

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

FILE NAME: 235 Mackubin Street
DATE OF APPLICATION: August 30, 2018
APPLICANT: John J. Moroney
OWNERS: same
DESIGNER: Britt Willis
DATE OF HEARING: September 20, 2018
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District (1980, 85, 88, 91)
CATEGORY: New Construction
NRHP: Historic Hill District (1976)
SRHP: Historic Hill District (1974)
PERIOD OF SIGNIFICANCE: 1858-1938
CLASSIFICATION: Building Permit
ZONING: RT2 WARD: 1 PLANNING DISTRICT: 8
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: September 17, 2018

A. SITE DESCRIPTION: The A.E. Heidemann House was constructed by Fitzpatrick and Sons in 1907 as a two-story Spanish Colonial Revival style duplex with a full-width, two-story porch, a brick foundation, stucco walls, and asphalt shingle roof. The windows are double-hung with multiple-lights in the sash and casement windows on the rear of the house. There is a wide side yard to the south and a garage at the back of the lot that is accessed by a driveway at Marshall Avenue. The Heidemann House is one of three Spanish Colonial Revival style duplexes constructed by Fitzpatrick and Sons at the southwest corner of Mackubin Street and Marshall Avenue. The property was categorized as pivotal. Due to severe fire damage in March of 2017, the building will be demolished leaving an approximately 83 ft. wide by 89 ft. deep buildable lot.

B. PROPOSED CHANGES:

The applicant will complete the demolition of the duplex, as approved in 2017, and proposes to construct a new, side-by-side, two-story duplex on the lot. The exterior will have a smooth, warm-gray stucco coat with projecting stucco headers and sills at the window and door openings. The unit entrances will be tucked inside the projecting one-story porch that is flanked by terraces and one-story bay windows. The hipped-roof, with a projecting front gable, has a 6:12 pitch with 2 ft. eaves. There is an attached two-stall garage proposed at the rear elevation. Elements of the design are complimentary to the two remaining Spanish Colonial Revival style duplexes at the corner.

C. BACKGROUND:

The duplex caught fire on March 25, 2017. The Saint Paul Fire Department responded and extinguished the fire. The fire was reported to have begun in the attic and the fire report estimated the damage to be \$300,000. The building was determined to be a total loss and the HPC reviewed and approved its demolition on August 21, 2017 - File#17-020.

D. GUIDELINE CITATIONS & FINDINGS:

Historic Hill Heritage Preservation District Preservation Program
Leg. Code § 74.65 – New construction

PRESERVATION PROGRAM CITATIONS:	Meets Preservation Program?	FINDINGS:
		<p>1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. 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).</p> <p>2. The historic property was categorized as pivotal to the character of the Historic Hill Heritage Preservation District; the proposed side-by-side residence would be categorized as new construction</p>
<u>New Construction – Sec. 74.65</u>		
<p>Sec. 74.65(a) General Principles:</p> <p><i>The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill 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.</i></p> <p><i>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.</i></p>	Yes	<p>3. The proposed new construction generally is compatible with the size, scale, massing, height, rhythm, setback, color, materials, building elements and character of the surrounding buildings.</p>
<p>Sec. 74.65 (b) Massing and Height:</p> <p><i>New construction should conform to</i></p>	Yes	<p>4. The proposed construction appears to relate to the massing, volume,</p>

<p><i>the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)</i></p>		<p>height and scale of the existing adjacent structures. Because its layout is side-by-side and not up-down, the broadside of the building faces the street; this differentiates it from the historic Spanish Colonial Revivals and is consistent with the footprint of the apartment building to the south.</p>
<p>Sec. 74.65 (c) Rhythm and Directional Emphasis: <i>The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical facade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous facade. The directional expression of new construction should relate to that of existing adjacent structures.</i></p>	<p>Yes</p>	<p>5. The historic lot is square-shaped and given the siting of the other buildings on the corner, there is not a consistent rhythm along this portion of the block. The directional emphasis is complimentary to the historic adjacent structures, but also differentiates the new construction from the historic Spanish, Colonial Revival duplexes.</p>
<p>Sec. 74.65 (d)(1) Material and Details: <i>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 by turn-of-the-century builders and by the way these materials were 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 purpose of this section is to encourage the proper use of appropriate materials and details.</i></p>		
<p>Sec. 74.65 (d)(2) Material and Details: <i>The materials and details of new construction should relate to the materials and details of existing nearby buildings.</i></p>	<p>Yes</p>	<p>6. The applicant proposes cladding the residence in stucco, which relates to the historic, adjacent buildings. While the adjacent buildings have wood trim and casings, the applicant proposes these features be stucco with a profile</p>

