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

**FILE NAME:** 310 Ryan Avenue – Frank Jansen House

**APPLICANT:** Manuel Cervantes

**OWNER:** Manuel Cervantes

**ARCHITECT:** Michael Medina, Medina Architects

**DATE OF APPLICATION:** December 18, 2015

**DATE OF PRE-APPLICATION REVIEW:** January 28, 2016

**HPC SITE/DISTRICT:** Irvine Park Heritage Preservation District

**CATEGORY:** Contributing **WARD:** 2 **DISTRICT COUNCIL:** 9

**INVENTORY NUMBER:** RA-SPC-3231

**CLASSIFICATION:** Pre-Application Review

**STAFF INVESTIGATION AND REPORT:** Christine Boulware

**DATE OF REPORT:** January 22, 2016

**A. SITE DESCRIPTION:** The Frank Jansen House, at 310 Ryan Avenue, was constructed in 1908 at 270 Sherman Street (Permit #49490) and moved to its current location in 1980. It is a two-story, three-bay, wood-frame building with Classical Revival detailing. The wood-shingled, front-gabled roof has flared-eaves and gable returns. Decorative shingles adorn the front gable end while the exterior is clad in narrow, wood lap-siding with wider corner boards, frieze, and window and door trim. The visible foundation is a yellow/beige brick laid in a running bond. The fenestration consists of individual, one-over-one, double-hung windows on the front and side elevations, arranged symmetrically across the façade, and in groupings on the 1995 rear addition. The one-and-one-half story, two-stall garage was reviewed and conditionally approved by the HPC in October 1982 (HPC File # 292). The property is categorized as contributing to the Irvine Park Heritage Preservation District.

**B. PROPOSED CHANGES:** The applicant proposes to construct a two-story, gabled addition to the south (bluff side) of the garage. The existing garage has a 24 ft. by 24 ft. foot print. The proposed addition has a 24 ft. by 17 ft. foot print and is 28 ft. tall at the roof peak. The applicant states that the windows, doors, lap-siding, paint and materials will match the existing garage.

**C. *THE MEETING FORMAT FOR PRE-APPLICATION REVIEWS***

*Typically, the HPC allows for 20-30 minutes for review of each project. The informal review format is as follows:*

- *Staff will make a brief presentation (5 minutes) identifying issues that should be addressed by the HPC.*
- *The applicant will make a brief presentation (5 minutes) describing the historic preservation design considerations pertaining to the project scope.*
- *The HPC will discuss the project and consider whether the project is consistent with the applicable design review guidelines and the SOI. While committee members may discuss the appropriateness of a design approach in addressing the guidelines or SOI, their role is not to design the project. Given the nature of some large rehabilitation projects, the HPC may suggest that the applicant retain a preservation architect.*
- *At the end of the review, the HPC Chairperson will summarize the issues that were identified, the position of the committee members, and list all recommendations for revisions.*

*The summary includes majority as well as minority or split opinions. The summary should cite all applicable design guidelines and Standards.*

*Although the HPC works to provide comments that will result in a project that will be recommended for approval by the HPC, the discussion is preliminary and cannot predict the final recommendation of staff, public comment, and the decision of the full HPC during the Public Hearing Meeting. If final plans do not incorporate direction provided during the HPC pre-application review, approval is not likely.*

*It is assumed that one pre-application review will take place prior to a project being submitted for an HPC Public Hearing Meeting. On certain occasions, the HPC may recommend that an additional pre-application review take place. If another pre-application review is scheduled, then neighboring property owners may be notified of the review within at least 350 feet from the project site.*

**D. GUIDELINE CITATIONS:**

***Irvine Park Heritage Preservation District Guidelines***

***Leg. Code § 74.102***

***C. New construction.*** *New construction refers to totally new structures, moved-in structures, and new additions to existing structures undergoing restoration and rehabilitation. The Irvine Park Historic District is characterized by architecturally diverse structures oriented toward a common green space, the park. This diversity of style within the district - Greek Revival, Neo-Classical, Italianate, Victorian-Gothic and Queen Anne - illustrated the evolution of American architectural styles, tastes, and construction methods from 1850 to 1910. Though stylistically diverse, Irvine Park architecture demonstrates similar organization of massing, rhythm, materials, and building elements, which together express a harmony and continuity in the streetscape. New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.*

