

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

FILE NAME: 1034 Summit Avenue
DATE OF APPLICATION: November 4, 2015
APPLICANT: Barbara D'Aquila
OWNER: Barbara D'Aquila
DATE OF HEARING: December 17, 2015
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
CATEGORY: Pivotal
CLASSIFICATION: Right-of-Way
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: December 9, 2015

A. SITE DESCRIPTION:

The William O'Brien House at 1034 Summit Avenue is a two- and one-half story brick Tudor Revival style residence designed by Louis Lockwood and constructed in 1906. The house has an asymmetrical design with a large hipped roof with intersecting gables and a wrap-around porch on the north east side. The entrance porch and the porte cochere have stone bases, brick piers and carved triangular brackets at the eaves. White paint was removed from the building in 2006 and new garage was constructed in 2010. The property is considered pivotal to the Hill Historic District.

B. PROPOSED CHANGES:

The applicant proposes to remove the boulevard outwalk (the portion between the street and the public sidewalk) that lines up with the stairs to the main front entrance. The boulevard walk was removed without HPC review and approval about the time the driveway apron was widened this fall.

C. BACKGROUND:

Staff issued a conditional Certificate of Approval to the owner on July 29, 2015 to remove the current driveway, yard walk (outwalk and entrance sidewalk), and front lawn steps to the property for "in-kind" replacement with minor changes being proposed to the radius of the driveway at Summit Avenue. The front yard also had some regrading, new sod, plantings and landscaping throughout. Staff approved a non-scaled or dimensioned drawing with a condition that "the size of the walkway shall not be altered," among four other conditions relating to the other items. When the contractor, Landscape Renovations, submitted a scaled dimensioned plan to Public Works, staff learned the driveway and driveway apron were being widened. This required approval by the Board of Zoning Appeals and a variance was granted to allow for the widened driveway and apron on October 26, 2015. The widened driveway apron also increased the concrete on the boulevard and this triggered parkland diversion requirements [Leg. Code §13.01.1 and §145]. The outwalk was then removed in order to avoid parkland diversion and an application to the HPC was submitted.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

1. *A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will 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 elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship*

that characterize a property will be preserved.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will 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.*

Heritage Hill Historic Preservation District Guidelines

Sec. 74.65. New construction

(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.*

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). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The house was constructed in 1906 and is categorized as pivotal to the character of the Hill Heritage Preservation District. The Period of Significance for the Hill District is from 1858 to 1930.
3. The width of the outwalk was not measured by city staff prior to its removal. Photos show that the width lined up roughly with the width of the concrete steps but did not extend out to the sidewalls of the steps. According to the Board of Zoning Appeals staff report, the existing driveway was roughly 11'9" and the approved driveway width was 14' for a variance granted of 2'3". The boulevard depth is roughly 19'6".
4. According to the applicant/owner, the original drawings do not show an outwalk and the owner knew of no photos that predate 1948 to show if the outwalk was present prior to 1930. Staff located a 1923 aerial photo from the University of Minnesota collections that show an outwalk was present during the district's Period of Significance.

5. **Sec. 74.65. (g)(1)** states “*The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained.*” A 1923 aerial photo shows an outwalk was present during the Period of Significance and Standard 4 states “*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*” Completely removing the outwalk does not comply with this guideline and Standard for Rehabilitation.
6. **Sec. 74.65. (g)(2)** states “*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.*” The 1923 aerial photo is not of a resolution or detail that shows a scoring pattern or expansion joints of the outwalk. Photos on file in PED, prior to the outwalk’s removal this fall, do not show that historic tiles or historic materials were present. The photos show that the outwalk appears to have been patched or repaired at some point. It does not appear that the removal of the existing sidewalk resulted in the loss of historic fabric just the loss of the *traditional pattern*. Removing the outwalk completely does not comply with this guideline which states the sidewalk should be the same width, however, reducing the width, will preserve the intent of the guideline to preserve the pattern of sidewalks and will also avoid parkland diversion if there is no increase in impermeable surfaces on the boulevard, or loss of greenspace.
7. Work which commences without proper review and approval by the HPC or its staff is a violation of St. Paul Legislative Code section 73.07 that states that persons who violate Legislative Code Chapter 73, or assist in the commission of violation of Chapter 73, are guilty of a misdemeanor.
8. The proposal to remove the outwalk from 1034 Summit Avenue will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)). Pursuant to Leg. Code §73.06 (e), the HPC may approve an application subject to such conditions as may reasonably advance the purposes of Chapter 73 and the adopted design guidelines.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the application to remove the outwalk completely, but would recommend approval provided the following conditions are met:

1. The outwalk will be restored in the same location as the existing but will be 2’3” less than the existing width (this is the measurement the driveway apron was widened in the boulevard per the zoning variance request). The outwalk may be concrete in a standard panel installation and be centered with the stairs on the property.
2. Given the winter weather, the outwalk installation shall be completed no later than May 31, 2016. Appropriate city permits and approvals shall also be obtained **prior** to completion of the work. The adopted Board of Zoning Appeals resolution 15-170291 that allowed the wider driveway and apron included two conditions: 1) that conditions imposed by the HPC are followed, and 2) a double fee be imposed for commencing construction without first obtaining the zoning variance (the fee was attached to the zoning application of \$420 and has been paid).

F. ATTACHMENTS:

1. Application with attachments
2. 1923 Aerial photo
3. [Not used]
4. Certificate of Approval 15-139325 with pavement conditions (7-29-15) and application
5. Two additional site plans (received 10-5-15 and 10-6-15)



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
Apply/HPC@stpaul.gov

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- Repair/Rehabilitation
- Moving
- Demolition
- Sign/Awning
- Fence/Retaining Wall
- Other Landscape Modification
- New Construction/Addition/Alteration
- Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 1034 Summit Avenue Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: B.J. D'Aquila

Company: NOT Applicable

Street and number: 1034 Summit Avenue

City: St. Paul State: MN Zip Code: 55105

Phone number: 612 321 2201 e-mail: bjd@comcast.net

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

Name: Same

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: CONTRACTOR Bob Palmer

Company: Landscape Renovations, Inc.

