

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

FILE NAME: 1516 Summit Avenue – Walter F. Lindeke House
APPLICANT: Adam Back & Ron Sonnek – Sicora Design-Build
OWNER: James Wieland
ARCHITECT: N/A
APPLICATION RECEIVED: February 15, 2017
APPLICATION COMPLETE: February 21, 2017
DATE OF PUBLIC HEARING: March 23, 2017
HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1885-1938
CATEGORY: Contributing **WARD:** 3 **DISTRICT COUNCIL:** 14
INVENTORY NUMBERS: Summit Avenue West Heritage Preservation District - RA-SPC-5483
Walter F. Lindeke House - RA-SPC-7767
CLASSIFICATION: Demolition and Building Permits
BUILDING PERMIT #:
STAFF INVESTIGATION AND REPORT: Christine Boulware & Bill Dermody
DATE OF REPORT: March 17, 2017

A. SITE DESCRIPTION: The Walter F. Lindeke House at 1516 Summit Avenue was designed by architect Peter J. Linhoff and constructed in 1908. This two-and-one-half story, Craftsman-style house has an intersecting gabled-roof with bellcast eaves and asphalt shingles, weatherboard and wood shingled walls, and limestone foundation. A narrow pent roof distinguishes the second story from the attic. There are wide bargeboards with pendants on the gables. Two bay windows are on the first and second stories at the east end of the front façade. The gabled projecting front entrance has paired square columns on limestone piers. Windows are one-over-one, six-over-one and the front door has leaded glass sidelights. The house and garage are categorized as contributing to the Summit Avenue West Historic District.

B. PROPOSED CHANGES: The applicant is proposing to demolish the contributing two-stall garage and construct a new three-stall garage at the alley measuring 37 ft. by 24 ft. (888 sq. ft.) with gabled roof, 4" HardiePlank siding with mitered corners, HardieShingle in the gable ends, and Miratek trim. The tongue-and-groove eaves will have exposed rafter tails. The proposed windows are Marvin Ultimate double-hung units and the garage doors are steel with carriage door detailing.

C. BACKGROUND

On May 23, 2013, the HPC reviewed and denied an application to demolish the garage and construct a new three-stall garage with a similar footprint, but different design (HPC File# 13-025) than the current application.

D. GUIDELINE CITATIONS:

Secretary of the Interior 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 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. 74.36 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 of "period" designs or using parts of other buildings.*
3. *Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures or a period should be treated with sensitivity.*
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.*

Sec. 74.37 New Construction

(a) General Principles:

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.

(b) Massing and Scale:

New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding structures. The scale of the spaces between buildings and the rhythm of buildings to open space should also be carefully considered. New houses should be at least 25 feet high and relate to the height of existing adjacent houses. New college buildings should relate to nearby contributing college buildings; new college buildings with a smaller setback from Summit should have a correspondingly lower height.

(c) Materials 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 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.*
- (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.*
- (3) The materials and details of new college buildings should relate to the materials and details of nearby contributing college buildings. The Macalester College campus has buildings predominantly of red brick with concrete or sandstone trim. The [University] of St. Thomas presents cream-colored Kasota stone buildings to the Summit Avenue streetscape.*
- (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.*

(d) Building Elements:

Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new construction should complement existing adjacent structures as well.

(1) Roofs

There is a great variety of roof treatment 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.

The recommended roof pitch for gable roofs is 9:12 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.

Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.

(2) Windows and Doors

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.

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 raw metal appliances. Appropriately colored bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.

(3) Porches and Decks

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.

Decks should be kept to the rear of the buildings, should be visually refined, and should be integrated into the overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.

(e) Site:

(1) Setback - Siting

New buildings should generally face Summit Avenue and be sited at a distance not more than 5% 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.

(2) Landscaping

The streetscape can be divided into three 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 passers-by. 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. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape, and should be maintained. 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.

(3) Garages and Parking

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.

Institutional parking lots should ideally be located behind buildings where they would not be visible from Summit Avenue. When this is not possible, parking lots should be set back at least as far as the building facades and screened from view from Summit by landscaping such as hedges, brick walls, and changes of grade that sink the parking from view. Shade trees should be planted between parking lots and the street, and plant materials should relate to the traditional character of the district. The scale, level of light output, and design of parking lot lighting should be compatible with the 16 foot high lantern style lights along Summit Avenue.

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 73.06(1)(2) 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: the 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.

E. FINDINGS:

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No.17716, § 1. 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 and garage are categorized as contributing to the Summit Avenue West Historic District. The established character of this property is Craftsman in style that transitions to a compatible utilitarian garage. The garage is original to the property and was constructed during the period of significance (1921). Although the garage door has been replaced, the garage building retains a high degree of architectural integrity. Garage photos provided by the applicant show significant siding deterioration and peeling paint, as well as an approximately 10'-wide by 4'-tall section of the north façade completely removed.
3. **Sec. 74.39 Demolition** - *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:*
 - a. *The architectural and historical merit of the building.* The historic garage retains a high degree of architectural integrity and is a good example of an auto garage with details matching and complementing those on the house.
 - b. *The effect of the demolition on surrounding buildings.* The demolition of the garage will have a negative impact on the property and the Program for Preservation in the Summit Avenue West Historic District.
 - c. *The effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings.* The proposed new construction would result in the loss of character defining features and of historic materials.
 - d. *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.* As it exists, the building is a functioning two-stall garage for the residence but has continued to deteriorate from good condition in 2013 to fair condition in 2017. The new garage would increase the parking capacity at the site to three.

