

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

FILE NAME: 1189 Summit Avenue - Lucy R. Gall House

APPLICANT: Brian Gleeson

OWNER: same

ARCHITECT: Daniel Gleeson, Gleeson Architects

DATE OF APPLICATION: October 5, 2016

DATE OF HEARING: October 20, 2016

HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District

CATEGORY: Contributing **WARD:** 1 **DISTRICT COUNCIL:** 13

INVENTORY #: RA-SPC-3715

CLASSIFICATION: Building Permit

PERIOD OF SIGNIFICANCE: 1885-1938

BUILDING PERMIT #:

STAFF INVESTIGATION AND REPORT: Bill Dermody

DATE OF REPORT: October 13, 2016

A. SITE DESCRIPTION: Constructed in 1892, the Lucy R. Gall House is a two-and-a-half story Queen Anne style frame home. It is the oldest extant structure on the 1100 block of Summit Avenue. Sitting on an irregular foundation, this property is defined by a screened-in wraparound one-bay porch and full-height bay window on the east side elevation. The roof consists of multiple intersecting gables, two of which still retain carved wood trim and wood shingle siding. The porch was screened in and altered prior to its 1983 survey.

B. PROPOSED CHANGES: The applicant proposes to demolish and reconstruct the front porch with the same footprint, design, and materials. The existing concrete steps and metal rail will be retained, as will any of the cedar shingle siding that can be salvaged without damage.

C. BACKGROUND: The subject application was originally filed in August 2015 and was made complete after the provision of additional application materials. A fence, a bench wall, a sidewalk replacement, and an air conditioning system were approved by HPC staff in 2015. A backyard patio was also applied for in 2015. In 2007, HPC staff approved a second floor bathroom remodel involving a roof vent. In 2005, HPC staff approved a major exterior remodel involving a new roof and restored wood windows and siding.

D. GUIDELINE CITATIONS:

Secretary of the Interior's Guidelines 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 historic 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.

Summit Avenue West District Guidelines

Sec. 74.39. - Demolition.

Proposals for demolishing structures, while reviewed with special care by the heritage preservation commission, are not necessarily in conflict with district guidelines. When reviewing proposals for demolition of structures within the district, the heritage preservation commission refers to Section 73.07(9)(b) of the Saint Paul Legislative Code which states the following:

"In the case of the proposed demolition of a building, prior to approval of said demolition the commission shall make written findings on the following: architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings."

Sec. 74.36. - Restoration and rehabilitation.

(a) *General Principles:*

- (1) All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided.
- (2) Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural or "period" designs or using parts of other buildings.
- (3) Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively.
- (4) Buildings should be used for their originally intended purpose or compatible uses

which require minimum alteration of the building and its site.

(5) In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected and restoration to an "original" appearance may not be desirable in some cases. All buildings should be recognized as products of their own time and not be altered to resemble buildings from an earlier era.

(6) Whenever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(c) *Roofs and Chimneys:*

(1) Original roofing materials should be retained unless deteriorated. When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. When entirely reroofing, new materials which differ to such an extent from the old in composition, size, shape, color or texture that the appearance of the buildings is altered should not be used. The predominant roof materials on west Summit are tile and asphalt shingles. Tile roofs are either red or green, generally to complement rather than match the color of the house. When asphalt shingles began to be used in the 1890s and early twentieth century, the most common colors were solid, uniform, deep red and solid, uniform, dark green. Dark brown, dark gray, and a weathered-wood color may also be acceptable for new asphalt shingles, and black may be acceptable for Colonial Revival houses built after the 1920s.

(2) The original roof type, slope and overhangs should be preserved. The shape of existing dormers should also be preserved. New dormers may be acceptable in some cases if compatible with the original design. Modern skylights are a simple way to alter a roof to admit light and air without disrupting its plane surface, are less noticeable than dormers, and may also be acceptable. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front roof plane.

(3) Chimneys should be restored to their original condition. In the absence of historical documentation on the original design, chimney design should be in keeping with the period and style of the building.

(d) *Windows and Doors:*

(1) Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.

(2) Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and reused in place, should be avoided.