Street and number: 12515 40th Street South

City: Apton State: MN Zip Code: 55001

Phone number: 651 248 4020 e-mail: plmlandsc@aol.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Omit the sidewalk from the street to the City Sidewalk ("subject sidewalk"). See Attachments for Supporting Information.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

*1. Landscaping Plan with Subject Sidewalk Omitted
2. HPC Application Support with Attached Ex. A*

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project? YES NO
Are you applying for the Investment Tax Credits? YES NO

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: *[Signature]* Date: *11/4/15*
Signature of owner: *[Signature]* Date: *11/4/15*

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

FOR HPC OFFICE USE ONLY

Date received: 11-4-15 (email) FILE NO. _____

Date complete: _____

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:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

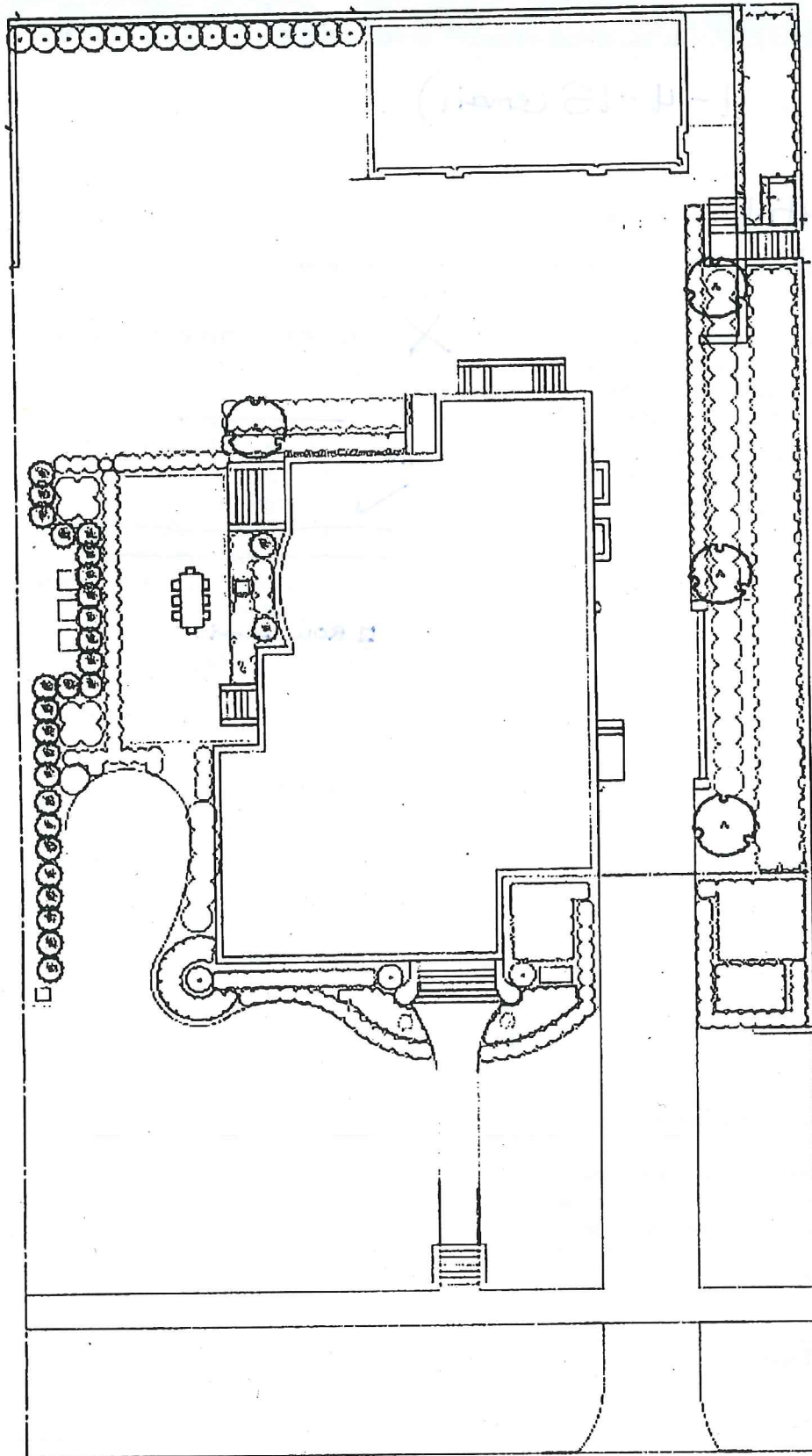
Date _____

- Submitted:
- ~~3 Sets of Plans~~
 - 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
 - Photographs
 - CD of Plans (pdf) & Photos (jpg)
 - City Permit Application
 - Complete HPC Design Review application
 - ROW permit
- Hearing Date set for: _____

City Permit # ____ - _____

HPC Staff Notes

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HPC Application Support
For
1034 Summit Avenue
November 4, 2015

The following information supports and, indeed, requires the immediate and time sensitive approval of the requested application dated November 4, 2015 for 1034 Summit Avenue, Saint Paul, Minnesota 55105, which seeks to omit the sidewalk from the street to the city sidewalk. This sidewalk was approved by HPC in a July 29, 2015 certificate of approval no. 15-139325.

1. Applicant seeks to omit the sidewalk from the street to the city sidewalk. The requested change will increase the green-grass space, will decrease the concrete space, and will avoid a parkland diversion. As Applicant understands, all of these benefits are highly important to the City of St. Paul. With the understanding that Applicant presently has of all considerations, this application presents the ideal resolution for the City (including HPC) and Applicant. The application should be immediately granted. This issue has already been addressed with HPC by City Attorney, Peter Warner, and HPC has had adequate opportunity to review the requested change. The requested change should be immediately approved to avoid further Constitutional and tort injury, damage, and prejudice to Applicant and to allow Applicant to enjoy, use, and make the property she owns safe and functional. Approval of the requested changes is necessary to complete the landscape renovation on the boulevard, including obtaining the permit and constructing the previously-approved apron and including making the boulevard safe by having no uneven surfaces and no exposed dirt in the apron or the boulevard, which if left as is through the winter creates a safety hazard.¹ Time is of the essence. Much time has been lost already and significant expense and angst have been incurred because of the City's conduct (including HPC) and Applicant's detrimental reliance on the same. Applicant cannot proceed to make the property whole, useable, and safe unless HPC immediately approves the requested change as there is other no reasonable, cost-effective, efficient, and timely solution.² The subject sidewalk from the street to the city sidewalk is not historic, and the requested change will have no historical impact. Applicant knows of no evidence that such sidewalk existed in 1930 or before, making it an historical element for 1034 Summit Avenue. Applicant understands that the City and HPC have no evidence that such sidewalk existed in 1930 or before that date and that this is the operative time period for HPC purposes. Applicant understands that HPC bears the burden of establishing historic significance.
2. Despite that it is not Applicant's burden, Applicant has spent tens of hours researching the issue of the subject sidewalk and has not found one shred of evidence that shows the sidewalk in question existed before 1948.