4. **Sec. 74.37(b) Massing and Scale:** Though wider than the existing garage, the proposed one-story garage is of appropriate size and massing that is compatible with other garages in the district.
5. **Sec. 74.37(c) Materials and Details:** The proposed design of the new garage has some *historical basis*, does relate to the architectural features of the house and garage and *is compatible with the character* of the main house. It replicates some of the *distinguishing original qualities* and *distinctive architectural features* of the historic garage. The shingles should be dark, and the proposed siding has a smooth texture, 4" exposure, and mitered corners to ensure compatibility with the main house and historic garage. The three individual garage doors have "carriage" detailing and comply with the guideline.
6. **Sec. 74.37(e)(3) Garages and Parking:** The garage is located in the rear yard and accessed via the alley.
7. Provided the conditions are met, the proposal to demolish the existing garage and construct a new garage in its place will not have an adverse effect on the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

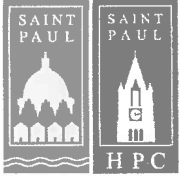
F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit application, subject to the following conditions:

1. The asphalt shingle color shall be a medium-to-dark brown or gray – the final color shall be submitted to HPC staff for final review and approval.
2. All final materials and details shall be submitted to HPC staff for final review and approval.
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 the construction.

G. ATTACHMENTS

1. HPC Design Review Application
2. Applicant photographs
3. Selected materials specifications
4. Street view photos
5. Drawings, 11" x 17"



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:
 1516 Summit Avenue.

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: 1516 Summit Avenue. Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Adam Back / Ron Sonner

Company: Sicora Design-Build

Street and number: 5601 W. Lake St.

City: St. Louis Park State: MN Zip Code: 55416

Phone number: 612-750-6013 e-mail: aback@sicora.com

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

Name: Jim Wieland

Street and number: 1516 Summit Avenue

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

Phone number: 651-283-7838 e-mail: jimandjenwieland@gmail.com

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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.

We propose removing the dilapidated existing 2-car garage and replacing it with a new 3-car garage. Architectural details which can be salvaged such as the wood brackets and rake details will be salvaged and reused on the new garage. Other details such as siding and trim will be installed to match the existing house and garage.

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.

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			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 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.



<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.



Applicant Submitted	Staff Received	Date Received	
<input type="checkbox"/>	<input type="checkbox"/>		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: *Ron Jarnel* Date: 2/3/17
 Typed name of applicant: *RON JARNEK*

Signature of owner: *Jim Wieland* Date: 2/13/17
 Typed name of owner: *JIM WIELAND*

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.**



FOR HPC OFFICE USE ONLY

Address: 1516 Summit Avenue.

Date received: _____

Date complete: _____

District: _____ /Individual Site: _____

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

FILE NO. _____

City Permit # _____ - _____

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 ½" 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: _____

HPC Staff Notes

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 _____





SICORA

Design/Build

FULL-SERVICE
HOME
REMODELING

WWW.SICORA.COM

952-929-0098

Garage Replacement

Jim and Jen Wieland
1516 Summit Ave
St Paul, MN 55105

HPC Submittal

Revised: 2/17/17 (changes are in bold and italicized)

Product Description:

1. 37' x 24' detached garage.
2. Floating slab construction.
3. Interior: Unfinished.
4. Exterior: Sill, side casing, head casing with crown. To be constructed per previous garage.

Material Schedule – Garage construction

<u>Installation</u>	<u>Detail</u>
Roofing	Timberline Lifetime, architectural asphalt shingles. Color: Weathered Wood.
Siding – lap siding	James HardiePlank ARTISAN Lap siding. 5 1/4" siding with 4" reveal. Design: Smooth. Mitered outside corners to be utilized for the lap siding. Color: Iron Gray (in the prefinished James Hardie option)
Siding – shakes	James HardieShingle Siding. Design: Straight Edge Panel. Color: Iron Gray (in the prefinished James Hardie option)
Siding – feature boards and window trim	Miratek or similar quality material. Color: Stone White (to match the Marvin Windows)
Siding – soffits	T&G roof decking with exposed rafter tails (as per old garage).
Siding – architectural details	Architectural details shown in the pictures provided to be best replicated and incorporated into the new garage build.
Windows	Marvin Ultimate Double Hung Windows. 2 double hung windows. Dimensions. 32" wide x 56" tall. Exterior Clad: Aluminum clad. Color: Stone White. Functionality: Double hung. Operable lower sash.
Garage Doors	Insulated, steel garage doors. Color: Stone White.















Essential

Series 24

Midland's Series 24 2-inch residential door is available in the same great style options offered in our Thermo-Steel line (pictured on previous page): Raised Steel Panel, Ranch Panel, Carriage Panel, Long Panel Carriage, Classic Panel or Flush Steel Panel. This simple, maintenance-free option comes in durable 24-gauge steel and can be insulated for added weather protection.

TS-138 Thermo-Steel

Our entry-level Thermo-Steel door is beautiful, durable and affordable. This residential 1-3/8-inch steel garage door is manufactured like its 2-inch siblings in the line and provides a more affordable option for those seeking Midland quality. The TS-138 door, which is available in a Raised Steel Panel or Flush design, will provide beauty and durability for years to come.



Essential

Residential Doors

Model: Series 24 RSP

- Series 24 Ranch
- Series 24 Carriage Panel
- Series 24 Long Panel Carriage
- Series 24 Classic
- Series 24 Flush

I. General

A. Work Included

The doors will be Model Classic Panel 24 as manufactured by Midland Garage Door Mfg. Co.

B. Other Work

Related structure work, opening preparation, field painting and electrical work etc. falls into the responsibility of other trades.

II. Product

A. Sections

Sections will be roll-formed, hot dipped, galvanized G40 (minimum), a minimum yield strength of 33,000 psi, complying with ASTM A653, and ASTM A924. 24 ga. exterior sheet steel. Classic panel design. Embossed pebble textured exterior surface. Sections will be a thickness of 2". Door sections will have a tongue and groove meeting rails to form weathertight joints.

B. Insulation (Optional)

Insulation will be rigid expanded polystyrene free of CFCs and HCFC's. The insulation will have calculated R-Value of 7.0 and U-Value of 0.143 complying with ASTM A236. Insulation material complying with ASTM E84 flame-spreaded and smoke-developed.

C. Glazing (optional)

Standard 1/8" un-insulated DSB clear float glass. Various design window lite patterns to choose from, consult factory.

D. Windload

Doors will be designed to meet or exceed industry standards for windloads (ANSI/DASMA A102-1996), uniform pressure (velocity pressure) 20lbf/sq. ft. acting inward and outward. Deflection of door in the horizontal position will not exceed 1/120 of the door width. Consult factory for unusual requirements.

