

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

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FILE NAME: 1516 Summit Avenue  
DATE OF APPLICATION:  
APPLICANT: John Wiik, Sussel Builders  
OWNER: James & Jennifer Wieland  
DATE OF PUBLIC HEARING: May 23, 2013  
HPC SITE/DISTRICT: Summit Avenue West Historic District  
CATEGORY: Contributing  
CLASSIFICATION: Building permit  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: May 16, 2013

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**A. SITE DESCRIPTION:** The Walter F. Lindeke House at 1516 Summit Avenue was designed by architect Peter J. Linhoff and constructed in 1908. This two-and-one-half story, Craftsman-style house has an intersecting gabled-roof with bellcast eaves and asphalt shingles, weatherboard and wood shingled walls, and limestone foundation. A narrow pent roof distinguishes the second story from the attic. There are wide bargeboards with pendants on the gables. Two bay windows are on the first and second stories at the east end of the front façade. The gabled projecting front entrance has paired square columns on limestone piers. Windows are one-over-one, six-over-one and the front door has leaded glass sidelights. The house and garage are categorized as contributing to the Summit Avenue West Historic District.

**B. PROPOSED CHANGES:** The applicant is proposing to demolish the contributing two-stall garage and construct a new three-stall garage (816 s.f.).

**C. BACKGROUND**

In September 2012, Castle Building & Remodeling contacted HPC staff about demolishing the existing garage and constructing a new three-stall garage at 1516 Summit Avenue. Staff explained that the existing garage is a contributing building and a public hearing would be required to review a proposal to demolish it. Staff encouraged the exploration of an addition to the existing garage.

**D. GUIDELINE CITATIONS:**

**Secretary of the Interior Standards for Rehabilitation**

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### **Summit Avenue West District Guidelines**

#### **General Principles:**

1. *All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided.*
2. *Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural of "period" designs or using parts of other buildings.*
3. *Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures or a period should be treated with sensitivity.*
4. *Buildings should be used for their originally intended purpose or compatible uses which require minimum alteration of the building and its site.*
5. *In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected, and restoration to an "original" appearance may not be desirable in some cases. All buildings should be recognized as products of their own time and not be altered to resemble buildings from an earlier era.*
6. *Whenever possible, new additions or alterations to structures should be done in such a manner that if such additions or 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 Summit Avenue West District is to maintain the scale and quality of design of the district. The Summit Avenue West 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 Scale*

*New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding structures. The scale of the spaces between buildings and the rhythm of buildings to open space should also be carefully considered. New houses should be at least 25 feet high and relate to the height of existing adjacent houses. New college buildings should relate to nearby contributing college buildings; new college buildings with a smaller setback from Summit should have a correspondingly lower height.*

##### *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 along Summit and by the way these materials are 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 materials and details of new construction should relate to the materials and details of existing nearby buildings.*

*Most buildings on Summit are built of high-quality materials, often with brick or stucco walls and asphalt or tile roofs. Most brick is red and tile roofs are either red or green. Vinyl, metal or hardboard siding is acceptable only for accessory structures which are not visible from Summit. Imitative materials such as artificial stone and artificial brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure.*

*The materials and details of new college buildings should relate to the materials and details of nearby contributing college buildings. The Macalester College campus has buildings predominantly of red brick with concrete or sandstone trim. The [University] of St. Thomas presents cream-colored Kasota stone buildings to the Summit Avenue streetscape.*

*The color of materials should relate to surrounding structures and the area as well as to the 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 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 of new construction should complement existing adjacent structures as well.*

#### *Roofs*

*There is a great variety of roof treatment along Summit, but gable and hipped roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing nearby buildings.*

*The recommended roof pitch for gable roofs is 9:12 and in general the minimum appropriate pitch is 8:12. Highly visible secondary structure roofs should match the roof pitch of the main structure. A 6:12 pitch may be acceptable in some cases for secondary 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 should be compatible with that of existing nearby buildings. Facade openings of the same general size as those in nearby buildings are encouraged. 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 bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.*

#### *Porches and Decks*

*Front entrance ways should be articulated with a suitable design element to provide a transitional zone between the public outdoors and the private interior, and should be appropriate in detail to the size and style of the building. If front porches are constructed, they should generally not be enclosed.*

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

#### Site

##### *Setback - Siting*

*New buildings should generally face Summit Avenue and be sited at a distance not more than 5% out-of-line from the front yard setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases.*

##### *Landscaping*

*The streetscape can be divided into three visual areas: public, semipublic, and private. Public space is provided by the publicly owned sidewalks, boulevards, streets, and medians. Semipublic space includes front yards and side yards on corners. While privately owned, this space is open to view by passers-by. Private space is generally that which lies behind the front face of the building. Buildings, landscaping elements in front yards, and boulevard trees provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape, and should be maintained. Front yard enclosures such as hedges or walls are not common along west Summit. When they are used, they should permit visual penetration of the semipublic space. Low hedges or limestone retaining walls and visually open fences, such as wrought iron, are preferred. Chain link fences, while visually transparent, should not be used in front yards or in the front half of side yards. Privacy fences, timber retaining walls, and high hedges are also inappropriate in front yards.*

