

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

FILE NAME: 1498 Summit Avenue

APPLICANT: David Hovda

DATE OF PUBLIC HEARING: April 20, 2020

HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Suhan Eggers

A. SITE DESCRIPTION:

The site is currently an empty lot.

B. BACKGROUND:

HP staff met with the applicant to refine the design proposal in late February 2020.

C. PROPOSED CHANGES:

The applicant proposes to construct a two-story, single-family home clad in 4" and 6" fiber cement lap siding with Anderson windows and an architectural asphalt shingle roof and a metal roof above the front porch. A detached garage is proposed at the back that will be accessed by the existing alley.

D. STAFF COMMENTS:

While the height of the building appears taller than that of nearby buildings in the district, the overall design elements relate to the district while still incorporating modern design elements.

E. GUIDELINE CITATIONS:

Sec. 74.37 Summit Avenue West Heritage Preservation District Guidelines for New Construction:

Guideline	Meets Guideline?	Comments
(a) <i>General Principles:</i> The basic principle for new construction in the Summit Avenue West District is to maintain the scale and quality of design of the district. The Summit Avenue West 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.	Yes	Overall, the design balances compatibility with the historic district while incorporating modern design elements. The massing, rhythm, setback, and building elements relate to the district. The height is taller than some buildings within the block, but does not disrupt the overall rhythm of the block.
(b) <i>Massing and Height:</i> New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding structures. The scale of the spaces between	Yes	The height of the structure is greater than some of the surrounding properties, but does not disrupt the

buildings and the rhythm of buildings to open space should also be carefully considered. New houses should be at least twenty-five (25) feet high and relate to the height of existing adjacent houses.		rhythm of the block. The massing and façade proportions relate to the district.
(c) <i>Material and Details:</i> (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 along Summit and by the way these materials are 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 materials and details of new construction should relate to the materials and details of existing nearby buildings.	Yes	The proposed fiber cement lap siding relates to the wood lap siding found in the district and is appropriate.
(c) <i>Material and Details:</i> (2) Most buildings on Summit are built of high-quality materials, often with brick or stucco walls and asphalt or tile roofs. Most brick is red and tile roofs are either red or green. Vinyl, metal or hardboard siding is acceptable only for accessory structures which are not visible from Summit. Imitative materials such as artificial stone and artificial brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure.	Yes	The proposed fiber cement lap siding relates to the wood lap siding found in the district. The asphalt roof and metal roof are compatible with the district.
(c) <i>Material and Details:</i> (4) The color of materials should relate to surrounding structures and the area as well as to the style of the 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 heritage preservation commission approval.	Not determined	Colors have not been specified and will need to be reviewed and approved prior to permit issuance.
(d) <i>Building Elements:</i> Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new construction should compliment existing adjacent structures as well.	Yes	The design elements such as the window groupings, columns, judges panels below windows, and bays to break up the facades, contribute to an overall composition that relates to historic elements found within the district while not attempting to create false history.
(d) Building Elements (1) <i>Roofs:</i> There is a great variety of roof treatments	Yes	The 12/12 roof is steeper than most roofs found in the district, but the

<p>along Summit, but gable and hipped roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing nearby buildings.</p> <p>The recommended pitch for gable roofs is 9:12 (rise-to-run ratio) and in general the minimum appropriate pitch is 8:12. Highly visible secondary structure roofs should match the roof pitch of the main structure. A 6:12 pitch may be acceptable in some cases for secondary structures which are not visible from the street.</p> <p>Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>		<p>roof massing is broken up by various roof heights and bays and relates to predominate roof shapes in the district.</p>
<p>(d) (2) <i>Windows and doors:</i></p> <p>The proportion, size, rhythm and detailing of windows and doors should be compatible with that of existing nearby buildings. Facade openings of the same general size as those in nearby buildings are encouraged. 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.</p> <p>Although not usually improving the appearance of a 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 the raw metal appliances. Appropriately colored bronzed-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</p>	<p>Yes</p>	<p>While the fenestration on the front façade is prominent, the configuration of it can relate to historic sleeping porches found in the district. The size, rhythm, and detailing as well as the overall configuration of the windows meets the guideline. Materials and specifications for windows or doors were not provided and will need to be submitted for review and approval prior to permit issuance.</p>
<p>(d) (3) <i>Porches and decks:</i></p> <p>Front entrance ways should be articulated with a suitable design element to provide a transitional zone between the public outdoors and the private interior, and should be appropriate in detail to the size and style of the building. If front porches are constructed, they should generally not be enclosed.</p> <p>Decks should be kept to the rear of the buildings, should be visually refined, and should be integrated into the overall</p>	<p>Yes</p>	<p>The front porch complies with the guideline.</p>

<p>building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.</p>		
<p>(e) <i>Site:</i></p> <p>(1) <i>Setback.</i> New buildings should generally face Summit Avenue and be sited at a distance not more than five (5) percent out-of-line from the front yard setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases.</p>	<p>Yes</p>	<p>The setback relates to the setback of neighboring structures.</p>
<p>(e) (2) <i>Landscaping.</i> The streetscape can be divided into three (3) visual areas: public, semipublic and private. Public space is provided by the publicly owned sidewalks, boulevards, streets and medians. Semipublic space includes front yards and side yards on corners. While privately owned, this space is open to view by passersby. Private space is generally that which lies behind the front face of the building. Buildings, landscaping elements in front yards and boulevard trees provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Front yard enclosures such as hedges or walls are not common along west Summit. When they are used, they should permit visual penetration of the semipublic space. Low hedges or limestone retaining walls and visually open fences, such as wrought iron, are preferred. Chain link fences, while visually transparent, should not be used in front yards or in the front half of side yards. Privacy fences, timber retaining walls and high hedges are also inappropriate in front yards.</p>	<p>Yes</p>	<p>Landscaping or fencing was not proposed.</p>
<p>(e)(3) <i>Garages and parking.</i> Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. If an alley is adjacent to a dwelling, any new garage should be located off the alley.</p>	<p>Yes</p>	<p>The garage is sited at the alley and the design relates to the main structure.</p>

F. STAFF RECOMMENDATIONS:

Based on the draft resolution findings and conditions, staff recommends approval of the construction of the single-family home.

