CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 300 Ryan
APPLICANT: Tony O'Malley: Sharkey Design Build
DATE OF PRE-APPLICATION: December 14, 2020
HPC SITE/DISTRICT: Irvine Park Heritage Preservation District
DISTRICT PERIOD OF SIGNIFICANCE: 1848-1910
SITE CATEGORY: Vacant Lot **SAINT PAUL WARD:** 2 **DISTRICT COUNCIL:** 9
ZONING: RT1/RC4 **PROPOSAL:** Infill Construction
STAFF: George Gause

This is a pre-application discussion. The HPC will take no action on this item.

A. BACKGROUND

The structure at 302 Ryan Avenue was moved into the Irvine Park Heritage Preservation District after the period of significance. In September 2018, the Commission found the architectural and historic merit of the building to be poor and the building lacked integrity of location, setting, design, materials and feeling. The proposed demolition was also found to not have an adverse impact the surrounding historic buildings. The HPC unanimously approved the demolition of 302 Ryan. After the demolition, the lot was split forming 300 Ryan.

B. PROPOSED CHANGES:

A new, single family residential structure with attached garage is proposed for the lot.

C. GUIDELINE CITATIONS:

Sec. 74.102(C) New Construction (Irvine Park Heritage Preservation District)

Guideline	Meets Guideline?	Comments
***New construction**. Though stylistically diverse, Irvine Park architecture demonstrates similar organization of massing, rhythm, materials, and building elements, which together express a harmony and continuity in the streetscape. New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.*	No	Irvine Park neighborhood has some specific architectural characteristics: Two-Story, Front Facing Gable, Full Façade-one-story Front Porch, Heavy cornice and frieze, Simple detail. The structure as proposed is more detailed and lacks these characteristics.
I. Massing. *New construction should conform to the massing of existing adjacent structures, respecting the height, volume, and scale of the neighborhood. Most district buildings are two (2) or three (3) stories high, three (3) or four (4) bays wide, and twenty (20) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings surrounding the park; measurements should be made from street level to the highest point of the roof.*	Maybe	As designed, it appears that the structure will conform to nearby massing. A streetscape worksheet should be complied to study area massing and heights.

III. Materials and details. *While most Irvine Park structures are wood-framed and clapboarded, variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. New construction materials and details should relate to materials and details of adjacent buildings.*	Yes	LP Smartside smooth lap siding is proposed for the structure. Smartside is a treated, engineered wood product.
III. Materials and details. Roofs. *Roofs of slate, cedar shakes and standing seam metal are preferred, but materials which match their approximate color and texture are acceptable substitutes.*	Yes	Asphalt shingles *Timberline* Charcoal color are proposed.
III. Materials and details. Siding. *Siding running diagonally is unacceptable. Imitative materials such as asphalt siding, wood-textured metal siding or artificial stone should not be used. Wooden four-inch or six-inch clapboard is preferred as a siding material.*	Yes	Horizontal 4" wood lap siding is proposed.
IV. Building elements. a. Roofs and chimneys. *Gable, hipped and mansard roofs are the most common forms in Irvine Park. These forms are used with great variety, offering several options for new construction roof profiles. New roof and chimney designs should be compatible with existing adjacent structures.*	No	As proposed the nested gable on a hip roof is not found on contributing structures in Irvine Park.
IV. Building elements. b. Windows and doors. *The proportion, size and detailing of windows and doors in new construction should relate to the facade openings of existing adjacent buildings.*	No	Windows on contributing structures in Irvine Park are predominately 1-over-1, 6-over-6. 4-over-1 windows are not seen on contributing structures. Existing area windows don't contain arches. Bay windows are not found on contributing structures.
V. Site. a. Setback. *Due to varying lot sizes, orientation, and type and date of construction, setbacks in the Irvine Park District vary considerably. Generally, new construction setbacks should be within ten (10) percent in line with existing adjacent buildings.*	Yes	According to the site plan, the proposed structure will match the setbacks of neighboring structures.
V. Site. c. Garages and parking. *New construction of garages should be similar to the overall design and materials of the building they accompany. If an alley is adjacent to the dwelling, a new garage should be located off this alley. Where alleys do not exist, one-lane driveway curb-cuts may be acceptable. Garages should be located at the rear of the lot. Garage doors should not face the street.*	Yes	This lot does not contain an alley. A one-lane drive will be installed along the southern edge of the property. Garage doors will face the neighboring lot.