¹ This safety hazard is caused by the conduct of the City, and Applicant cannot rectify it without the permit to build the already-approved apron, something that Applicant understands Al Czaia in City permitting cannot issue until HPC advises that the subject sidewalk can be omitted.

² At the point that Applicant became aware of the present situation, Applicant understood from the City that there would be insufficient time to seek a parkland diversion in this construction season. Further, because the subject sidewalk is not historic, Applicant desires to omit the subject sidewalk under all of the facts and circumstances.

3. Applicant has the original construction plans for the present home at 1034 Summit Avenue that was constructed in 1906. The original construction plans show no sidewalk information.
4. Applicant knows of no photographs for 1034 Summit Avenue that predate 1948 and show a sidewalk from the street to the city sidewalk. Applicant understands the City and HPC know of no such photographs either. Likewise, Applicant knows of no documents relating to 1034 Summit Avenue that evidence a sidewalk from the street to the city sidewalk before 1948. Applicant understands that the City and HPC know of no such documents, as well. For the subject sidewalk to be historic, Applicant understands that it must have been in place by 1930, and, in short, there is no proof that it was. The earliest evidence of such sidewalk is a 1948 photograph, when the home was used as a convent by the Sisters of St. Joseph Carondelet. That 1948 photograph is online at collections.mnhs.org. Applicant understands the City also has the 1948 photograph at its disposal.
5. There is no consistency whatsoever on Summit Avenue as it relates to sidewalks in front of homes from the street to the city sidewalk. Indeed, a number of homes on Summit Avenue do not have such a sidewalk, and other homes do. As Applicant understands, the City's permitting department agrees and confirms these points. Al Czaia is in permitting and he spoke with both Applicant's landscaping contractor and Applicant. It is Applicant's understanding from such discussions that Mr. Czaia believes about "half the homes" have such a sidewalk, "half do not," and there is no historic significance to such sidewalks, which are just for the "convenience" of the owners. The attached Exhibit A demonstrates that some homes do not have such sidewalks. Exhibit A shows photos of homes that are on the same Summit Avenue block as 1034 Summit Avenue and homes that are one block east or one block west of 1034 Summit Avenue. Ten of the homes (see homes numbered 1, 3, 4, 5, 6, 7, 8, 9, 11, and 12) in the photographs in this three block area do not have such a sidewalk.³ Applicant believes that she has properly identified the house numbers in Exhibit A, but if there is an error in numbering, the houses are nonetheless in the area indicated. One of the homes in Exhibit A, 1027 Summit Avenue, is directly visible from Applicant's home as it is across the street. This home is owned by Hamline University. According to City tax records, 1027 Summit was built in 1915, and this property has no sidewalk from the street to the city sidewalk. These photographs demonstrate that such a sidewalk is not uniformly in place on Summit Avenue, and that any argument as to the historical significance of such a sidewalk is belied by the reality that no such sidewalks exist for a number of homes on Summit Avenue.
6. As further evidence of the lack of historical significance, one of the homes in the photographs that comprise Exhibit A is located at 999 Summit Avenue. According to City tax records, this home at 999 Summit Avenue was built on a vacant lot in 2006. It is new construction. According to HPC Guidelines, that main principle that guides HPC with respect to new construction is to maintain "the quality of design of the district," which district has "an overall pattern of harmony and continuity." The new construction

³ The home numbered 10 is a duplicate of 8 and the home numbered 2 is Applicant's property in its current state (less work done to repair a new sewer line).

is to fit with the “harmony and continuity of the district” and be “compatible” with the “character” of the surrounding area. HPC had to approve the planned construction including landscaping plans in the public areas for 999 Summit Avenue before construction could begin. Because the 999 Summit Avenue property was completed without a sidewalk from the street to the city sidewalk, it is apparent that HPC did not require the 999 Summit landowner to construct a sidewalk from the street to the city sidewalk as part of the “overall pattern of harmony and continuity.” This further demonstrates that there is nothing historically significant about such a sidewalk in this historic district and that the look of a green-grass boulevard without such a sidewalk is perfectly “compatible” with the area, acceptable for this historic district, and preserves the “harmony and continuity” of the district.

7. Applicant contacted Alice Berquist, an heir to William O'Brien, the person who built the house at 1034 Summit Avenue in 1906. Ms. Berquist has supplied Applicant with photographs of the home from the family and the Alice O'Brien Foundation. None of the photographs supplied shows the front of the house. It is Applicant's understanding from this O'Brien heir that she is unaware of any photographs in the O'Brien family's possession, custody, or control that show a sidewalk from the street to the city sidewalk.
8. After the O'Brien family no longer owned the home, information shows that the home was owned by William Tilden, and Applicant knows of no instructive information regarding the sidewalk matter when the property was owned by Tilden family.
9. The home at 1034 Summit was next donated to the St. Luke Parish and the Sisters of St. Joseph of Carondelet, who owned and/or occupied the house starting in 1948 when it was turned into a convent. From historic information available relating to Summit Avenue, years ago, a number of homes on Summit Avenue were donated to charitable organizations, often when they had fallen into a state of disrepair. As Applicant understands, 1034 Summit Avenue was donated and was considered part of the Parish of St. Luke's Catholic Church, now St. Thomas More Parish. Applicant contacted the St. Thomas More Parish, which has the records for its predecessor, the St. Luke Parish. Applicant understands from the Office Manager, Patti Day, that she looked through materials that she thought might be instructive (including photographic material attached to insurance documentation) and was unable to locate any photograph showing the subject sidewalk in existence before church ownership of the property. Applicant also contacted the Sisters of St. Joseph of Carondelet, who occupied the property as a convent. Applicant spoke with Mary Kraft, the person understood to be in charge of the Sisters' Archives. Applicant understands from discussions with Ms. Kraft that she searched the Sister's formal archives, including the paper work (i.e., not just photographs), and that she found nothing but the above-referenced 1948 photograph.
10. Applicant has the construction plans from early 1948 for the renovation of 1034 Summit Avenue (including the house and the then carriage house/garage) showing the remodeling work to be done for St. Luke's Parish to convert 1034 Summit Avenue to a convent for the Sisters of St. Joseph of Carondelet. The plans state that they are done for “St. Luke's Parish” and contain remodeling plans to fix the house and the garage for the Sisters to inhabit. It appears that the entire property was revamped for the conversion to a convent.