(3) The stylistic period(s) a building represents should be respected. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design and hardware of the older window sash or door. Inappropriate new window and door features such as aluminum storm and screen window combinations, plastic or metal strip awnings, or fake shutters that disturb the character and appearance of the building should not be used. Combination storm windows should have wood frames or be painted to match trim colors.

(e) *Exterior Architectural Features:*

(1) Porches and steps which are appropriate to the building and its development should be maintained or restored. Porches and steps removed from the building should be reconstructed to be compatible in design and detail with the period and style of the building. In general, front porches should not be enclosed and precast steps should be

avoided.

(2) Decorative architectural features such as cornices, brackets, railings and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terracotta, tile and brick should match the original as closely as possible.

(3) Shutters should not be used on buildings not designed for them. If used, they should be large enough to cover the entire window area, should be functional and operable, and should not look as if they were simply flat-mounted on the wall.

(4) Deck and firestair additions may be acceptable in some cases, but should be kept to the rear of buildings where they will be the most inconspicuous and detract the least from the historical context. The detailing of decks and exterior stairs should be compatible with the period and style of the building.

E. FINDINGS:

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The Lucy R. Gall House at 1189 Summit Avenue is categorized as contributing to the character of the Summit Avenue West Heritage Preservation District.
3. **Sec. 74.39** The proposed partial demolition to remove the porch and replace it with a reconstructed porch of the same dimensions and details in the same location will not have an adverse physical impact on the remainder of the house, which is structurally separate and self-supporting. The porch, which has been screened in since original construction, has architectural merit and is a distinguishing feature of the building. Therefore, the proposal to replace the porch with the same design, details, and materials is appropriate if the existing porch cannot be rehabilitated. It is apparent from photographs supplied by the applicant that the porch has suffered from years of deferred maintenance, dating back to previous property owners. Rehabilitation in this case would in fact require a substantial amount of material replacement.
4. **Sec. 74.36.(a) (1) & (2)** The removal of the distinctive front porch features should be avoided; rather, the porch should be maintained and repaired rather than replaced, if possible. However, the severe physical deterioration of the porch, including sunken footings and sloping with resulting broken door and windows, is beyond feasible repair and requires full replacement in this situation.
5. **Sec. 74.36.(a) (5)** The guideline states, "In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected and restoration to an 'original' appearance may not be desirable in some cases." In this situation, the survey states only that the porch has been screened in and altered, without providing details on the alterations performed. The proposal is to demolish and rebuild exactly as existing, with the same footprint, design, and materials, including windows and screening that are not original. It is not clear what other alterations have been made since the original porch construction. Restoration of the open porch, sans windows and screens, would be historically appropriate given that the 1903-1925 Sanborn Fire Insurance Map indicated the porch was open during the Period of Significance.
6. **Sec. 74.36.(c)** Though asphalt shingles are not the original roofing material, they can convey a similar color and profile as historic wood shingle roofs. The color and style are appropriately proposed to match the rest of the house. The roof pitch will match existing.
7. **Sec. 74.36.(d)(3)** The replacement door and windows are proposed to be painted wood.

The replacement screens will be screens (not combination storm windows) with the frame not visible from the exterior.

8. **Sec. 74.36.(e)** The front steps will be maintained. Because it is not feasible to maintain and restore the porch itself, it is appropriate that it be reconstructed to the same size, design, and materials as existing, which are generally compatible with the main house. Front porches should generally not be enclosed such as is proposed.
9. The proposal to demolish and reconstruct the porch will not have an adverse impact on the property and Program for Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)) provided that the conditions are met.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the permit application provided the following conditions are met:

1. All final materials and details shall be submitted to HPC staff for final review and approval.
2. The front porch shall be photo-documented prior its removal from the facade, at the owner's to expense, using a DSLR with minimum image size 300ppi. All elevations and architectural details shall be photographed. The photos shall be delivered to HPC staff on CD or flash drive.
3. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
4. The HPC stamped approved construction drawings shall remain on site for the duration of construction.