- End -

Nuemiller Residence

IRVINE PARK | SAINT PAUL, MN

STRUCTURAL NOTES:

NOT AN OFFICAL STRUCTURAL PLAN. ALL BEAMS, HEADERS, AND GIRDER TRUSSES SHOWN MUST BE SPECIFIED AND DETERMINED BY A LICENSED STRUCTURAL ENGINEER. REFER TO STRUCTURAL DOCUMENTS PROVIDED BY ENGINEER FOR FINAL LOCATIONS, SIZES, AND SPECS.

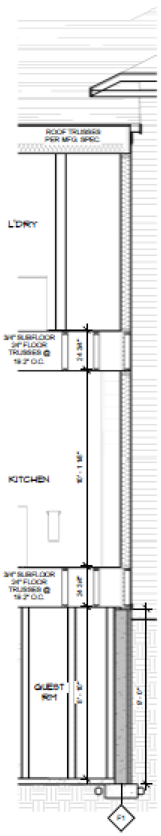
ROOF/FLOOR GIRDER TRUSSES SHOWN ARE APPROXIMATE LOCATIONS. NOT ALL NECESSARY GIRDERS MAY BE SHOWN. TRUSS MANUFACTURER TO DETERMINE FINAL LOCATIONS OF GIRDER TRUSSES.

SIZE BEAMS/HEADERS TO ALLOW FOR HVAC RUNS THROUGHOUT ENTIRETY OF HOME.

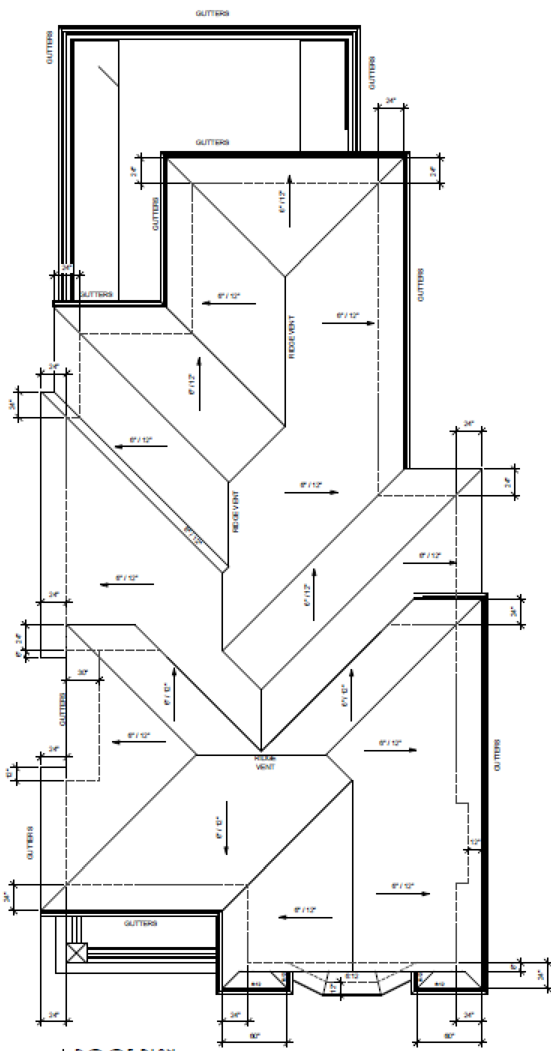
GRAYED OUT FRAMED WALLS ARE 2X6 BEARING WALLS UNLESS NOTED

ROOF TRUSSES ARE CALLED OUT AT 24" O.C.
ROOF TRUSS DESIGNER TO VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

TRUSS MANUFACTURER TO VERIFY ALL ENERGY HEELS SHOWN TO ENSURE FINAL EAVE FRAMING DOES NOT CONFLICT WITH FINISHED EXTERIOR WINDOW TRIM AS SHOWN ON ELEVATIONS.



