

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

FILE NAME: 557 Dayton Avenue – James W. and Belva Lusk House
APPLICANT: Charles Goenner
OWNER: Charles Goenner
ARCHITECT: Jim Mackey
DATE OF APPLICATION: August 16, 2017
DATE OF PUBLIC HEARING: September 7, 2017
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District (1978) - RA-SPC-4581
James W. and Belva Lusk House - RA-SPC-0938
NRHP: Woodland Park Historic District (1978) - RA-SPC-4579
PERIOD OF SIGNIFICANCE: 1858-1930
CATEGORY: Pivotal WARD: 1 DISTRICT COUNCIL: 8
CLASSIFICATION: Public Hearing ZONING: RT2
BUILDING PERMIT #: 17-068662
BZA APPEAL #: 17-045348
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: September 5, 2017

A. SITE DESCRIPTION: The James W. and Belva Lusk House at 557 Dayton Avenue is an East Lake/Stick-Style residence designed by D.W. Milland and constructed in 1884. The two-and-one-half-story residence is of irregular plan with decorative banding framing the openings, clapboard and fishscale shingles on the exterior and simple windows with decorative mouldings. The wrap-around porch retains decorative ornamentation and lattice-work. Above the porch pediment is a second-story porch with spindle-work. The original barn was demolished in 1995. This building is categorized as pivotal to both the local Historic Hill Heritage Preservation District and the Woodland Park National Register Historic District.

B. PROPOSED CHANGES: The owner proposes to construct a three-stall garage on the 36' by 36' (1296 sq.) footprint of the former barn. The proposed garage is wood-frame with wood lap-siding and a truncated, hipped-roof. Three-garage doors would face the alley (north) and one would face the yard (south) along with a service door. Massing, opening, and details recall those of the earlier barn.

C. BACKGROUND: The historic barn appears to have been constructed at or around the time the home was constructed (1884) and according to the May 6, 1912 building permit (#58881), there were improvements to make “repairs to the old barn to make it suitable for garage purposes by installing a concrete floor.” Rehabilitation of the barn started in the early/mid 1980s when a basement was constructed underneath the slab. The barn had drop-lap siding, two garage doors at the alley (north), one large door to the south, a hay-loft, and two gables projecting from the truncated hipped-roof and gabled dormers on the north and south roof planes. The current owner purchased the property in 1985. In May 1995, the City issued a citation due the condition of the building. In June 1995, the current owner applied to demolish what remained of the historic barn, stating it was “unfeasible to reuse walls in any new construction. Under court order to fix or teardown.” At that point, the building had sat without a roof for quite some time. On June 21, 1995, a demolition permit was issued for the barn and the HPC did not have the opportunity to review and approve the demolition or suggest other measures given the court order.

On June 19, 2017, the Board of Zoning Appeals (BZA) reviewed an application for a minor variance for the construction of the garage. The zoning code, Sec. 63.501(f), states that accessory structures must not exceed 1,000 sq.; the applicant requested a variance of 296 sq. and the BZA approved it with the condition that the new structure must be approved by the HPC.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's 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 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.*

Hill Historic District Design Review Guidelines

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.

(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) 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.*

(Ord. No. 17815, § 3(III), 4-2-91)

E. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. 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 property is categorized as pivotal to both the Historic Hill Heritage Preservation District and the Woodland Park National Register Historic District.

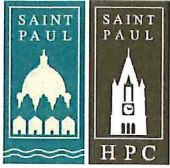
3. The Period of Significance for the Historic Hill Heritage Preservation District is 1858-1930.
4. **Sec. 74.65 (b) Massing and Height:** The massing of the proposed garage is larger than other accessory structures in the area, however, the massing and height are consistent with historic precedent at the site and compatible with other historic carriage houses and barns in the neighborhood.
5. **Sec. 74.65 (c) Rhythm and Directional Emphasis:** 557 Dayton Avenue is a corner lot, the garage is proposed in the northeast corner of the site on the slab where the historic barn was sited. The location of the garage at this location maintains the block's rhythm of buildings to open space. The horizontal emphasis, window and door placement, and truncated hipped-roof help to break up the massing and maintain the rhythm of the block.
6. **Sec. 74.65 (d) Materials and Details: Siding and Trim:** The smooth, wood, drop-lap siding and LP Smart fascia and soffit relates to the materials and details of the historic barn and the house. The profile and size of the siding and trim are consistent and complimentary to the house.
7. **Sec. 74.65 (d) Materials and Detail: Roof.** The proposed gabled dormers and details relate to the historic barn and details of the house, they also break up the massing of the roof planes. Asphalt shingles are proposed on the roof to match the house. The reddish-dark brown color of the roof complies with the guideline for appropriate shingle colors. The final shingle brand, style, and color must be submitted to HPC staff for final review and approval.
8. **Sec. 74.65 (e) (1) Building Elements: Roof.** The truncated hipped-roof relates to the historic roof shape of the barn and is compatible with the existing adjacent historic buildings. The roof vents and stacks are not shown on the plans, and should not be placed on the front (south) roof plane.
9. **Sec. 74.65 (e) (2) Building Elements: Doors and Windows.** The guidelines state "Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows." The general size, shape and placement of windows and doors are consistent with those of the historic barn and comply with the guideline. Door and window brands, sizes, styles, and material specifications were not submitted for review and must be submitted to the HPC and/or staff for final review and approval prior to purchase and installation.
10. **Sec. 74.65 (d)(2)** According to the applicant, the construction of a rock-faced block foundation has commenced. So long as the texture and color of the block relates the traditional limestone foundation material of the house, it will comply with the guideline.
11. **Sec. 74.65 (f) (1) Setback.** The proposed setback is consistent with the historic setback of the barn and complies with the guideline.
12. **Sec. 74.65 (f) (3) Garages and Parking.** The detached garage is appropriately oriented toward and accessed from the alley. The garage doors will be individual paneled doors which comply with the guidelines. Final garage door details must be submitted to HPC staff for final review and approval.
13. **Sec. 74.65 (g)** The guideline that states, "electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous" should be followed when utilities are installed at the property.
14. The alley and apron behind the property is constructed of historic brick pavers. The pavers should not be removed or damaged by the construction of the garage. Efforts should be taken to protect the pavers from damage or loss.
15. The proposal to construct a three-stall garage at 557 Dayton Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

F. STAFF RECOMMENDATIONS: Based on the findings, staff recommends approval of the building permit application with the following conditions:

1. The final shingle brand, style, and color shall be submitted to HPC staff for final review and approval.
2. Garage door, service door, and window brands, sizes, styles, and material specifications shall be submitted to the HPC and/or staff for final review and approval prior to purchase and installation.
3. Roof vents and stacks should not be placed on the front (south) roof plane.
4. The historic brick pavers shall be protected during construction and shall not be removed or damaged. Photo documentation of the condition of the alley prior to the commencement of work shall be submitted to HPC staff. Any damage to or loss of pavers in the alley and the apron, due to any aspects of work reviewed in this proposal, shall be repaired at the owner's expense.
5. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
6. The HPC stamped approved plans shall remain on site for the duration of the project.

G. ATTACHMENTS

1. HPC Application
2. Garage Plans
3. Photos & Specifications
4. Building Permit and Affidavit
5. Historic Photo of property
6. Contemporary Photo of property
7. 1999 Roof contract for house
8. Photos of historic barn
9. BZA – Variance staff report



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
 ApplyHPC@stpaul.gov

Project Address:

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

A complete application consists of:

- 1) An application form
- 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

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: 557 DAYTON Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: CHARLES GOENNER

Company: _____

Street and number: 557 DAYTON

City: ST PAUL State: MN Zip Code: 55102

Phone number: 651 224 9460 e-mail: CHUCK.SAINTPAUL@GMAIL.COM

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: JIM MACKAY

Company: _____

Street and number: 1723 LAFOND

City: ST PAUL State: MN Zip Code: 55104

Phone number: 651 644 0869 e-mail: JIM.MACK@g.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and 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.

ALL EXTERIOR MATERIALS MADE OF PINE.
SIDING IDENTICAL TO HOUSE, AS IS ROOFING.
MATERIALS TO BE PAINTED LIKE HOUSE.

Total Project Value: _____ Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Restoration /Repair/Rehabilitation
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
<input type="checkbox"/>	<input type="checkbox"/>		Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>		Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>		Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>		Digital copies of the plans and photos submitted on CD or USB.