		and different color, while not consistent with the adjacent buildings, the stucco trim detail can help to differentiate the new construction.
<p>Sec. 74.65 (d)(3) Material and Details:</p> <p><i>Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone, and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.</i></p>	Yes	7. The applicant proposes to install slate-colored, asphalt shingles on the roof. The stucco is proposed to be a warm-gray color with a smooth texture. The stucco trim details will be a complementary color to the main stucco color.
<p>Sec. 74.65 (d)(4) Material and Details:</p> <p><i>Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new 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 commission approval.</i></p>	Yes	(see Finding #7)
<p>Sec. 74.65 (e) Building Elements:</p> <p><i>Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.</i></p>		
<p>Sec. 74.65 (e)(1)(a) Building Elements - Roofs:</p> <p><i>There is a great variety of roof treatment in the Historic Hill District,</i></p>	Yes	8. The lower-pitch, hipped-roof relates to the roof shape of the remaining adjacent historic Spanish Colonial Revival style buildings at the corner of

<p><i>but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings.</i></p>		<p>Mackubin and Marshall.</p>
<p>Sec. 74.65 (e)(1)(b) Building Elements - Roofs:</p> <p><i>Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.</i></p>	<p>Yes</p>	<p>9. The proposed roof pitch is 6:12 which is advised against since the roof will be visible and at least 9:12 is recommended. Because the roof pitch is in keeping with the adjacent Spanish Colonial Revival style duplexes and flat-roof apartment building.</p>
<p>Sec. 74.65 (e)(1)(c) Building Elements - Roofs:</p> <p><i>Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</i></p>	<p>Not enough information</p>	<p>10. Skylights were not proposed. Venting and other mechanical locations are not shown on the plans and will require review and approval.</p>
<p>Sec. 74.65 (e)(2)(a) Building Elements - Windows and doors:</p> <p><i>The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.</i></p>	<p>Yes</p>	<p>11. The window and door proportions, sizes, rhythm and details illustrated on the plans are compatible with adjacent buildings. Some are individual openings and others are grouped. All have a vertical orientation.</p>
<p>Sec. 74.65 (e)(2)(b) Building Elements - Windows and doors:</p> <p><i>Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical</i></p>	<p>Yes</p>	<p>12. The applicant has indicated wanting to use Marvin aluminum-clad windows with a dark exterior finish. The double-hung, casement, piano-style, and transom windows all have precedent in the historic district. Details about the sash and muntin profiles were not provided, but will need to be reviewed.</p>

<p><i>orientation. 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.</i></p>		
<p>Sec. 74.65 (e)(2)(c) Building Elements - Windows and doors: <i>Although not usually improving the appearance of 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 or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</i></p>	<p>Not enough information</p>	<p>13. Window screens were not proposed; the final window application must include screen details.</p>
<p>Sec. 74.65 (e)(3)(a) Building Elements - Porches and decks: <i>In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.</i></p>	<p>Yes</p>	<p>14. The proposal has central, roofed front entry porches with terraces on the outer sides. They relate to the proposed style and are a nod to the porch treatment of the duplexes to the north. The design allows for a transition from the private to the public space.</p>
<p>Sec. 74.65 (e)(3)(b) Building Elements - Porches and decks: <i>Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one</i></p>	<p>Yes</p>	<p>15. The proposed entry porches are one-story and semi-open. The arched openings visually carry the weight of the porch.</p>

