays (several without projections). In this immediate area, these existing multi-family buildings are sited on one or two city lots. The Ashland Hotel spans over two city lots. The larger multi-family buildings, on more lots, tend to be sited along Western Avenue, such as the Commodore and the new Western Row and Aberdeen buildings.

7. **Massing and Height.** The proposed *height* of the building is consistent with the Hotel and complies with this guideline. The current footprint of the 1960 and 1985 additions span approximately three city lots, while the proposed footprint of the new addition will span approximately three and one-half lots. There are a few buildings within a few blocks that are comparable in footprint. The footprint is more compatible (compared with the March proposal) with *existing adjacent structures* that are within the immediate area, given the rowhouses and multi-family structures. The proposed footprint is also visually compatible with the established footprint at the site since 1969.

8. **Rhythm and Directional Emphasis.** The *rhythm* between buildings is not necessarily consistent with the spacing and rhythm between detached homes across the street but is consistent with the rowhouse across the street on Mackubin. The proposed bays do reflect an established rhythm similar to the detached homes. The applicant uses the design to recall the spacing and rhythm of buildings with the placement of the bays. There are several details on the proposed building that show a vertical *directional emphasis*, which is consistent with details on existing neighboring buildings. The applicant moved the Ashland mass closer to the sidewalk and is now consistent with the setback of the Hotel. The new addition setback along Ashland is 13 feet with recesses.

8. **Materials and Details.** There was discussion at the Pre-Application Reviews about materials, specifically about simplifying the number of them and using materials in a way to help reduce the visual weight of the new building. The building is now proposed as brick as the dominant material all around the new addition. This would be consistent with the historic Hotel but a complement to the light brown brick on the Hotel. Copper panels and composite panels are being introduced in a way that differentiates their traditional use from the new use of wall panels. Dark painted decorative metal railings and fencing are appropriate material within the residential character of the Hill Historic District.

The specification manual and drawings mention both vinyl and aluminum-clad windows for the unit windows and then aluminum-clad windows for the common areas and new entries. The guidelines state "*Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored, or bronze-toned aluminum is acceptable.*" While wood windows are recommended as the first choice, dark-colored aluminum is acceptable. Vinyl is not recommended but if the profile and dark color are present they may comply with the guidelines.

9. **Building Elements.** There are several elements proposed that are consistent with the guidelines to *differentiate* the old from the new but also make the new *compatible* with the existing building. The flat roof is consistent with existing and the paired windows are different from the single punched openings on the Hotel. A raised base is proposed and the floors will line up with the Hotel.

Along the Ashland elevation, there are no articulated entries and the guidelines state *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.* There are terraces but they do not necessarily read as a transitional space or serve as an entrance to the building. There are needs for the memory care use that residents can be on the raised terraces and be safe. The applicant removed the brick piers so the open wall appears less like a raised fence and more like a porch railing.

Landscaping has also been added to soften these areas.

11. **Setback.** The proposed front setback complies with the guideline which states; *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.* The Hotel is the only building on the Mackubin side of the block and the setback, if approached as new construction, is greater than 5%. However, if the Mackubin elevation is approached more as an addition its greater setback is appropriate. The setbacks along Ashland and Mackubin comply with the Guidelines.

12. **Garages and Parking.** The proposed surface parking is *located off of the alley, thus complying with the guideline. The guidelines state 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.* Additional fencing or landscaping should be added along Dayton at the surface lot in order to comply with the guidelines.

13. **Public Infrastructure.** A plan to protect the brick alley with gravel and steel plates should be submitted. The granite curbs need to be protected and retained. The alley apron at the boulevard would be widened with brick and a sidewalk installed along the alley to meet width requirements to accommodate emergency traffic. Utilities will be buried at the alley. These elements comply with the guideline for public infrastructure.

14. Overall, most elements are consistent with the continuity and harmony of the district. An inconsistent element is the lack of entrances along Ashland. The elements that are consistent are modern interpretations of existing detailing in the window spacing and vertical emphasis, height and spacing of the bays, cornice at top and masonry and cast stone materials.