<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Fencing/Retaining Wall:
<input type="checkbox"/>	<input type="checkbox"/>		A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.
<input type="checkbox"/>	<input type="checkbox"/>		An elevation drawing or photo of the proposed fence/wall.
			Roofing:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sample or description of existing material(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sample or specifications of proposed material(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sample colors. GAF CERTAINEED SEALDON 25 YR MAPLE RED.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides affected by the proposed work.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed. SELA CONTRACT ATTACHED
			Heating, Ventilating, and Air Conditioning Equipment
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing location of condenser in relation to the building(s) and property lines.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the proposed location of any condensers or venting.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs demonstrating that the proposed unit is not visible from the street.
<input type="checkbox"/>	<input type="checkbox"/>		A screening plan if a condenser is in the side yard.
<input type="checkbox"/>	<input type="checkbox"/>		Drawing or photograph demonstrating where and how conduit will be attached to the building.
			Window/Sash Replacement:
<input type="checkbox"/>	<input type="checkbox"/>		Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.
<input type="checkbox"/>	<input type="checkbox"/>		Existing window design and dimensions.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed window design, dimensions, and manufacturer's specifications including shop drawings.
<input type="checkbox"/>	<input type="checkbox"/>		Existing type of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed style of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Existing exterior window trim material.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed exterior window trim material and style.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides where window replacement is being proposed.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of existing features/conditions which support window replacement proposal.



<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Other Items Requested by HPC Staff:
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

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: Charles Joerner Date: _____

Typed name of applicant: _____

Signature of owner: _____ Date: _____

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . Please attach supporting documents to the email as well.

Submit Application



FOR HPC OFFICE USE ONLY

Address: 557 DAYTON AVE.
Date received: AUGUST 14, 2017
Date complete: _____

FILE NO. _____
City Permit # _____ - _____

District: HILL / Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

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:

- Submitted:
- 3 Sets of Plans
 - 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
 - Photographs
 - CD of Plans (pdf) & Photos (jpg)
 - City Permit Application
 - Complete HPC Design Review application

Hearing Date set for: 9-7-17

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 _____

HPC Staff Notes

Blank area for HPC Staff Notes.



Goenner Garage

557 Dayton Avenue, Saint Paul

JIM HASKNEY
CARSON DESIGN

1733 LAFOND AVENUE
 SAINT PAUL, MN 55104
 PHONE/FAX 651-647-0869
 E-MAIL jim.haskney@cdg.com

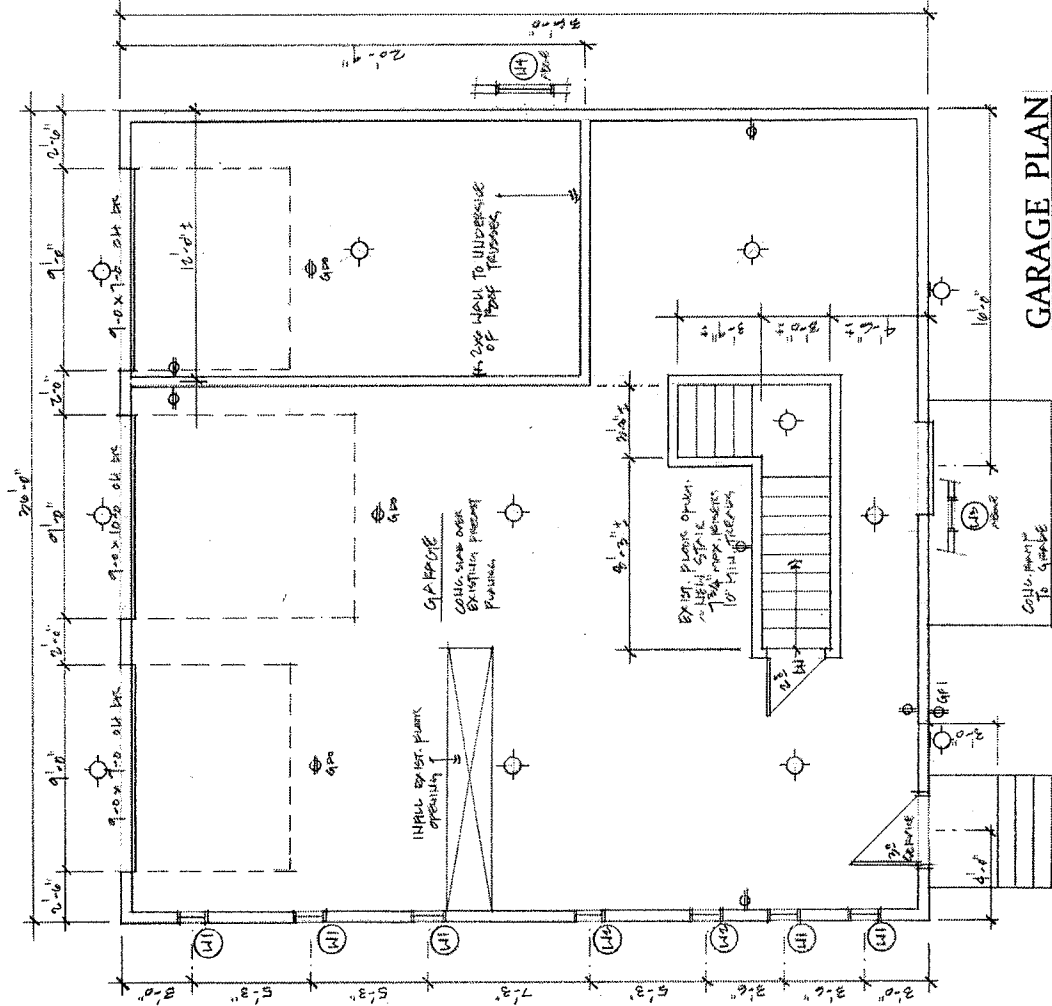
Date: 9/9/2016

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING FOUNDATION.
2. ALL DIMENSIONS TO OUTSIDE FACE OF EXISTING FDN. / SHEATHING AT THE EXTERIOR.
3. CONCRETE SLAB OVER EXISTING PRECAST PLANK FLOOR DESIGN BY THE INSTALLER.
4. ROUGH CEILING HEIGHT 12'-0" - TOP OF PRECAST TO BOTTOM OF ROOF TRUSSES.
5. PRE ENGINEERED WOOD ROOF TRUSSES DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.
6. ALL DOOR AND WINDOW SELECTIONS TO BE VERIFIED WITH THE OWNER.
7. VERIFY ELECTRICAL OUTLET & LIGHT FIXTURE LOCATIONS WITH THE OWNER.
8. EXTERIOR SIDING & TRIM TO MATCH HOUSE AS CLOSELY AS POSSIBLE. SEE CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.

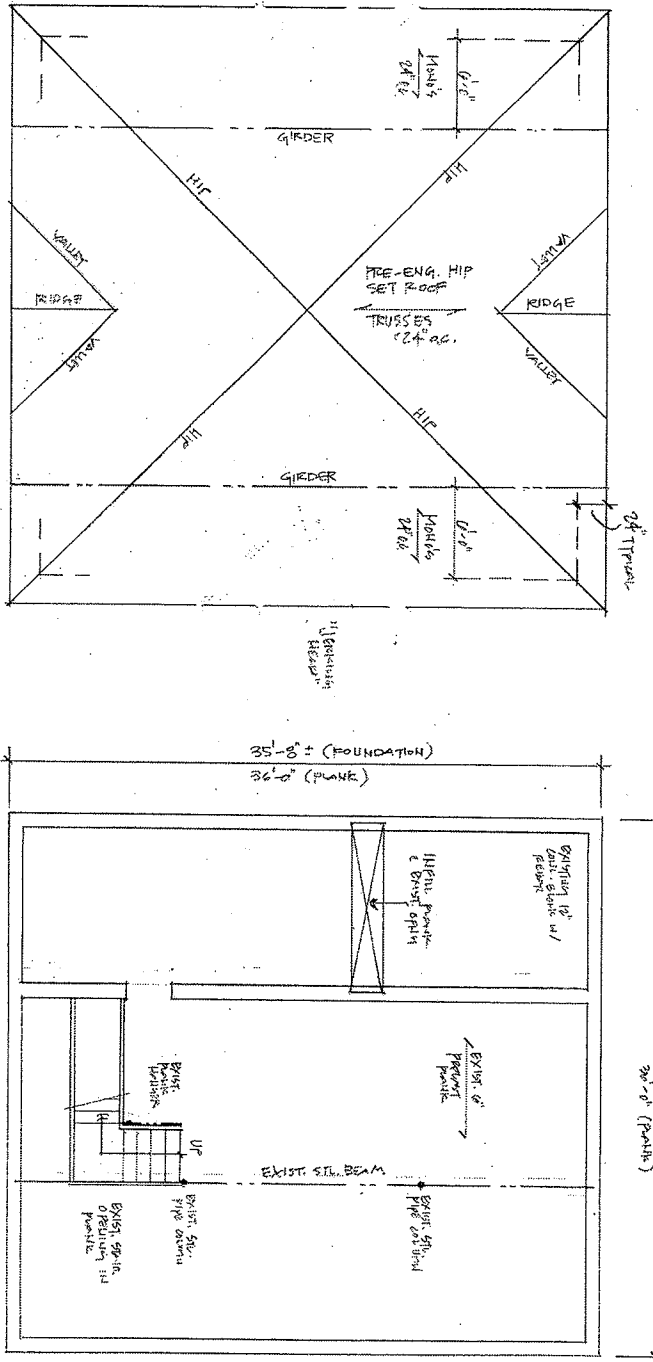
WINDOW SCHEDULE

WDW#	WINDOW SIZE	WINDOW TYPE	QTY
W1	18" W X 24" H	AWNING	5
W2	18" W X 48" H	DOUBLE HUNG	2
W3	18" W X 24" H	STATIONARY	1
W4	30" W X 36" H	DOUBLE HUNG	1