3 | DETAIL - LAUNDRY RM E.H.
3/8" = 1'-0"



1 | ROOF PLAN
1/4" = 1'-0"

LOW SLOPE ROOFING DISCLOSURE:

CLIMATE CONDITIONS IN MN CAN MAKE LOW SLOPE ROOFING CONDITIONS CHALLENGING FOR TYPICAL ASPHALT SHINGLES APPLICATIONS. THE DESIGNER OF THIS HOME DOES NOT RECOMMEND USING ASPHALT SHINGLES FOR ROOF SLOPES WITH LESS THAN 4/12 PITCH. STANDING SEAM METAL ROOFS DESIGNED FOR LOW SLOPE APPLICATIONS WOULD BE PREFERRED. IF THE CLIENT CHOOSES TO USE ASPHALT SHINGLES, PLEASE FOLLOW THE MN DEPARTMENT OF LABOR AND INDUSTRY GUIDELINES FOR LOW SLOPE ASPHALT SHINGLES ROOF APPLICATIONS:
WWW.DLI.MN.GOV/CCLD/PDF/EDU_ROOFING.PDF

SPECIAL UNDERLAYMENT TECHNIQUES, FLASHING, ETC. WILL BE REQUIRED

DESIGNER OF THE HOME DOES NOT MAKE ANY GUARANTEE FOR THE PERFORMANCE OF LOW SLOPE ASPHALT SHINGLES ROOF IN THE STATE OF MN.

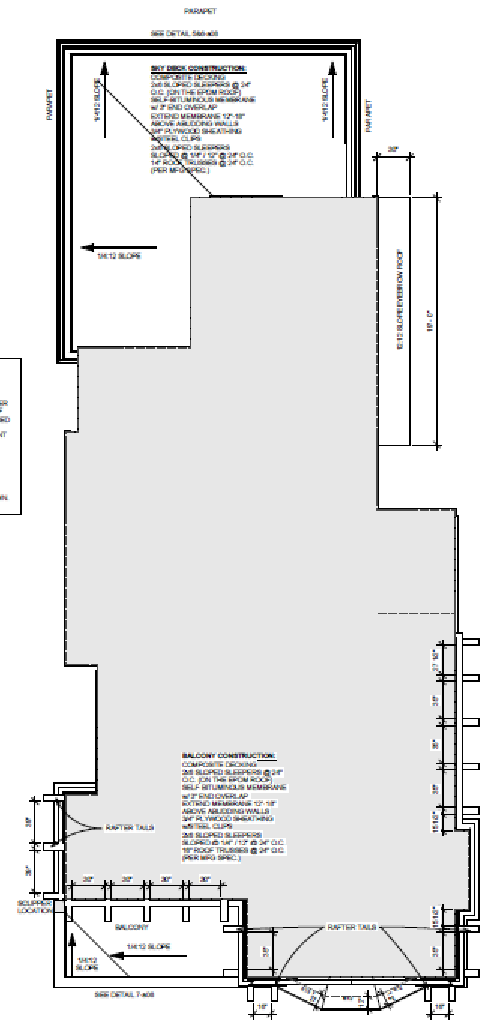
NOTE:

ENGINEERED ROOF TRUSSES PER MFG. SPEC. MANUFACTURE WILL PROVIDE ALL ENGINEERING DRAWING AND SPECIFICS

OVERHANG DIMENSIONS ARE TO FACE OF FRAMING

ICE AND WATER ALL ADJOINING ROOFS

TRUSS MANUFACTURER TO VERIFY ALL ENERGY HEELS SHOWN TO ENSURE FINAL EAVE FRAMING DOES NOT CONFLICT WITH FINISHED EXTERIOR WINDOW TRIM AS SHOWN ON ELEVATIONS.



2 | ROOF PLAN - BALCONY/SKYDECK
1/4" = 1'-0"

DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com

BUILDER
Sharkey Design Build
610 Main St. N.
Suite #111
Stillwater, MN 55082

ISSUE
09.08.2020

RE-ISSUE
10/26/2020 3:48:43 PM

PROJECT
Neumiller Residence
300 Ryan Ave
St. Paul, MN 55102

PROJECT #
SHA-Neumiller Residence-CD-Rev 1- LMC

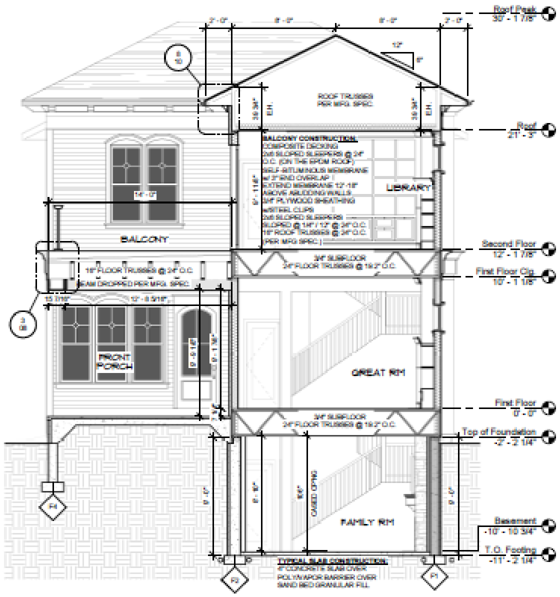
DRAWN BY
SMM

DESCRIPTION
Roof Plan

a

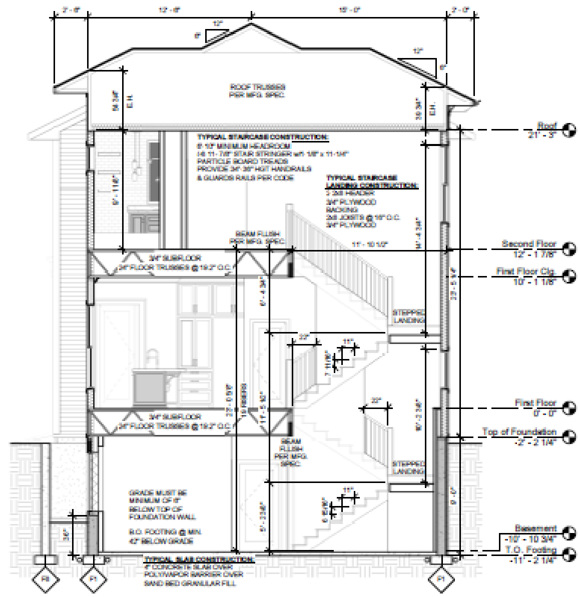
NEUMILLER RESIDENCE

300 RYAN AVE.
ST. PAUL, MN 55102



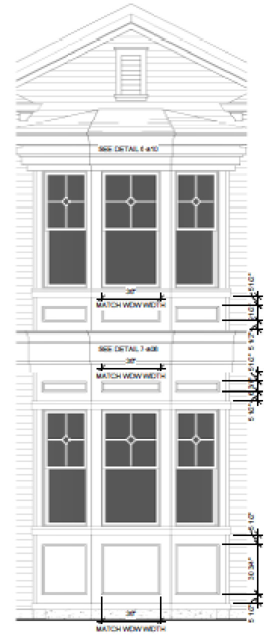
1 | CROSS SECTION - FRONT PORCH/GREAT RM

1/4" = 1'-0"



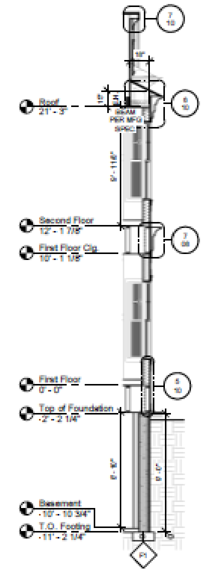
2 | CROSS SECTION - STAIRCASE

1/4" = 1'-0"



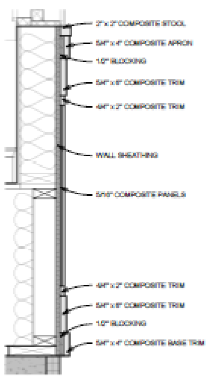
3 | DETAIL - BAY WINDOW

3/8" = 1'-0"



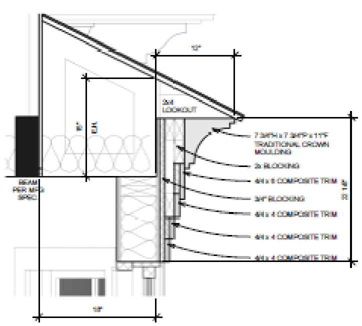
4 | C.S. - BAY WINDOW

1/4" = 1'-0"