G. ATTACHMENTS:

1. HPC application
2. Photographs by applicant
3. Drawings by applicant
4. Sanborn map



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

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input 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: 1189 Summit Ave Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Brian Gleeson

Company: _____

Street and number: 1189 Summit Ave

City: St Paul State: MN Zip Code: 55105

Phone number: _____ e-mail: _____

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: Dan Gleeson

Company: Gleeson Architects

Street and number: 1175 Highway 36 E

City: St Paul State: MN Zip Code: 55109

Phone number: (651) 246-1841 e-mail: dgarchitects@hotmail.com

FOR HPC OFFICE USE ONLY

Date received: 02/12/16 incomplete FILE NO. 16-010817
Date complete: _____ 17-002
District: SW /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 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: 10.20.16

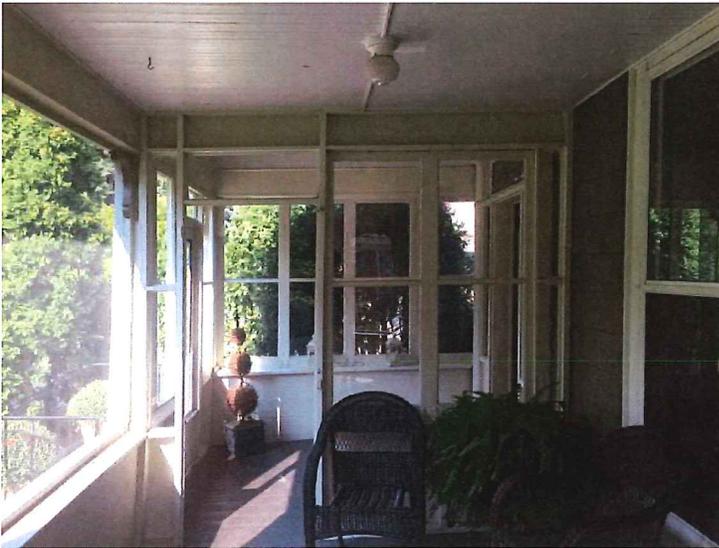
City Permit # _____ - _____

HPC Staff Notes

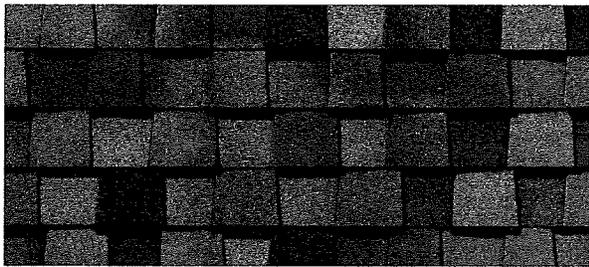
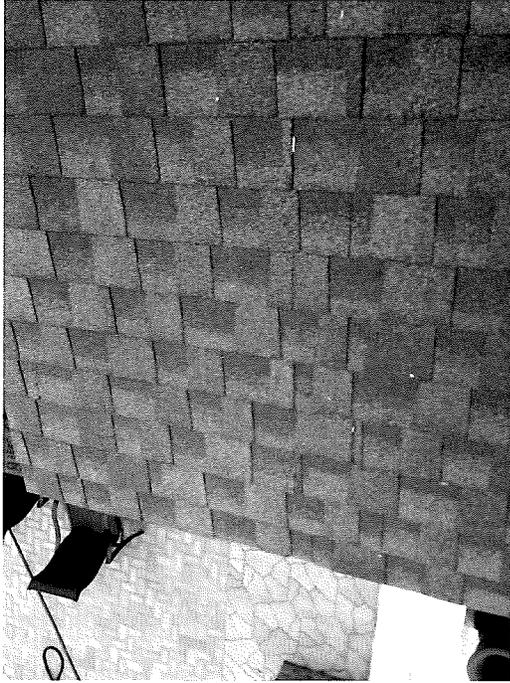
- Current exterior siding is imitation cedar shake panels which will be either used over if they can be removed without damaging or replaced with new to match existing.



- Porch ceiling will be beadboard running perpendicular to the house walls, same as existing.