GARAGE PLAN
 3/16" = 1'-0"

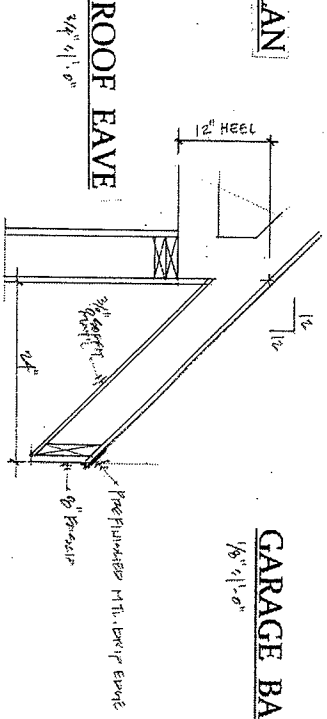
JIM MASNER
CARSQUIDOS
 1723 LAFOND AVENUE
 SAINT PAUL, MN 55104
 PHONE/FAX 651-644-0864
 EMAIL jim.masner@cp.com



ROOF PLAN

GARAGE BASEMENT PLAN

WALL BASE



ROOF EAVE

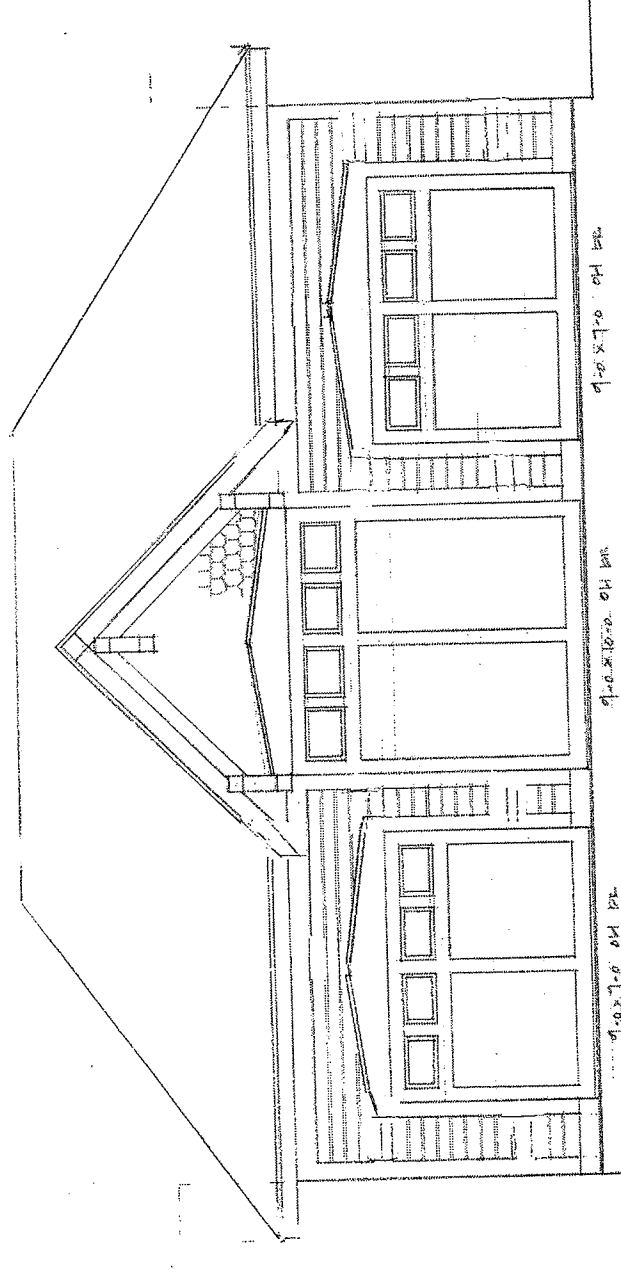
Goenner Garage
 557 Dayton Avenue, Saint Paul

JIM MACKAY
ARCHITECTS
 173 LAFOND AVENUE
 SAINT PAUL, MN 55104
 PHONE/FAX 651-644-0869
 E-MAIL jim.mackay@q.com



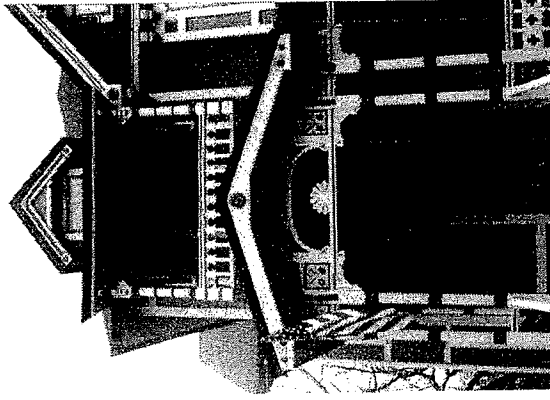
EXISTING HOUSE

8 1/2"



NORTH ELEVATION

1/4" = 1'-0"



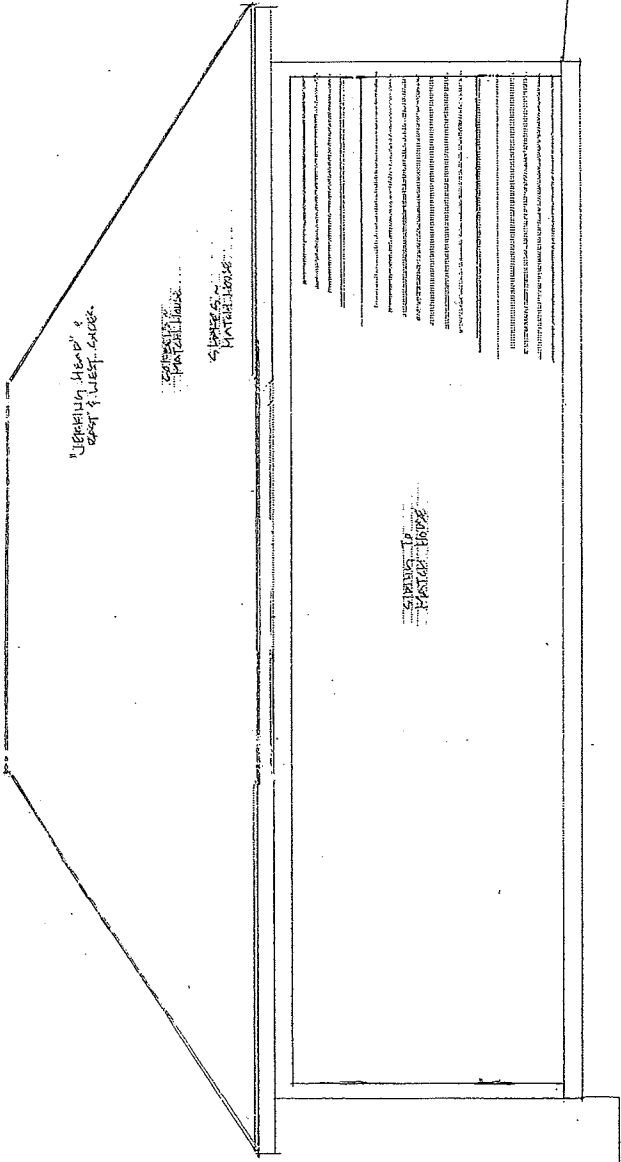
Goenner Garage
 557 Dayton Avenue, Saint Paul