For example, the living room became a Chapel and the front room opposite the Chapel became a receiving room. The plans do not include landscaping information. Applicant believes that it is most likely that when this remodeling work was done, the concrete sidewalk from the street to city sidewalk was first installed on the boulevard sidewalk to handle the foot traffic for the Sisters and their guests, with the church one block away. This would support the creation of a 1948 photograph to reflect the property after significant changes were made when it became a convent.

11. Applicant called the University of Minnesota's Libraries, of which the Northwestern Architectural Archives is a part. From a discussion with a research librarian, Applicant understands that there may be no available information; Applicant has received no information about the property from messages left for the Archives person.
12. Applicant called the Minnesota Historical Society. From Applicant's discussion with the research librarian, Applicant understands that the librarian's search only revealed the above-referenced 1948 picture when the Sisters of St. Joseph of Carondelet occupied the property.
13. Applicant called the Ramsey County Historical Society (located in the Landmark Center) and spoke with Rich, a person represented to have oversight of the information. Applicant understands from discussions with Rich that he could only locate a permit for a sidewalk from the street to the city sidewalk for 1965 and that the Ramsey County Historical Society only has in its possession sidewalk permits that go back to the early 1940s. 1034 Summit Avenue was owned by the Butlers in 1965, and the permit was likely obtained when the Butlers, as new owners, made changes to the property for their benefit.
14. Applicant contacted Larry Millett, the well-known Summit Avenue historian who authored the forward on Edward Sansteen's famous Summit Avenue book, and Applicant understands from discussions with Mr. Millett that he has no information in his own materials that relate to the property at 1034 Summit Avenue. Mr. Millett gave Applicant ideas for further research. Applicant had already done virtually all of the suggested research and Applicant did other suggested research after speaking with Mr. Millett. No instructive information has been obtained. Additionally, Applicant understands from speaking with Mr. Millett that there likely will be nothing instructive.
15. Applicant searched books on Summit Avenue. Two books – Sansteen's book and St. Luke's Parish's centennial book – have the same picture of Summit Avenue east of Lexington. Upon information and belief, this picture is also online in the collections of the Minnesota Historical Society. The picture was taken "in the 1920s" or "around 1925." It is a picture of the block one block east of 1034 Summit Avenue. To the extent the boulevard can be seen, the photograph does not seem to show any sidewalks from the street to the city sidewalk. One of the books Applicant reviewed contains a 1914 photo of Summit and Lexington (again one block east of 1034 Summit Avenue). Again, to the extent the boulevard can be seen, the photograph does not seem to show any sidewalks from the street to the city sidewalk.

16. Construction and landscaping on Summit Avenue is highly inconsistent. As an example, upon information and belief, William Mitchell Law School was allowed to build a large concrete parking lot on the front of Summit Avenue in the last 40 years, when there was no lot of such character, size, and design previously in existence. This clearly changed the historical harmony and continuity, but it was nevertheless allowed.
17. The Minnesota Historical Society photographs at collections.mnhs.org show that there were streetcars in the 1930s. There is a photograph at <http://collections.mnhs.org/cms/largerimage.php?irn=10096414&catirn=10708010> that shows two blocks west of Applicant's Summit Avenue block in 1934. There are houses that have no sidewalk from the street to the city sidewalk. Another photograph shows that the street going up to Ramsey Hill, a block away from Summit Avenue, being paved in 1932, as can be seen at <http://collections.mnhs.org/cms/largerimage.php?irn=10109492&catirn=10731509>.
18. The issue of omitting the subject sidewalk has been addressed with the City for many weeks, and it is a highly time-sensitive issue. The current apron is broken-up from ordinary wear and tear and has uneven surfaces and dirt, all of which pose safety risks and impair the fair and ordinary use of the property. Omission of the subject sidewalk serves a City and HPC purpose of not necessitating a parkland diversion and enables the Al Czaia in the permitting office to issue Applicant the requisite permit to install the new apron, which HPC has already approved. Installation is highly time-sensitive because of the weather and the need to pour the concrete now.



1 - 1046

4 - 1042

2 - 1034 (MNE)