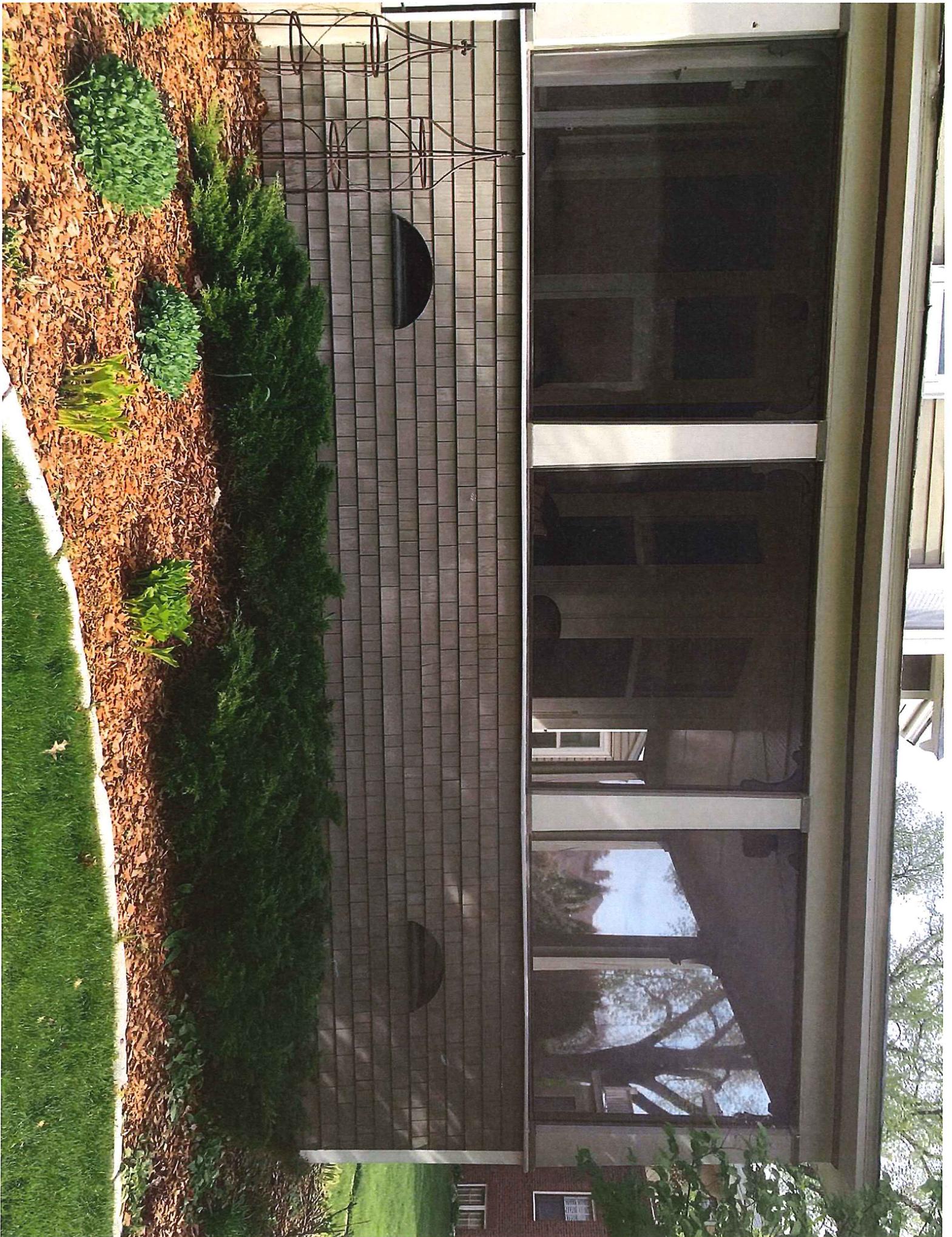
Roof shingles will be Certainteed Landmark TL Max def weathered wood or equivalent and color to match existing.