G. SUGGESTED MOTION:

I move to adopt the draft resolution which approves construction of the new single-family residence at 1498 Summit Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.



HERITAGE PRESERVATION APPLICATION

Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
applyHPC@stpaul.gov or (651) 266-9078

APPLICANT

Name DAVID HOVDN Email d.hovdn@comcast.net
(Staff will communicate via email unless otherwise noted)
 Address 1746 Eleanor Ave.
 City St Paul State MN Zip 55116 Daytime Phone 612-581-6956
 Name of Owner (if different) _____

PROPERTY INFO

Address/Location _____
 Property type:
 Single Family Residential Home or Duplex Commercial, Multi-Unit or Mixed Use
 Industrial Civic (School, Church, Institution)
 Other _____

PROPOSAL

New Construction or Addition Sign
 Demolition Site Improvements
 Renovation, Repair or Alteration
 Other _____

SUPPORTING INFORMATION: Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

New construction of a single family home and 3-car garage. A 2-story structure with a finished lower level.

- Required documents are attached (See reverse side)
 - If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.
- * The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature *David Hovdn* Date 4-1-20
 Rev 7/12/19

REQUIRED DOCUMENTATION

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

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

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

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

PLEASE NOTE

- * *All submittals become the property of the City of Saint Paul and are open public records.*
- * *Submittals may be posted online or made available to any party that requests a copy.*
- * *It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.*
- * *Review of applications takes time. It may be several days before staff responds to a submittal.*

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials). Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.

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

Information on proposed materials for new single family home at 1498
Summit Ave.

Anderson windows

Hardi plank siding and trim

Timberline architectural shingles

Metal roof above porch and front window areas

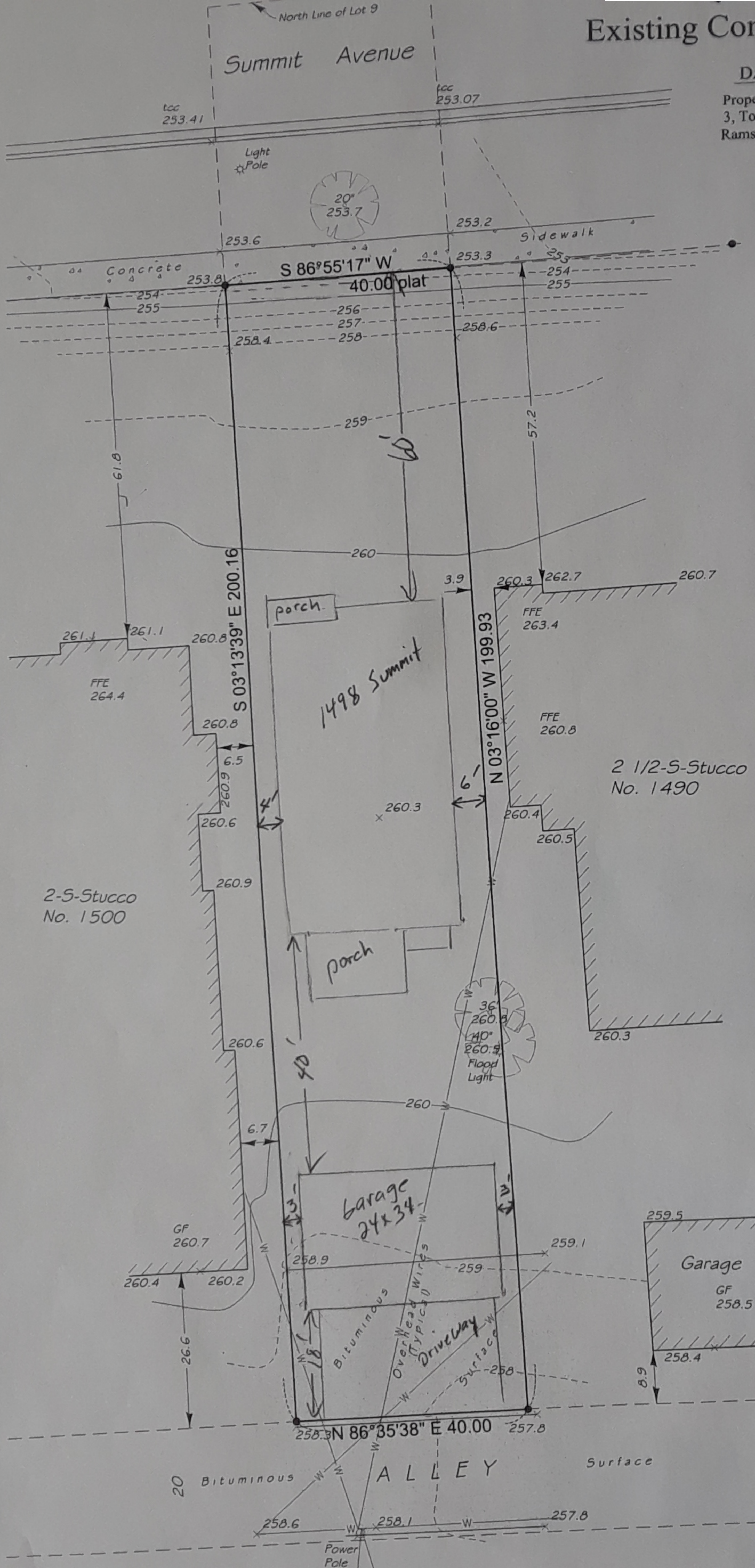
Cedar wood accents around front entryway



