

# CITY OF SAINT PAUL

## HERITAGE PRESERVATION COMMISSION STAFF REPORT

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**ADDRESS:** 156 Dale Street  
**APPLICANT:** Carlsen & Frank Architects  
**DATE OF MEETING:** March 22, 2021  
**HPC SITE/DISTRICT:** Historic Hill Heritage Preservation District  
**DISTRICT PERIOD OF SIGNIFICANCE:** 1858-1930  
**PROPOSAL:** Rehabilitation  
**STAFF:** Allison Suhan Eggers

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### **BACKGROUND**

On March 9, 2020 the HPC held a public hearing to consider the demolition of the historic auto-garage. The HPC voted 7-0 to deny the demolition.

On April 20, 2020, the HPC held a public hearing to consider the construction of a five story apartment building with underground parking on Selby that proposed to maintain the existing historic auto garage at 156 Dale Street. The HPC voted 5-2 to approve the new construction proposal with the condition that any plans for the 156 Dale Street garage be submitted for separate review.

On October 19, 2020, the HPC held a public hearing to review the proposed demolition of the garage. The HPC voted 6-2 to deny the demolition.

### **PROPOSED WORK:**

The proposal is to renovate the 4,626 square foot garage building at 156 North Dale Street for use as retail or restaurant space. The use will depend upon tenants leasing the space. Submitted plans show an option for three “vanilla shell” retail spaces or a restaurant tenant. Regardless of the final interior layout, the exterior of the building would have the same exterior improvements and appearance.

On the west elevation (front), the northernmost door will be removed and a new door with a transom above will be installed. The existing boarded up openings will be enlarged to incorporate a new aluminum window storefront framing system. The new height of the storefront system will match the height of the current overhead garage door at the south end of the west elevation. The current overhead garage door will be replaced with an aluminum window storefront system and door. Below the new windows will be infilled with brick and concrete to match the existing. In front of the building will be three parking spots accessed from the alley. Decorative fencing and planters are proposed at the front of the building to enclose and screen future patio seating.

The south elevation at the alley has several openings. The westernmost opening is currently infilled with brick and will remain as is. The two middle openings which are currently infilled with brick will have aluminum windows with divided lites. The two easternmost openings will be enlarged to accommodate rolling doors.

At the north elevation, the three westernmost openings will have existing infill removed and be filled with 1 hr. fire rated glass block or fire lite glass. The existing CMU infill in the center will be covered with a wood panel. The easternmost openings that are currently infilled will be replaced with 1 hr. fire rated infill. One opening will be enlarged to accommodate a fire rated door.

The exposed ends of the wood joists at the rear elevations will be protected or removed to prevent further deterioration.

All exterior brick, stone, and CMU will be repointed as needed.

### **1. Does the project conform with Saint Paul Legislative Code Chapter 74 standards?**

The design does meet the Legislative Code Chapter 74 standards.

Sec. 74.64 Restoration and rehabilitation (Hill Historic Preservation District)

Guideline	Meets Guideline?	Comments
<p><i>Masonry and Foundations:</i>                      (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.</p>	<p>Yes</p>	<p>The proposal includes repointing the masonry as needed. Any infill masonry should match the existing.</p>
<p><i>Windows and Doors:</i>                      (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,</p>	<p>Yes</p>	<p>The proposal includes enlarging existing openings which does not normally meet the guidelines, however, the front façade of the building has been altered multiple times, so the change in opening sizes on the primary elevation will not result in the loss of a historic opening pattern. Furthermore, the new openings will match the height of the existing garage door which will proportionally relate to the historic use. The glass block proposed will be on non-primary elevations and will fit within the existing openings.</p>

<p><i>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.</i></p>		
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**2. Was the public informed about the HPC application and was there any participation?**

Notice letters were sent out to property owners within 100' of the project property on March 8, 2021 which gave a description and a map location of the project. It was also posted in the Legal Ledger on March 11, 2021

**3. Does the Project adversely affect the Program for Preservation and architectural control under Code Section 73.06(e)?**

No. The project rehabilitates an existing historic structure.

**STAFF RECOMMENDATIONS**

Based on the draft resolution findings and 9 conditions, staff recommends approval of the rehabilitation of 156 Dale Street.

**SUGGESTED MOTION:**

I move to adopt the draft resolution which approves the rehabilitation of 156 Dale Street as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

- End -

## **CITY OF SAINT PAUL**

### **HERITAGE PRESERVATION COMMISSION RESOLUTION (Draft)**

**ADDRESS 156 Dale Street North**

**DATE: March 22, 2021**

**Memorializing the Saint Paul Heritage Preservation Commission's March 9, 2020 decision approving the rehabilitation of 156 Dale Street North which is in the Historic Hill Heritage Preservation District.**

1. On April 2, 1991, the Hill Heritage Preservation District was expanded under Ordinance No. 17815, § 3(II). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04 (4).
2. The Period of Significance for the Historic Hill Heritage Preservation District is 1858-1930. The building was constructed in 1915 with an alteration to the front façade occurring in 1926.
3. The proposal to rehabilitate 156 Dale Street North will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation Site (Leg. Code §73.06 (e)).