5 - 934

3 - 922

6 - 929

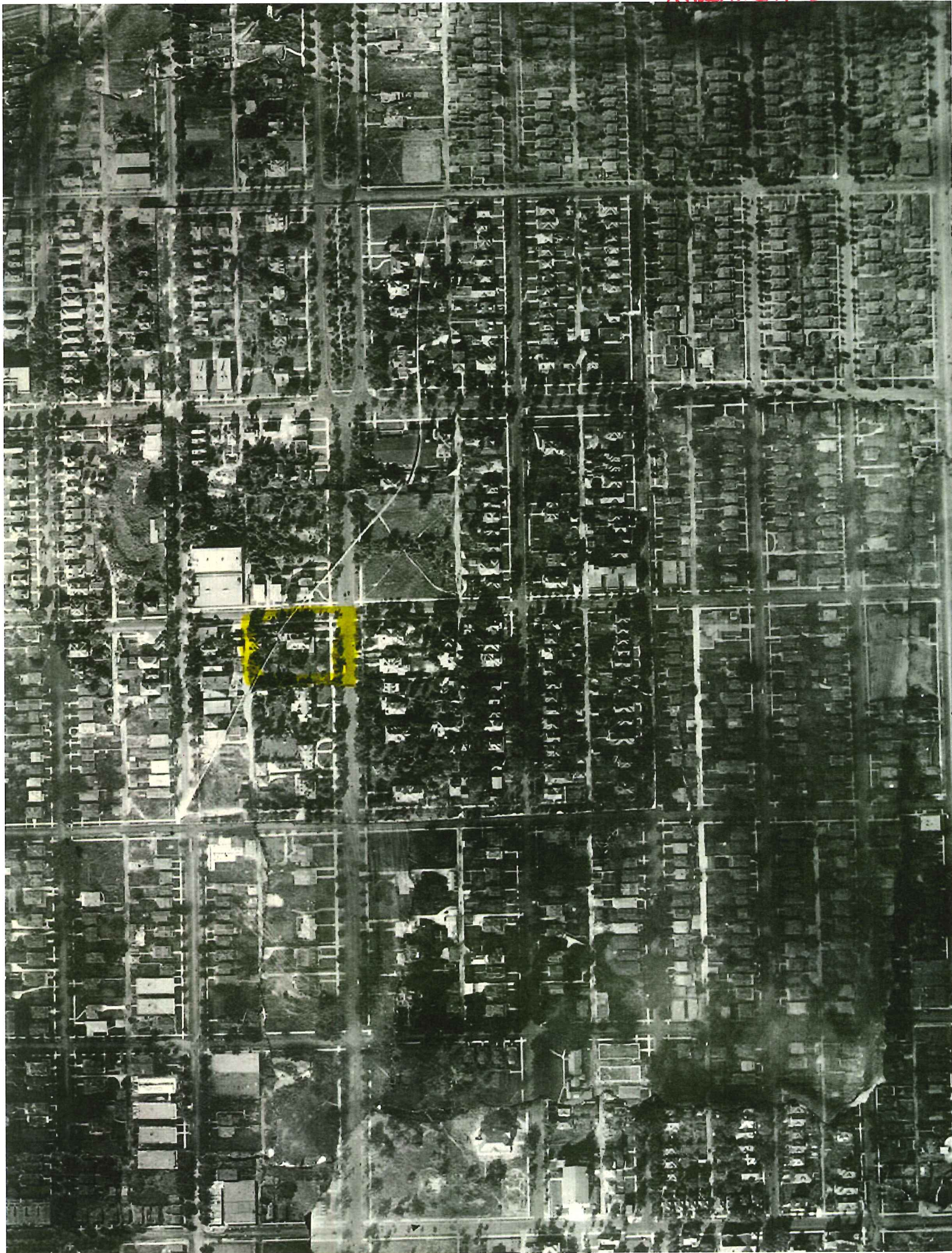
Ex. A
Page 1

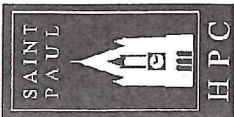


7 - 999
8 - 1134
9 - 1096

10 - duplicate of 8
11 - 1027
12 - 1068

Ex A, page 2





**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR WORK
FILE NUMBER: 15-139325**

**POST THIS PAGE
SO IT IS VISIBLE FROM THE STREET**

DATE: July 29, 2015
PROJECT ADDRESS: 1034 SUMMIT AVE
HPC SITE/DISTRICT: HPL-Hill
APPLICANT: Barbara Jean Daquila
PHONE: 651-292-8380
PROPERTY DESCRIPTION: This property is a two-and-one-half story brick Tudor Revival style residence with an asymmetrical design and a large, hipped roof. This roof features intersecting gables and a wrap-around porch on the north east side. The porch and porte-cochère have stone bases, brick piers and carved triangular brackets at the eaves.
SITE NAME: William O'Brien House
ARCHITECT/BUILDER: Lockwood, Louis
DATE BUILT: 1906
CLASSIFICATION: Pivotal
PROPOSED CHANGES: The applicant proposes to remove the current concrete driveway, yard walk, and front lawn steps to the property for an in-kind replacement with minor changes being proposed to the radius width of the driveway at Summit Avenue. The front yard will be regraded to match the slope of the property to the east. There will also be new sod, plantings, and landscaping throughout the property.

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS:

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

- 1) The new concrete driveway shall replicate the historic carriage lines present in the existing concrete driveway. These carriage lines shall be present from Summit Avenue to the driveway porte-cochère.
- 2) The size of the walkway shall not be altered.
- 3) The rise and run of the front lawn steps shall be in the same proportions as the existing steps.
- 4) The new terrace steps shall be no wider than the existing steps.
- 5) If a new railing is installed, it will require additional review by HPC Staff.

Christine Barkane 7-29-15

Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

NOTE: All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.

Attachment 4



**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR WORK
FILE NUMBER: 15-139325**

DATE: July 29, 2015
PROJECT ADDRESS: 1034 SUMMIT AVE
HPC SITE/DISTRICT: HPL-Hill
APPLICANT: Barbara Jean Daquila
PHONE: 651-292-8380
OWNER INFORMATION: Barbara Jean Daquila
1034 Summit Ave
651-292-8380

PROPOSED CHANGES: The applicant proposes to remove the current concrete driveway, yard walk, and front lawn steps to the property for an in-kind replacement with minor changes being proposed to the radius width of the driveway at Summit Avenue. The front yard will be regraded to match the slope of the property to the east. There will also be new sod, plantings, and landscaping throughout the property.

The work to be performed has been approved pursuant to the program for preservation and architectural control for the applicable heritage preservation site or district property [Legislative Code, Section 73.06]. In addition, the following findings have been made to support the approval or conditional approval:

1. On April 2, 1991, the most recent expansion of the Hill Heritage Preservation District was established 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 property is categorized as pivotal to the character of the local Historic Hill Heritage Preservation District.
3. §74.64.(a)(2) of the guidelines instruct that the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. Furthermore, distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site are to be treated with sensitivity (§74.64.(a)(5)). The new driveway shall replicate the historic carriage lines present in the current concrete in order to meet these guidelines.
4. According to the guidelines, steps which are appropriate to the building and its development should be retained. When removed, steps should be reconstructed to be compatible in design and detail with the period and style of the building (§74.64.(f)(1)). The proposal to replace the current concrete steps in-kind meets Legislative Code.
5. This proposal to remove the current concrete driveway, yard walk, and terrace steps for an in-kind replacement with a driveway radius width change and new landscaping at 1034 Summit Avenue will not adversely affect the Program for the Preservation and architectural control of the Hill Heritage Historic District (Leg. Code §73.06 (e)) so long as the conditions are met.

Please note: This approval is limited to the aforementioned work to the affected property. Any additional work to be done must be submitted to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.