1773 LAFOND AVENUE
 SAINT PAUL, MIN 55104
 PHONE/FAX 651-644-0869
 E-MAIL jim.nack@go.com

FROM: JIM NACK, TO
 MARY PATRICK

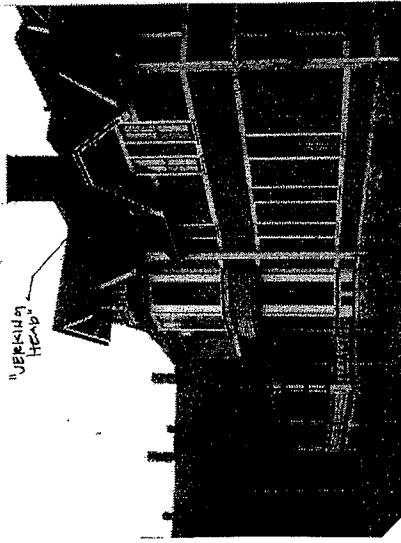
12' |
 12' |



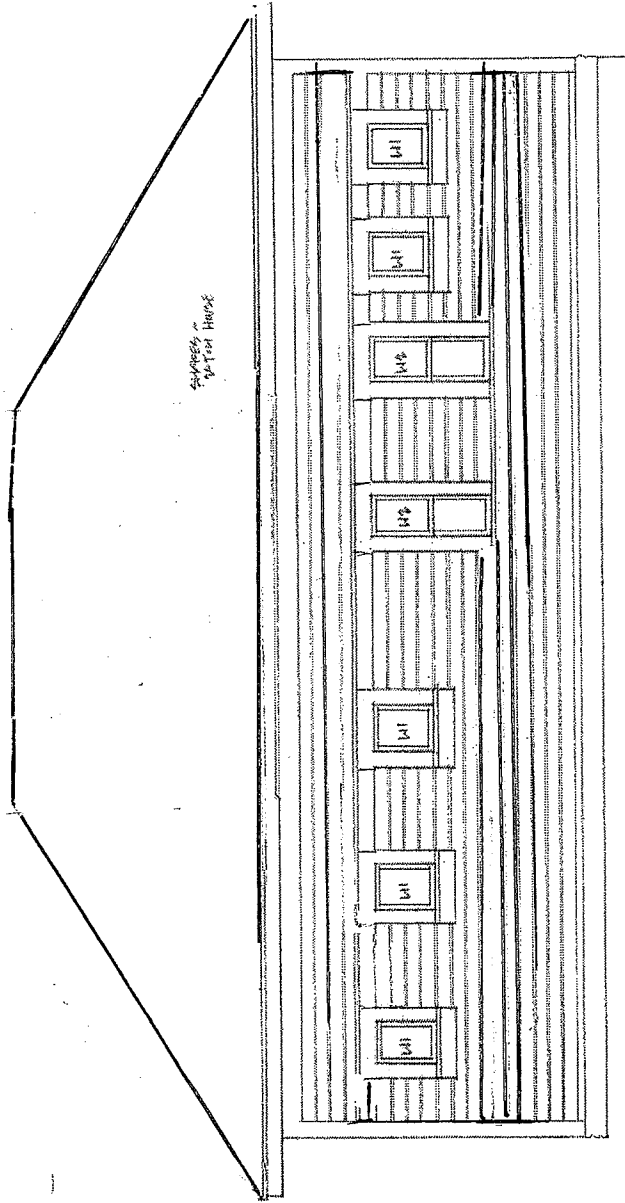
EAST ELEVATION
 1/4" = 1'-0"

Goenner Garage
 557 Dayton Avenue, Saint Paul
 6

JIM HASKNEY
CARSHEDDESIGN
 1733 LAFOND AVENUE
 SAINT PAUL, MN 55104
 PHONE/FAX 612-644-0869
 E-MAIL jimhaskney@cs.com



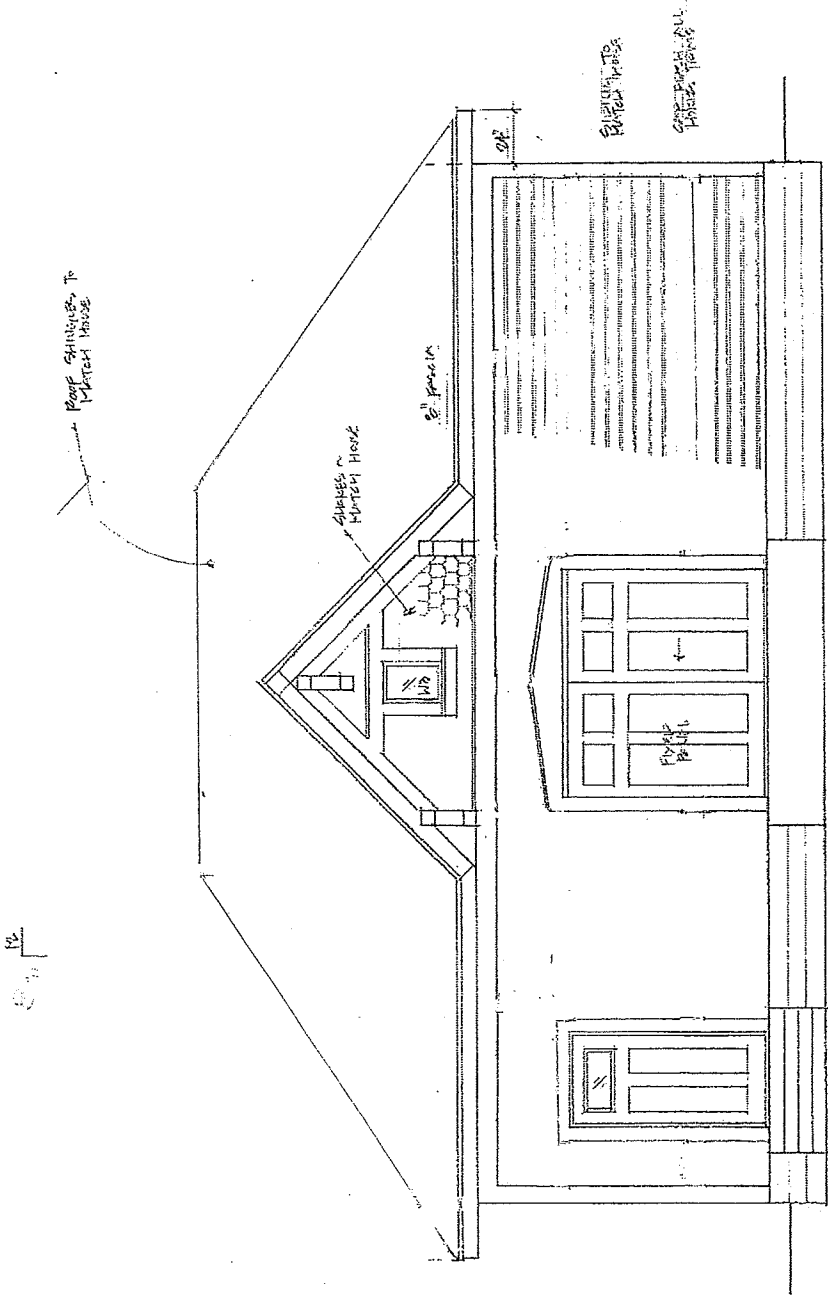
1/2
 3



WEST ELEVATION
 1/4" = 1'-0"