**NOW, THEREFORE, BE IT RESOLVED**, the Heritage Preservation Commission approves the rehabilitation of 156 Dale Street North with the following conditions:

1. All final materials, details, and plans shall be submitted to staff for review and approval.
2. Window and door glass shall be clear – void of tint, color, or reflection.
3. Any metal shall have a dark finish – not glossy/shiny – or be of a material that will achieve a dark patina within 24 months.
4. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
5. 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.
6. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
7. 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 HPC staff prior to commencement.
8. 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.
9. 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.**



**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 Carlsen & Frank Architects Email sfrank@carlsenfrank.com  
(Staff will communicate via email unless otherwise noted)  
Address 524 Selby Ave.  
City St. Paul State MN Zip 55102 Daytime Phone 651 227-4576  
Name of Owner (if different) St. Paul Development Corp., Contact-John McCarty

**PROPERTY INFO**

Address/Location 156 Dale Street North, St. Paul, MN 55102  
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.

The project is to renovate the 4,626 square foot garage building at 156 North Dale Street for use as retail or restaurant space. The use will depend upon tenants leasing the space. Attached plans show an option for three "vanilla shell" retail spaces or a restaurant tenant. In either case, the exterior of the building would have the same exterior improvements and appearance.

See attached for additional information.

- 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 \_\_\_\_\_

2/17/21

Rev 7/12/19

## REQUIRED DOCUMENTATION

For review, staff need documentation that clearly describes your project:

1. What is the proposal.
2. Where will the proposed work occur.
3. Can proposed work be viewed from the public right-of-way?
4. Is the project a change from what exists or a reconstruction of what did exist historically?

### TYPES OF DOCUMENTATION (as applicable for your proposal-contact staff if you have a question)

- Complete statement and clear scope describing in detail the proposal (see reverse side).
- Photos of project area. Clearly labeled showing proposed work site, location (Street facing façade, north elevation, etc.) and surroundings.
- Plans (as applicable)
  - Demolition Plan. Information that clearly conveys what demolition is proposed as part of the proposal.
  - Site plan with scale and basic overall dimensions showing entire lot from street edge to alley. Include all existing/proposed driveways, curb cuts and structures. Show mechanical equipment locations. Highlight and label proposed work area clearly.
  - Elevation drawings with scale. Please label and include base elevation and include heights for all interior floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, lighting, roofs, siding, etc.
  - Details on exterior architectural elements, including balconies, lighting, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
- Information on proposed new materials (if applicable). NA
  - Material, trim and finish information and/or samples.
  - Provide manufacturer cut sheets which include: specifications, material, design, dimensions, functionality and color.

## PLEASE NOTE

\* All submittals become the property of the City of Saint Paul and are open public records.

\* Submittals may be posted online or made available to any party that requests a copy.

\* It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.

\* Review of applications takes time. It may be several days before staff responds to a submittal.

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials).

Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.

The amount of time required for review of the application depends on the type of work, the complexity of the project, documentation received, and conformance with the applicable guidelines. Staff reviews and approves many applications while others need to be reviewed and approved by the Heritage Preservation Commission. Some applications can be reviewed by staff in a few days. If the application is to be reviewed by the HPC the process generally takes about 30 days once all documentation is received.

# Carlsen & Frank Architects, LLC

524 Selby Avenue, Saint Paul, Minnesota 55102 (651) 227-4576 [www.carlsenfrank.com](http://www.carlsenfrank.com)

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Project: 156 Dale Street Garage Renovation  
Date: February 18, 2021  
To: St. Paul Heritage preservation Commission  
From: Sylvia Frank, Carlsen & Frank Architects

## Project Description:

The project is to renovate the 4,626 square foot garage building at 156 North Dale Street for use as retail or restaurant space. The use will depend upon tenants leasing the space. Attached plans show an option for three “vanilla shell” retail spaces or a restaurant tenant. In either case, the exterior of the building would have the same exterior improvements and appearance.

The project is zoned T3 Traditional Neighborhood, which requires no parking on the site. However the St. Paul Zoning Department is permitting 2 parking spaces in the front yard facing Dale Street with access from the alley, one accessible space and one short term space with access from the alley. The remaining space in front of the building facing Dale Street is to be developed as a plaza.

Sanborn maps from 1915 show the original garage building filled the entire 6,789 square foot, 93' x 73' site. In 1926 a permit was issued to demolish the original façade and construct a new façade 27" back from the original, presumably to allow gas pumps or parking for vehicle repair outside in front of the garage. The more recent façade varies in design style and has an orange brick color that is different from brown brick on the north and south facades. On the 1926 façade facing Dale Street, there are a variety of opening sizes and types, including a 10'-8" high overhead door opening to the south and several 8'-4" high window and door openings in the remainder of the façade.

The developer proposes to enlarge existing openings and raise the height of existing openings on the Dale Street façade to match the height of the overhead door opening at the south end of the wall, which will allow for transom windows bringing more light into the building.

The south façade has five arched top windows that have been infilled with brick. The one at the southwest corner is cut off at the corner by the 1926 façade. The infill in two of these openings is to be removed and replaced with windows. Two infilled openings toward the east are to be replaced with rolling doors giving access to a delivery/trash room in the south east corner of the building.

The east wall is located on the property line and an adjacent building originally shared this common masonry wall. Roof joists project 2 or 3 inches beyond the exterior wall face and joists have deteriorated. A 6'-1" wide easement is to be provided by the adjacent property owner along the east property line to permit code compliance for the adjacent structure and maintenance of the properties.