E. Hardware

Hinges and fixtures will be G-60 galvanized steel complying with ASTM A36 and ASTM A123. Standard ultra quiet nylon rollers. Roller sizes will be adequate for design requirements and limitations.



F. Stiles

End and intermediate stiles will be 18 ga. steel. Tog-L-Locked to the section. End stiles will be a channel-shaped to 2" deep.

G. Track

Track 2" bracket or angle mounted depending upon door size and requirements.

H. Spring Counterbalance

Counterbalance shall be oil tempered, helical wound torsion springs complying with ASTM A229, mounted on a ball bearing cross header shaft engineered to comply with ANSI/DASMA 102-1996. Long life springs of 25,000, 50,000 or 100,000 cycles may be specified. Galvanized aircraft type lifting cables with a safety factor of 8 to 1.

I. Lock

Lock will be standard interior mounted slide lock. (Optional residential exterior keyed handle lock assembly and mini-warehouse locks are available).

J. Weatherseals

Bottom weatherstrip will be U'd shape astragal fastened to the bottom of the door with an extruded aluminum holder for an effective seal at the sill. Optional jamb and header flexible vinyl weatherstripping.

K. Finish

Exterior finishes will be 1-mil thick, two-coat, baked-on polyester (.8 mil) top coat, over primer (.2 mil) on galvanized coating. Colors; Almond, Brown, Hunter Green, Sandtone, Tera-bronze, and White.

L. Operation

Operation will be by manual pull rope. Optional electric operators are available.

III. Execution

Installation

Doors should be installed in compliance with Midland Garage Door Mfg. Co. instructions by authorized Midland Garage Door Installation Professionals.



Pebble Texture
Exterior Finish

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ONE LIGHT LANTERN

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Manufacturer: Kenroy
MFG #: 93278BL
Collection: Leo
Finish: **Black**

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Product Details

Height: **14.75"**
Width/Dia.: **7.5"**
Length: **6.5"**
UPC: **053392122232**
Glass: **Clear**
Weight: **2.6lb**
Number of Bulbs: **1**
Max. Wattage: **60W**
Bulb Base: **Medium**

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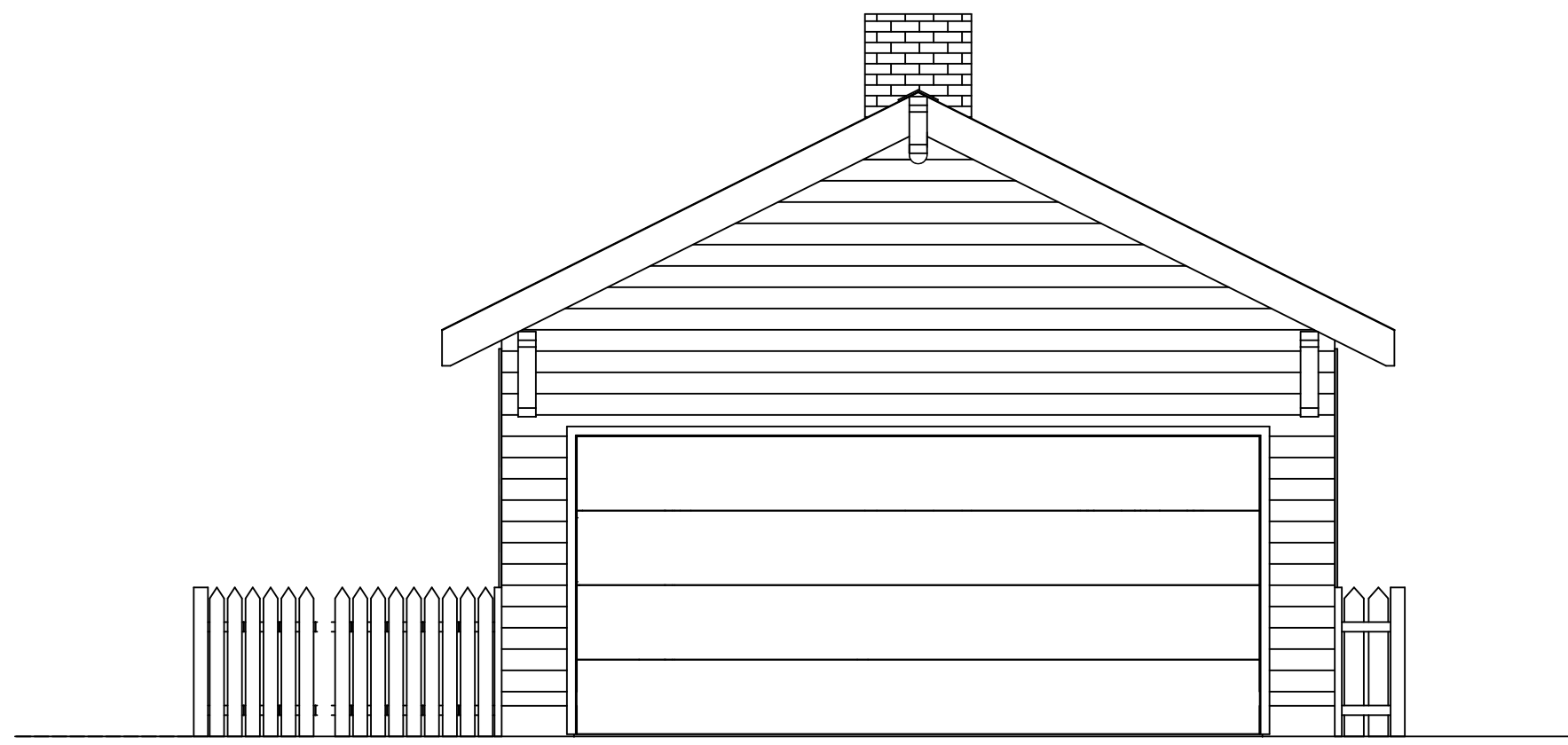
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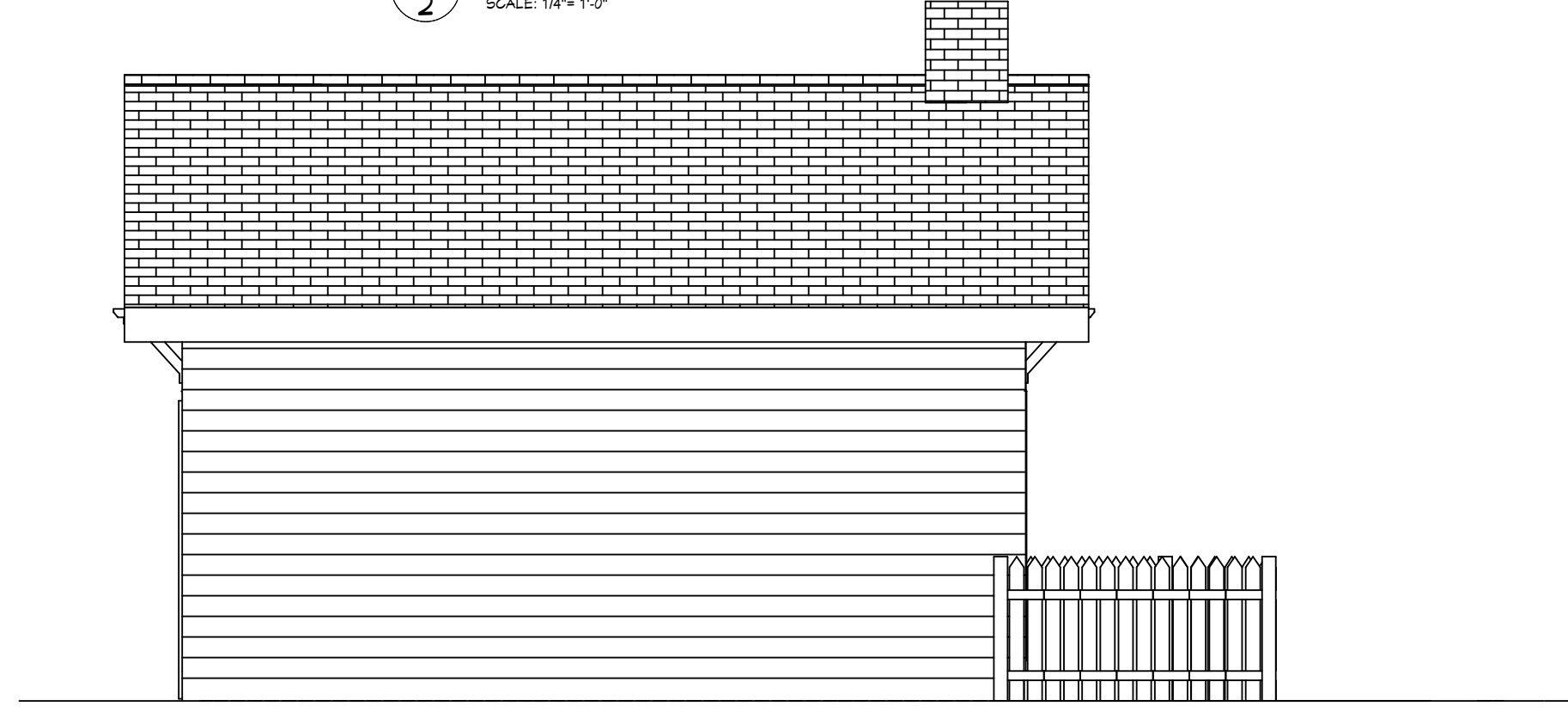
2 FRONT ELEVATION AS-BUILT
SCALE: 1/4" = 1'-0"