3723 LAFOND AVENUE
 SAINT PAUL, MN 55104
 PHONE/FAX 65-644-0669
 EMAIL jinmason@comcast.net

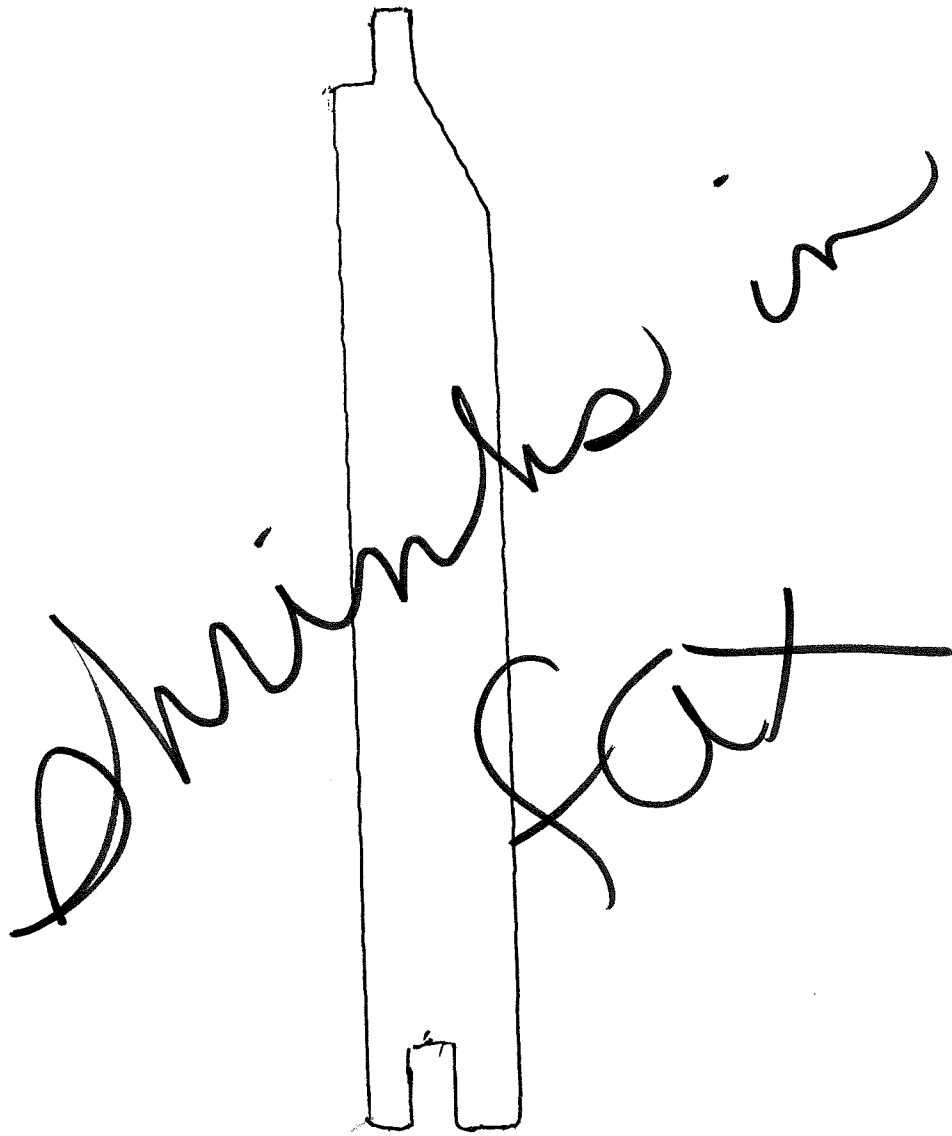


SOUTH ELEVATION

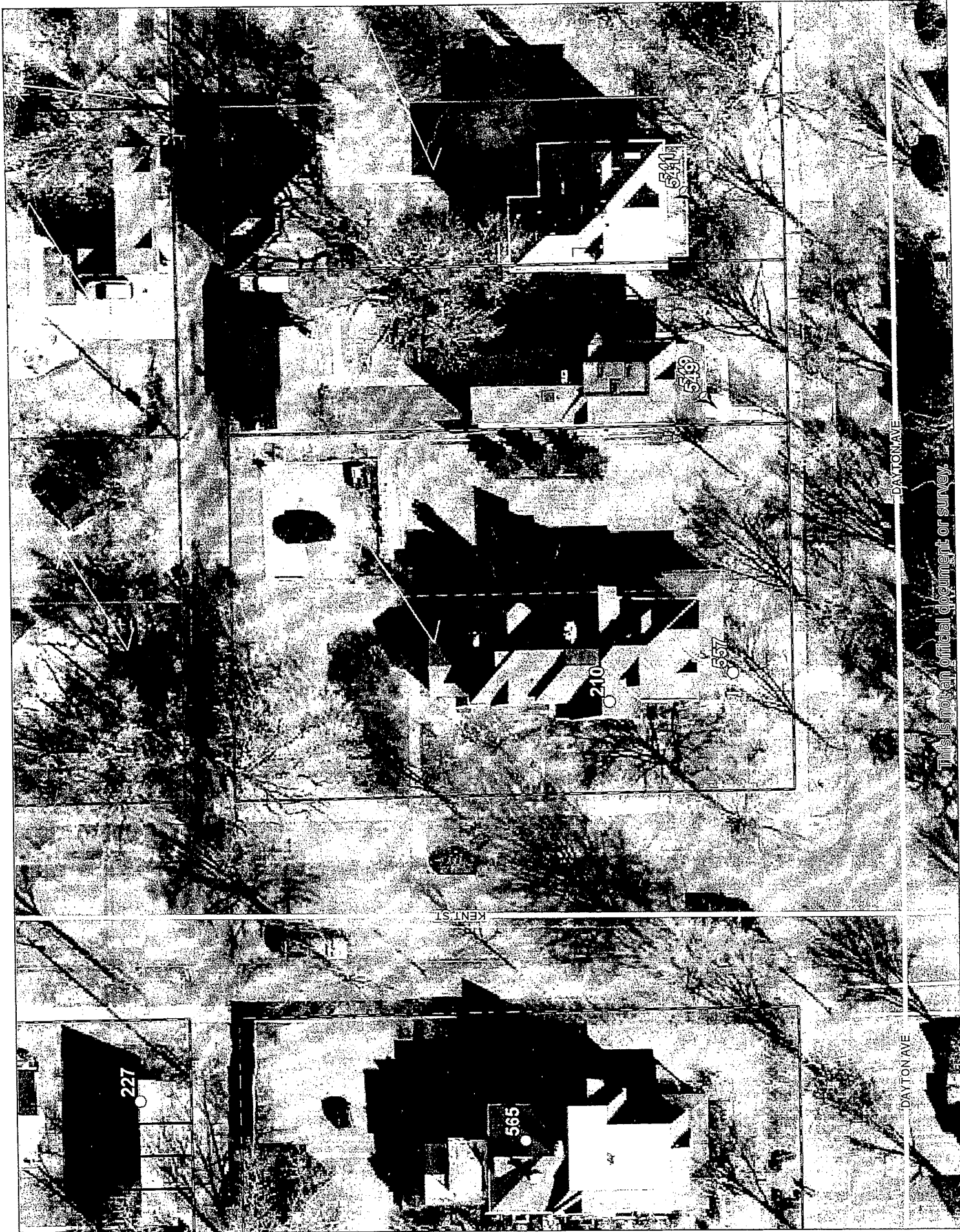
1/4" = 1'-0"