Existing Conditions Survey For:

DAVID HOVDA

Property located in Section
3, Township 28, Range 23,
Ramsey County, Minnesota



- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- - - Denotes Existing Contours
- Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage



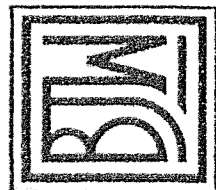
Basis for bearings is assumed

Benchmark: Top Nut Hydrant located at the Northeast corner of Summit Avenue & Saratoga Street
Elevation = 257.98 feet City Datum

NOTE: Snow and Ice cover at time of Survey.

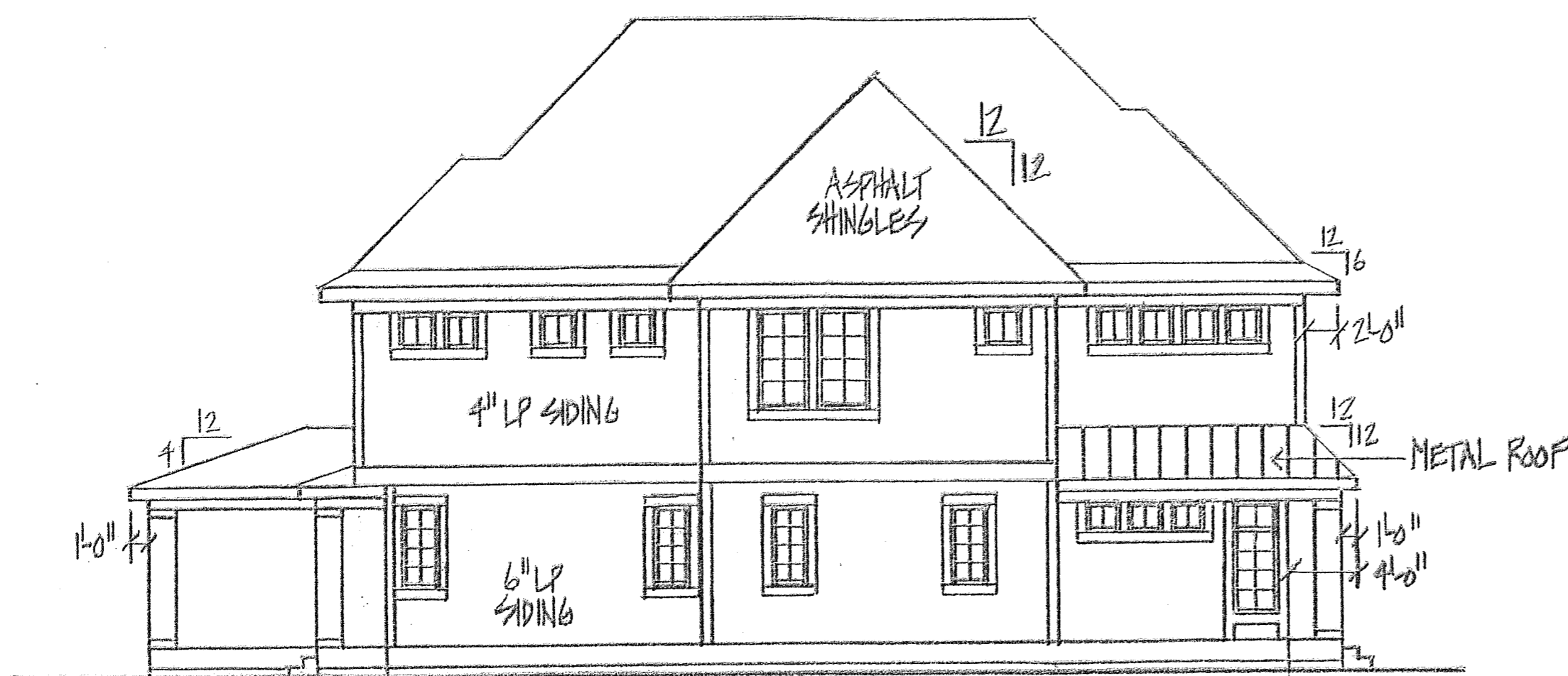
NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description Lot 9, Block 7, WANN'S ADDITION TO ST. PAUL Ramsey County, Minnesota Subject to Summit Avenue	Project No. 88803	Scale: 1" = 20'	I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Surveyed this 3rd day of December 2019.
	F.B.No. 1113-05	Drawn By J. Munson	
DEMARC LAND SURVEYING & ENGINEERING 7801 73rd Avenue North (763) 560-3093	Address: 1498 Summit Avenue St. Paul, MN		
	rev 12-20-19 fd iron		
	Signed _____		