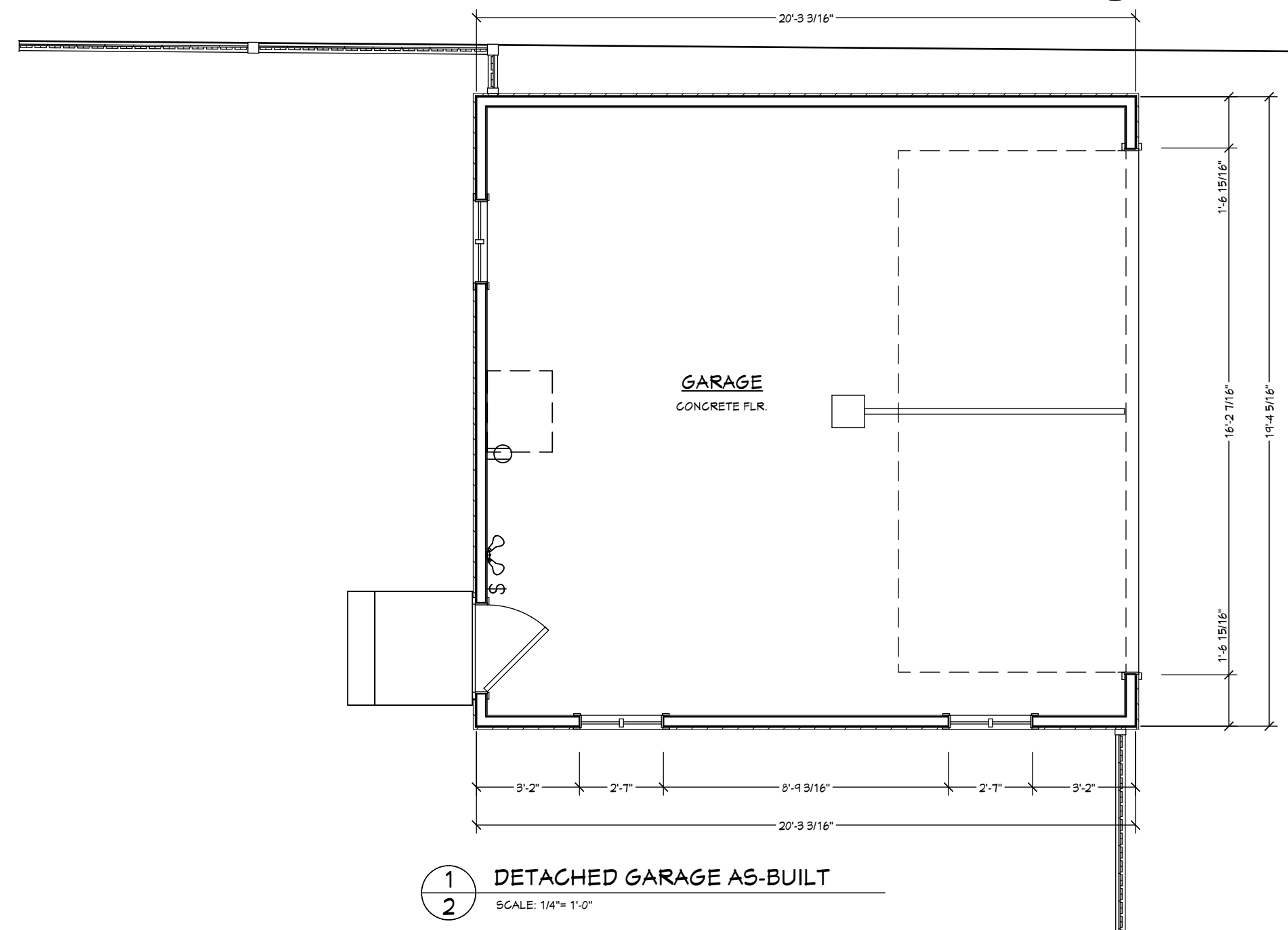
3 REAR ELEVATION AS-BUILT
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION AS-BUILT
SCALE: 1/4" = 1'-0"