<p><i>(1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.</i></p>		
<p>Sec. 74.65 (e)(3)(c) Building Elements - Porches and decks: <i>Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.</i></p>	<p>Yes/Not enough information</p>	<p>16. A terrace is proposed along the front elevation from the entry porch to the corners of the building. Small stoops are shown on the rear elevation plans at the French doors. Materials and details were not specified.</p>
<p>Sec. 74.65 (f)(1) Site - Setback. <i>New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.</i></p>	<p>Yes</p>	<p>17. The setback of the building from the sidewalk to the front elevation (not porch) is 20.11 ft. This appears to be consistent with the historic buildings on the block.</p>
<p>Sec. 74.65 (f)(2)(a) Site - Landscaping: <i>Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence. The buildings, landscaping elements in front yards, and boulevard trees together provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged.</i></p>	<p>Not enough information</p>	<p>18. Landscaping and fence plans were not submitted. The site plan shows two 6 ft. wide sidewalks in the front yard and a 20 ft. by 24 ft. driveway in the rear yard. The materials were not specified. See Sec.74.65 (f)(2)(a) for guidance with it comes to planning for plantings, fences and retaining walls.</p>

<p><i>Enclosures which allow visual penetration of semipublic spaces, such as wrought-iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.</i></p>		
<p>Sec. 74.65 (f)(2)(b)Site - Landscaping: <i>For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant as green space or parking area, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by providing a wall of enclosure for the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained.</i></p>	<p>Not enough information</p>	<p>19. A landscaping plan was not provided.</p>
<p>Sec. 74.65 (f)(3)(a)Site - Garages and parking: <i>If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.</i></p>	<p>Yes</p>	<p>20. The parcel does not have alley access. Historically, parking has been accessed at the rear of the lot by a driveway at Marshall Avenue. Because the garage is in the rear yard, it is assumed that it will be accessed by the existing curb cut and driveway.</p>
<p>(f)(3)(b)Site - Garages and parking: <i>Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All</i></p>	<p>Yes</p>	<p>21. Parking is proposed in the rear yard and will not be visible from the street or sidewalk.</p>

<p><i>parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output and design of parking lot lighting should be compatible with the character of the district.</i></p>		
<p>Sec. 74.65 (g) (1) Public infrastructure: <i>The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of public spaces in the area such as brick alleys, stone slab sidewalks, granite curbs and the early twentieth century lantern-style street lights should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.</i></p>	<p>Not enough information</p>	<p>22. The site plan does not show any new hardscaping in the boulevard, nor does it show the driveway, drive apron, or curb cut at Marshall Avenue. If these features are proposed to be installed or existing hardscaping is altered or removed, it will require HPC review and approval.</p>
<p>Sec. 74.65 (g) (2) Public infrastructure: <i>Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.</i></p>	<p>N/A</p>	<p>(see Finding #22)</p>
<p>Sec. 74.65 (g) (3) Public infrastructure: <i>Electric, telephone and cable TV lines should be placed underground or along</i></p>	<p>Not enough information</p>	<p>26. Information about utility placement at the property was not provided. The applicant should keep this guideline in mind when planning locations for</p>

<i>alleys, and meters should be placed where inconspicuous.</i>		meters and cables/lines.
		<p>27. The proposal to construct a new, side-by-side, two-family home at 235 Mackubin Street will not adversely affect the Program for Preservation and the architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.</p>

(Ord. No. 17815, § 3(III), 4-2-91)

E. HPC RECOMMENDATIONS: Based on the findings, staff recommends approval of the building permit application with the following conditions:

1. All new glass shall be two-way and have no reflective, tinted, or mirrored qualities.
2. Vents, utilities, or other mechanical protrusions shall not be installed on the primary elevation and if placed on the roof top shall be low and located on non-primary roof planes as much as possible. Vents, louvers, etc... shall be painted to match the surrounding material and shall be low profile.
3. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval, including stucco specifications, handrail and guardrail details, hardscaping, landscaping (fence), and window and door brands, styles, and finishes, and screen/storm windows and doors.
4. The HPC stamped approved plans shall remain on site for the duration of the project. If an updated set of plans is submitted for City permits, HPC staff shall receive a full size set for final review in order to determine compliance with the HPC decision and conditions.
5. Any revisions to approved plans shall be re-reviewed and approved by the HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review and approval.
6. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
7. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved plans.
8. 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 HPC staff prior to commencement.
9. Work shall be accomplished in accordance with all applicable zoning regulations and building codes, and/or Board of Zoning Appeals decisions. This authorization does not constitute or recommend a hardship for purposes of zoning review.
10. Further permits and approvals may be required. This approval signifies review and issuance based on 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 #18-025 for the construction of a side-by-side duplex with attached garage at 235 Mackubin Street as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the eight conditions.