*In evaluating proposals for new construction, the following guidelines shall be used throughout the district.*

***I. Massing.*** *New construction should conform to the massing of existing adjacent structures, respecting the height, volume, and scale of the neighborhood. Most district buildings are two (2) or three (3) stories high, three (3) or four (4) bays wide, and twenty (20) to forty (40) feet high. The buildings around the park itself are examples of the extremes in massing - from the rambling, low-hipped roof Humphrey Willis house at 240 Ryan, to the solid, turreted peak of its neighbor, the Justus Ohage House at 59 Irvine Park. The height of new construction should be no lower than the average height of all buildings surrounding the park; measurements should be made from street level to the highest point of the roof.*

***II. Rhythm.*** *Rhythm on Irvine Park streets is created in several ways - uneven space between buildings, an average of two and one-half (2½) stories height, the juxtaposition of jagged and subdued rooflines, a continuity of projections and porches, and a dominant vertical direction emphasized by the super-position of vertically oriented windows and doors. Because there are a variety of built forms in Irvine Park, flexibility as well as compatibility is possible, but the rhythm of new construction should be typical of the varying existing adjacent structures to maintain the overall rhythm of the street.*

***III. Materials and details.*** *While most Irvine Park structures are wood-framed and clapboarded, variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. When first confronted with this variety, it is easy to overlook the continuity provided by these 19th century building materials. This continuity is threatened by the availability of inappropriate building materials and building parts in today's expanded marketplace. The purpose of this section is to encourage the proper*

*use of appropriate materials and details. New construction materials and details should relate to materials and details of adjacent buildings. Materials imitating other materials are generally unacceptable.*

*Roofs of slate, cedar shakes and standing seam metal are preferred, but materials which match their approximate color and texture are acceptable substitutes.*

*Siding running diagonally is unacceptable. Imitative materials such as asphalt siding, wood-textured metal siding or artificial stone should not be used. Wooden four-inch or six-inch clapboard is preferred as a siding material.*

*Foundations, when exposed, should simulate the rock-faced limestone, brick or stone veneer in a running bond pattern characteristic of the area. Concrete block foundations should be pigmented and rock-faced above grade, and may be smooth-faced only when underground.*

***IV. Building elements.*** *Individual elements of a building should be integrated into its composition for a balanced and complete design. The individual elements of new construction should complement existing neighboring structures.*

***a. Roofs and chimneys.*** *Gable, hipped and mansard roofs are the most common forms in Irvine Park. These forms are used with great variety, offering several options for new construction roof profiles. Chimneys should be proportionate to the overall structural massing. For example, a building several stories high with a vertical emphasis and peaked roofline should display a tall, thin chimney, while a smaller, more rectangular structure should have a shorter, squarer chimney. Brick as a chimney material is encouraged, as are characteristics corbelling and horizontal bands. New roof and chimney designs should be compatible with existing adjacent structures.*

***b. Windows and doors.*** *The proportion, size and detailing of windows and doors in new construction should relate to the facade openings of existing adjacent buildings.*

*Most windows in the district have a vertical orientation, with a common proportion of between 2:1 and 3:1 (height to width). Wooden double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical directions. Paned casement windows, although not common historically, will often be acceptable because of their vertical orientation. Horizontal sliding windows or awning windows are not common in the district, and because of their horizontal proportion, would usually be undesirable. Doors flanked by sidelights or pilasters and capped by fanlights or transoms are common in the district and desirable.*

*Although not usually improving the appearance of a building, metal windows or doors need not necessarily ruin it. The important consideration is that they look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum or vinyl-clad wood is acceptable. Mill finish (shiny silver) aluminum will not be allowed.*