City of Saint Paul
Department of Planning and Economic Development
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102
Phone: (651)-266-9078
Fax: (651)266-6549



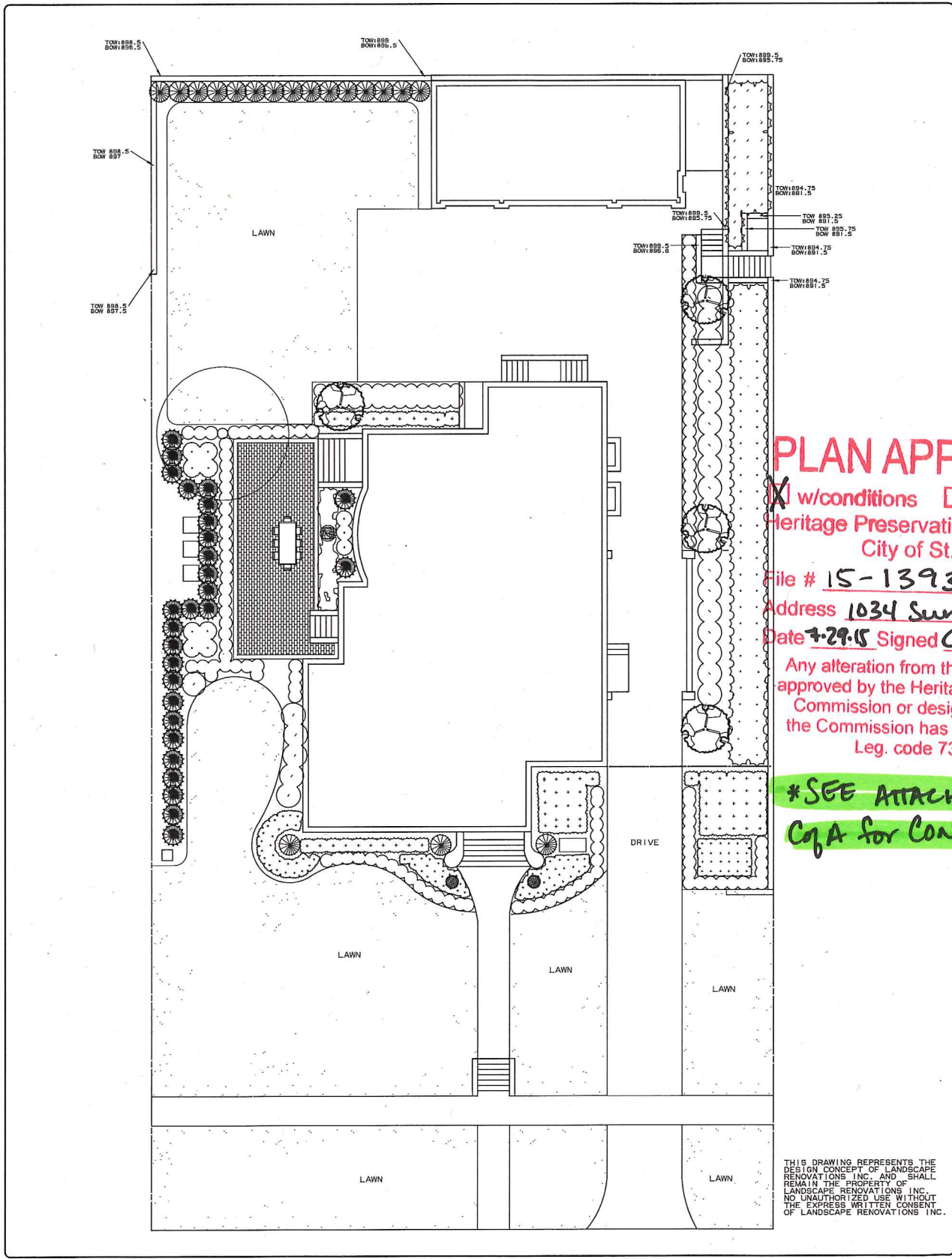
LANDSCAPE RENOVATIONS

NURSERY • DESIGN • CONSTRUCTION
12515 40th Street South - Alton, MN 55001
P. 651-769-0010 F. 651-769-1140

Barb D'Aquila
1034 Summit Ave.
St. Paul, MN

NOTES

Scale: 1"=8'



PLAN APPROVED

w/conditions no conditions

Heritage Preservation Commission
City of St. Paul

File # 15-139325

Address 1034 Summit Ave

Date 7-29-15 Signed C. Boulware

Any alteration from this plan must be approved by the Heritage Preservation Commission or designee for which the Commission has given authority. Leg. code 73.06(e)

SEE ATTACHED CofA for CONDITIONS

THIS DRAWING REPRESENTS THE DESIGN CONCEPT OF LANDSCAPE RENOVATIONS INC. AND SHALL REMAIN THE PROPERTY OF LANDSCAPE RENOVATIONS INC. NO UNAUTHORIZED USE WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDSCAPE RENOVATIONS INC.



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- Repair/Rehabilitation Sign/Awning New Construction/Addition/
 Moving Fence/Retaining Wall Alteration
 Demolition Other Landscaping Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 1034 Summit Avenue Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Barbara D'Aquila

Company: _____

Street and number: 1034 Summit Avenue

City: St. Paul State: MN Zip Code: 55105

Phone number: (612) 817 5533 e-mail: bjd@comcast.net

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

Name: Same as #3

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: Bob Palmer
Company: Landscape Renovations
Street and number: 12515 40th St. S.
City: Ayton State: MN Zip Code: 55001
Phone number: (651) 7690010 e-mail: plmLandsc@901.com
or 651 248 4020

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

*Landscaping property. Plan attached.
Will include new driveway, sidewalk,
stairs, sod, plantings.*

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.