G. ATTACHMENTS:

1. HPC design review application, plans and material examples
2. HPC demolition resolution #17-020, August 10, 2017
3. Photographs
4. 1903 Sanborn Fire Insurance 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

Project Address:

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 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: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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.

Total Project Value: _____

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
			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).
			Photographs of all features and areas affected by proposed work.
			If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
			Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
			Photographs of location of proposed signage on structure/property.
			Photographs of structure and all exterior sides affected by proposed work.
			Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
			Section drawing showing point of installation, method of installation, awning profile and projection.
			Illumination plan.
			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:
			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.
			Photographs of all features and areas affected by proposed work.
			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.
			Digital copies of the plans and photos submitted on CD or USB.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<p>Fencing/Retaining Wall:</p> <p>A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.</p> <p>An elevation drawing or photo of the proposed fence/wall.</p>
			<p>Roofing:</p> <p>Sample or description of existing material(s).</p> <p>Sample or specifications of proposed material(s).</p> <p>Sample colors.</p> <p>Photographs of all exterior sides affected by the proposed work.</p> <p>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.</p>
			<p>Heating, Ventilating, and Air Conditioning Equipment</p> <p>Site plan showing location of condenser in relation to the building(s) and property lines.</p> <p>Photographs of the proposed location of any condensers or venting.</p> <p>Photographs demonstrating that the proposed unit is not visible from the street.</p> <p>A screening plan if a condenser is in the side yard.</p> <p>Drawing or photograph demonstrating where and how conduit will be attached to the building.</p>
			<p>Window/Sash Replacement:</p> <p>Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.</p> <p>Existing window design and dimensions.</p> <p>Proposed window design, dimensions, and manufacturer's specifications including shop drawings.</p> <p>Existing type of exterior storm windows.</p> <p>Proposed style of exterior storm windows.</p> <p>Existing exterior window trim material.</p> <p>Proposed exterior window trim material and style.</p> <p>Photographs of all exterior sides where window replacement is being proposed.</p> <p>Photographs of existing features/conditions which support window replacement proposal.</p>

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>
Other Items Requested by HPC Staff:		

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: _____ **Date:** _____

Typed name of applicant: _____

Signature of owner: _____ **Date:** _____

Typed name of owner: _____

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: _____
Date received: _____
Date complete: _____

FILE NO. _____

City Permit # _____ - _____

District: _____/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:

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: _____

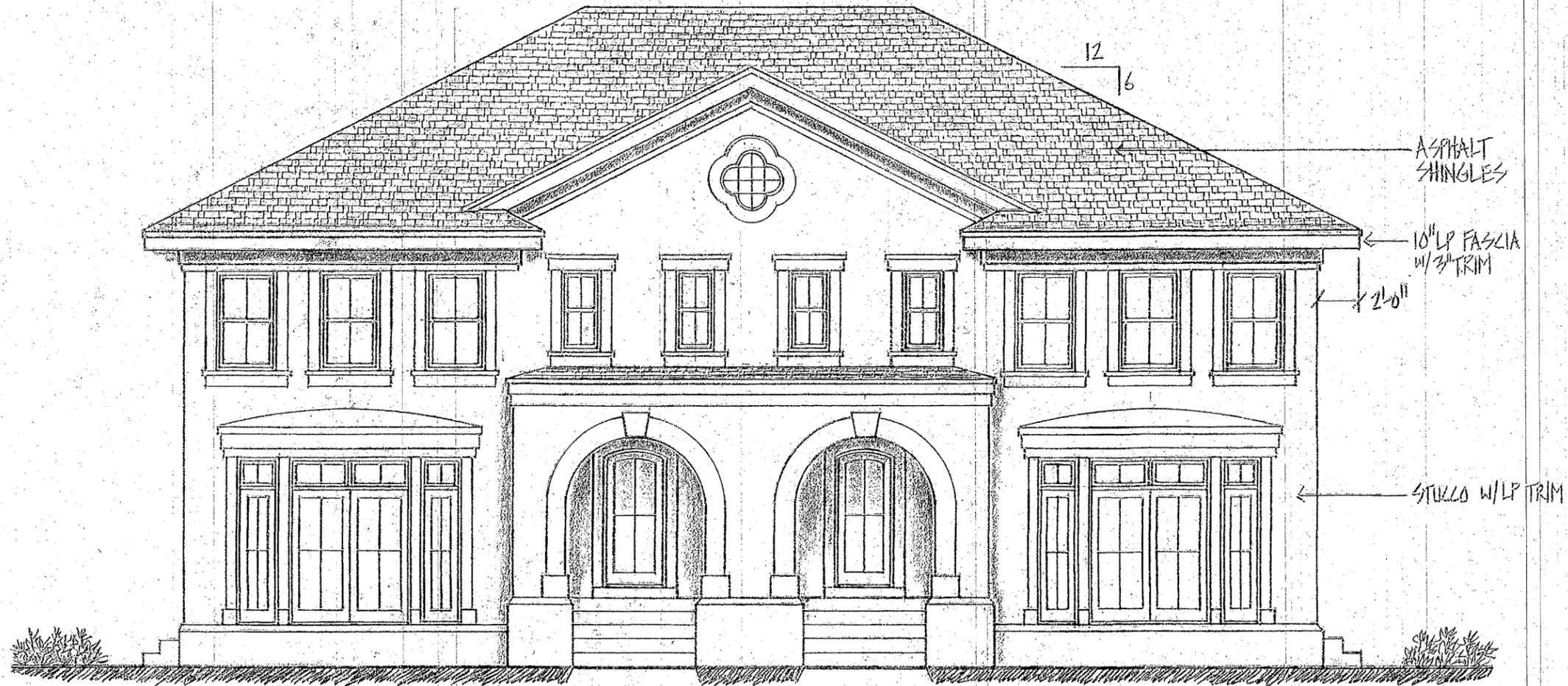
HPC Staff Notes

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 _____





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

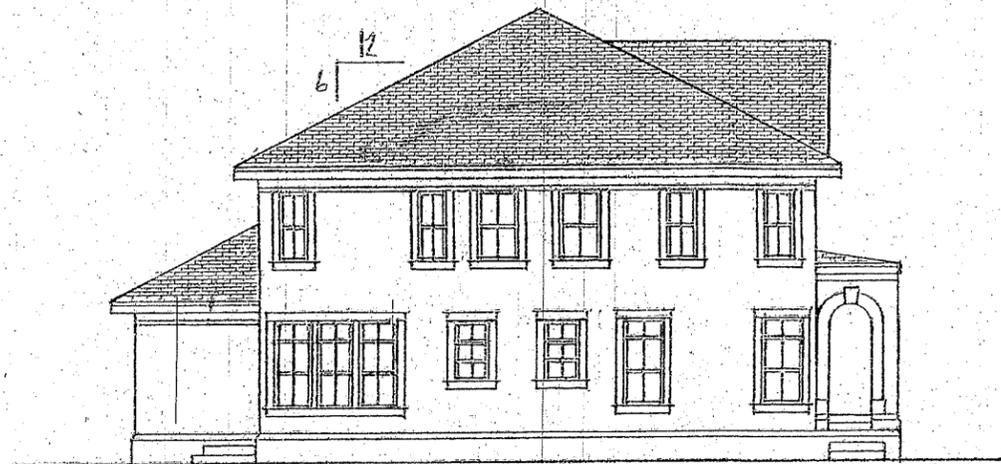
BRITT J. WILLIS