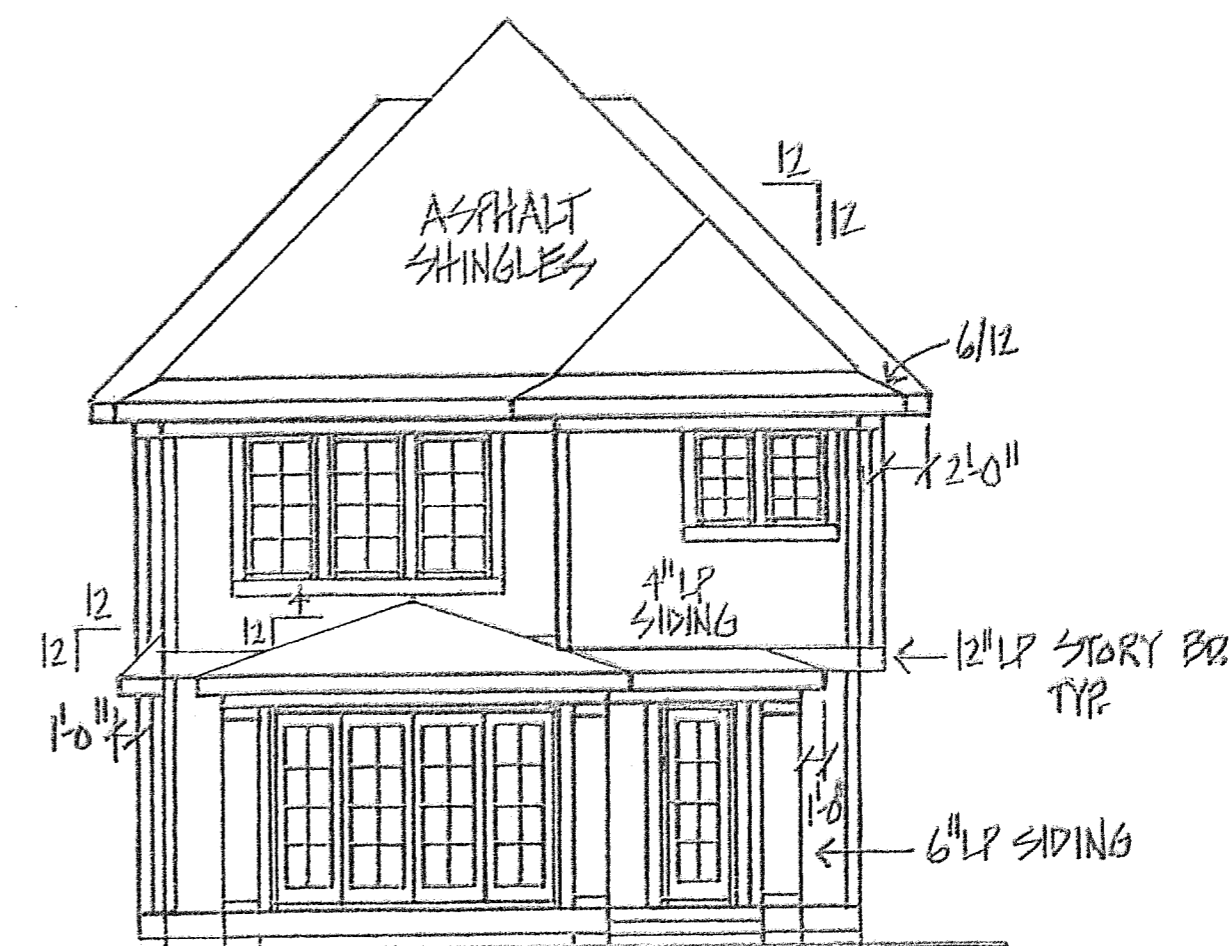
498 SUMMIT AVENUE
ST. PAUL, MN

PLAN #19145
SHEET 1 OF 3



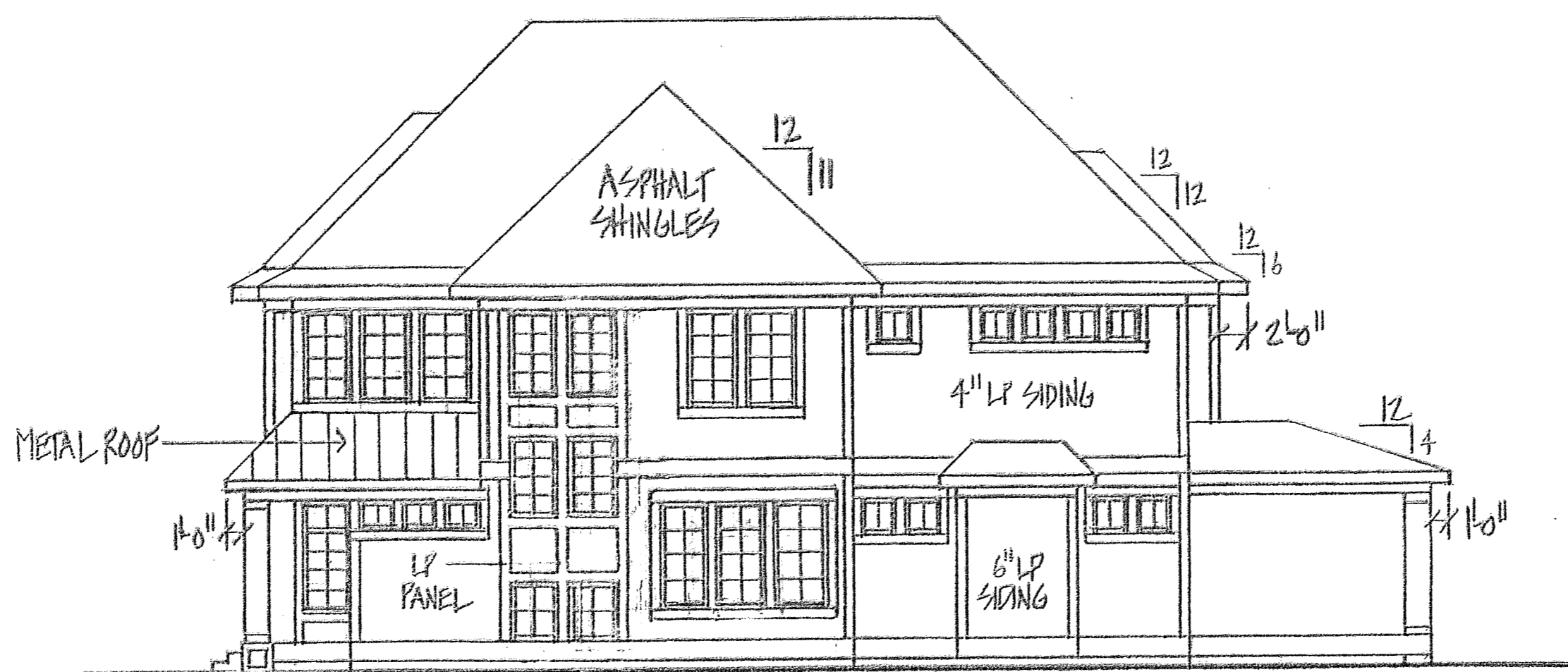