##### *Garages and Parking*

*Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. If an alley is adjacent to a dwelling, any new garage should be located off the alley.*

*Institutional parking lots should ideally be located behind buildings where they would not be visible from Summit Avenue. When this is not possible, parking lots should be set back at least as far as the building facades and screened from view from Summit by landscaping such as hedges, brick walls, and changes of grade that sink the parking from view. Shade trees should be planted between parking lots and the street, and plant materials should relate to the traditional character of the district. The scale, level of light output, and design of parking lot lighting should be compatible with the 16 foot high lantern style lights along Summit Avenue.*

##### **Demolition**

*Proposals for demolishing structures, while reviewed with special care by the Heritage Preservation Commission, are not necessarily in conflict with district guidelines. When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to Section 73.06(1)(2) of the Saint Paul Legislative 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 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.*

#### **E. FINDINGS:**

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No.17716, § 1. 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).

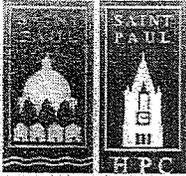
2. The house and garage are categorized as contributing to the Summit Avenue West Historic District. The established character of this property is Craftsman in style that transitions to a compatible utilitarian garage. The garage is original to the property and was constructed during the period of significance (1921); although the garage door has been replaced, the building retains a high degree of integrity. The condition of the garage appears to be good (interior photographs were not provided).
3. **Demolition** - *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:*
  - a. *The architectural and historical merit of the building.* The historic garage retains a high degree of integrity and is a good example of an auto garage with details matching and complimenting those on the house.
  - b. *The effect of the demolition on surrounding buildings.* The demolition of the garage will have a negative impact on the property and the Program for Preservation in the Summit Avenue West Historic District.
  - c. *The effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings.* The proposed new construction would result in the loss of character defining features and of historic materials. The new garage would not resemble or compliment the architectural details of the house. An addition onto the current garage could be undertaken in a way the does not result in the loss of character.
  - d. *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.* As it exists, the building is a functioning two-stall garage for the residence. The proposed garage would add one parking stall.
4. The proposal would destroy not only the garage, but the new construction would not convey the *distinguishing original qualities and distinctive architectural features* of the historic garage. *The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
5. The garage has a high degree of integrity, is in good condition and is a good example of an early auto garage. The proposed design of the new garage has little *historical basis*, does not relate to the architectural features of the house and *is not compatible with the character* of the main house.
6. The proposal to demolish the existing garage will have an adverse effect on the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

#### **F. STAFF RECOMMENDATIONS:**

Based on the findings, staff recommends denial of the building permit application as proposed. The applicant is encouraged to explore a one-stall, one-story addition to the side elevation that relates to the architectural materials and details of the historic garage.

#### **G. ATTACHMENTS**

1. HPC Design Review Application
2. Photos
3. Drawings, 11" x 17"



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

### 2. PROJECT ADDRESS

Street and number: 1516 SUMMIT AVE Zip Code: 55105

### 3. APPLICANT INFORMATION

Name of contact person: JOHN WIIK

Company: SUSSEL BUILDERS

Street and number: 654 TRANSFER RD STE 103

City: SAINT PAUL State: MN Zip Code: 55114

Phone number: (651) 645-0331 e-mail: JWIIK@SUSSELBUILDERS.COM

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

Name: JAMES & JENNIFER WIELAND

Street and number: 1516 SUMMIT AVE

City: SAINT PAUL State: MN Zip Code: 55105

Phone number: JEN CELL (651) 269-9964 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.

DEMOLISH AND REMOVE EXISTING 19'x23' DETACHED GARAGE. CONSTRUCT NEW 34'x24' DETACHED GARAGE PER ATTACHED PLANS. EXTERIOR MATERIALS ON PROPOSED GARAGE TO BE SIMILAR IN KIND AND SIZE AS THE EXISTING HOUSE AND GARAGE.

*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: 4/19/13  
Signature of owner: [Signature] Date: 4/22/13

**FOR HPC OFFICE USE ONLY**

Date received: 5.2.13 FILE NO. 13-025  
District: SW /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: 5.23.13

City Permit # \_\_\_\_\_ - \_\_\_\_\_











BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION

W. P. A. PROJECT AREA 3-267 WP6008

STREET *Summit Ave* NO. *1516* TYPE OF STRUCTURE *Two-story* LOT 9 BLOCK 1 ADDITION *New*

ORIGINAL-CONSTRUCTION PERMITS OWNER *W. P. A. Project* CENSUS TRACT *613108* CENSUS TRACT BLOCK

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	NO. OF STORIES			TYPE OF WORK DONE								
								WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORS/SPACE	INTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH	CODE NO.	CODE NO.	CODE NO.	CODE NO.	
BUILDING	4-28-08	49602	8-27-08	<i>J. A. Anderson</i>	<i>700</i>	<i>BLS</i>	<i>TC</i>	2 1/2	42	32	38								
PLASTERING																			
ELECTRICAL																			
HEATING STEAMFITTING	4-28-08	49602	8-27-08			<i>BLS</i>	<i>TC</i>												
WARM AIR																			
PLUMBING																			
ELEVATOR																			
													TOTAL ESTIMATED COST OF BUILDING		AGE OF BUILDING AS OF JANUARY 1, 1939				