***c. Porches.*** *Many houses in Irvine Park have roofed front porches, while in most modern construction the front porch has disappeared. These porches are a consistent visual element in the district and often clarify rhythm and scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structures. It is preferred that porches be left open, but screened or glass-in porches may be acceptable if well detailed. Most, but not all, porches in the park district are one story high. Along some streets, where a strong continuity of porch size or porch roofline exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should look substantial enough to actually support the weight of the porch roof. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.*

***V. Site.*** *Typically open space in the park is divided into public, semi-public, and private space; that is, streets and sidewalks, front lawns, homes and backyards. The guidelines are concerned with private space only when it is visible from the street. Setback, site landscape, and ancillary buildings should be integrated with the total park environment.*

***a. Setback.*** *Due to varying lot sizes, orientation, and type and date of construction, setbacks in the Irvine Park District vary considerably. Generally, new construction setbacks should be within ten (10) percent in line with existing adjacent buildings. However, reduced or extended setbacks can, end a delightful variation to the park, and will be considered on a case-by-case basis.*

***b. Landscaping.*** *A central green is the outstanding asset of Irvine Park. Landscaping should respect the open feeling of the park, treating the park and street as a "public room." The public space of the street and sidewalk is often distinguished from the semi-public space of the front yard by a change in grade, a low hedge, or a visually open fence. The buildings and landscaping elements in front yards provide a "wall of enclosure" from the street "room." Enclosures, though uncommon and generally not preferred in the district, should allow visual penetration of semi-public areas, through wrought-iron fences, low hedges, or limestone retaining walls. Cyclone fences, though visually transparent, may not be used because they violate the historic character of the district, both in their design and use of materials. This approach contrasts with complete enclosure by undesirable opaque fences, and all "weathered wood" fences or tall hedge rows.*

*When lots are vacant as green space or parking, 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. Traditional street furniture of the area, such as lamp posts or fountains, should be preserved.*

***c. Garages and parking.*** *New construction of garages should be similar to the overall design and materials of the building they accompany. If an alley is adjacent to the dwelling, a new garage should be located off this alley. Where alleys do not exist, one-lane driveway curb-cuts may be acceptable. Garages should be located at the rear of the lot. Garage doors should not face the street. If this is necessary, single garage doors should be used to avoid the long horizontal proportions of double doors. Parking spaces should be adequately screened from the street and sidewalk by landscaping. Henceforth, there shall be no curb cuts on the street surrounding Irvine Park. Other ancillary buildings will not be permitted unless specifically approved.*

**E. PRELIMNARY FINDINGS:**

**1.** On April 20, 1982, the Irvine Park Heritage Preservation District was established under Ordinance No. 16909, § 2. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits within designated heritage preservation sites §73.04.(4).

**2.** ***The category of the building.*** The Frank Jansen House at 310 Ryan Avenue is categorized as contributing to the Irvine Park Heritage Preservation District.

**3.** The subject garage was constructed in 1982 and is categorized as new construction in the Irvine Park Heritage Preservation District.

**4.** The two-story addition is proposed at the bluff-side (rear) of the garage which is sited behind the residence to the southeast. When applying the guidelines for review of the addition, other adjacent garages and accessory buildings within the Irvine Park Heritage Preservation District will be referenced for comparison, not the primary residences.

**5.** **New Construction** § 74.102 C. - *New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.*

**6.** **Massing** § 74.102 C. I. - The two-story addition is 28 feet tall at the roof ridgeline, much taller

than the existing garage and taller than existing adjacent accessory structures which range from one-story to one-and-one-half story. The height, volume, and massing of the addition does not respect the height, volume, and massing of adjacent garages and accessory buildings. The incorporation of the second floor plan into a roof design with cross-gables or dormers could reduce the height, volume, and massing of the addition.
The existing garage has a footprint of 24 feet by 24 feet and the addition would add another 17 feet to the length of the garage (total footprint = 984 sq. ft.). While this isn't consistent with other adjacent garages, it does relate to the new construction addition at the property to the west (Ryan Avenue). The footprint of the garage with the addition would generally conform to that of the adjacent rear addition.