DESIGNER OF HOMES
FINE HOME DESIGN / REMODELING



612.590.6828

MORONEY RESIDENCE
235 MACKUBIN STREET, ST. PAUL, MN

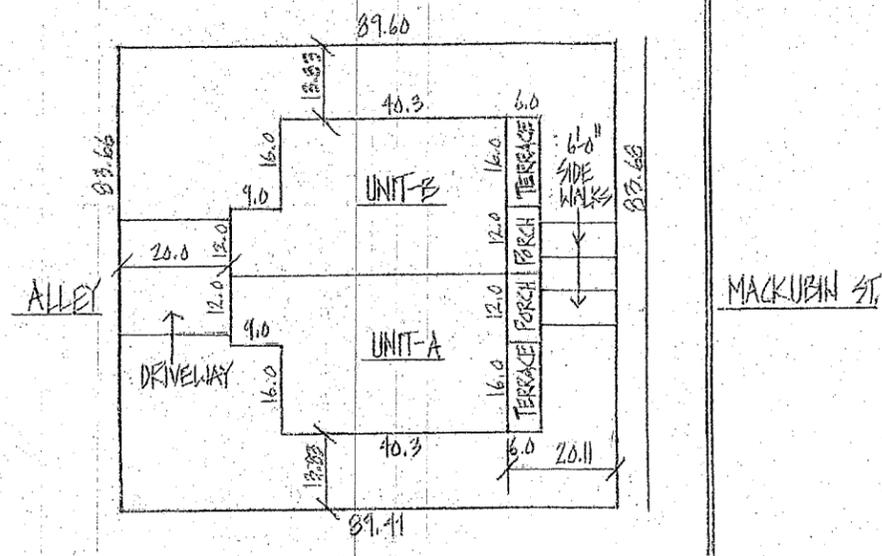
PLAN # 1813
SHEET 1 OF 4



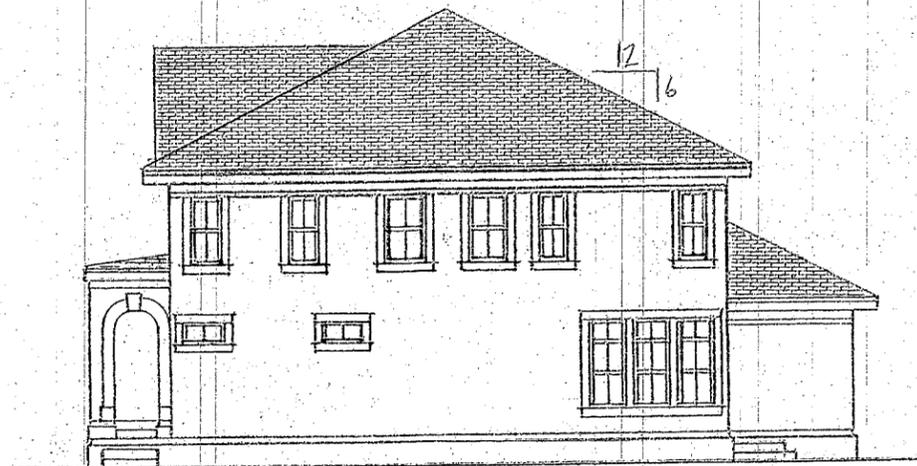
LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