Cont. Ramp to garage

Goenner Garage
 557 Deyton Avenue, Saint Paul

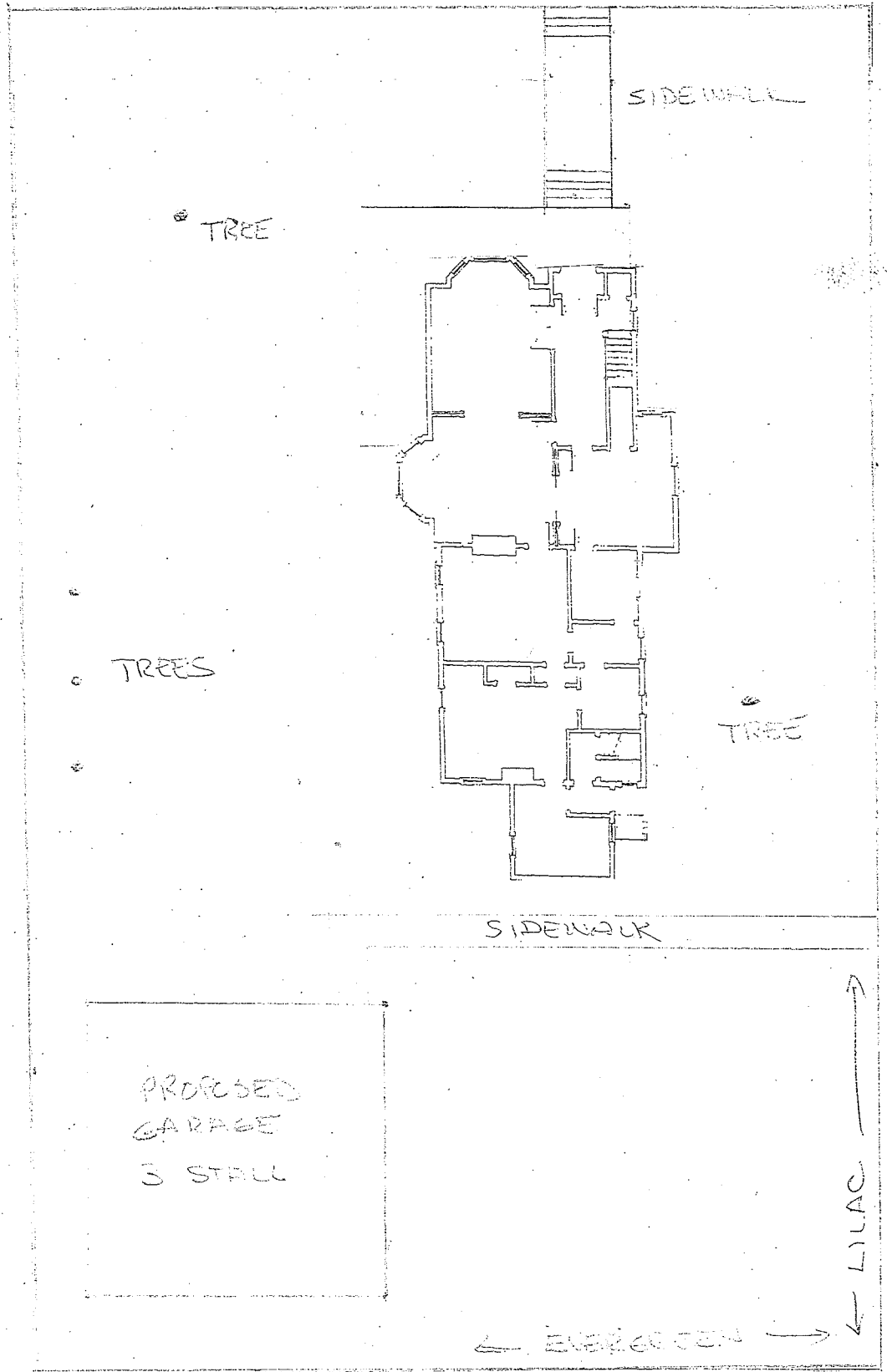


CHUCK GOENNER
557 DAYTON
224-9460

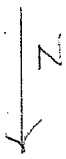


This is not an official document or survey.

DAYTON AVENUE



557 DAYTON



$\frac{1}{16}'' = 12'$

PROPOSED
GARAGE
3 STALL

SIDEWALK

SIDEWALK

TREE

TREES

TREE

LILAC

EVERGREEN

ALLEY

PID 01282322001
 CHARLES GOEMER
 557 DAYTON
 ST PAUL MN
 651224-8420



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Building Permit Affidavit for the Owner of Residential Real Estate¹

I, the undersigned, certify that I own the residential real estate for which I am applying for a building permit, located at:

557 DAYTON AVE, ST PAUL, MN
(Property Location)

I understand that the State of Minnesota requires all residential building contractors, remodelers and roofers to obtain a state license for work performed on residential real estate (as defined by Minnesota Statute 326B.802, subd.13) unless they qualify for a specific exemption from licensing requirements. I hereby claim to be exempt from state licensing requirements because I am not building or improving this property for purposes of resale.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property and I understand that some of these contractors may require a license. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota Statute 326B.845, subd.2, and that I would forfeit my right to reimbursement from the Contractors' Recovery Fund in the event that any contractor I hire is unlicensed.

I also acknowledge that as the contractor for this project, I am personally responsible for any violation of the state building code or other applicable law or ordinance resulting from work performed on this property.

CHARLES GOENNER
(Print Name)

[Signature]
(Signature of Property Owner)

8-10-17
(Date)

To determine if a contractor is required to be licensed, or to verify the licensing status of an individual contractor, please contact the following:

for building contractor MN Commerce Dept., Enforcement Div., (651) 284-5065

for electrical contractor MN State Board of Electricity, (651) 284-5064

for plumbing contractor City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090

for mechanical contractor City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090

¹ "Residential real estate" means a new or existing building constructed for habitation by one to four families, and includes detached garages. (Minnesota Statute 326B.802, subd.13)

HAC



CITY OF ST PAUL
 Department of Safety and Inspections
 375 Jackson Street, Suite 220
 St Paul, Minnesota 55101-1806

GENERAL BUILDING PERMIT APPLICATION
 Visit our Web Site at www.stpaul.gov/dsi

PROJECT ADDRESS	Number 557	Street Name DAYTON	St. Ave. Blvd. Etc. AVE	N S E W	Suite/Apt	Building Name GARAGE	Date 8-10-17
-----------------	----------------------	------------------------------	-----------------------------------	---------	-----------	--------------------------------	------------------------

Contractor (Include Contact Person)	Address City State, Zip + 4	Phone
State Building Contr. Lic. #		

Contractor's Email:

Architect/Designer: JIM MACKKEY	Email: JIM.MACK@8.com	Phone 6516440869
---	---------------------------------	----------------------------

Property Owner (Include Contact Person) CHARLES GOENNER	Address City State, Zip + 4 SAME	Phone 6512249460
--	--	----------------------------

Select the Type of Work ▶	<input checked="" type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel/Alter	<input type="checkbox"/> Repair
Select Applicable Installation Below.	Select Type of Use ▶	# of Existing Dwelling Units ▶	01	
<input type="checkbox"/> Windows: # of windows ▶ 9	Mixed Commercial/ Residential buildings enter information for both the Residential and Commercial Use.	<input checked="" type="checkbox"/> Residential: Final # of Dwelling Units ▶	0	
<input type="checkbox"/> Roofing: # of squares ▶ 13		# of Dwelling Units Worked On ▶	0	
<input type="checkbox"/> Siding: # of squares ▶ 118		<input type="checkbox"/> Commercial: Value of Coml. Work ▶	\$ _____	
▶ Note: 1 Square = 100 Square Feet	Est. Start Date ▶ 8-21-17	Est. Finish Date ▶ 11-1-17	Total Value ▶	\$ 18,000

Description of Project:
NEW GARAGE

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

C90
Applicant's Signature

PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION

Structure Dimensions (In Feet)						Is a Fire Suppression System Available? (i.e. - Sprinklers) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Width	Length	Height	Total Square Feet (include basement)	Basement	# of Stories	
36	36		1296	<input checked="" type="radio"/> Yes <input type="radio"/> No	1	

Lot Dimensions (In Feet)		Set Backs from Property Lines			
Lot Width	Lot Depth	Front	Back	Side 1	Side 2
111	169	124	9	6	69

For Office Use Only

Change/Expansion of Use? Yes / No		SUMMARY OF FEES	
Existing Primary Use	Occupancy Group	Building Permit Fee	\$
Proposed Primary Use	Construction Type	State Surcharge	\$
Zoning District RT2 (H11)	Plan Number	Plan Check	\$
PLAN REVIEW REMARKS HP file 17-041368 BZA 17-045348		SAC	\$
		SAC Processing Fee	\$
		Design Review Fee	\$
		Park Dedication Fee	\$
S.A.C. #:	Reviewed By:	Date:	Warning Folder #
Charge Credit			
State Valuation : \$		Vacant Bldg. Folder #	(For Office Use Only) PERMIT # ▶ 17-068662

Signature of Cardholder (required for all charges):

<input type="checkbox"/> AMEX	<input type="checkbox"/> Discover	<input type="checkbox"/> MasterCard	<input type="checkbox"/> Visa	Security Code ▶	Expiration Month/Year ▶
Enter Account Number ▶▶					



Minneapolis 823-8046 St. Paul 644-5362

Fax 823-1078

915 7241



4100 Excelsior Boulevard St. Louis Park, MN 55416

* State of Minnesota License ID #0001050 * Bonded * Insured

PROPOSAL SUBMITTED TO: Charles Goenner, PHONE: 224-9460, DATE: 11-30-98, STREET: 557 Dayton Ave, JOB NAME: 481-2257, CITY, STATE AND ZIP CODE: St Paul, MN 55102, ESTIMATOR: Rob Tongue, JOB PHONE:

We Propose hereby to furnish material and labor—complete in accordance with specifications below, for the sum of: 15,365.00 dollars (\$ 17,855.00). When Signed: 3000.00 Upon Start: 3000.00 Balance to be Paid in Full Upon Completion: By Owner

All material is guaranteed to be as specified. All WORK to be completed in a workmanlike manner according to standard practices. Estimated Start Date: Weather Permitting. Authorized Signature: Rob Tongue. Note: This proposal may be withdrawn by us if not accepted within 15 days.