5 RIGHT ELEVATION AS-BUILT
SCALE: 1/4" = 1'-0"



1 DETACHED GARAGE AS-BUILT
SCALE: 1/4" = 1'-0"



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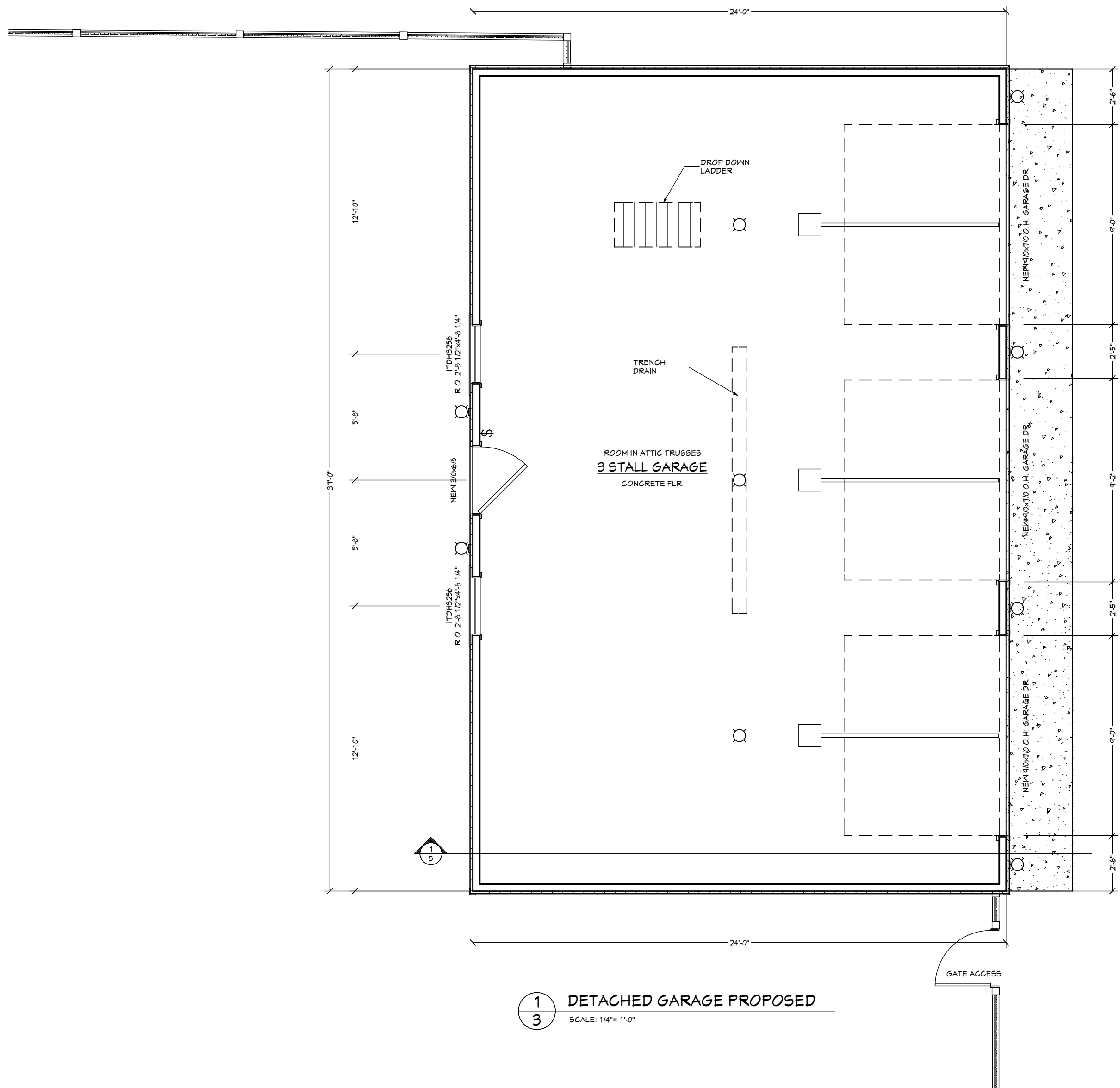
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St. Paul, MN 55105

ORINATION DATE	10/13/2016
REVISION DATE	11/11/2016 Proposed
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1 DETACHED GARAGE PROPOSED
 3 SCALE: 1/4" = 1'-0"