7. **Rhythm** § 74.102 C. II. - The addition is proposed directly behind the garage and would not alter the space between the house and garage, nor would it alter the space between the garage and neighboring buildings, thus maintaining the overall rhythm of the street.
8. **Materials & Details** § 74.102 C. III. – *New construction materials and details should relate to materials and details of adjacent buildings.* While specific materials and details were not provided for review, it was indicated in the application that the material of the addition would match those of the existing garage. Final material and detail specification will be required for HPC permit review.
9. **Building Elements** § 74.102 C. IV. - *Individual elements of a building should be integrated into its composition for a balanced and complete design. The individual elements of new construction should complement existing neighboring structures.*
10. **Building Elements: Roofs and Chimneys** § 74.102 C. IV. a. – The primary roof styles along the bluff side of Ryan Avenue are gable with gable dormers, and cross-gabled. The residence has a front gabled roof with flared eaves and gable returns. The existing garage has a front gabled roof with gable returns and gabled dormers centered on each roof plane. The proposed addition has a front gabled roof without returns or dormers and appears to have a matching roof pitch, but is approximately 8 feet taller at the ridge. The gable style roof is compatible with existing adjacent structures, however the roof on the addition is not integrated into the composition of the existing garage roof creating an unbalanced design. As addressed in Finding 6, incorporating the second floor plan of the addition into the roof design with cross-gables or dormers could reduce the height and bring continuity to the design.
11. **Building Elements: Windows and Doors** § 74.102 C. IV. b. – While details and materials were not specified for the windows, the proportions and sizes of the double-hung windows generally relate to those on the house and existing garage and are traditional in the district. While the design isn't fully detailed, the grouped windows on the rear of the addition should more closely relate to the design of the grouped windows on the rear addition of the house including mullions and wide trim as the *mullions emphasize their vertical directions.*
The proposed piano/awning style windows do not relate in size or proportion to windows on the house or garage. *The guideline states "horizontal sliding windows or awning windows are not common in the district, and because of their horizontal proportion, would usually be undesirable."* If the windows on the rear elevation were redesigned to be more vertically oriented or more closely relate to those on the residence, they would better comply with the guideline.
12. **Site** § 74.102 C. V. - *Typically open space in the park is divided into public, semi-public, and private space; that is, streets and sidewalks, front lawns, homes and backyards. The guidelines are concerned with private space only when it is visible from the street. Setback, site landscape, and ancillary buildings should be integrated with the total park environment.*
13. **Site: Setback** § 74.102 C. V. a. – The proposed addition is *in line with side yard* setbacks of the existing garage. Because the existing garage in new construction, a reveal at the connection of the new addition is not proposed. The rear yard setback of the addition does require a variance from the Board of Zoning Appeals. A 40 foot setback from the bluff line is required; a setback of 35.8 feet is proposed for a variance of 4.2 feet. Future HPC review and approval of the addition will require that the addition meets all setback requirements or had been granted a variance of the bluff line setback.

**14. Site: Garages & Parking** § 74.102 C. V. - An alley is not present at the property and the existing garage is sited in the rear yard and is accessed by a curb cut and driveway at Ryan Avenue to the east of the residence. The garage addition is proposed to be similar in materials to the existing garage and relate to the historic residence, but the addition is not similar to the overall design of the existing garage. The design of the addition should be revised to better relate to that of the existing garage.

**15.** Final construction level plans submitted to the HPC for review at a public hearing should incorporate revisions to features/elements identified in the findings and direction provided by the HPC at the pre-application review. Plans not reflecting HPC direction will likely not be approved.