The north wall of the garage building is located on the property line. The adjacent building to the north is a 3-story commercial/residential building under the same ownership as the garage building. The eight original openings in the north façade of the garage building have been infilled with brick, concrete block and wood panels. Attached plans show fire rated glass block replacing infill in three of these openings and a rated door in one to allow access to a common trash area shared by both properties.



Dale Street

Proposed boulevard trees by city if permitted by city

Commerical/Residential Building

Driveway on adjacent property

Exist. retaining wall to remain

Adjacent property owner to east is to connect rain leader draining roof @ NE corner of building to catch basing and storm water line on adj. property.

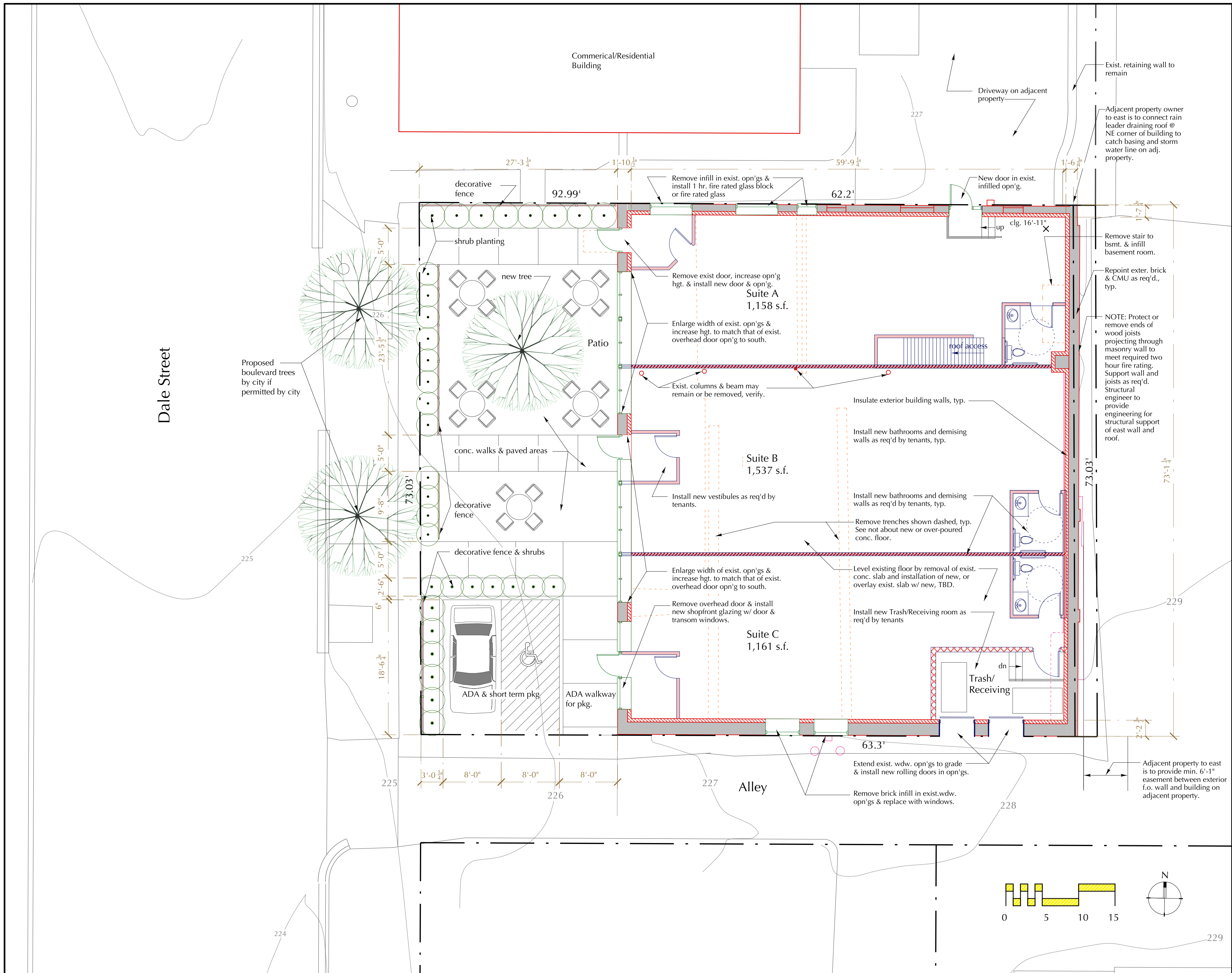
156 N. Dale Street  
Garage  
St. Paul, MN 55102

Carlsen & Frank Architects  
524 Selby Ave. Saint Paul, MN 55102  
651 227-4576 www.carlsenfrank.com

St. Paul Development Corp.  
505 Grant Street, Suite  
Minneapolis, MN 55104

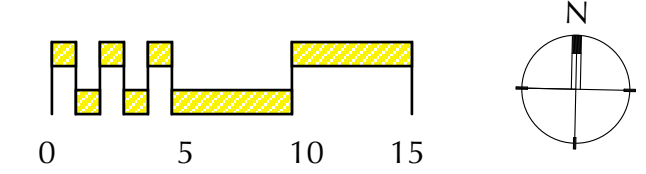
Drawn By:  
SAF/PSC  
Date: 2/11/21  
Revisions:  
#1 2/16/21  
#2 2/17/21