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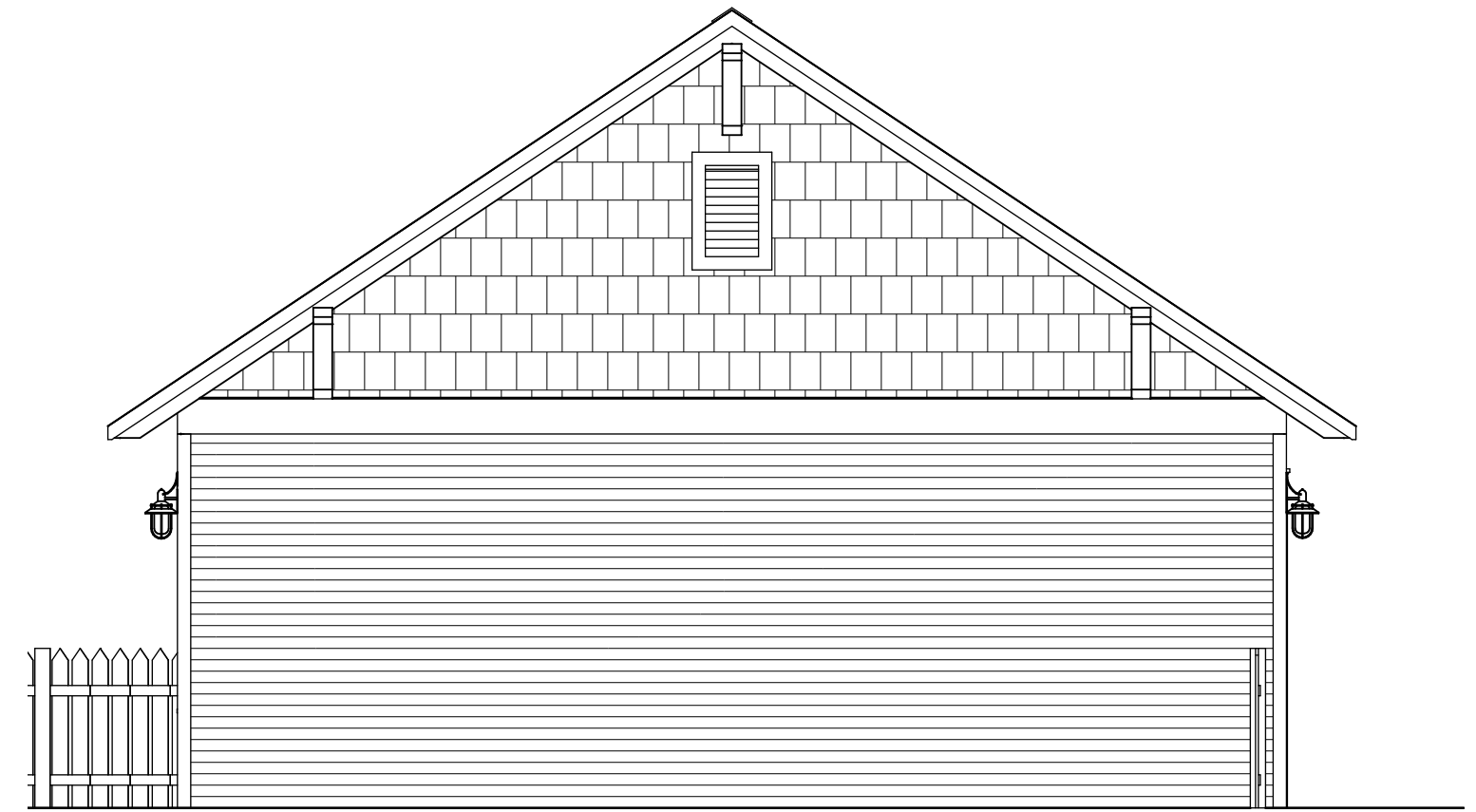
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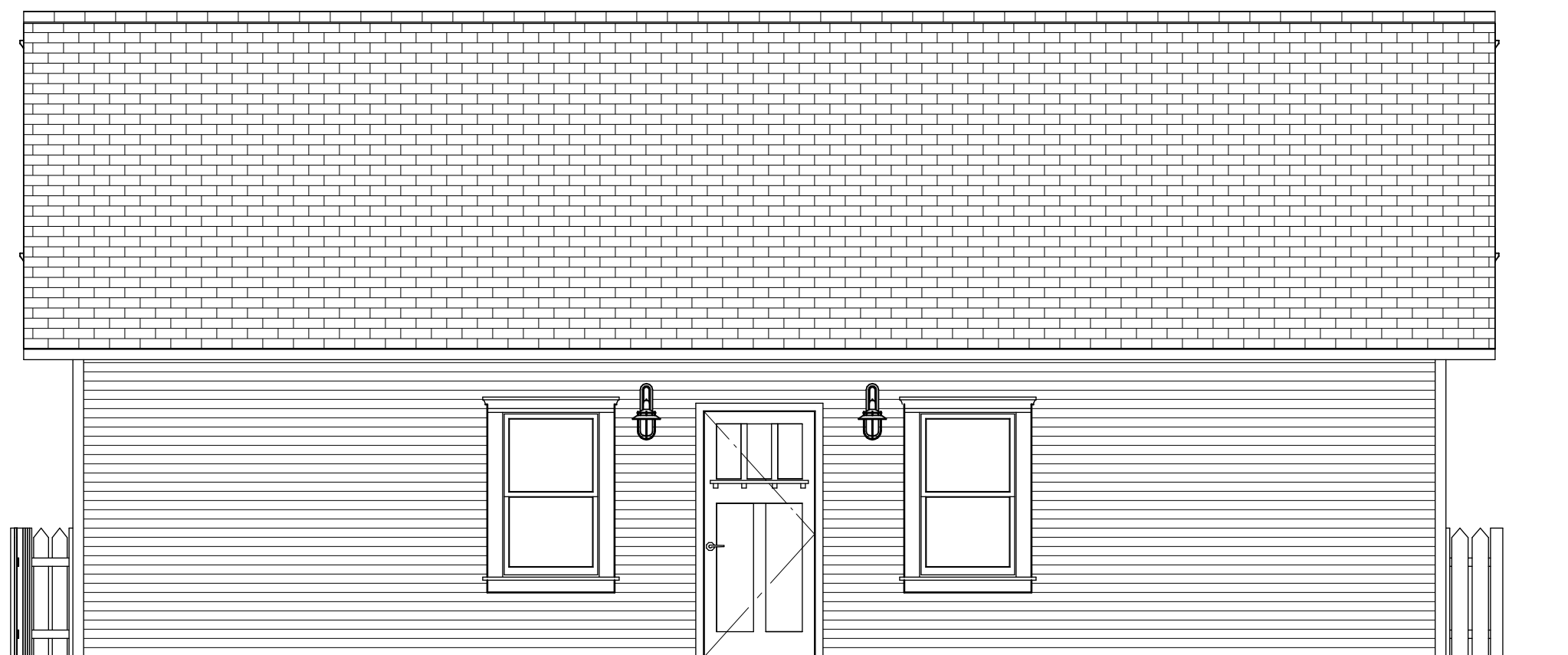
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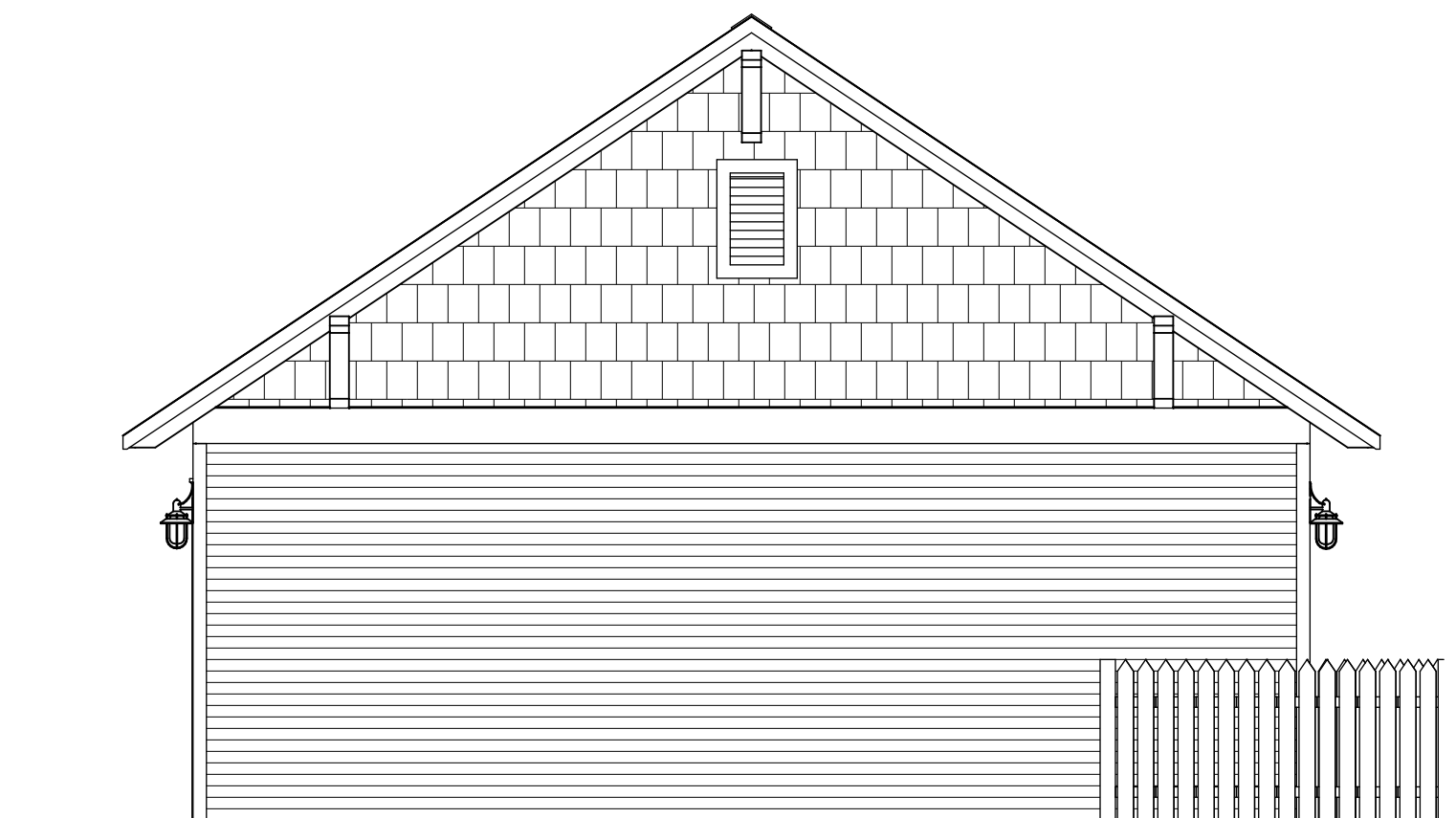
1 FRONT ELEVATION PROPOSED
4 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION PROPOSED
4 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION PROPOSED
4 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION PROPOSED
4 SCALE: 1/4" = 1'-0"