15. The proposal will not have an adverse affect on the program for the preservation and architectural control of the Hill Heritage Preservation District (Leg. Code §73.06 (e)) provided the conditions are met.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the application to raze non-historic structures, rehabilitate the Ashland Hotel and construct a new addition, provided the following conditions are met:

1. A fence shall be installed at the surface lot and a final site plan and design shall be submitted to staff for final review and approval.
2. All historic infrastructure shall be protected during construction and repairs in-kind made if there is any damage. This includes but is not limited to brick alleys, stone sidewalks and granite curbing.
3. A mock-up panel shall be constructed on site for the new addition materials as well as repointing and cleaning samples of masonry on the Hotel. Staff will be notified when the panel is on site and will conduct a site visit along with two HPC members to review the final materials and colors. In addition:
 - All repointing of masonry, cleaning and repair shall comply with applicable standards. There shall be no repellants or waterproofing methods applied to the historic masonry.

- The new windows shall have a dark finish and appropriate profile.
 - Specifications for the proposed flush-mount storm windows shall be provided to staff for final review and approval.
 - There shall be no panning or wrapping of the Hotel window sills or brickmould.
 - The brick walls at the historic entrance shall be repaired or replaced in-kind.
4. Any revisions to the approved plans shall be submitted to staff and/or the HPC for consideration.
 5. Given that 90% drawings were submitted for the HPC Public Hearing, a second staff review will be required upon receipt of the construction level plans to ensure consistency with the HPC reviewed plan set and conditions. The construction-level stamped approved plans shall remain on site for the duration of the project along with the HPC conditional approval letter.

G. ATTACHMENTS:

1. Application with photos and plans
2. Historic photos and maps
3. Pre-Application Review Minutes
4. Written testimony- none received



*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: 484 ASHLAND AVENUE Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: JOHN HARRISS

Company: HARRISS ARCHITECTS, INC.

Street and number: 3207 CENRAL AVE NE

City: MINNEAPOLIS State: MN Zip Code: 55418

Phone number: (612) 339-2190 e-mail: jharriss@harrissarchitects.com

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

Name: RAMSEY HILL SENIOR LIVING LLC

Street and number: 2283 WATERS DRIVE

City: SAINT PAUL State: MN Zip Code: 55120

Phone number: (651) 454-4801 e-mail: lancel@southviewcommunities.com

5. PROJECT ARCHITECT (If applicable)

Contact person: JOHN HARRISS

Company: HARRISS ARCHITECTS, INC

Street and number: 3207 CENTRAL AVE NE

City: MINNEAPOLIS State: MN Zip Code: 55418

Phone number: (612) 339-2190 e-mail: jharriss@harrissarchitects.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.

Exterior changes for the Historic Ashland Hotel:(described on Drawings)
1. Tuck point brick and masonry only **as required**.
2. Wash exterior masonry.
3. **Replace existing brick if required**
4. **Scrape, clean, repair and paint existing cornice.**
5. **Repair all existing windows (see quote)**
6. **Repair existing columns and portico.**
7. **Construct new building as depicted on the Drawings.**
8. **Repave and renovate existing parking lot, as indicated on Drawings.**
9. **Install new site drainage and grading as depicted on the Drawings.**
10. **Install new landscaping as depicted on the Drawings.**
11. **Remove, clean and repaint existing fire escapes.**
12. **Install lighting as depicted on the Drawings.**

Attach additional sheets if necessary

7. ATTACHMENTS - See cut sheets, sample board, Drawings and Specifications.

Refer to the *Design Review Process sheet* for required information or attachments.
****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES

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

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

Signature of applicant: _____

Date: 4/4/2013

Signature of owner: _____

Date: 4/4/2013

Owner's agent.