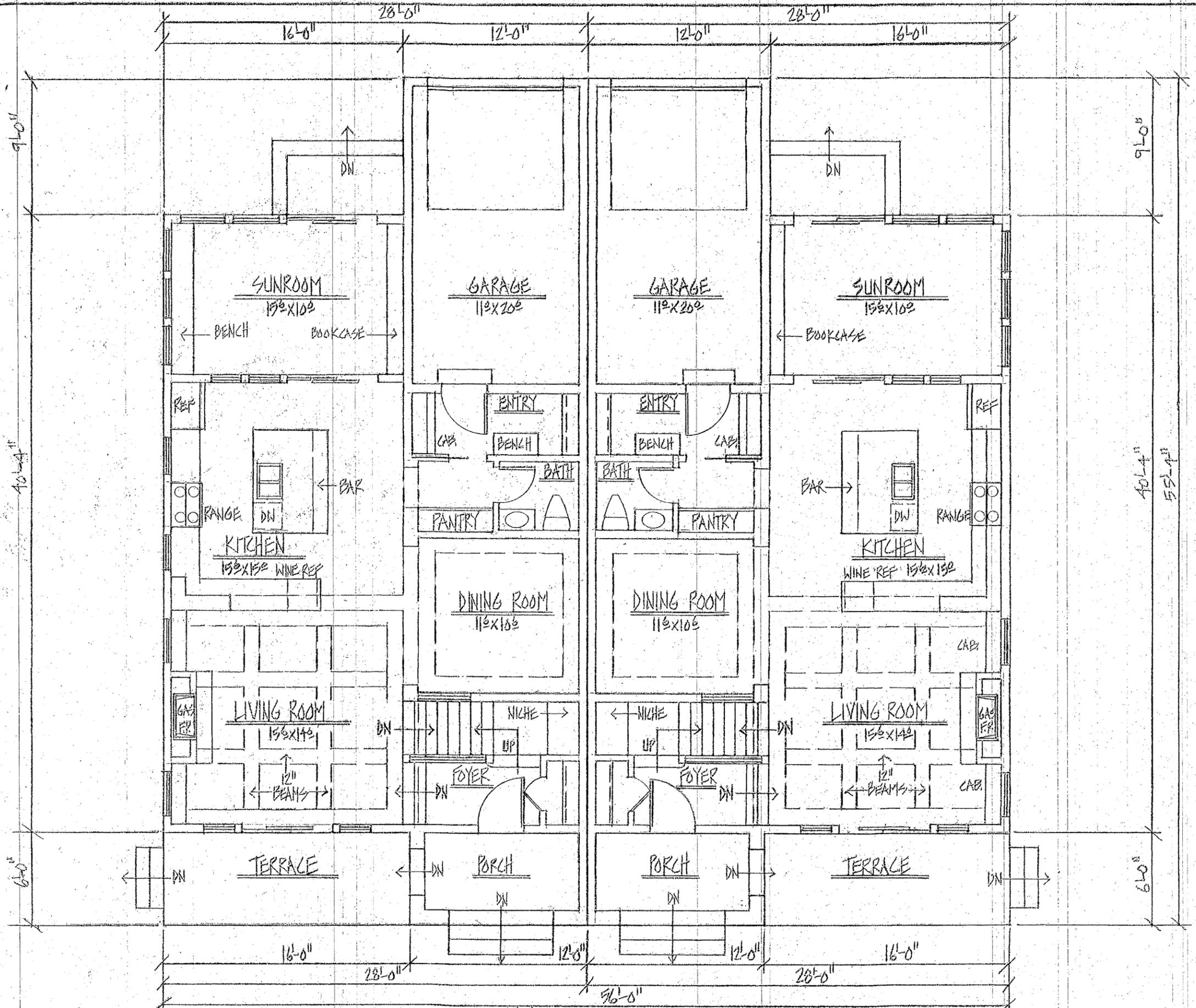
BRITT J. WILLIS
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612.990.6688

MORONEY RESIDENCE
235 MACKUBIN STREET, ST. PAUL, MN

PLAN # 18113
SHEET 2 OF 4



UNIT-A 994H 1ST FLOOR PLAN 994H UNIT-B
SCALE 1/4" = 1'-0"