Drawing Sheet No.  
**A1**

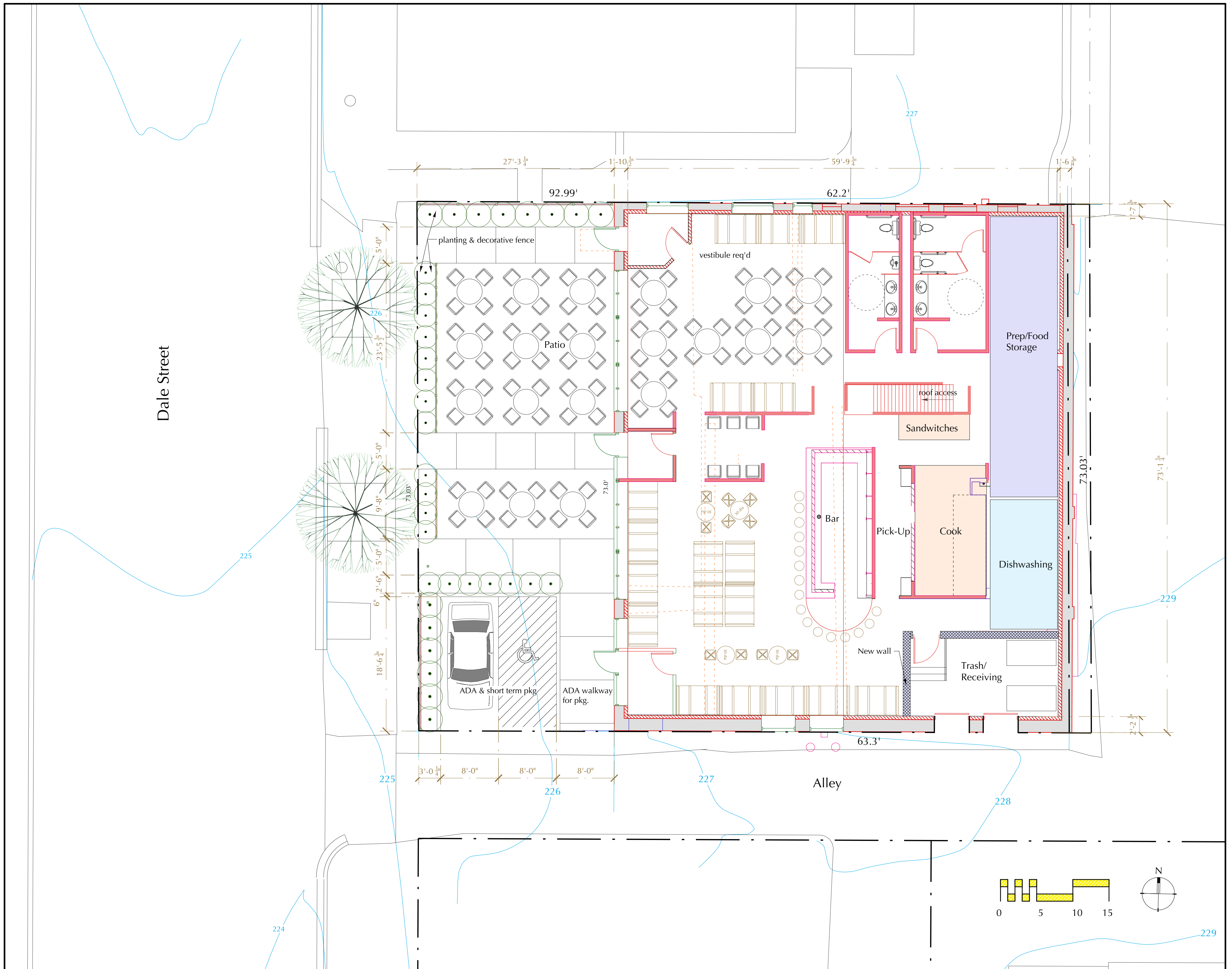


Scheme B Restaurant

Scale: 1/8"=1'-0"