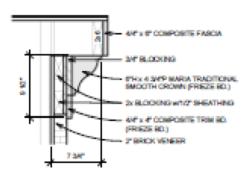
5 | CROSS SECTION - BAY WINDOW PANELS

1 1/2" = 1'-0"



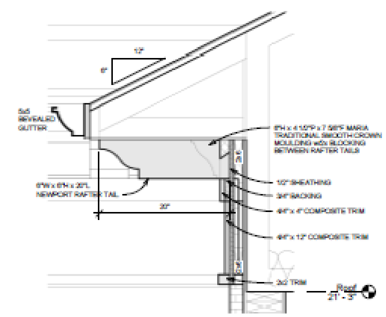
6 | DETAIL - BAY WINDOW FASCIA

1 1/2" = 1'-0"



7 | DETAIL - GABLE CROWN FASCIA

1 1/2" = 1'-0"



8 | DETAIL - U.L. TRIM PER ELEV.

1 1/2" = 1'-0"

DAVID CHARLEZ DESIGNS

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18470 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952-428-8200
EM: David@DavidCharlezDesigns.com

BUILDER
Sharkey Design Build
610 Main St. N.
Suite #111
Stillwater, MN 55082

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PROJECT
Hermiller Residence
300 Ryan Ave
St. Paul, Mn 55102

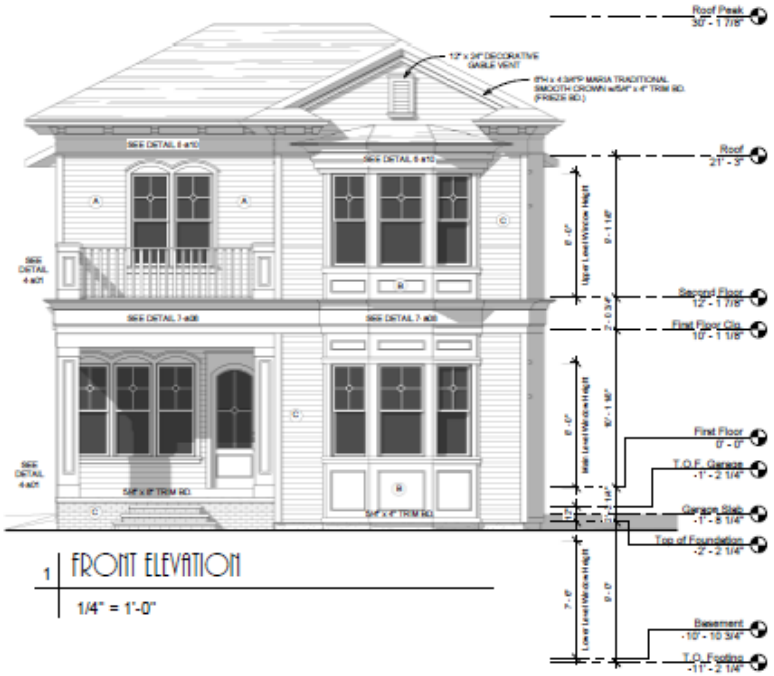
PROJECT #
SHA-Hermiller Residence-CD-Rev 1- LMC