LEFT ELEVATION

SCALE 1/8" = 1'-0"



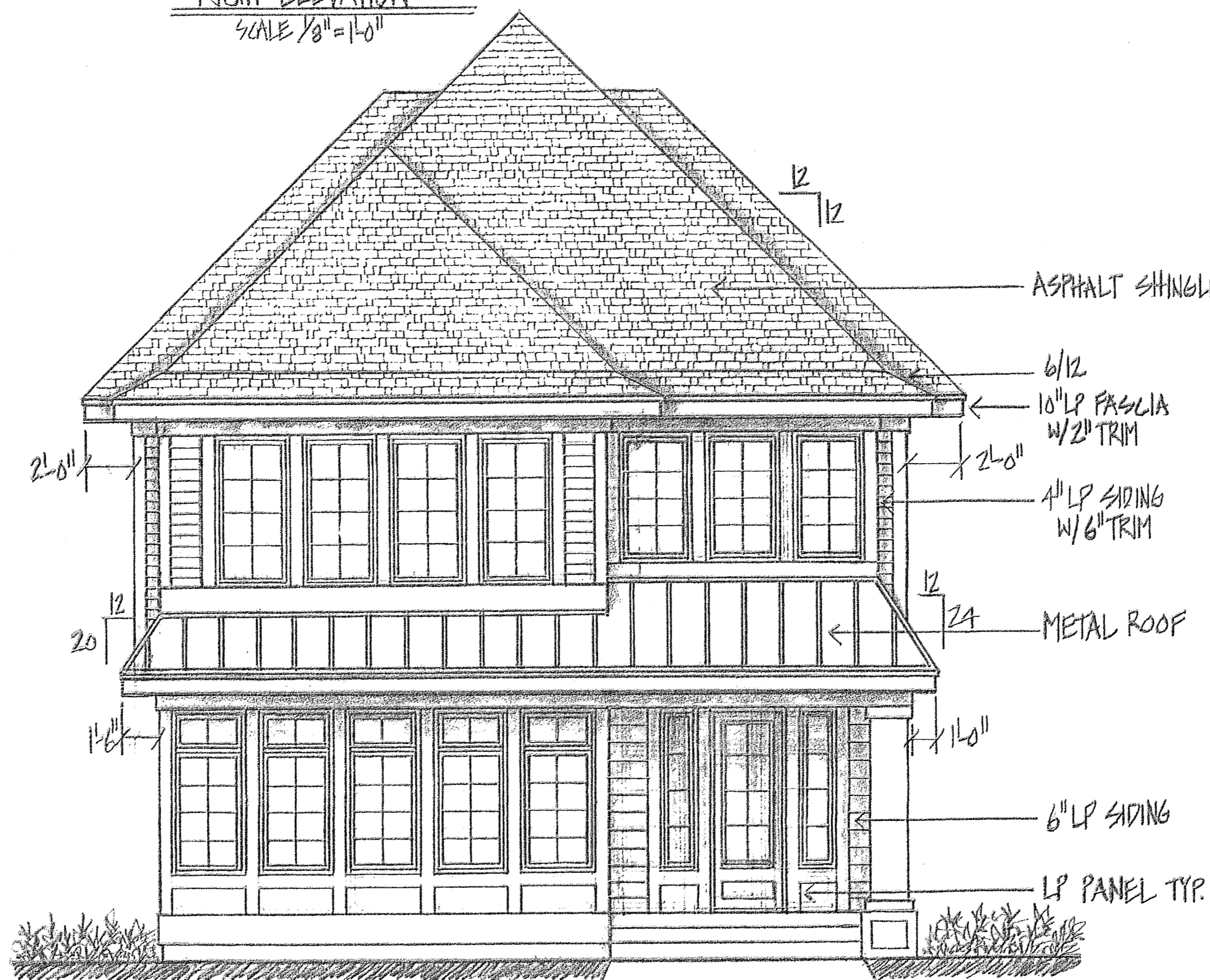
REAR ELEVATION

SCALE 1/8" = 1'-0"