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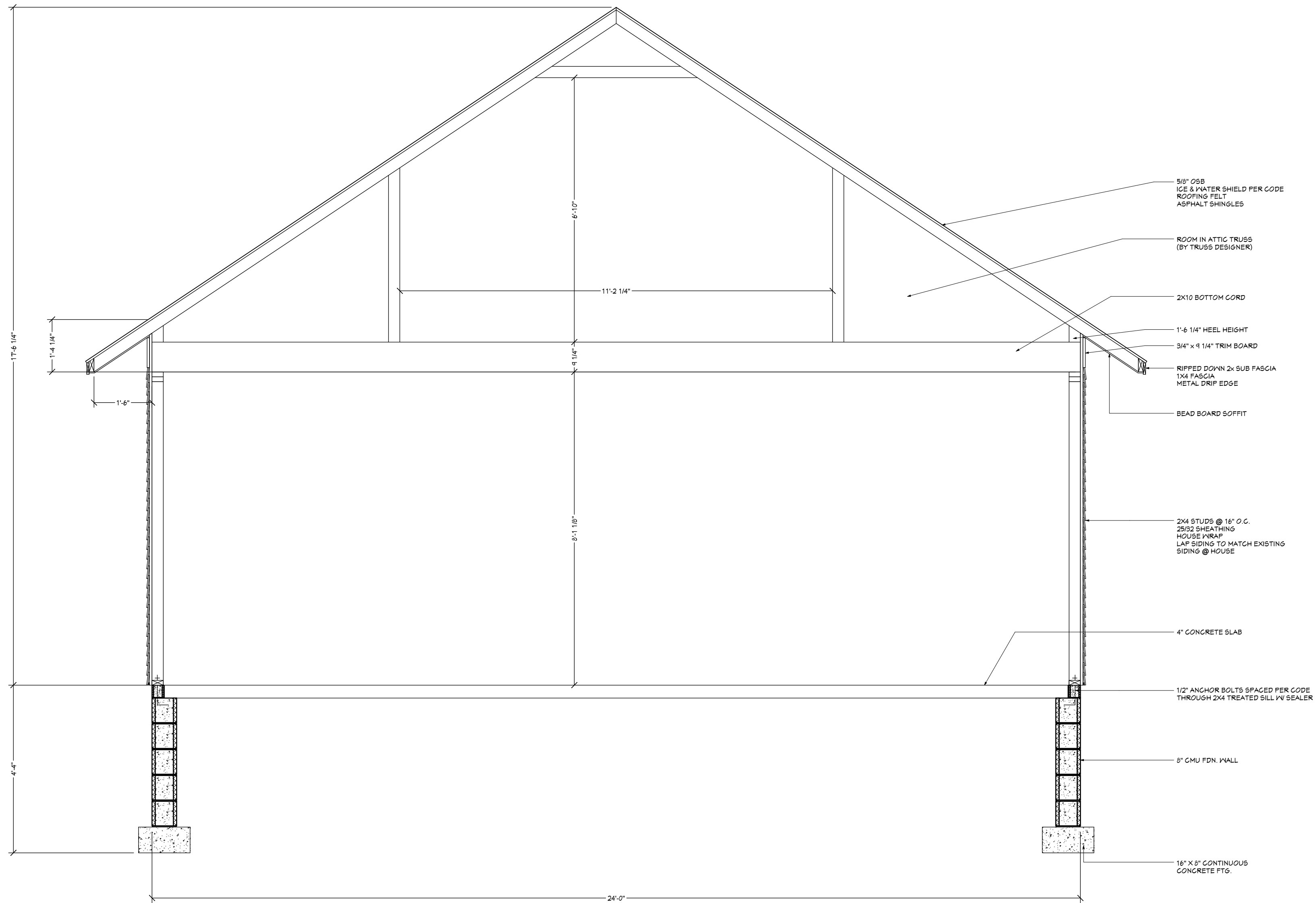
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1 GARAGE SECTION
5 SCALE: 1/2" = 1'-0"