DRAWN BY
SMM

DESCRIPTION
Cross Sections

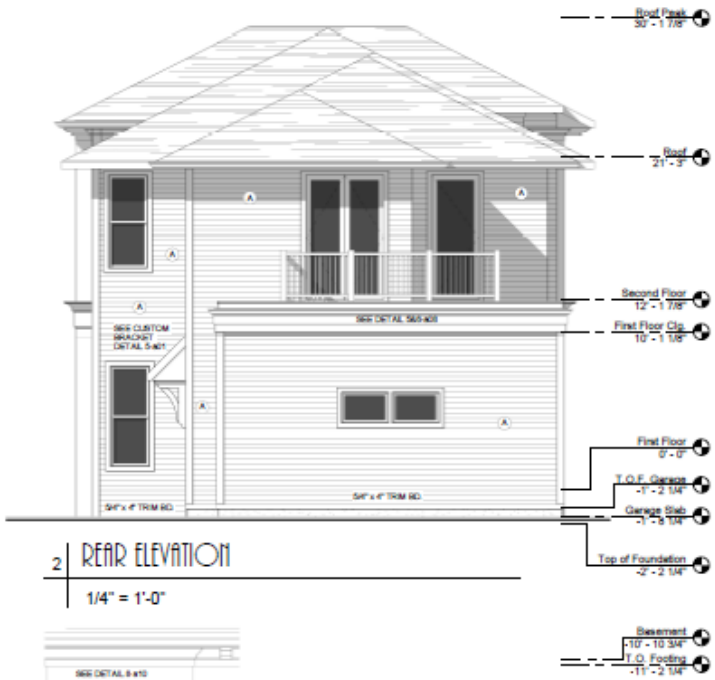
a

10



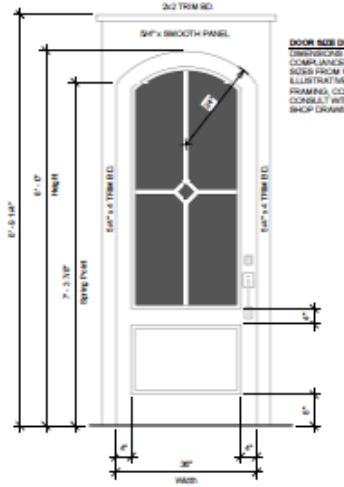
1 FRONT ELEVATION

1/4" = 1'-0"



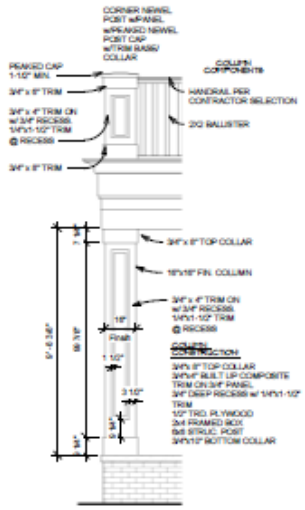
2 REAR ELEVATION

1/4" = 1'-0"



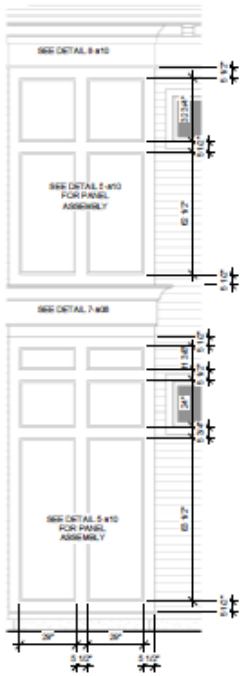
3 DETAIL - FRONT ENTRY DOOR

3/4" = 1'-0"



4 DETAIL - COLUMN & NEWEL POST

3/8" = 1'-0"



5 DETAIL - CHIMNEY PANELS

3/8" = 1'-0"

6 DETAIL - LEFT ELEV. PANELS

3/8" = 1'-0"

ELEVATION NOTES:

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOFING PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC.) ARE PLACED IN DISCRETE LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FOR MAIN ARCHITECTURAL VIEWS OF HOME.

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

ELEVATION NOTES:

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GENERAL CONTRACTOR TO ENSURE THAT ALL ROOFING PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC.) ARE PLACED IN OBSCURE LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FOR MAIN ARCHITECTURAL VIEWS OF HOME.