FOR HPC OFFICE USE ONLY

Date received: 4-4-13

FILE NO. 13-019

District: _____/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: _____

City Permit # ____ - _____



HISTORIC WINDOW WORKS, LLC
1097 MCLEAN AVENUE
SAINT PAUL, MN 55106

Estimate

MN. LICENSE# BC639014

Date	Estimate #
3/31/2013	181

HISTORIC
WINDOW
WORKS

DAVE POTTER 612.770.9593
ERIC STAFFRUDE 651.249.5501

PROPOSAL SUBMITTED TO:
Harriss Architects 3207 Central Ave. NE Minneapolis, MN 55418 contact- Jason Verrett 612-865-4657

WORK TO BE PERFORMED AT:
484 Ashland Ave. St. Paul, MN

Description	Qty	Rate	Total
Weather Strip Window- Includes seal tight weather stripping to sides, bottom and meeting rail of lower sash. Top Sash will be caulked into place. Window will be draft free.		37,375.00	37,375.00
Exterior Refinishing- Rake out loose glazing putty and re-glaze. Sand down exterior painted surface, prime and repaint. Includes upper and lower sash, window removed.		17,250.00	17,250.00
Interior Painting- Sand sash frame and profile(s). Prime and two coats of paint		11,500.00	11,500.00
Paint Exterior Brick Mold- Scrape, sand and prime brick mold. Prime raw wood and caulk as necessary. Two coats of finish paint.		20,125.00	20,125.00
Paint Jamb and Sill- Scrape loose or rough paint on jamb, blind stop and sill. Sand, prime and two coats of finish paint.		14,375.00	14,375.00
Storm Windows - Install historical flush mount aluminum storm window with charcoal colored aluminum 1/2 screen. <i>finish color?</i>		28,750.00	28,750.00
Sash Repair- Epoxy any loose corners, possibly nail/screw together. (Any damaged/ deteriorated sash will be inspected and may need additional repair or replacement. This will be brought to attention before any final solution is made).		5,750.00	5,750.00
Lift Rental		4,000.00	4,000.00
Materials		5,000.00	5,000.00
Missing side trim and jamb pocket doors would be additional. A per window assessment would need to be made to determine what is missing. Currently, trim is scattered through property.			
Payment Terms <input type="checkbox"/> Down <input type="checkbox"/> Progress <input type="checkbox"/> On Completion	Total		\$144,125.00

ESTIMATE PREPARED BY: DAVE POTTER OR ERIC STAFFRUDE _____ DATE _____

TO ACCEPT THIS ESTIMATE, SIGN AND REMIT TO ADDRESS ABOVE. ESTIMATE IS GOOD FOR 30 DAYS. SIGN _____ DATE _____

a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIAL FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.
b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE OR WITH HOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

Ashland Apartments



Figure 1. Ashland Apartments, Facing Southeast

Physical Description

Constructed in 1896, the Ashland Apartments is a Classical Revival style, three story, light brown brick building with a raised basement and a flat roof. The symmetrical building features a rusticated first story, regularly spaced one-over-one double-hung wood sash windows set in flat-arch openings with painted limestone sills, and a pressed metal cornice with brackets. The primary facade faces north and has three-sided polygonal bays on the outer bays and a central entrance with a small, flat open roof portico with fluted Tuscan columns and a segmental arch pediment. The rear (south) elevation has large windows centered on the elevation and is surmounted by a fanlight that illuminates a grade stairway, three-sided polygonal bays on the outer bays, and a one-story wood sun porch. The porch has a closed balustrade, square composite columns with grouped four-over-four double-hung wood sash windows in between, and a shed roof.

On the interior there are tongue-and groove wood floor, plaster walls with varnished oak baseboards, and doors with transoms. The doors and windows have varnished oak trim. On the first story the entry vestibule has wood and glass double-doors and an egg-and-dart trim. There is also raised wood panel wainscoting on the first story. Due south of the vestibule is a grand staircase that is illuminated by natural light from the previously mentioned windows. On the

second and third stories there is a central hall that extends in an east-west direction the length of the building. The interior appears to have been greatly altered when it was converted to a home for the elderly in the 1920s.

A large, three-story, brick and concrete addition with a flat roof, constructed in 1960, is attached to the south elevation of the original building and connected on each floor by an opening from the historic hallways. A 1985, four story, light brown brick addition with a flat roof is attached to the south elevation of the 1960 wing.