- We hereby submit specifications and estimates for: 1. Reroof Tearoff House Front Porch Back Porch Garage Flat Roof. 2. Protect siding, bushes and yard with plywood & tarps as much as possible. 3. Remove all roofing material, stacks, vents, valley and flashing, where necessary, not including furnace flue pipe. 4. Remove old roofing nails as needed and re-nail all loose roof boards. 5. Replace all rotten or damaged roof decking, or any woodwork at a rate of \$ 48.00 per hour, per worker plus materials, or \$ 65.00 per sheet of 4 x 8 x 7/16 wafer board; or a sum of \$ IF Deck Needed, over and above original bid price. 6. Apply GAF WW, Grace Ice & Water, or equivalent: 6' up from all eaves: 6' wide up the valleys. 7. Cover remaining roof areas with GAF Shinglemate Wrinkle-Free UL Underlayment felt or equivalent, or 30 lb. asphalt saturated felt. 8. Install Drip Edge: Rake Eave Galvanized or Aluminum, Color. 9. Install new 24" wide preformed 26 gauge galvanized metal valleys. Option: Color Clad \$ over bid. 10. Install new gutter apron as needed. 11. Apply a new self sealing starter course at all eaves. 12. Install GAF Certainead Owens Corning Shingles Globe, or Other. 13. Weight Color Maple Red Style 25 30 Year Warranty. 14. Nail and install shingles with minimum of 4 galvanized roofing nails per shingle. 15. Install new matching ridge shingles using a minimum of (2) two galvanized roofing nails. 16. Install L-730, or equivalent heavy duty metal bird proof vents, color. 17. Install turbine vents galvanized black brown white. 18. Install 2" 3" 4" galvanized plumbing stacks metal kitchen or bath damper vent. 19. Install 26 gauge galvanized step/counter flashing on X sidewalls X dormer(s) entire roof system. 20. Install new 26 gauge step and counter flashing and saddle to all existing chimneys for \$ - base lumber over and above original bid price. 21. Any siding removal and repair to allow installation of new step flashing, including priming & painting, will be done at a rate of \$ 48.00 per hour per worker plus materials, over and above original bid price.

Masonry Repairs to Chimney

- 1. Tuckpoint from roof line up \$ over and above original bid. 2. Install new masonry cap \$ over and above original bid. 3. Rebuild chimney from roof line up \$ over and above original bid.

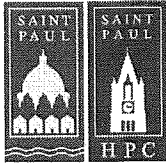
Gutters and Downspouts

- 1. Install new 0.32 gauge baked aluminum gutter and down spouts for \$ over and above original bid. 2. Install new 0.26 gauge enamel steel gutters and down spouts, size 5" gutter \$ on 6" \$ oversize gutters over and above original bid price. 3. Install new 18 oz. 5" copper gutters and downspouts \$ over and above original bid. 4. Install new galvanized built-in gutters and downspouts, riveted and soldered \$ over and above original bid.

Other (specify) X SEIA TO USE TARPS AROUND HOUSE TO CATCH ALL DEBRIS - DEBRIS.

Notice: All jobs are scheduled on a weather permitting basis. Contract includes all permits and applicable taxes. Contractor to clean-up & remove all debris from entire yard. Contractor to magnetize yard & driveway. Contractor not responsible for damage to trees, bushes & shrubs during normal re-roofing operation. Contractor not responsible for sheetrock or plaster cracks due to normal re-roofing operation. Contractor not responsible for dust and debris in attic during roofing. Basis recommends homeowners cover their belongings. Contractor not responsible for driveway damage. Contractor not responsible for interior damage due to condensation, ice damming or ice backup. Contractor to provide mechanic's lien waiver upon receipt of full payment of above work. Seia to provide 25 Year Manufacturer's Warranty to original owner. Seia to provide 10 Year Labor Warranty to original owner. Seia Roofing and Remodeling, Inc. is a fully insured, licensed and bonded organization providing the highest quality workmanship and materials for over 17 years.

See Reverse Side For Important Notice. Acceptance of Contract—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date of Acceptance: 6-28-99. A late fee of 5% will be imposed on any balance not paid within five (5) days of when due. Owner shall pay all Contractor's collection costs, including attorney's fee's, if over disputes on payment. Signature: C Goenner



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
 ApplyHPC@stpaul.gov

Project Address:

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

A complete application consists of:

- 1) An application form
- 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

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: 557 DAYTON Zip Code: 55102-1709

3. APPLICANT INFORMATION

Name of contact person: CHARLES GOENNER

Company: _____

Street and number: 557 DAYTON

City: ST PAUL State: MN Zip Code: 55102

Phone number: 651 224 9460 e-mail: CHUCKSAINTPAUL@GMAIL.COM

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: JIM MACKAY

Company: _____

Street and number: 1723 LAFOND AVE

City: ST PAUL State: MN Zip Code: 55104

Phone number: 651.644.0869 e-mail: JIM.MACK@g.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and 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.

SEE ATTACHED
AN EMAIL TO CHRISTINE HAS ADDITIONAL INFO.

Total Project Value: _____ Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Restoration /Repair/Rehabilitation
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
<input type="checkbox"/>	<input type="checkbox"/>		Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>		Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>		Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
EMAIL HARD COPY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs of all features and areas affected by proposed work.
HARD COPY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital copies of the plans and photos submitted on CD or USB.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Fencing/Retaining Wall:
<input type="checkbox"/>	<input type="checkbox"/>		A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.
<input type="checkbox"/>	<input type="checkbox"/>		An elevation drawing or photo of the proposed fence/wall.
			Roofing:
<input type="checkbox"/>	<input type="checkbox"/>		Sample or description of existing material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample or specifications of proposed material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample colors.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides affected by the proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.
			Heating, Ventilating, and Air Conditioning Equipment
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing location of condenser in relation to the building(s) and property lines.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the proposed location of any condensers or venting.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs demonstrating that the proposed unit is not visible from the street.
<input type="checkbox"/>	<input type="checkbox"/>		A screening plan if a condenser is in the side yard.
<input type="checkbox"/>	<input type="checkbox"/>		Drawing or photograph demonstrating where and how conduit will be attached to the building.
			Window/Sash Replacement:
<input type="checkbox"/>	<input type="checkbox"/>		Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.
<input type="checkbox"/>	<input type="checkbox"/>		Existing window design and dimensions.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed window design, dimensions, and manufacturer's specifications including shop drawings.
<input type="checkbox"/>	<input type="checkbox"/>		Existing type of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed style of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Existing exterior window trim material.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed exterior window trim material and style.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides where window replacement is being proposed.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of existing features/conditions which support window replacement proposal.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Other Items Requested by HPC Staff:
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

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: Charles Goenner Date: 5-17-17

Typed name of applicant: CHARLES GOENNER

Signature of owner: SAME Date: _____

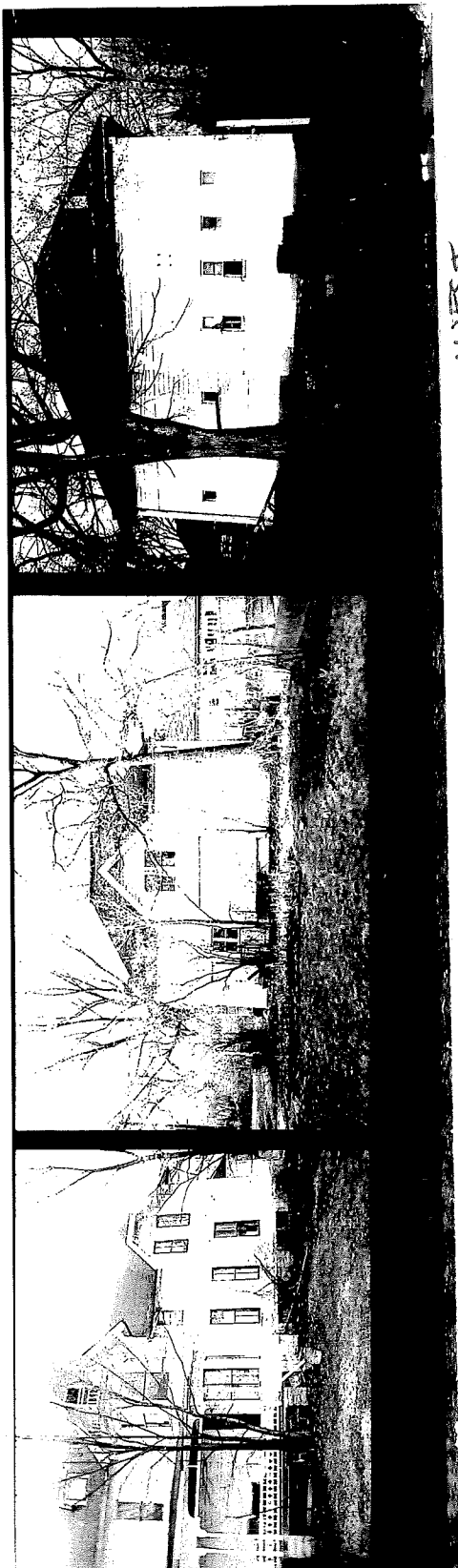
Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.