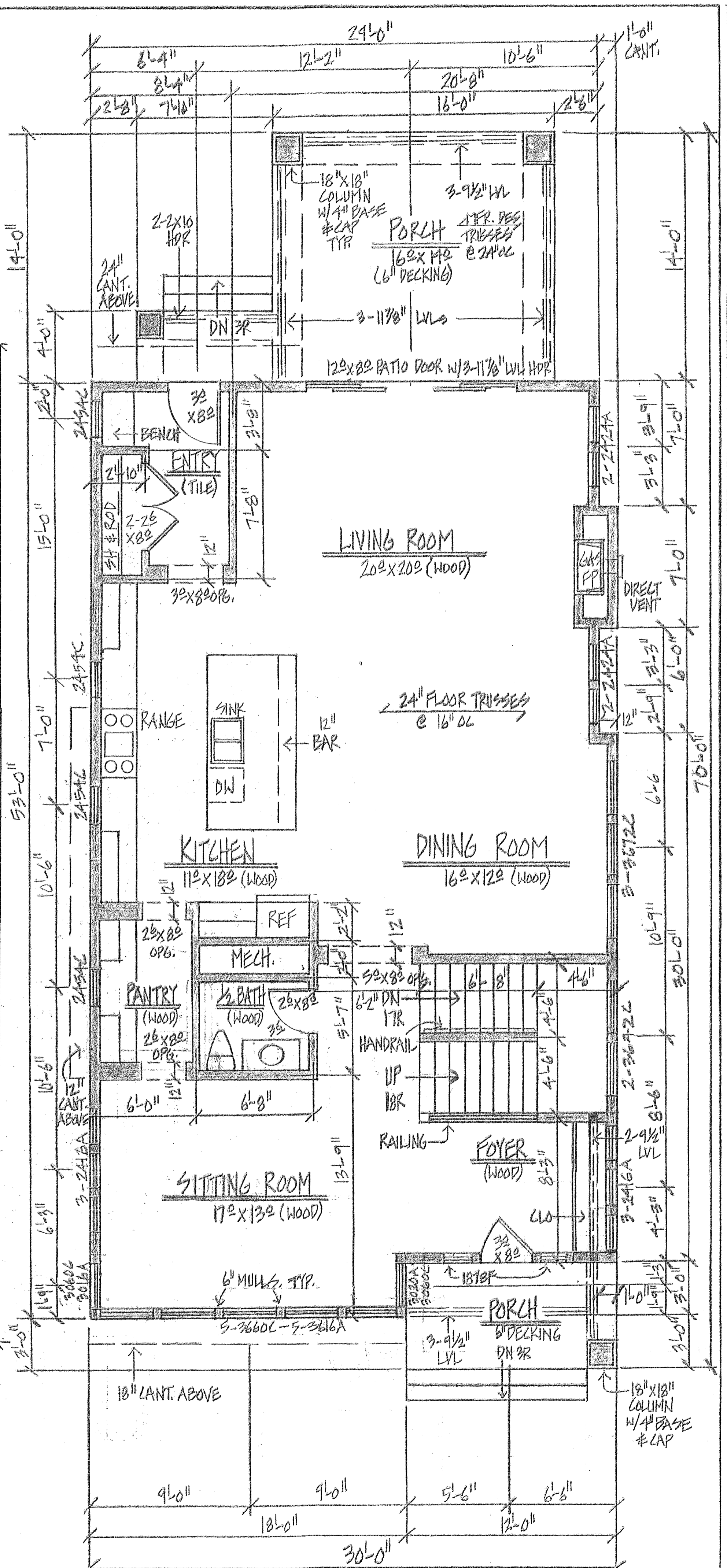
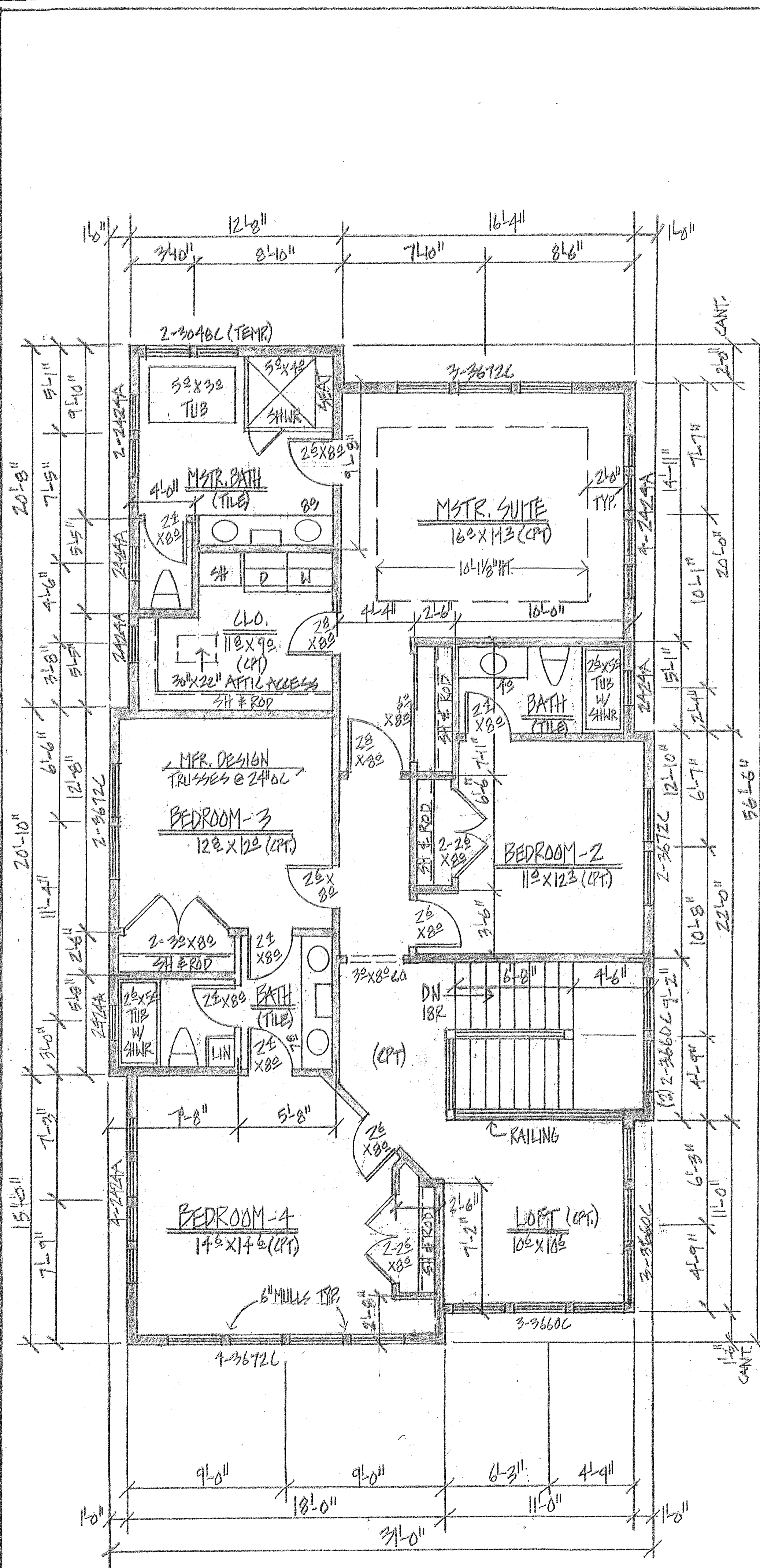
RIGHT ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