Dale Street



Scheme B Restaurant

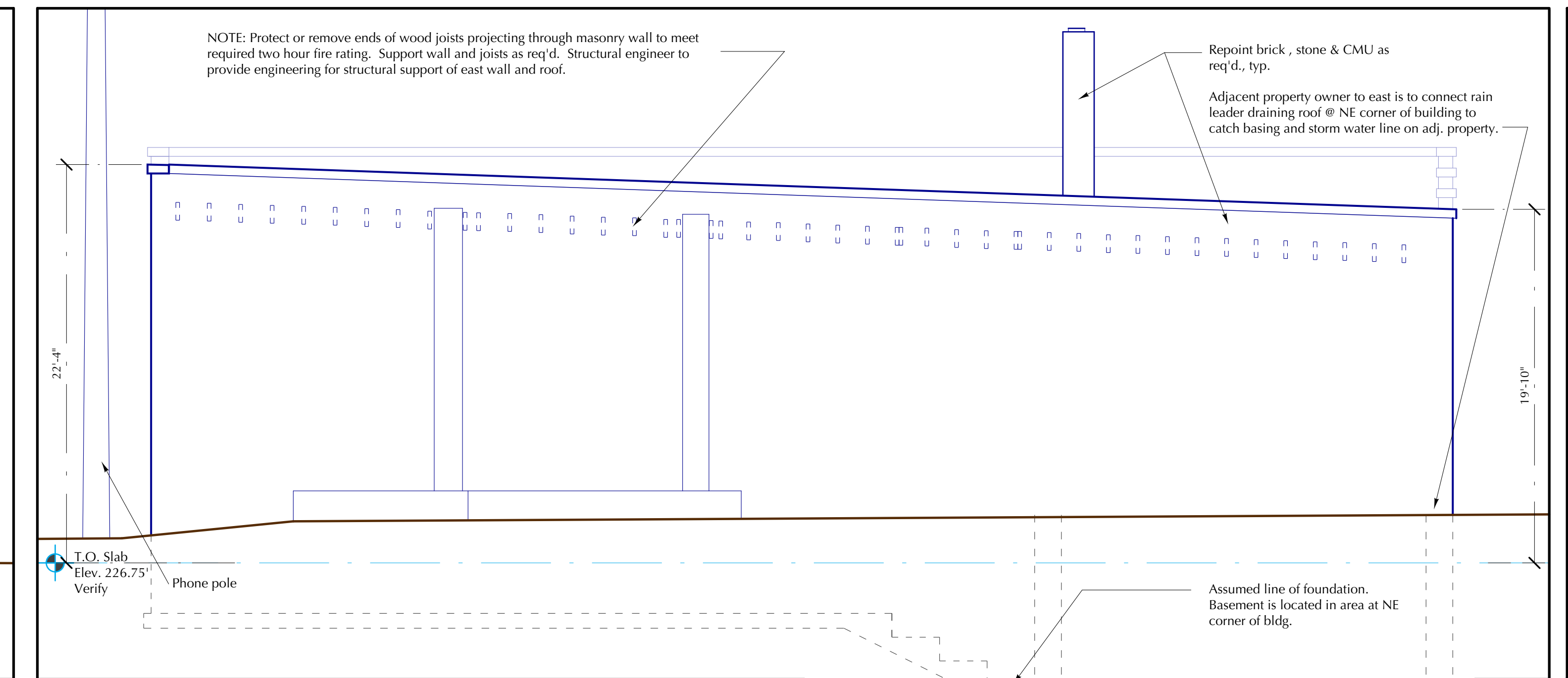
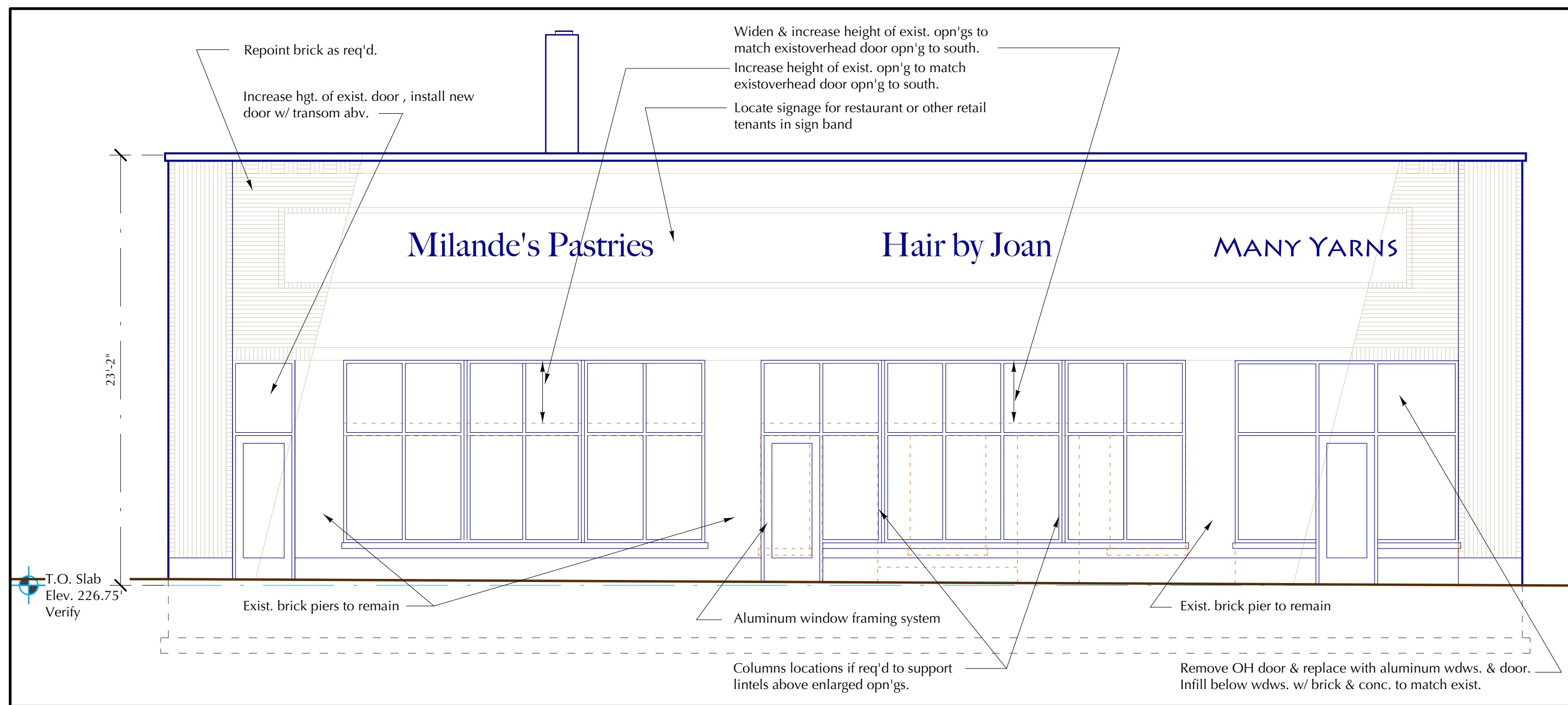
156 N. Dale Street  
Garage  
St. Paul, MN 55102

