

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 1498 Summit Avenue

APPLICANT: David Hovda

DATE OF PUBLIC HEARING: November 16, 2020

HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Suhan Eggers

A. SITE DESCRIPTION:

The site is currently an empty lot.

B. BACKGROUND:

HP staff met with the applicant to refine the design proposal in late February 2020. The proposal was reviewed at the April 20, 2020 HPC Public Hearing. The proposal was denied (vote 7-0) and the HPC stated that "The height of the proposed structure was not indicated on the plans and documentation showing how the proposed structure relates to the neighboring buildings was not provided. The applicant or a representative of the applicant was not in attendance to address the HPC and their concerns. Therefore, without this information, the HPC cannot determine that the proposal complies with §74.37 (b) of the Summit Avenue West Heritage Preservation District Guidelines for New Construction."

C. PROPOSED CHANGES:

The applicant proposes to construct a two-story, single-family home clad in 4" and 6" fiber cement lap siding with Anderson windows and an architectural asphalt shingle roof and a metal roof above the front porch. A detached garage is proposed at the back that will be accessed by the existing alley. The applicant has reduced the original proposed height of the building by 4 feet and proposed a 9/12 roof pitch.

D. STAFF COMMENTS:

The reduction in building height contributes to the proposal better relating to the height of neighboring properties and the overall design elements relate to the district while still incorporating modern design elements.

E. GUIDELINE CITATIONS:

Sec. 74.37 Summit Avenue West Heritage Preservation District Guidelines for New Construction:

Guideline	Meets Guideline?	Comments
(a) <i>General Principles:</i> 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,	Yes	Overall, the design balances compatibility with the historic district while incorporating modern design elements. The massing, rhythm, setback, and building elements relate to the district.

scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.		
(b) <i>Massing and Height:</i> 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 twenty-five (25) feet high and relate to the height of existing adjacent houses.	Yes	The revised height of the structure better relates to existing adjacent houses. The massing and façade proportions relate to the district.
(c) <i>Material and Details:</i> (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 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.	Yes	The proposed fiber cement lap siding relates to the wood lap siding found in the district and is appropriate.
(c) <i>Material and Details:</i> (2) 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.	Yes	The proposed fiber cement lap siding relates to the wood lap siding found in the district. The asphalt roof and metal roof are compatible with the district.
(c) <i>Material and Details:</i> (4) 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.	Not determined	Colors have not been specified and will need to be reviewed and approved prior to permit issuance.
(d) <i>Building Elements:</i> Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new construction should compliment existing adjacent structures as well.	Yes	The design elements such as the window groupings, columns, judges panels below windows, and bays to break up the facades, contribute to an overall composition that relates to historic

		elements found within the district while not attempting to create false history.
<p>(d) Building Elements (1) <i>Roofs:</i></p> <p>There is a great variety of roof treatments 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.</p> <p>The recommended pitch for gable roofs is 9:12 (rise-to-run ratio) 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.</p> <p>Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>	Yes	The 9/12 roof relates to roof pitches in the district and the roof massing is broken up by various roof heights and bays and relates to predominate roof shapes in the district.
<p>(d) (2) <i>Windows and doors:</i></p> <p>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.</p> <p>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 the raw metal appliances. Appropriately colored bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</p>	Yes	While the fenestration on the front façade is prominent, the configuration of it can relate to historic sleeping porches found in the district. The size, rhythm, and detailing as well as the overall configuration of the windows meets the guideline. Materials and specifications for windows or doors were not provided and will need to be submitted for review and approval prior to permit issuance.
<p>(d) (3) <i>Porches and decks:</i></p> <p>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.</p> <p>Decks should be kept to the rear of the</p>	Yes	The front porch complies with the guideline.

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.		
<p>(e) <i>Site:</i></p> <p>(1) <i>Setback.</i> New buildings should generally face Summit Avenue and be sited at a distance not more than five (5) percent 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.</p>	Yes	The setback relates to the setback of neighboring structures.
<p>(e) (2) <i>Landscaping.</i> The streetscape can be divided into three (3) 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 passersby. 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. 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.</p>	Yes	Landscaping or fencing was not proposed.
<p>(e)(3) <i>Garages and parking.</i> 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.</p>	Not Determined	Per the site plan, the garage is sited at the alley, however a plan for the garage design was not provided and will need to be submitted for review and approval prior to permit issuance.

F. STAFF RECOMMENDATIONS:

Based on the draft resolution findings and conditions, staff recommends approval of the construction of the single-family home.

G. SUGGESTED MOTION:

I move to adopt the draft resolution which approves construction of the new single-family residence at 1498 Summit Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS **1498 Summit Avenue**

DATE: **November 16, 2020**

Memorializing the Saint Paul Heritage Preservation Commission's April 20, 2020 decision approving the construction of a two-story, single family residence with a detached garage at 1498 Summit Avenue.

