

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

FILE NAME: 178 Goodrich Avenue
INVENTORY NUMBER: RA-SPC-3401
APPLICANT: John Yust, AIA
OWNER: Bob Frame
DATE OF PUBLIC HEARING: August 9, 2018
HPC SITE/DISTRICT: Joseph Brings House Heritage Preservation Site
PERIOD OF SIGNIFICANCE: Pioneer Houses 1854-1880
WARD: 2 DISTRICT COUNCIL: 9
ZONING: RM1 **CLASSIFICATION:** Infill Construction-Accessory structure
STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION:

The Joseph Brings house, built ca. 1865 at 314 North Smith Avenue, is named after its original owner, Joseph Brings, a German immigrant who arrived in Saint Paul in 1863 with his wife and children. Brings was a cooper and operated a cooperage business out of his house until he moved in 1871.

The Joseph Brings House is historically and architecturally Significant as rare examples of modest solid limestone houses constructed by early immigrants to Saint Paul who arrived in the city around the time of the Civil War, as one of only a handful of such buildings known to exist in Minnesota, and as buildings which represent the German and Czech origins of the West Seventh Street community. The house is similar in design and age to the Ramsey House at 252 West Seventh Street and the Weber house at 202 McBoal Street. The Joseph Brings house has been moved from its previous location at 314 North Smith Avenue. The house was built of locally quarried limestone. The front facade of this house is of smoothly finished stone, while the sides and back walls are roughly finished.

B. PROPOSED CHANGES:

The applicant proposes to construct a detached two-car accessory structure.

C. STAFF COMMENTS:

The applicant is proposing to construct a 24' x 22' detached two-car accessory structure in the location of a structure that was proposed and approved by the HPC in September 1999, but the garage was not constructed.

This main structure was moved to the site in 1989. An accessory structure was never present on the site. Size, shape and materials of the proposed structure are compatible with a similar structure that was found historically on the neighboring parcel. Siding will be board & batten, asphalt roof, wood doors and wood windows.

The location of the proposed garage is within the bluff (railroad cut) setback and will need a variance from the Board of Zoning Variances.

GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Staff Comments
<p>9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will 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.</p>	<p>Yes</p>	<p>This will be a new garage where none previously existed. It is sited behind the main structure in a location and with materials which are appropriate for an accessory structure.</p>

D. FINDINGS:

1. Pursuant to Sec. 73.05 of the Legislative Code, the Joseph Brings House has been designated a Heritage Preservation Site. 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 new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
3. The construction of a new accessory structure at 178 Goodrich Avenue will not adversely affect the Program for the Preservation and architectural control of the Joseph Brings House Heritage Preservation Site [§73.06 (e)] so long as the conditions are met.

E. STAFF RECOMMENDATIONS:

Based on the findings staff recommends approval of construction of the new accessory structure provided the following condition(s) are met:

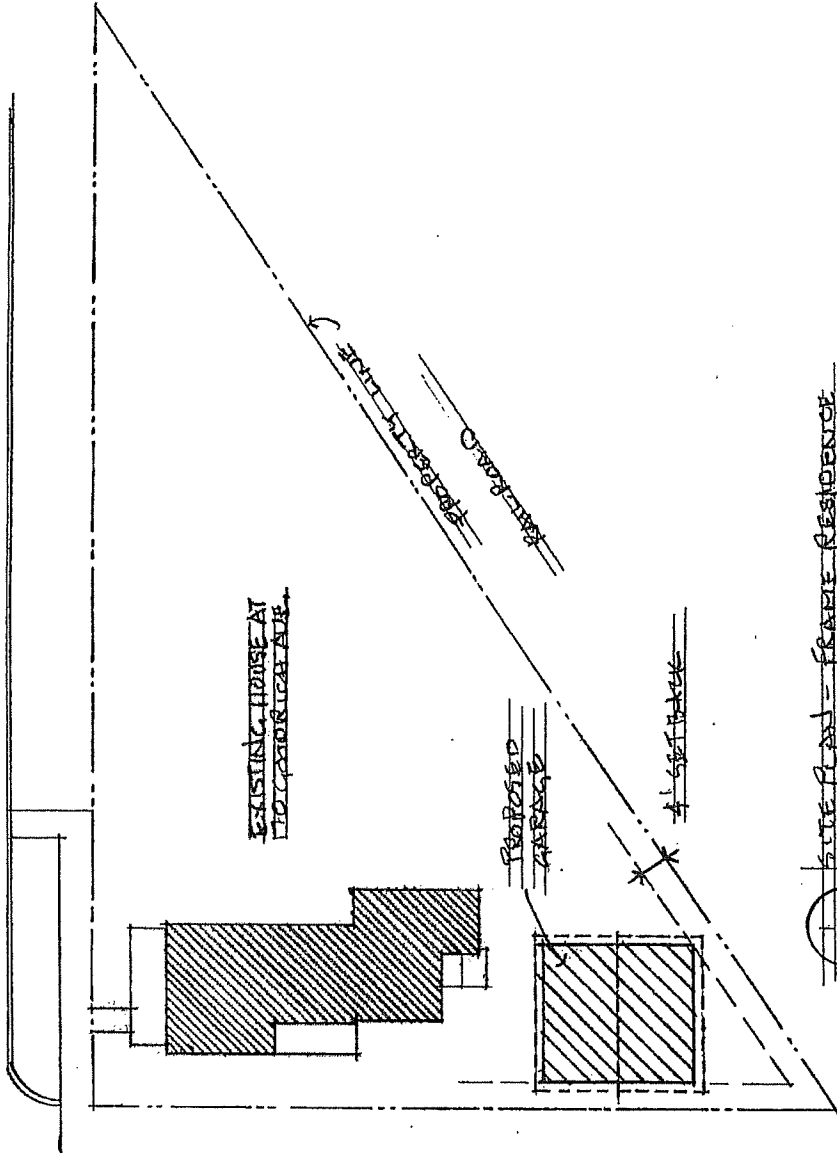
1. Siding material to be smooth and free of knots, rough, unfinished appearance and other imperfections.
2. All new wood siding must be stained or painted within six months of building permit being issued.
3. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
4. Window and door glass shall be clear void of tint, color, or reflection.
5. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
6. Roof material to be asphalt shingles installed in a traditional pattern.
7. Any venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the flat roof.
8. 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.
9. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.

10. 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.
11. 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.
12. 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.

F. SUGGESTED MOTION:

I move to conditionally approve application #18-024 for construction of a detached accessory structure at 178 Goodrich Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the twelve conditions.

GREENE AVENUE



EXISTING HOUSE AT
110 CAMBRIDGE AVE.