WEST

SOUTH

HOUSE

HISTORIC (CIRCA 1975)

ORIGINAL
STRUCTURE



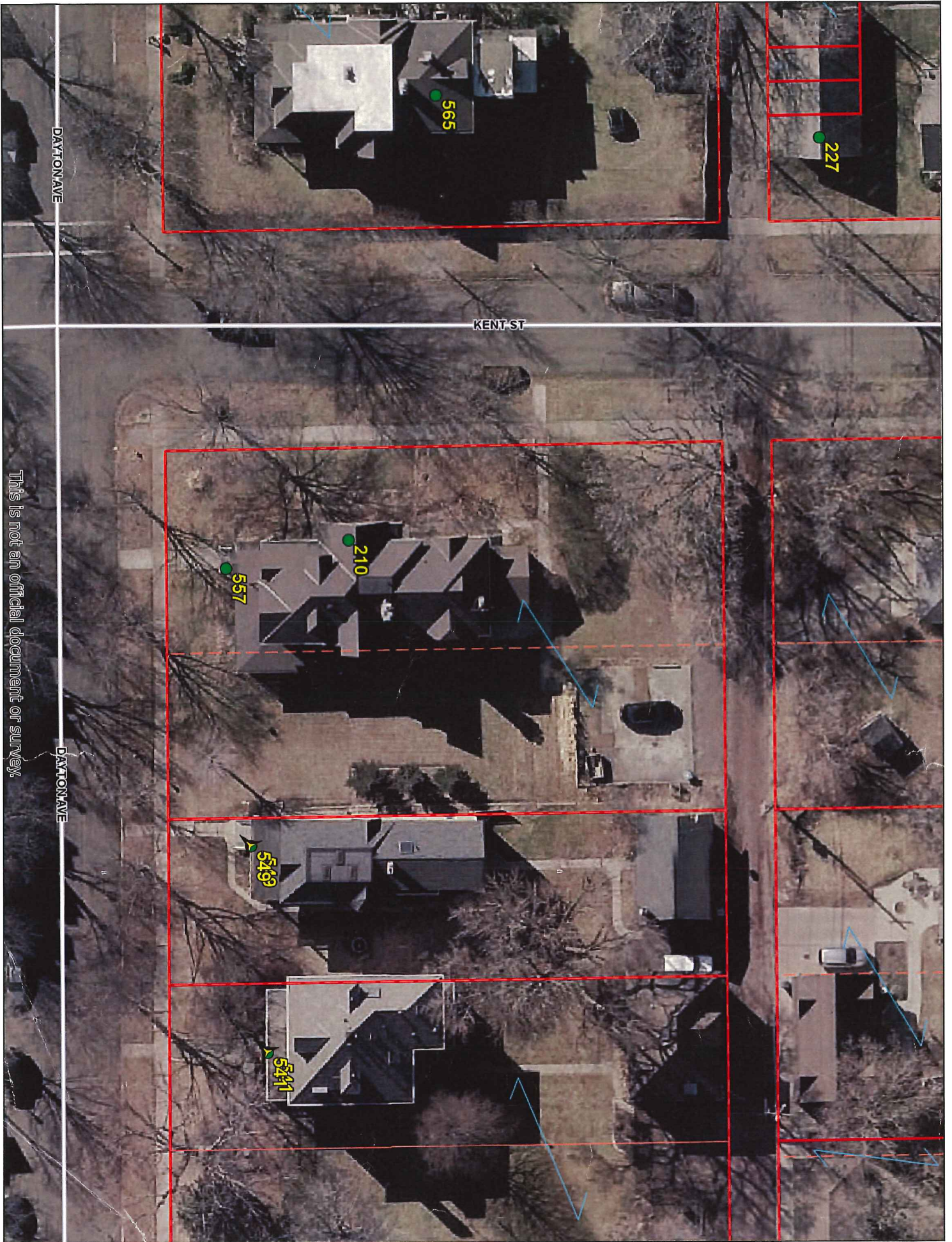












DAYTON AVE

KENT ST

DAYTON AVE

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BOARD OF ZONING APPEALS STAFF REPORT
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TYPE OF APPLICATION: Minor Variance **FILE #**17-045348
APPLICANT: Charles Goenner
HEARING DATE: June 19, 2017
LOCATION: 557 Dayton Avenue
LEGAL DESCRIPTION: Woodland Park Addition to St Lots 12 & 13 Blk 1
PLANNING DISTRICT: 8
PRESENT ZONING: RT2; HPL-Hill
ZONING CODE REFERENCE: 63.501(f)
REPORT DATE: June 12, 2017 **BY:** Jerome Benner II
DEADLINE FOR ACTION: July 24, 2017 **DATE RECEIVED:** May 26, 2017

A. **PURPOSE:** The applicant is proposing to construct a 1,296 square foot garage in the rear of the property. The zoning code states that accessory structures must not exceed 1,000 square feet; the applicant is requesting a variance of 296 square feet.

B. **SITE AND AREA CONDITIONS:** This is 110' x 169' lot with a duplex as the principal structure and a cobblestone alley in the rear of the property.

Surrounding Land Use: This area consists of a mix of low- to medium-density housing.

C. **BACKGROUND:** According to the property owner, when he purchased the property in 1985 a carriage house with a basement was on the same footprint as the proposed garage. The former owner disassembled that carriage house and built a full-size basement with 10' ceilings and a concrete floor was added to seal the basement. The original wood walls for the carriage house were then reassembled back in their original place by the previous owner but because there was no roof the City required the new owner to demolish the structure. The walls were removed and the doors leading to the basement were welded shut 15 years ago.

D. **ZONING CITATIONS:**

Section 63.501(f) Accessory Buildings and Uses. On zoning lots containing one- and two-family dwellings, there shall be a maximum of three (3) accessory buildings, the total of which shall not occupy more than one thousand (1,000) square feet of the

zoning lot. On zoning lots containing all other uses, accessory buildings may occupy the same percent of the zoning lot as main buildings are allowed to occupy in the zoning district.

E. FINDINGS:

1. The variance is in harmony with the general purposes and intent of the zoning code.

This property is located in the RT2 residential townhouse district that provides for two-, three-, and four-family townhouse structures, along with civic and institutional uses, public services and utilities that serve the residents of the district. The district recognizes the existence of older residential areas of the city when larger house have been or can be converted in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization.

The applicant is proposing to construct a 1,296 square foot garage in the rear of the property along the alley. When the property owner first purchased the property, a carriage house with no roof and a basement was located where the now wants to build a garage. On top of the reinforced basement walls are spancrete panels with poured concrete. According to the applicant, a civil engineer has determined that the basement structure is sound and capable of supporting a garage. The applicant intends to use the basement for storage purposes. By providing off-street parking for the existing duplex the applicant is lessening congestion on public streets and has demonstrated the proposed garage is in harmony with the intent of the zoning code. This finding is met.

2. The variance is consistent with the comprehensive plan.

The variance request for the proposed garage is consistent with the goals of the comprehensive plan by allowing the existing property owner in a “stable and established neighborhood” to reinvest in their property by maintaining its vitality. Also, by providing off-street parking helps alleviate congestion on public streets. This finding is met.

3. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.

When the applicant purchased the property in 1985 the carriage house was still in place but it did not have a roof. According to the applicant, the previous owner disassembled the carriage house and built a full-sized basement with 10’ tall ceilings. The original wood walls were then placed back in their original place after the basement and concrete floor was completed.

The applicant would like to use the existing foundation of the carriage house for his three-car garage. While the garage does exceed the maximum square footage allowed for accessory structures, the applicant is only occupying 19% of his rear yard with an accessory structure; the zoning code limits accessory structures to no more than 35% of a rear yard. The applicant could construct a garage at 1,000 square feet, however, it would require removing the existing foundation of 1,296 square feet and filling in the basement with sand, creating additional work for a structurally sound foundation. The applicant is not expanding the footprint, but rather, repurposing an existing foundation that has been in place for several decades. The applicant has established a practical difficulty in complying with the provisions of this code. This finding is met.

4. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The carriage house was removed but the foundation remained and has been in place for several decades. This is a unique circumstance not created by the landowner. This finding is met.

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

The RT2 residential townhouse zoning district allows accessory structures. The proposed use of a garage would not allow a use that is not permitted. This finding is met.

6. *The variance will not alter the essential character of the surrounding area.*

This property is located within the Historic Hill Heritage Preservation District. The applicant is working with Heritage Preservation Commission (HPC) staff to ensure this proposed garage will stay within the essential character of the neighborhood. This finding is met.

- E. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this report, District 8 – Summit-University District Council has not provided a recommendation.
- F. **CORRESPONDENCE:** Staff has received one letter of support for the requested variance.
- G. **STAFF RECOMMENDATION:** Based on findings 1 through 6, staff recommends approval to allow a garage to be constructed at 1,296 square feet, subject to the condition that the structure is approved the HPC staff.