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524 Selby Ave. Saint Paul, MN 55102  
651 227-4576 www.carlsenfrank.com

St. Paul Development Corp.  
505 Grant Street, Suite  
Minneapolis, MN 55104

Drawn By:  
SAF/PSC  
Date: 2/11/21  
Revisions:  
#1  
#2  
#3

Drawing Sheet No.  
**A2**

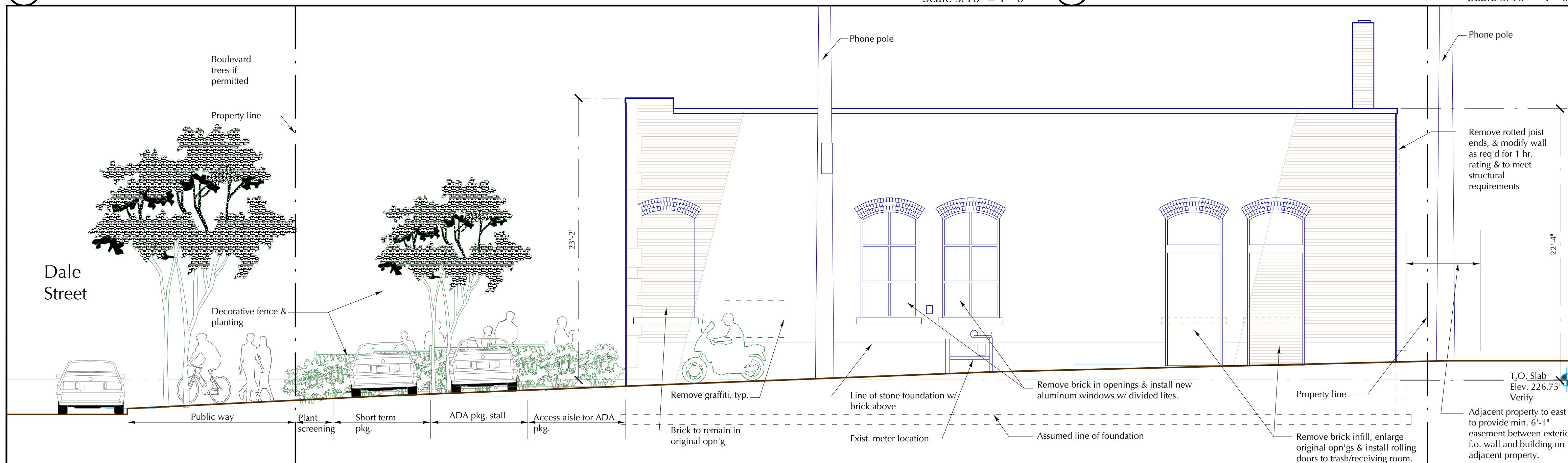


1 West Elevation

Scale 3/16" = 1'-0"

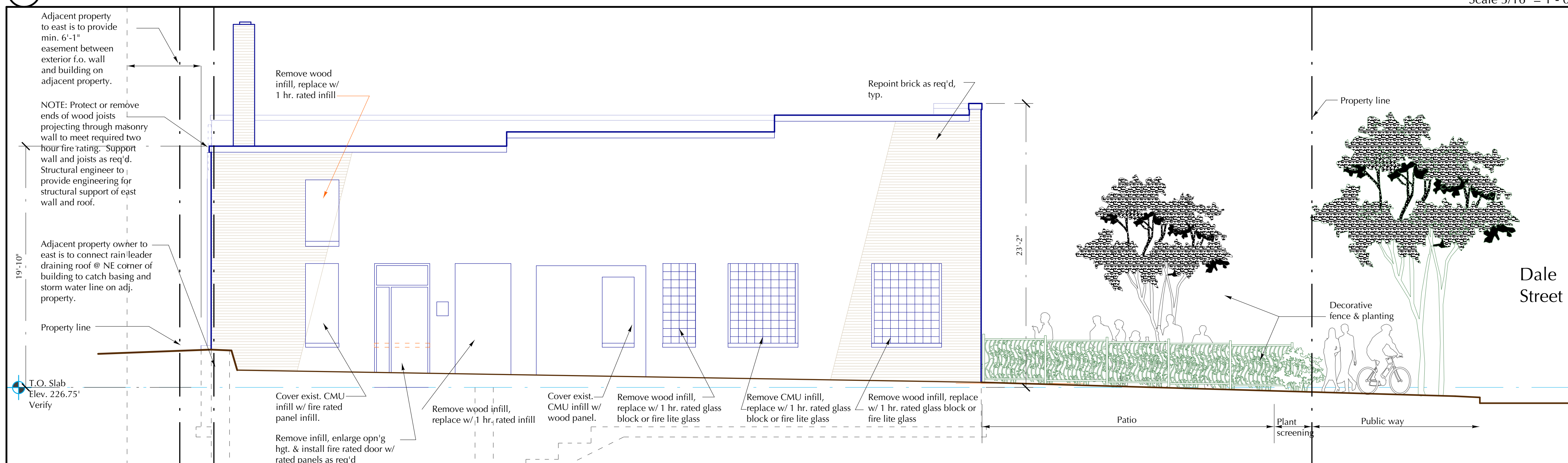
4 East Elevation

Scale 3/16" = 1'-0"