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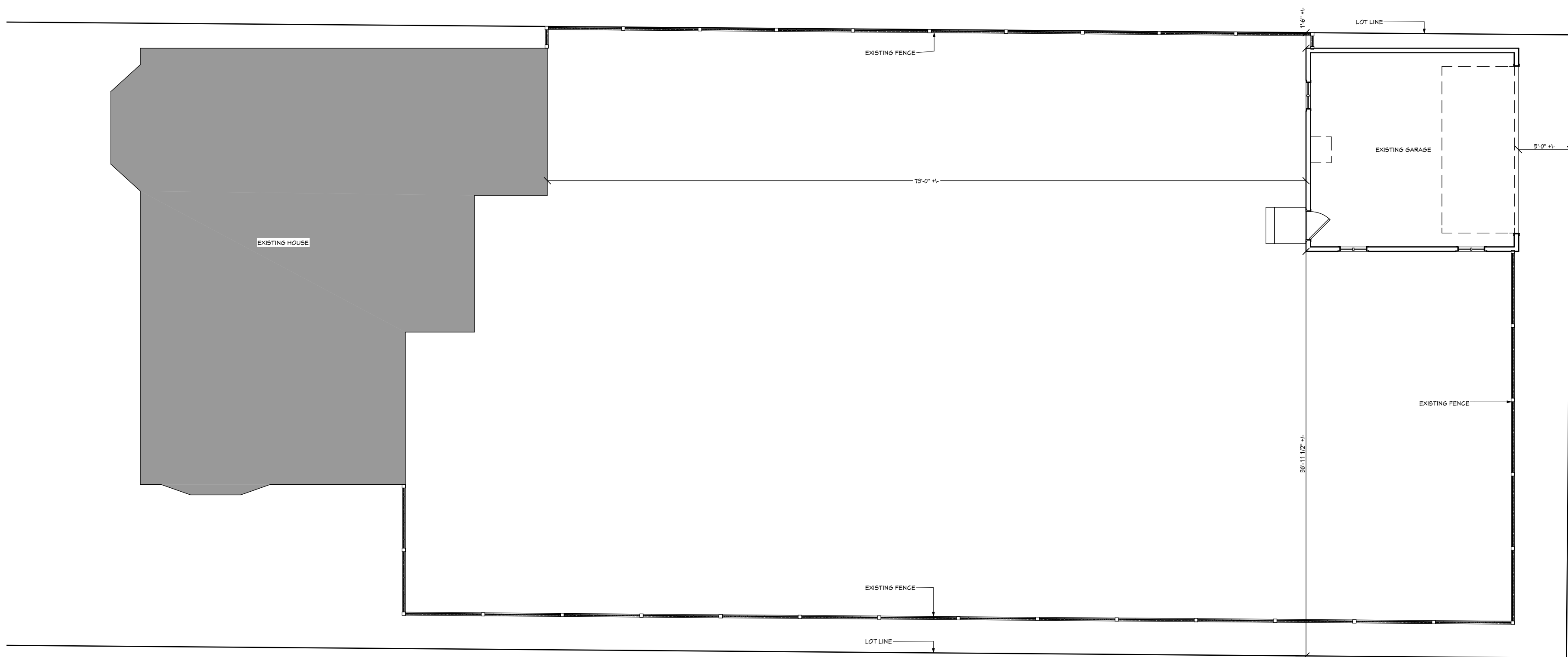
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1
6 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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1 PROPOSED SITE PLAN
7 SCALE: 1/8" = 1'-0"