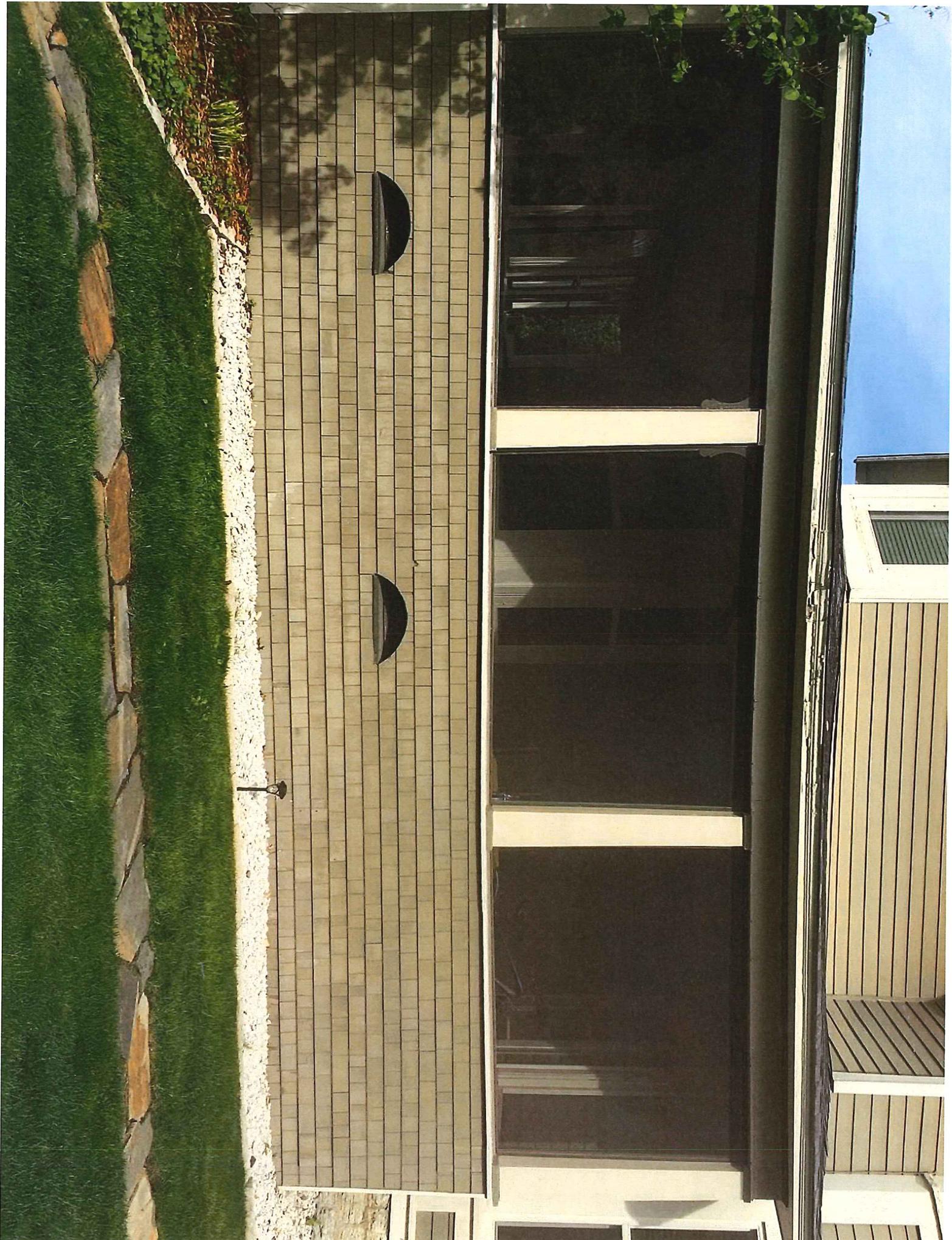


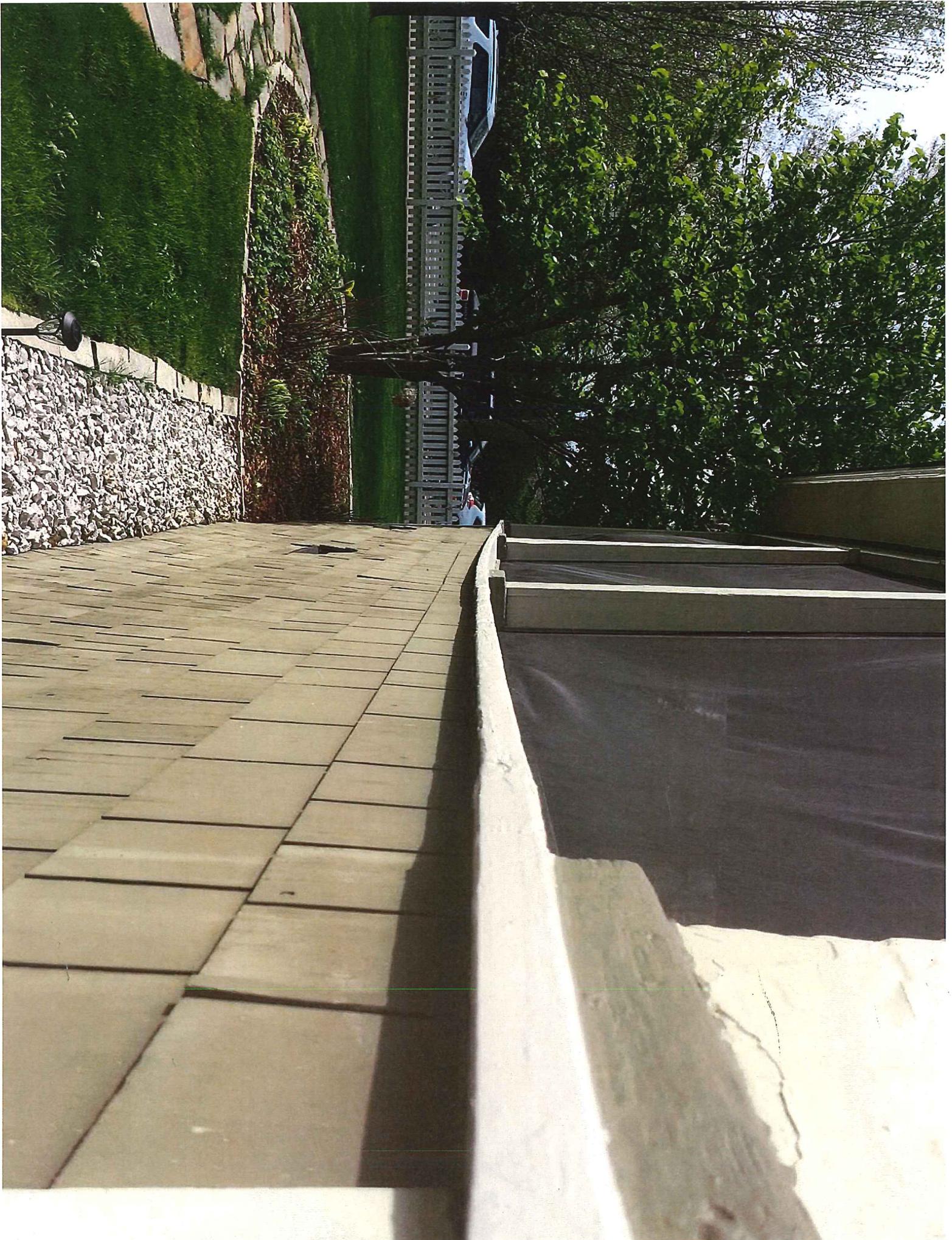




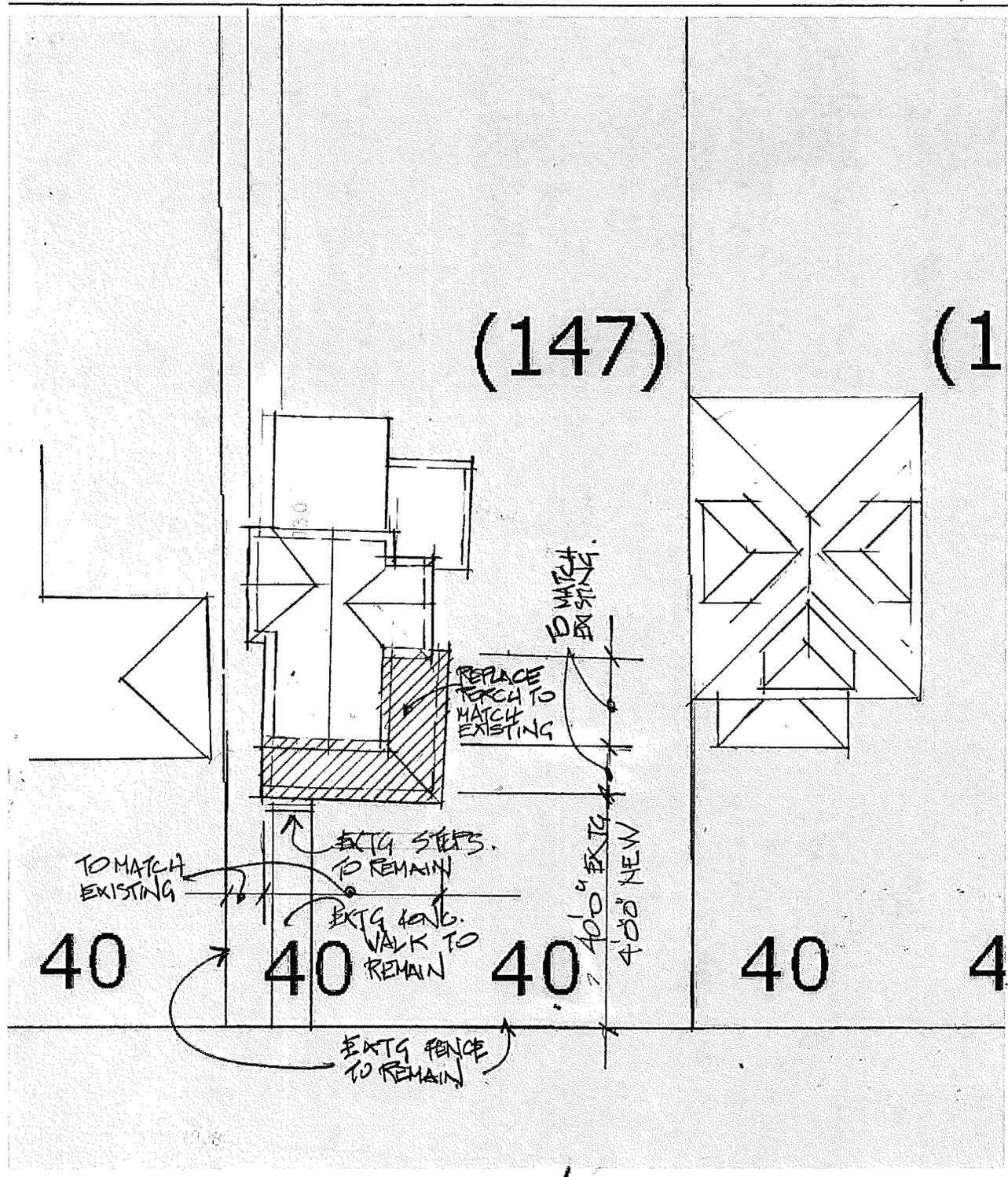
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MN_Ramsey_Feet
 prise GIS Division

This map is a user generated static output
 is for reference only. Data layers that app
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 THIS MAP IS NOT

1/8" = 1'-0"
 SHEET TITLE:
 SITE PLAN
 EXTG PROPOSED

PORCH REPLACEMENT
 AT 1185 SUMMIT AV
 FOR BRIAN GLEESON

GLEESON ARCHITECTS
 ARCHITECTS + PLANNERS
 1175 HIGHWAY 58 E
 SAINT PAUL, MN 55106-8907
 TELEPHONE: 651-706-9903
 FAX: 651-706-9904

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
 OR REPORT WAS PREPARED BY ME OR UNDER MY
 DIRECT SUPERVISION AND THAT I AM A DUTY
 REGISTERED ARCHITECT UNDER THE LAWS OF THE
 STATE OF MINNESOTA.
 DATE 5/21/2016 REC. NO. 10968