Historical Overview

According to building permits, the Ashland Apartments, was constructed by J.N. Crosby for \$36,000 in 1896 (Building Permit 33233). The owner of the building was Benjamin H. Baker, whose address was listed as "c/o J.P. Fryr, New York Life Building" According to city directories, Mr. Baker lived in this building and was employed by the Armor Packing Company as a general agent (D. Olson 1982). City building permits indicate that a 14' x 7' rear porch was added in 1897; however, it was gone by 1903 (Building Permit 34733; Sanborn Map Co. 1903). The metal fire escape on the west elevation was added in 1912 (Building Permit 58544). The present rear porch appears on the 1926 Sanborn and dates from c. 1921 when there a building permit was issued for \$350 (Sanborn Map Co. 1926; Building Permit 81603).

By 1924, the property had been acquired for use as a home for the elderly. The name of the home changed over time and included: the Old People's Home (1924), Evangelical St. Paul Home (1929), Evangelical Home for the Elderly (1936), and St. Paul's Church Home (1962).

Between 1926 and 1933, a number of building permits were issued to alter the building for its new use as a home for the elderly. Plumbing was installed between 1927 and 1929; electricity was added in 1929 with additional electrical work done in 1931; and a building permit was issued in 1933 for \$1,200 worth of improvements (Plumbing Permits 6194, 6461, 8863; Electrical Permits 54248, 61708; Building Permit 26560). A new heating system was installed and electrical upgrades were made in 1937 (Heating Permit 16524). A wing was added to the south in 1960 and the addition was constructed on the rear of this wing in 1985.