2 South Elevation

Scale 3/16" = 1'-0"

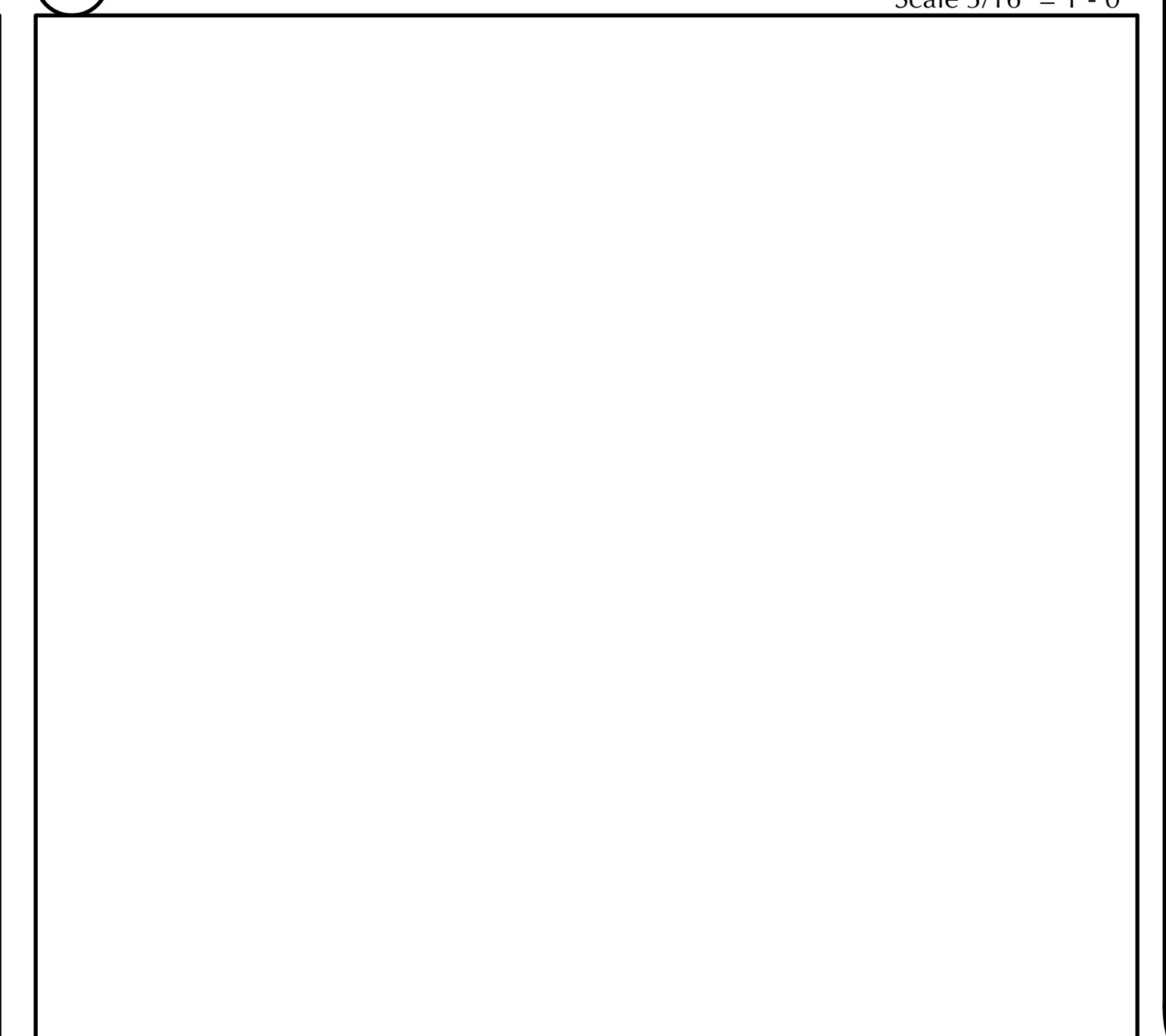


3 North Elevation

Scale 3/16" = 1'-0"



5



6

156 North Dale Street  
Garage  
St. Paul, MN 55102

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St. Paul Development Corp.  
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Minneapolis, MN 55104

Schematic Elevations  
Not for Construction

Drawn By: SAF  
Checked:  
Date: Feb. 11, 2021  
Revisions:  
#1 2/16/21  
#2 2/17/20  
#3

Drawing Sheet No.  
**A3**

Wood joists show repairs and exposure

West steel Beam

East steel beam

Lower bracing beam on columns

Lintels above opening, not designed for higher store front

Pits in floor

Trenches and curbs in floor



Toward North Wall

Steel structure

Added angle to support rotting joists bearing on and extending through masonry wall