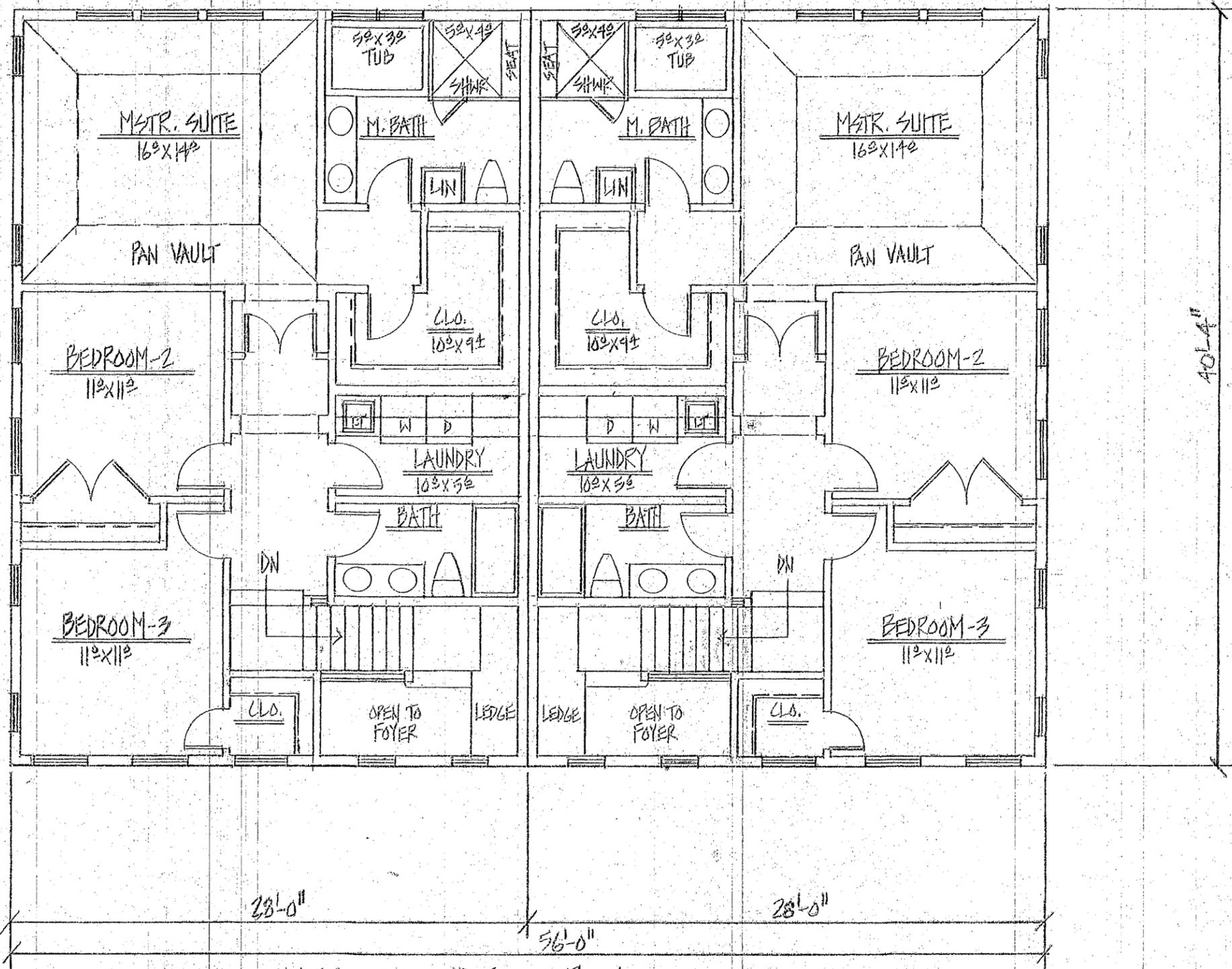
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MORONEY RESIDENCE
235 MACKUBIN STREET, ST. PAUL, MN

PLAN #1813
SHEET 3 OF 4



UNIT-B 1129 2ND FLOOR PLAN 1129 UNIT-B
 SCALE 1/4" = 1'-0"

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MORONEY RESIDENCE
 235 MACKUBN STREET, ST. PAUL, MN

PLAN # 1813
 SHEET 4 OF 4

Boulware, Christine (CI-StPaul)

From: John Moroney <johnjmoroney@yahoo.com>
Sent: Monday, September 10, 2018 11:51 AM
To: Boulware, Christine (CI-StPaul)
Subject: Re: 235 Mackubin - HPC application
Attachments: 20180901_144707[1].jpg; 20180901_144353[1].jpg; 20180901_144855[1].jpg

Christine -

Non that I am aware of. Also, is the meeting the 27th?

Attached are some exhibits regarding our plans.

We are planning for a dark slate colored, asphalt roof - here is a link to a possible GAF product:

http://origin-www.gaf.com/Residential_Roofing/Shingles/Timberline_HD_Formerly_Timberline_Prestique_30/Timberline_HD_Slate.jpg

The exterior stucco we like is the Summit house with the green roof - see attached.

We will strive to have window frames/surrounds in a lighter stucco such as picture #2.

We would also plan for double hung look windows with a frame/mullions of slate similar to picture #3

Best Regards,

John J. Moroney
830 Park Place Dr.
St Paul, MN 55118
Phone: (651) 402-4342

johnjmoroney@yahoo.com

On Monday, September 10, 2018, 11:15:01 AM CDT, Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us> wrote:

Hi John,

This is notification that Bill Dermody, PED staff, will be taking pictures of your property and the architectural context of the neighborhood for the HPC review and presentation. He will be in the field tomorrow and may need to go onto your property to take some photos. Please let me know if there are any issues.

Thank you,

Christine

Christine Boulware

Historic Preservation Specialist

Planning and Economic Development
25 Fourth Street West, Ste. 1400
Saint Paul, MN 55102



P: 651-266-6715

F: 651-266-6549

The Most Livable
City in America

christine.boulware@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America



172

Yellow diamond-shaped sign with a black silhouette of a person walking.



1307



710

223