Figure 2. Ashland Avenue, Facing Southeast



Figure 3. Facing Southeast



Figure 4. Rear Elevation, Facing Northwest



Figure 5. Alley & 1985 Addition, Facing West



Figure 6. Rear Elevation of 1985 Addition, Facing Northwest

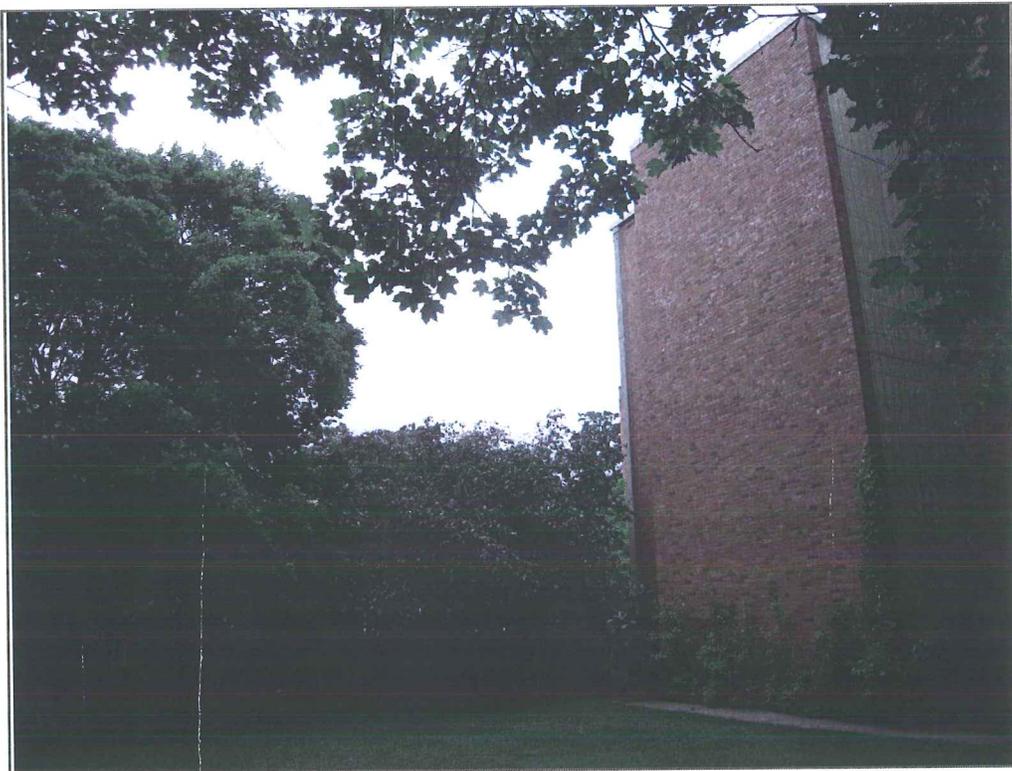


Figure 7. East Elevation of 1960 Addition, Facing Southwest

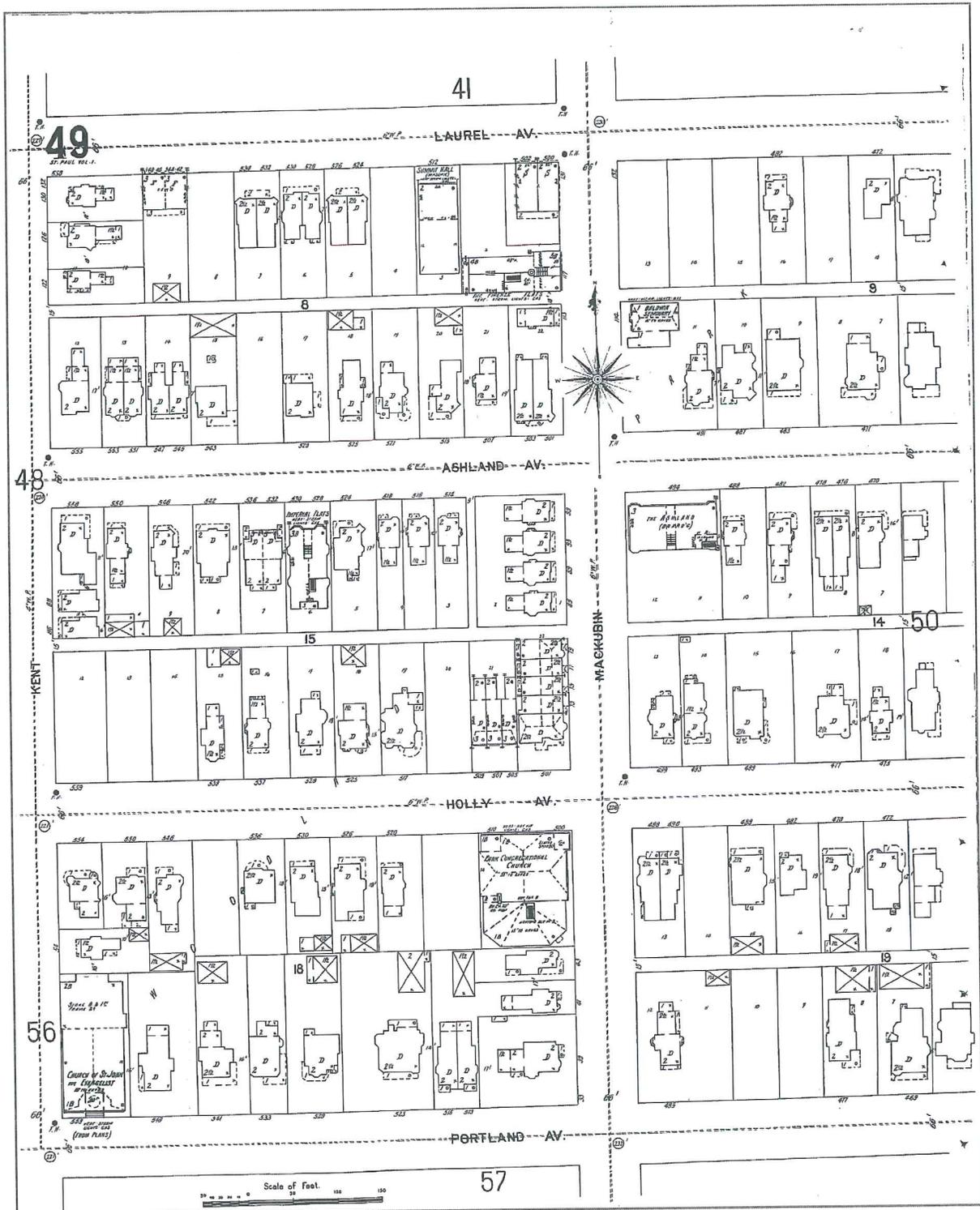


Figure 8. 1903 Sanborn Atlas

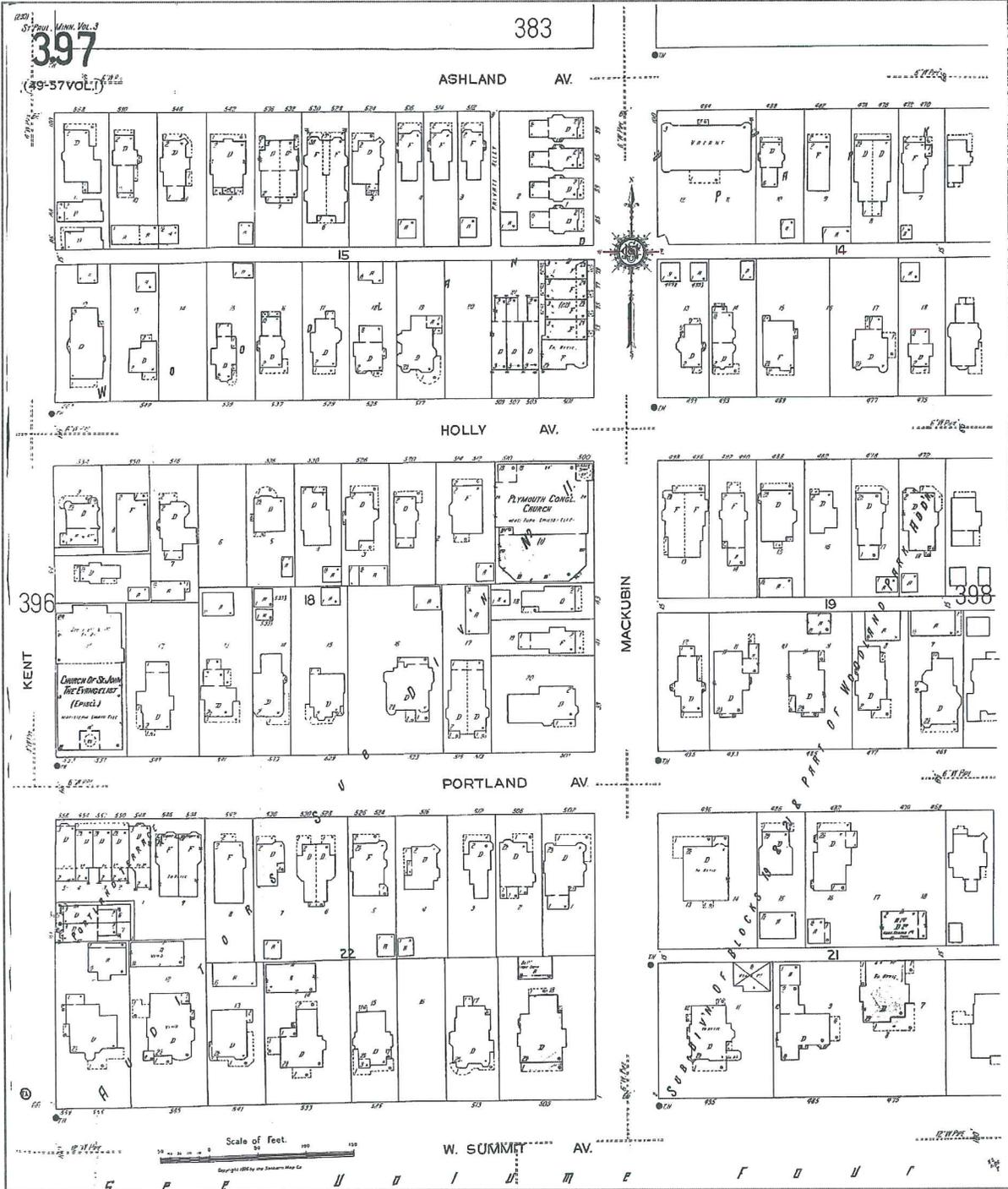


Figure 9. 1926-1939 Sanborn Atlas

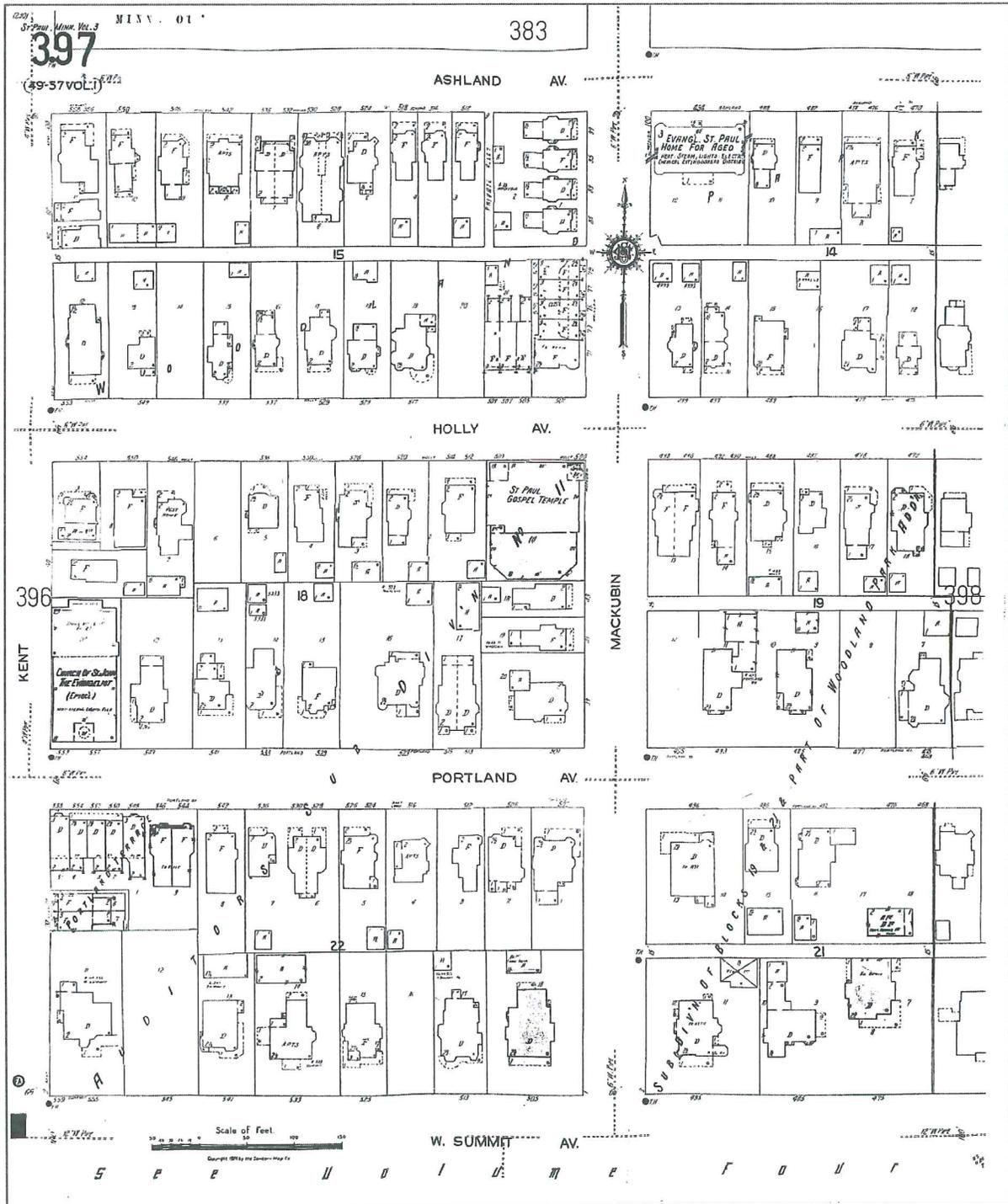


Figure 10. 1926-1951 Sanborn Atlas

HARRISS ARCHITECTS

3207 Central Ave NE, Minneapolis MN 55418 p: 612.339.2190 f: 612.339.4783

June 26, 2012

Project: Ramsey Hill Senior Living

Re: Pre-Application Review, Project Description

To: Amy Spong

From: John Harriss

The Ramsey Hill Senior Living Project, is a 61 unit assisted living facility that will be located in the renovated Ashland Hotel at 494 Ashland Street; and in a 62,654 square foot addition to the existing building.

The assisted living operation will be exclusively devoted to Memory Care residents. These residents suffer from dementia or Alzheimer's, and are in need of a higher level of care than a standard Assisted Living Facility, that may include both Assisted and Independent living units.