Vent not permitted through north wall w/ zero lot line

Chimney

Opening to basement



156 Dale Street Garage  
Existing Conditions St. Paul, MN

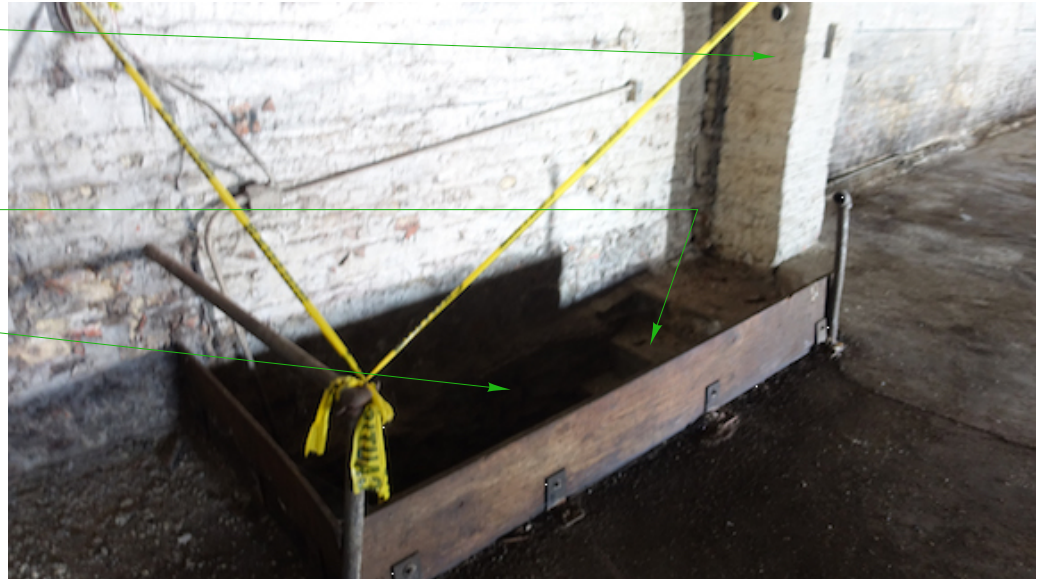
Carlsen & Frank Architects  
February 16, 2021

Toward Wall @ NE Corner

Chimney

Top of stairs to basement

Opening to basment



156 Dale Street Garage  
Existing Conditions  
St. Paul, MN

Carlsen & Frank Architects  
February 16, 2021

Toward East Wall

Added angle to support  
rotting joists bearing on  
and extending through  
masonry wall

Chimney



Chimney

East steel beam on  
column

Ledge at top of  
foundation, which  
indicates floor slopes  
to the west over 1-0

Eastern trench  
drain in floor



Toward South Wall

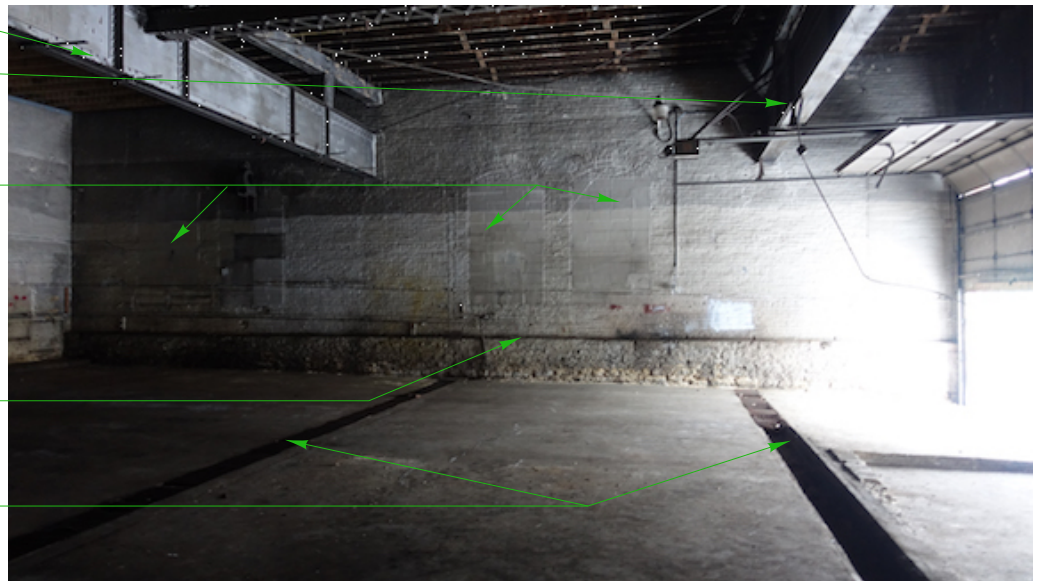
East steel beam

West Steel Beam

Infilled windows

Ledge at top of foundation, note it indicates floor slopes to the west over 1-0

Trench drains



156 Dale Street Garage  
Existing Conditions  
St. Paul, MN

Toward South Wall

Carlsen & Frank Architects  
February 16, 2021



West steel beam

Lower steel bracing beam and column

OH door

Steel lintel

Trench drains

Old service Pit



Toward West Wall & OH Door

Lintel West Wall

Soldier brick work at corner piers not typical of rest of building

Random spacing and size of openings in wall, no cohesive organization



Brickwork replaced w/ CMU above joist

Wood joists protrude through wall, are deteriorating

Remnant of opening left when building front moved back

Concrete bulkhead

Pilasters, function not evident from interior structure

West Side



South & East Sides

Mix of brick not consistent with brick other areas

Infilled openings

156 Dale Street Garage  
Existing Conditions  
St. Paul, MN



North Side