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4). The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
2. The construction of two-story, single family residence with a detached garage at 1498 Summit Avenue will not adversely affect the Program for the Preservation and architectural control of the Summit Avenue West Heritage District **[§73.06 (e)]** so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the construction of a two-story, single family residence with a detached garage at 1498 Summit Avenue, subject to the following conditions:

1. All final materials, details, and plans shall be submitted to staff for review and approval.
2. Plans for the detached garage shall be submitted to staff for review and approval.
3. Siding material to be smooth.
4. Window and door glass shall be clear void of tint, color, or reflection.
5. Any metal, including roofing, flashing or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
6. Any venting shall be dark and have a low profile. Installation of venting is preferred on non-primary facades.
7. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
8. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
9. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.
10. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
11. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.

MCCLAY • ALTON, P.L.L.P.
ATTORNEYS

ROBERT M. MCCLAY
BRIAN D. ALTON*

*Also Licensed in Wisconsin

951 GRAND AVENUE
ST. PAUL, MN 55105
FAX: 651-290-2502
651-290-0301

October 30, 2020

VIA EMAIL TO: applyHPC@stpaul.gov
Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex,
25 West Fourth Street
Saint Paul, MN 55102-1634

RE: 1498 Summit Avenue

Dear Madam or Sir:

On behalf of David Hovda, please find enclosed a Heritage Preservation Application regarding the above referenced property, along with other supporting information.

Copies of the Application are being sent by US mail.

Please process this application in the usual manner. Thank you for your consideration.

Very truly yours,



Brian D. Alton
brian@mcclay-alton.com

Enc.

cc: George Gause, via email
David Hovda, via email



HERITAGE PRESERVATION APPLICATION

Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
applyHPC@stpaul.gov or (651) 266-9078

APPLICANT

Name David Hovda Email djhovda@comcast.net
(Staff will communicate via email unless otherwise noted)
Address 1746 Eleanor Ave.
City St. Paul State MN Zip 55105 Daytime Phone 612-581-6956
Name of Owner (if different) _____

PROPERTY INFO

Address/Location 1498 Summit Avenue
Property type:
☒ Single Family Residential Home or Duplex ☐ Commercial, Multi-Unit or Mixed Use
☐ Industrial ☐ Civic (School, Church, Institution)
☐ Other _____

PROPOSAL

☒ New Construction or Addition ☐ Sign
☐ Demolition ☐ Site Improvements
☐ Renovation, Repair or Alteration
☐ Other _____

SUPPORTING INFORMATION: Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

See Attachment

☒ Required documents are attached (See reverse side)

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

* The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature

Date

10-30-20

Rev 7/12/19

1498 Summit Ave. – Hovda
Attachment to Heritage Preservation Application
October 30, 2020

The owner proposes to build a new two-story single family home with a detached garage on a vacant lot. The home will be clad in 4" and 6" fiber cement lap siding with Anderson windows and an architectural asphalt shingle roof. An unenclosed porch in the front and design elements relate to historic porches in the district.

The owner filed a similar application in April. The Staff recommended approval, but because of neighbor concerns about the lot size and size of the house, the HPC voted to deny. The owner & architect were unable to attend the public hearing and respond due to COVID-19 restrictions.

The owner is now submitting a new plan with a building height that is 4' lower, a 9/12 pitch roof and side yard setbacks that exceed the minimum zoning requirements. The massing, height, setback and facade proportions relate to the district. The lot is 40' wide - typical in the area, but less than the neighbors and many other Summit Ave. lots. The owner should not be penalized because the lot is not as big as the neighbors.

Scale relates to the "surrounding structures and the area" (Sec. 74.37(a)). Scale does not refer to the particular lot. A rendering included with this application clearly shows how the height and massing are compatible with the houses on either side. The proposed house is narrower and smaller than what would be permitted on the lot.

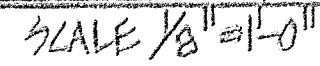
As to massing, the proposed house takes up a similar amount of lot area in comparison to the houses on either side. The proposed house will have approximately a 33.12% lot coverage. The lot coverage for 1490 Summit is 31.5% and for 1500 Summit it is 37.4%. 1498 Summit is a smaller lot and will have an appropriately sized smaller house.

The house has been carefully placed on the site in order to match the setbacks of neighboring houses on the block and as well to be consistent and sensitive to the existing conditions, including the preservation of a large tree on the lot. If the house were to be set back further or were required to be longer and narrower, the large old tree would be put at risk.

All of the District Guidelines for New Construction are met. The proposed new home will not adversely affect the program for the preservation and architectural control of the Summit Avenue West Heritage Preservation District.