****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES

Will any federal money be used in this project? YES _____ NO
Are you applying for the Investment Tax Credits? YES _____ NO

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: [Signature] Date: 7/13/15
Signature of owner: [Signature] Date: 7/13/15

FOR HPC OFFICE USE ONLY

Date received: 07/13/15 (FC) FILE NO. 15-139325
Date complete: _____
District: Hill /Individual Site: _____
Pivotal/Contributing/Non-contributing/New Construction/Parcel:
Type of work: Minor/Moderate/Major

Requires staff review

Requires Commission review

Supporting data: YES NO
Complete application: YES NO
The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

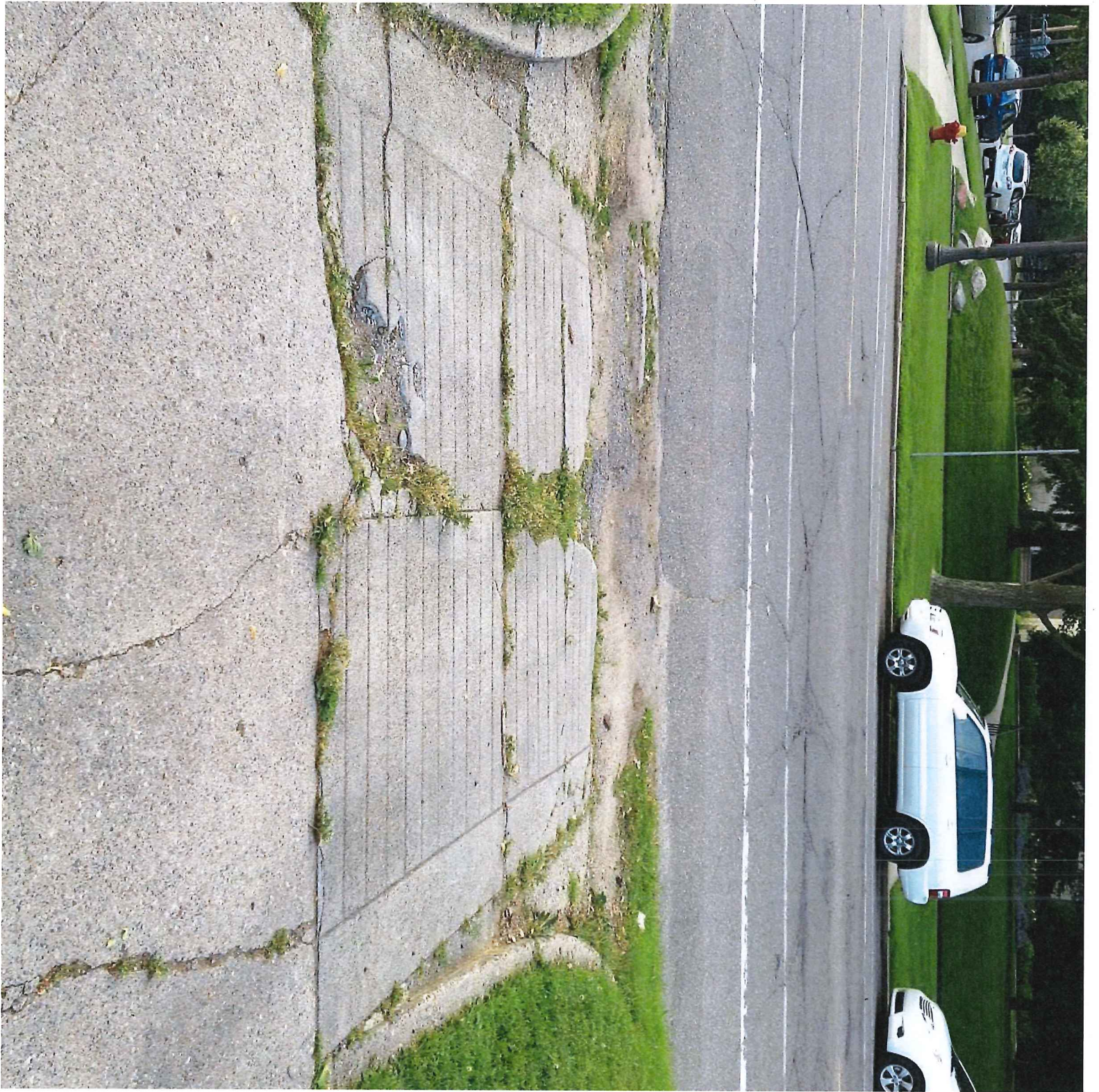