PROPOSED
GARAGE

4' SETBACK

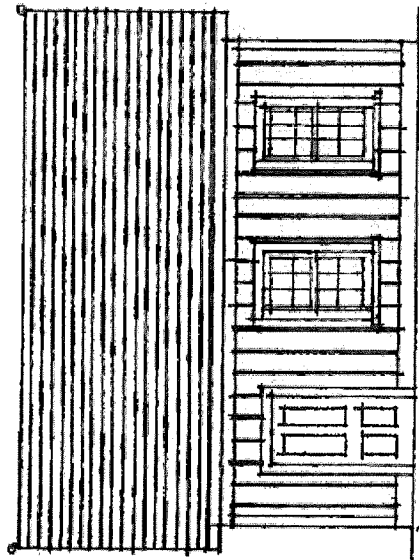
UTILITY EASEMENT

UTILITY EASEMENT

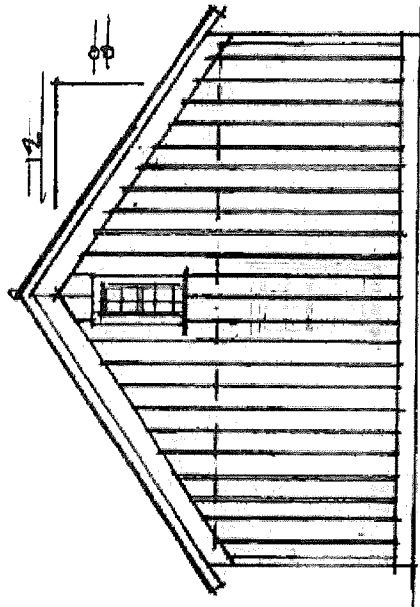
SITE PLAN - FRAME RESIDENT

A-4 1" = 20'-0" 6/14/2018

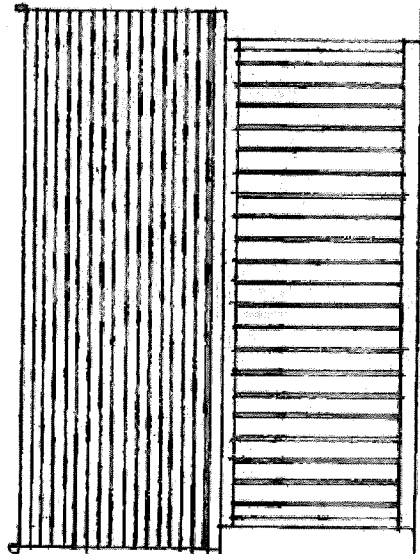
JH



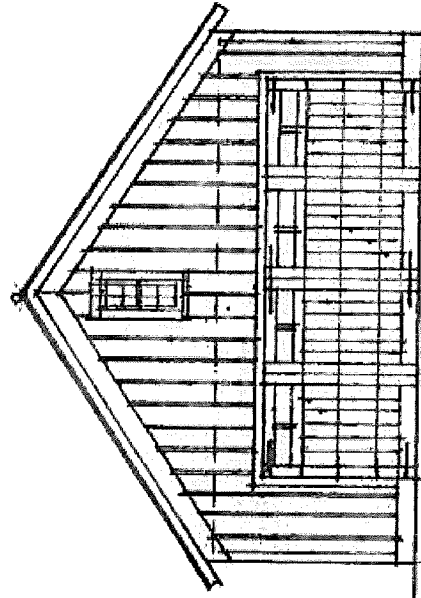
NORTH ELEVATION



EAST ELEVATION



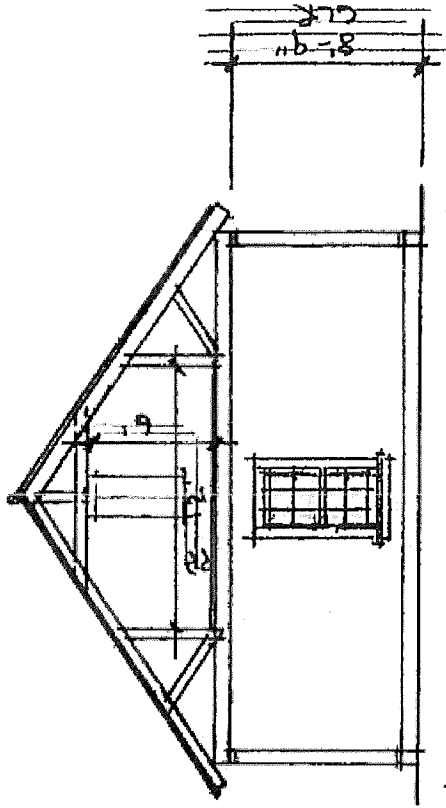
SOUTH ELEVATION



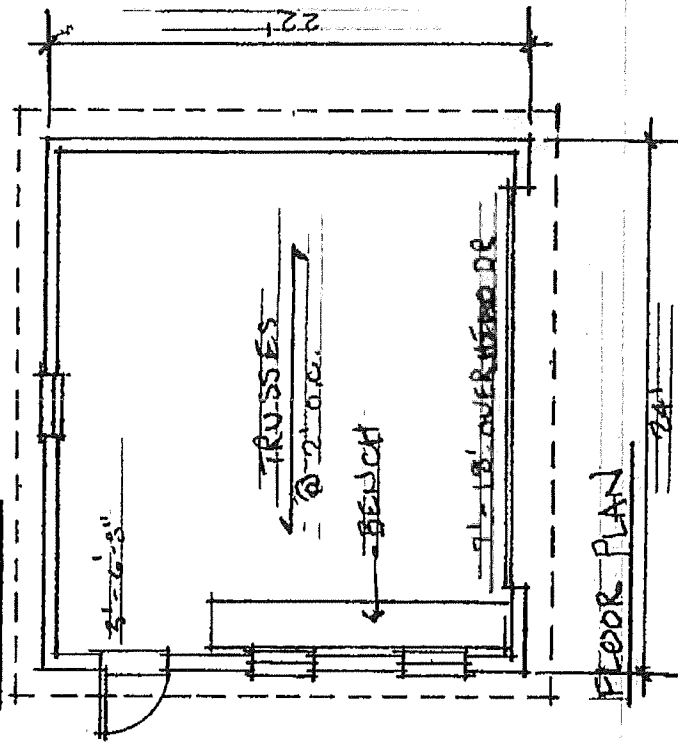
WEST ELEVATION

1
A-1

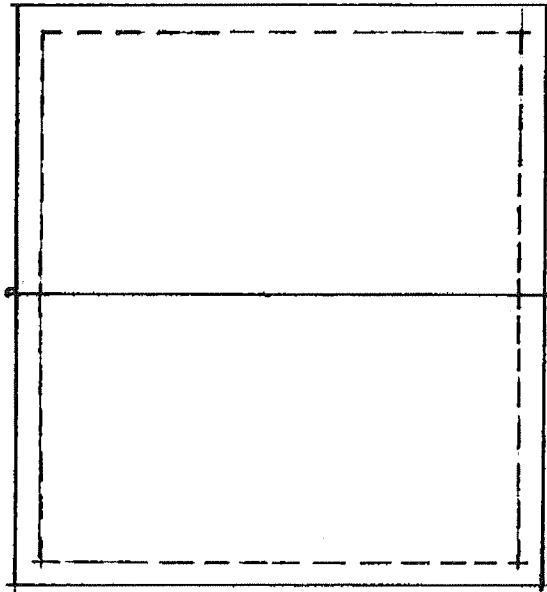
GARAGE ELEVATIONS - FRAME RESIDENCE
1/8" = 1'-0"
5/30/2018
JHY