The exterior of the historic hotel will be completely renovated. This will include tuck pointing and building cleaning, wood trim and cornice repair, a new roof and the repair of all of the existing windows. The interior of the building will also be renovated, and the original doors, walls and woodwork will be retained and restored. The scope of this renovation and repair will be determined by the ability of these components to conform to the stringent requirements of the facility.

The addition is a three story building constructed of face brick, cast stone, glass and copper paneling. The main entrance, located on MacKubin Street, will feature a three story bay element, and a 1.5 story space in the lobby. An effort to create a delicate connection to the historic hotel has resulted in a connective element that is mostly composed of precast stone, glass and copper paneling. Above the entrance is an exterior Terrace, with an ornamental iron railing.

In an effort to maximize the accessibility of the structure, the entrance will be at grade, and the transition to the existing floor level of the hotel will be made on the building interior; with a grand stairway connecting to the Memory Care unit.

In addition, the new building steps back from the entry, the allowing more of the existing building to be exposed. This includes a large arched window and smaller adjacent window at the existing stairway.

Along the Ashland Avenue side, the building is composed of two projecting elements that are punctuated by two terraces, accessible only from the interior. Each building projection is broken down into three elements, with a center recess and two flanking bay windows. These are aligned with the front face of the existing building, creating a rhythm that is compatible in scale and proportion to other buildings in the neighborhood.

Along Ashland, the existing building will retain its prominence by retaining the existing stair and entrance canopy; thereby emphasizing its dominance in the composition.

The east elevation of the building, which is also three stories, is broken up by raising the southerly volume above the Ashland elevation. Also on the east side is the raised Memory Terrace, which sits on a cast stone plinth and is further defined by an ornamental iron railing.

The south elevation is setback a minimum of 25'-6", and a maximum of 61'-6" from the alley. This will allow an area of significant plantings, and possibly, an area for site infiltration of storm water. The most significant element on this elevation is the main three story residential component, which features four bay window elements; comprised of two small bays flanked by two larger (3x) bay windows. These elements, in addition to the significant landscaping, will serve to break down the scale of the building in relation to the alley.

Also included on the south elevation is access to the partial basement, which will house storage and the kitchen. The entrance to this will consist of a single door. Further to the west, the front porch, defined by an ornamental iron railing, wraps around an additional bay element, which is part of the main lobby.

Vehicular and service access to the building will be from the alley. A pull off area is provided for at grade access to the main entrance, as well as access for once a week deliveries to the basement.

Nineteen parking spaces are provided off the alley, for staff and visitors. In addition, the existing parking lot at the corner of Holly and MacKubin will also be renovated for use by the facility.

This proposal differs significantly from the previous proposal, in the following ways:

- Area is reduced from 110,146 sf to 62,654 sf
- Number of units is reduced from 89 to 61
- The building is exclusively Memory Care
- No underground parking will be utilized
- The existing parking lot at Holly and MacKubin will be renovated
- The height of the building has been revised from four stories to three.
- The building is split internally, to create on grade access at the entrance, and the building also matches up with the floor levels of the existing building.
- Site coverage has been reduced, from 54.6% to 30.1%
- No variances will be requested
- Setback from the alley has increased to a minimum of 25'-6"