HPC staff approval
Date _____

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

City Permit # _____ - _____







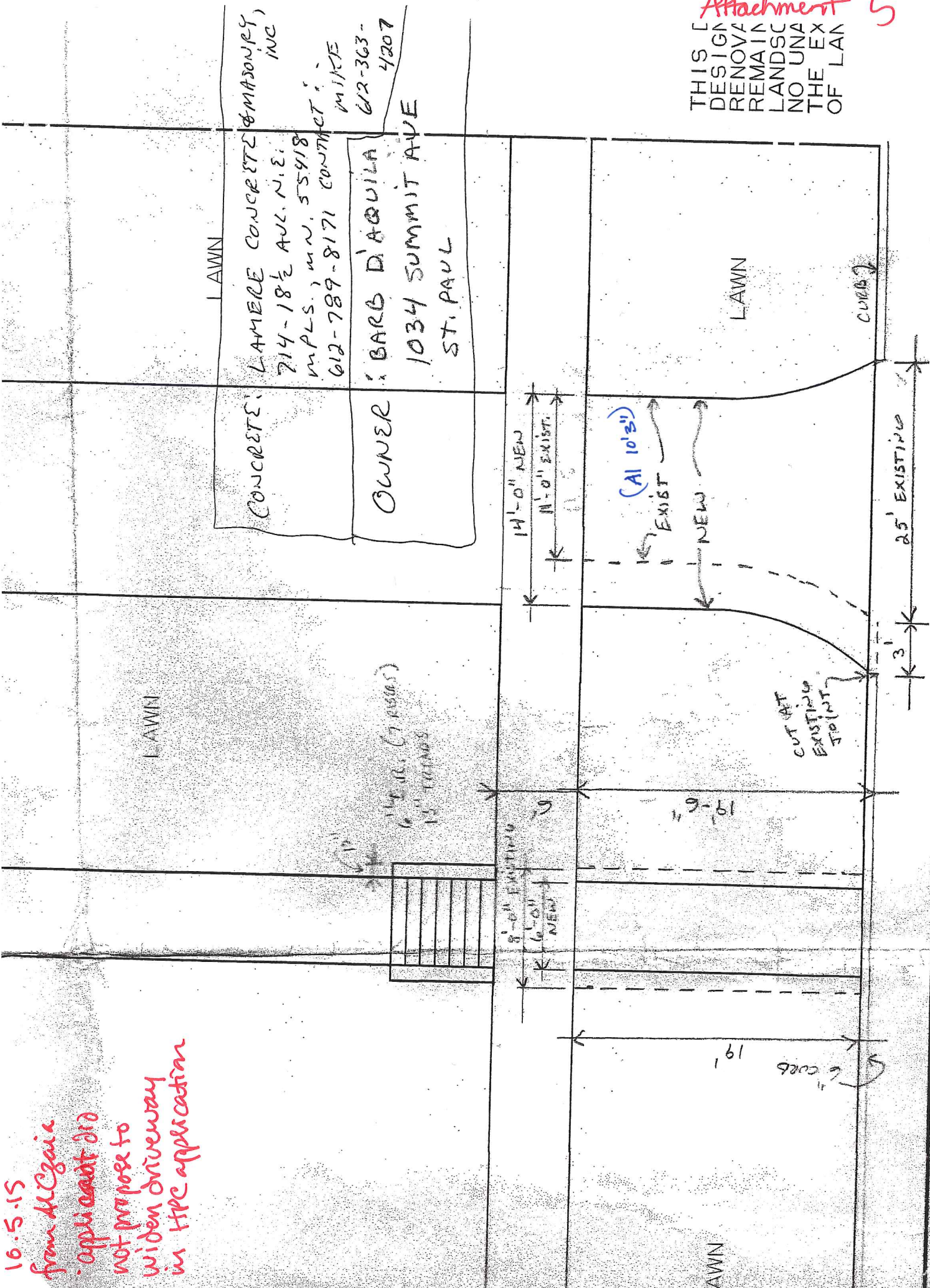








16.5.15
 from McQuinn
 - applicant did
 not propose to
 widen driveway
 in the application



Attachment 5
 THIS [DESIGN [RENOVATION [REMAIN [LANDSCAPE [NO UNACCEPTABLE [THE EXISTING [OF LAND



LANDSCAPE RENOVATIONS
 NURSERY • DESIGN • CONSTRUCTION
 12515 40th St. So. Afton, MN 55001
 Office 651-769-0010 Fax 651-769-1140
 www.landscaperenovations.com

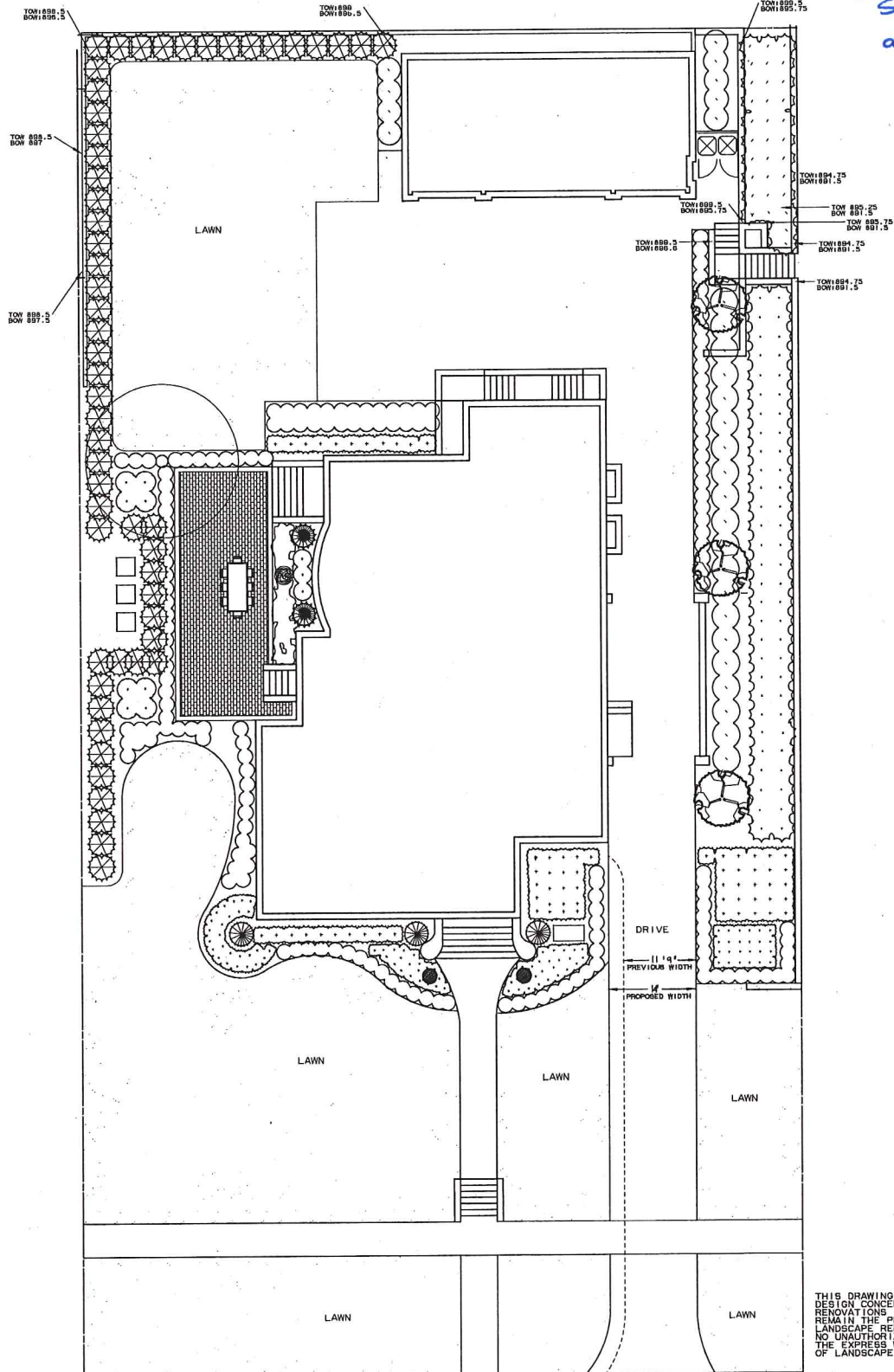
Barb D'Aquila
 1034 Summit Ave.
 St. Paul, MN

RECEIVED
 OCT 06 2015
 BY: _____

NOTES

Scale: 1"=8'

2nd drawing submitted by applicant



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