SECTION



FLOOR PLAN

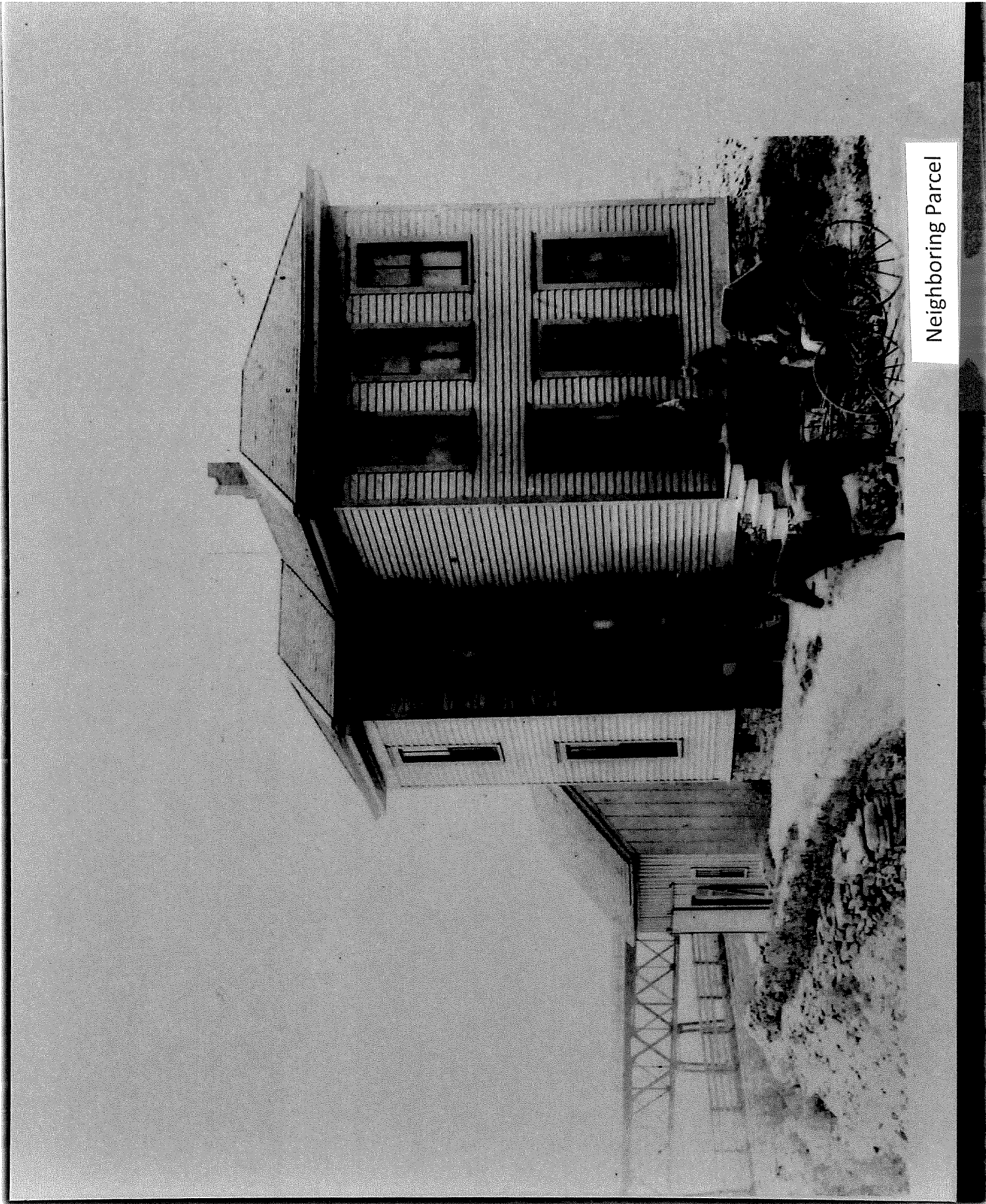


ROOF PLAN

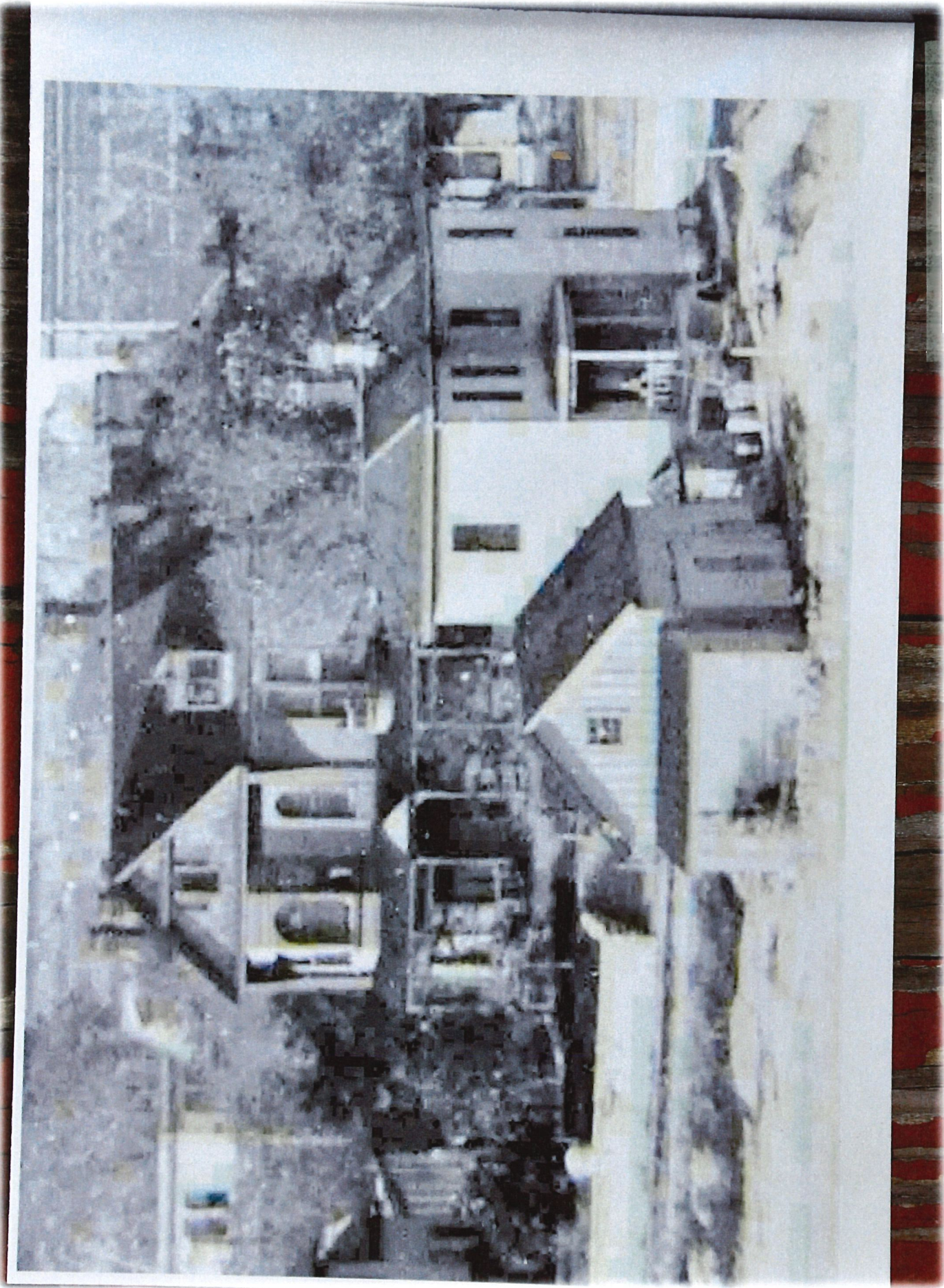
1 GARAGE PLANS AND SECTION - FRAME RESIDENCE

5/30/2018
JAY

A-3
1/8" = 1'-0"



Neighboring Parcel



Neighboring Parcel