512 300 4835

498 SUMMIT AVENUE
ST. PAUL, MN

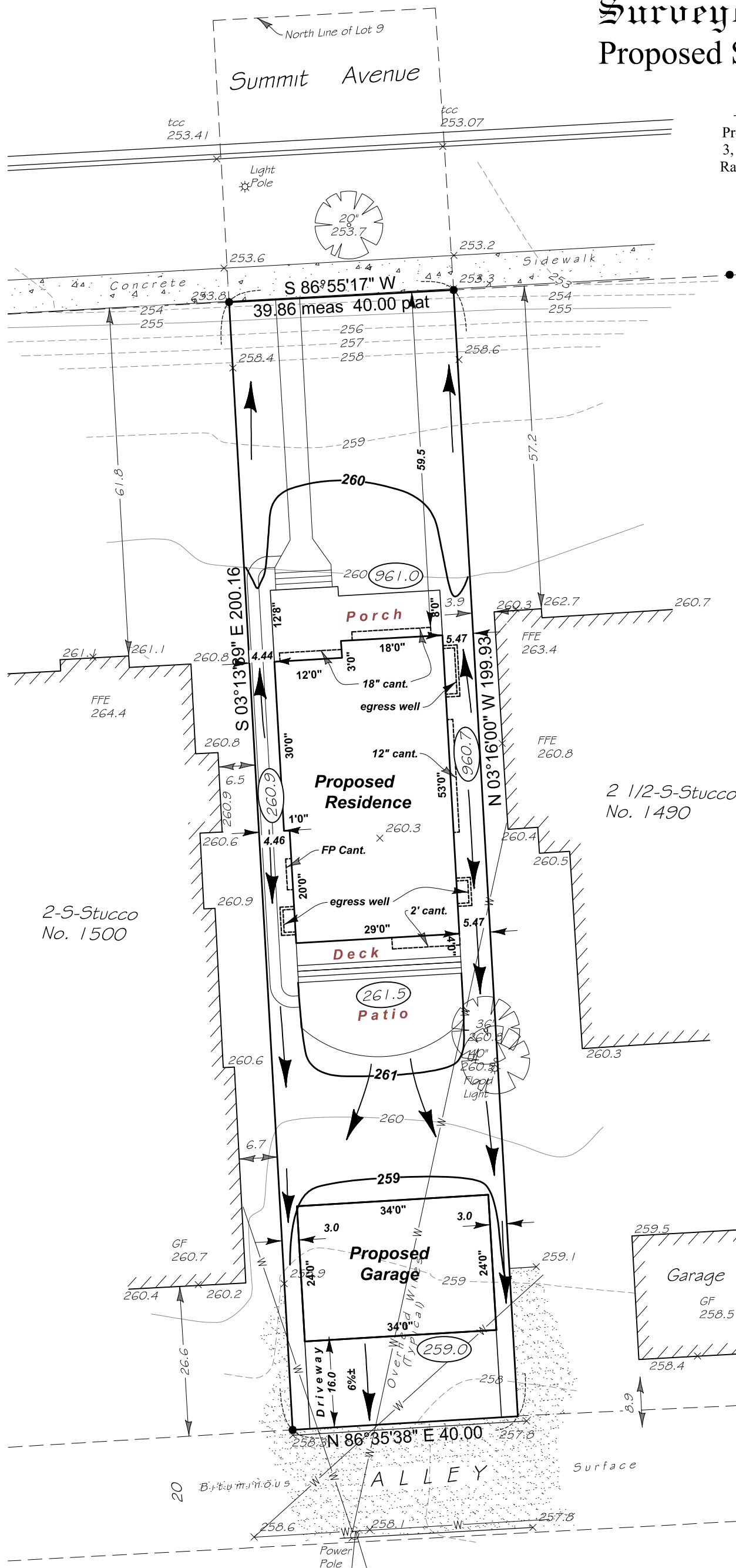
PLAN #1945
SHEET 1 OF 3

Surveyors Certificate

Proposed Site Plan Survey For:

DAVID HOVDA

Property located in Section
3, Township 28, Range 23,
Ramsey County, Minnesota



- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- - - Denotes Existing Contours
- ~~~~~ Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for bearings is assumed

<u>263.62</u>	Proposed First Floor Elevation
<u>262.0</u>	Proposed Top of Foundation
<u>259.0</u>	Proposed Garage Floor (Detached)
<u>253.3</u>	Proposed Lowest Floor
	Type of Building
	Fullbasement

<i>Lot Area</i>	<i>7,988 sq ft</i>
<i>Building</i>	<i>1,534 sq ft</i>
<i>Garage</i>	<i>816 sq ft</i>
<i>Porch</i>	<i>296 sq ft</i>
<i>Deck</i>	<i>203 sq ft</i>
<i>Patio</i>	<i>352 sq ft</i>
<i>Concrete Walks</i>	<i>415 sq ft</i>
<i>Driveway</i>	<i>546 sq ft</i>
<i>Total</i>	<i>4,162 sq ft</i>
<i>Percentage</i>	<i>52.10%</i>

Benchmark: Top Nut Hydrant located at the
Northeast corner of Summit
Avenue & Saratoga Street
Elevation = 257.98 feet City Datum

NOTE: Snow and Ice cover at time of Survey.

NOTE: The only easements shown are from plats of record or information provided by client.

-Legal Description

Legal Description
Lot 9, Block 7,
WANN'S ADDITION TO ST. PAUL
Ramsey County, Minnesota
Subject to Summit Avenue

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

Project No. 88803A

Scale: 1" = 20'

F.B.No. 1113-05

Drawn By *T. Munson*

Address: 1498 Summit Avenue
St. Paul, MN

rev

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Surveyed this 30th day of June 2020.

Signed Gregory R. Prash
Gregory R. Prash, Minn. Reg. No. 24992