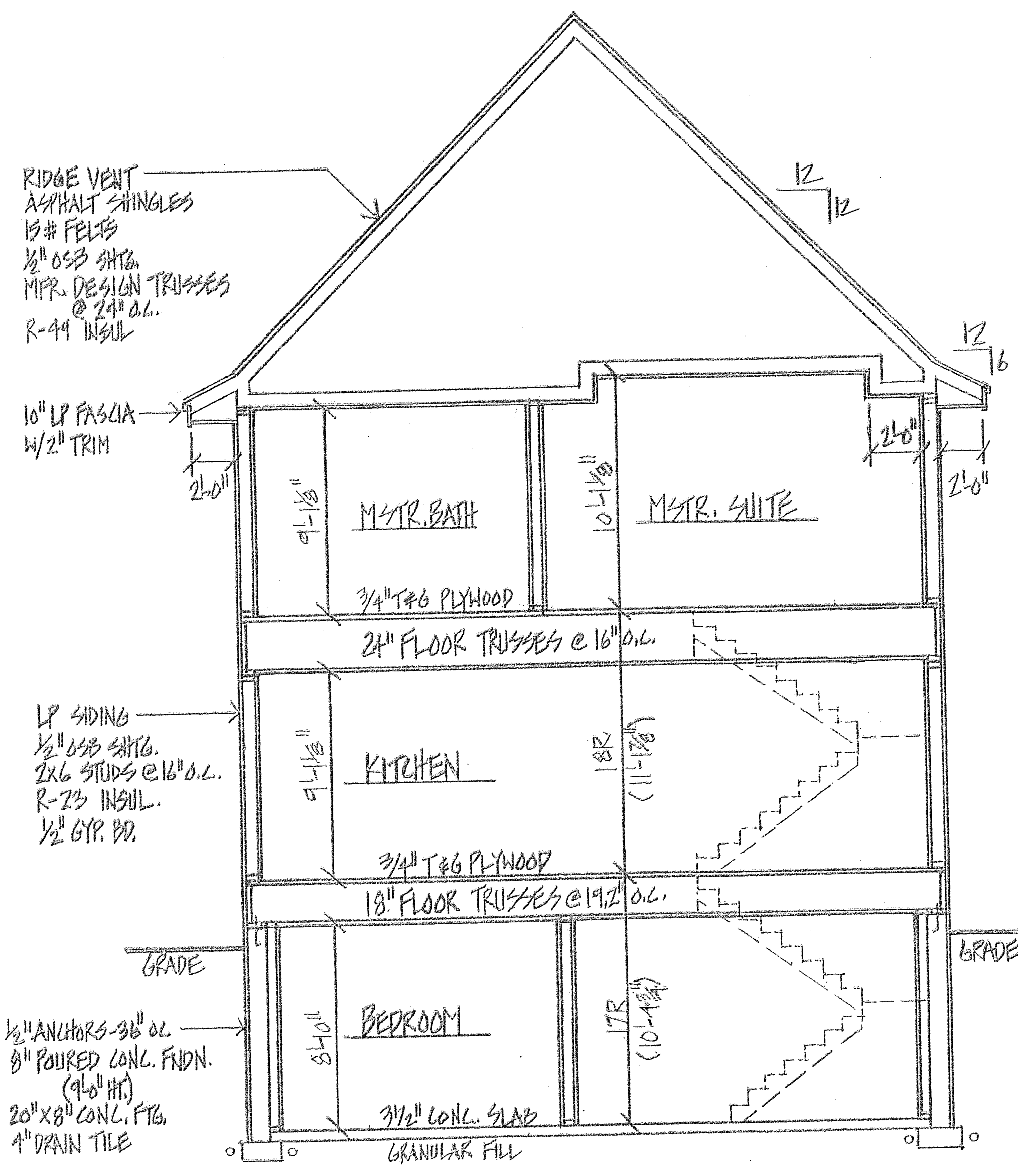


1498 SUMMIT AVENUE
ST. PAUL, MN

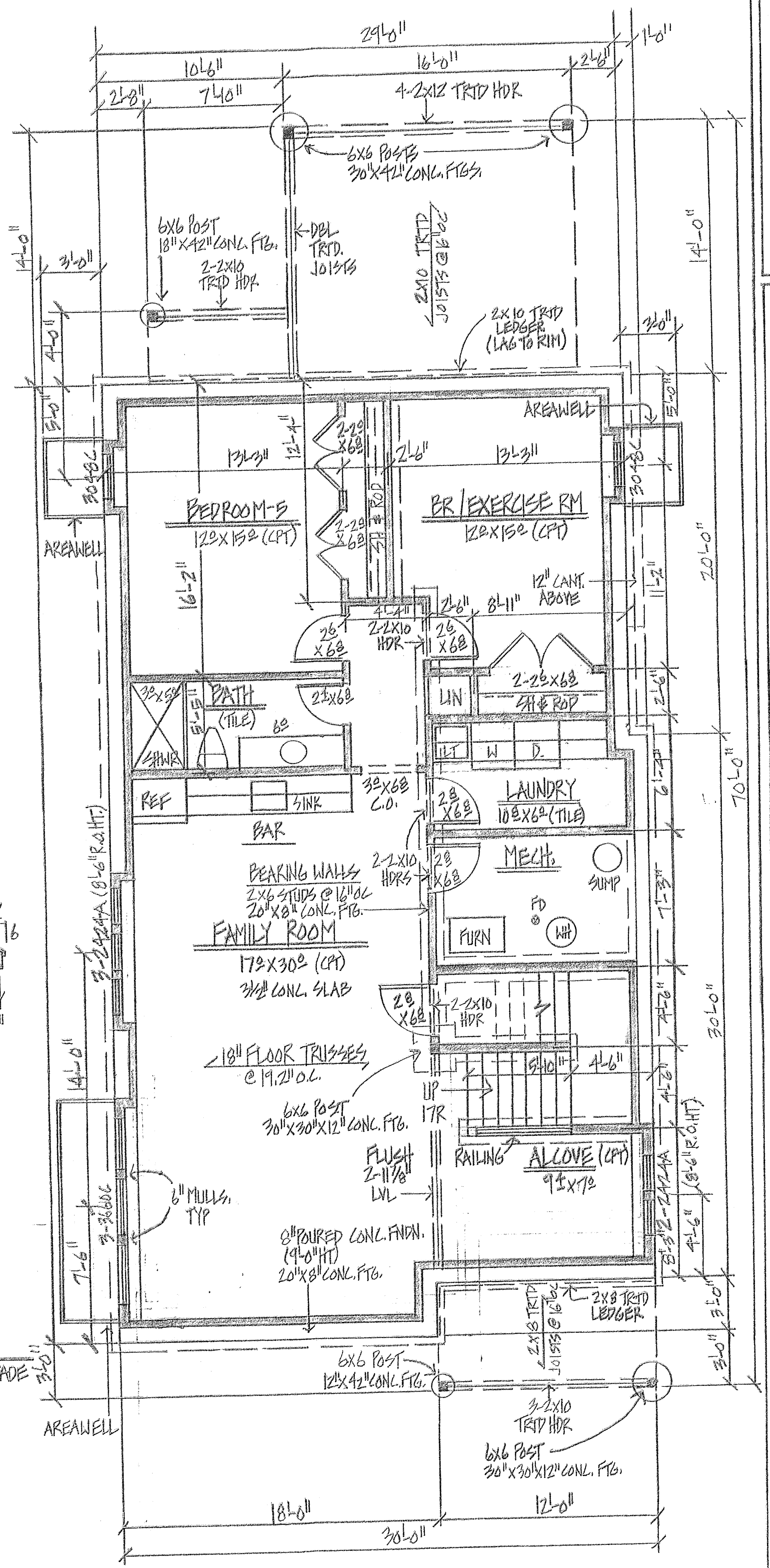


498 SUMMIT AVENUE
ST. PAUL, MN

PLAN # 1945
SHEET 3 OF 3



CROSS-SECTION
SCALE 1/4" = 1'-0"



FOUNDATION PLAN 152410
SCALE 1/4" = 1'-0"

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS 1498 Summit Avenue

DATE: April 20, 2020

Memorializing the Saint Paul Heritage Preservation Commission’s April 20, 2020 decision approving the construction of a two-story, single family residence with a detached garage at 1498 Summit Avenue.

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 authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
2. The construction of two-story, single family residence with a detached garage at 1498 Summit Avenue will not adversely affect the Program for the Preservation and architectural control of the Summit Avenue West Heritage District [**§73.06 (e)**] so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the construction of a two-story, single family residence with a detached garage at 1498 Summit Avenue, subject to the following conditions:

1. All final materials, details, and plans shall be submitted to staff for review and approval.
2. Plans for the detached garage shall be submitted to staff for review and approval.
3. Siding material to be smooth.
4. Window and door glass shall be clear void of tint, color, or reflection.
5. Any metal, including roofing, flashing or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
6. Any venting shall be dark and have a low profile. Installation of venting is preferred on non-primary facades.
7. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
8. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
9. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.
10. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
11. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.