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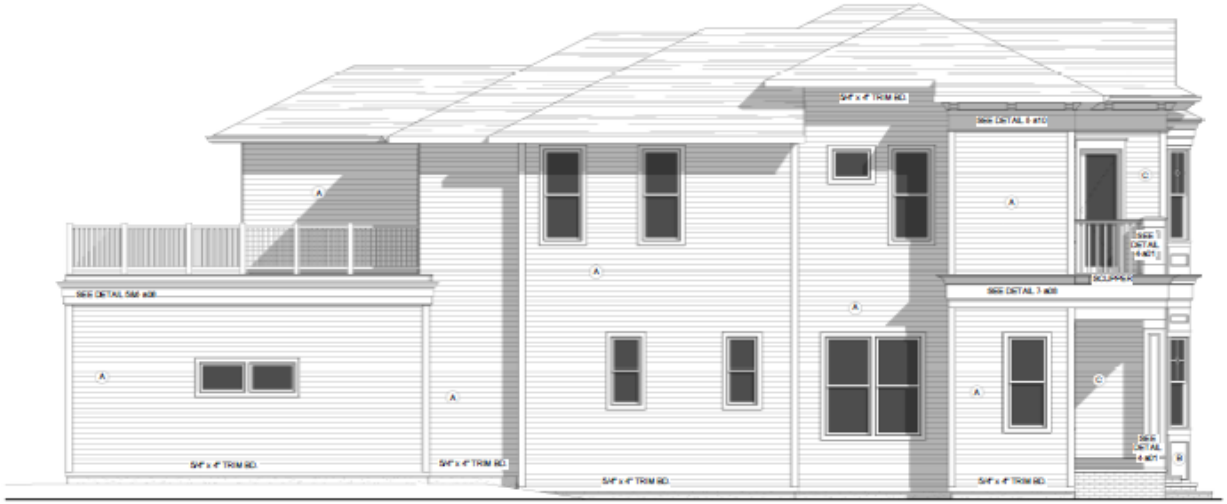
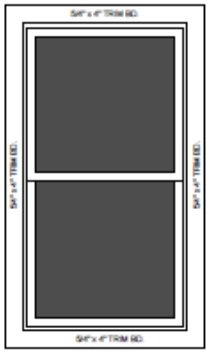


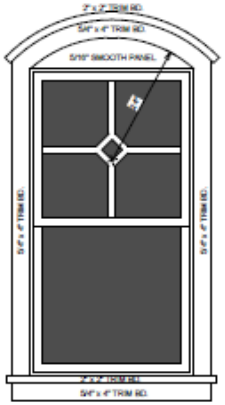
1 LEFT ELEVATION

1/4" = 1'-0"



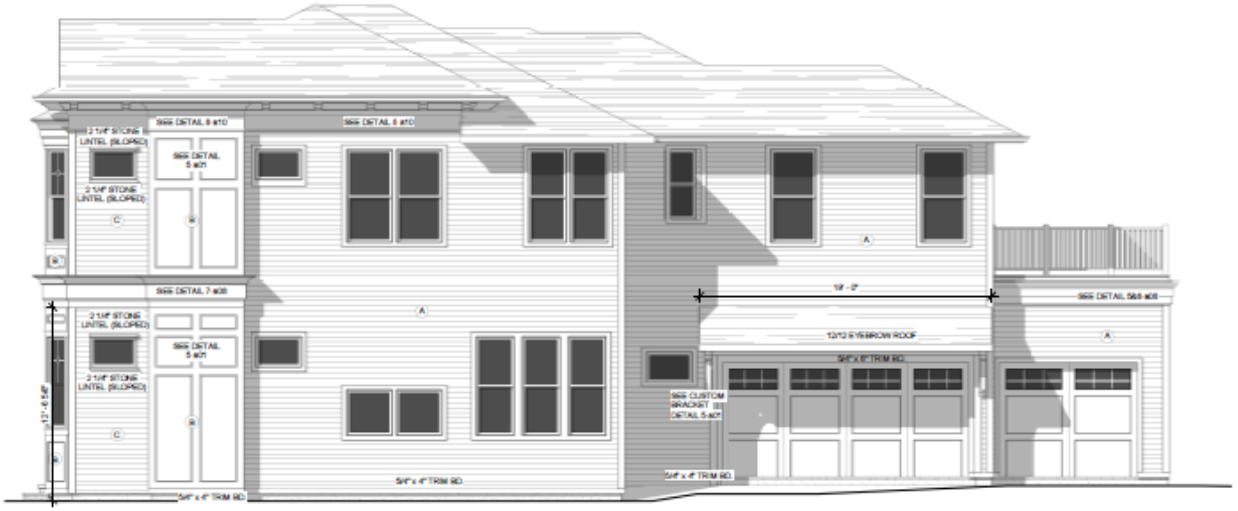
4 DETAIL - STD. WINDOW TRIM

1" = 1'-0"



3 DETAIL - FRONT ELEV. WINDOW TRIM

1" = 1'-0"



2 RIGHT ELEVATION

1/4" = 1'-0"

Irvine Park Homes

1. Two-Story
2. Front Facing Gable
3. Full Façade, one-story Front Porch
4. Heavy cornice and frieze
5. Simple detail