**F. ATTACHMENTS**

1. HPC Design Review Application
2. Applicant Submittals:
    A. *Preliminary plans with 3D rendering*
    B. *Exterior Photographs*
3. Photos by DSI Staff 12-18-15

*Saint Paul Heritage Preservation Commission*
*Department of Planning and Economic Development*
*25 Fourth Street West, Suite 1400*
*Saint Paul, MN 55102*
*Phone: (651) 266-9078*
*ApplyHPC@stpaul.gov*

# HERITAGE PRESERVATION COMMISSION
# DESIGN REVIEW APPLICATION

*This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.*

## 1. CATEGORY

**Please check the category that best describes the proposed work**

- ☐ Repair/Rehabilitation
- ☐ Moving
- ☐ Demolition
- ☐ Sign/Awning
- ☐ Fence/Retaining Wall
- ☐ Other _____
- ☒ New Construction/Addition/ Alteration
- ☐ Pre-Application Review Only

## 2. PROJECT ADDRESS

Street and number: 310 Ryan Avenue Zip Code: 55102

## 3. APPLICANT INFORMATION

Name of contact person: Manuel J. Cervantes

Company: Owner

Street and number: 310 Ryan Avenue

City: St. Paul State: MN Zip Code: 55102

Phone number: 651-324-8590 e-mail: mj.cervantes@hotmail.com

## 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: Michael Medina

Company: Medina Architects

Street and number: _____

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

Phone number: 651-645-0587 e-mail: medinaarchitects@comcast.net
cell: 651-276-0847

## 6. PROJECT DESCRIPTION

**Completely describe ALL exterior changes being proposed for the property. Include 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.**

The project involves a 24' X 17' addition to an existing 24' X 24' 1½ story garage. The architectural details as to windows, doors, lap siding, paint, and materials will match the existing garage.

*Attach additional sheets if necessary*

## 7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

Email: Part 1. Please find attached a site plan, including a floor plan, and six elevation drawings.

Email: Part 2. Please find attached the executed Pre-Application Review Application and six photos showing current elevations.

*Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov*

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:** 12/18/2015

**Signature of owner:** _____ **Date:** 12/18/2015

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

## FOR HPC OFFICE USE ONLY

Date received: _____ **FILE NO.** _____

Date complete: _____

District:_____/Individual Site:_____

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

### ☐ Requires staff review

Supporting data: **YES** **NO**
Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

**It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).**

_____
HPC staff approval

Date _____

### ☐ Requires Commission review

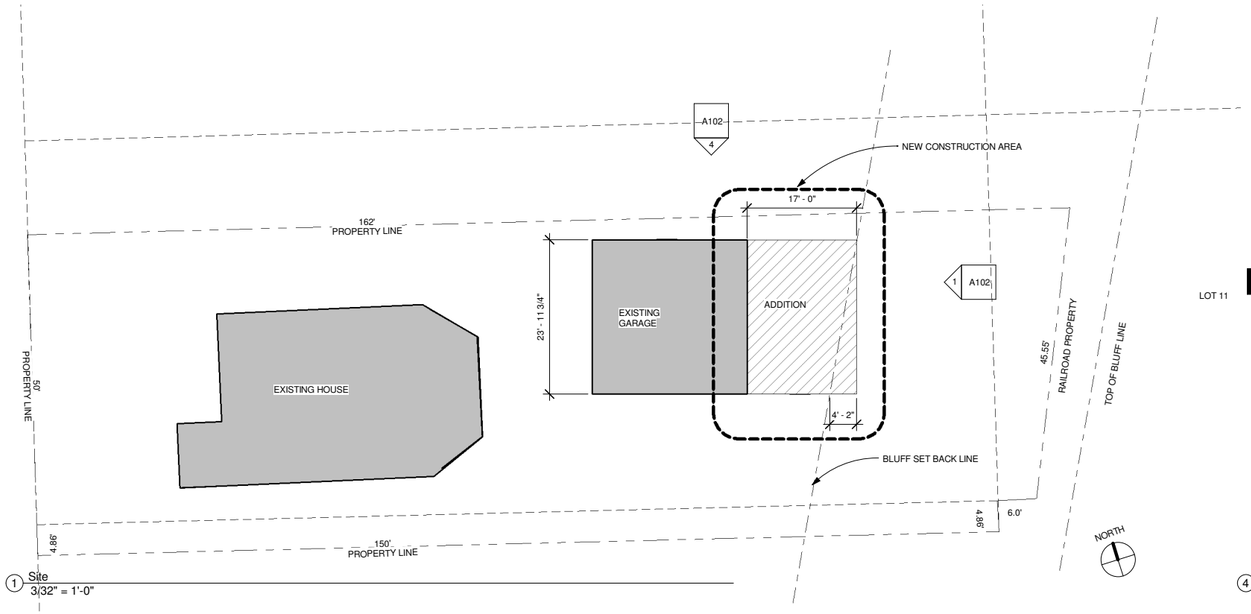
Submitted:

- ☐ 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:** _____

**City Permit #** ____ - _____

**HPC Staff Notes**

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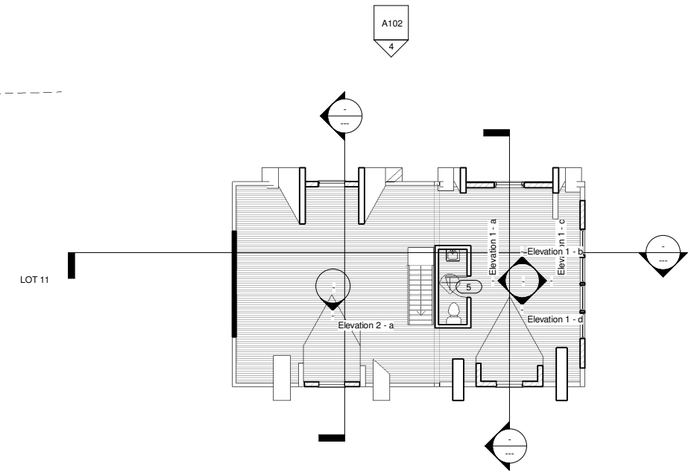


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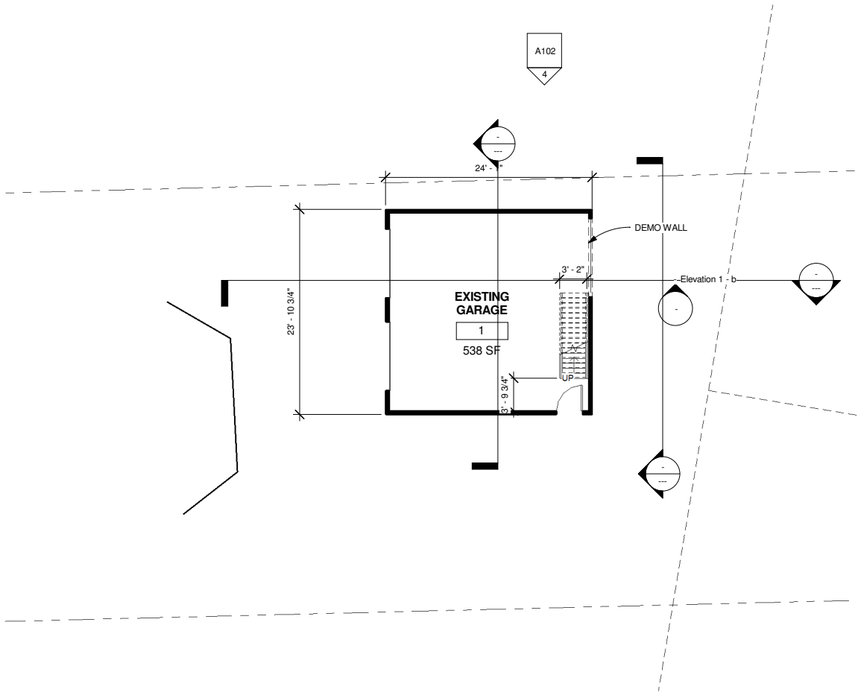


2 Level 1 - Existing-Demo
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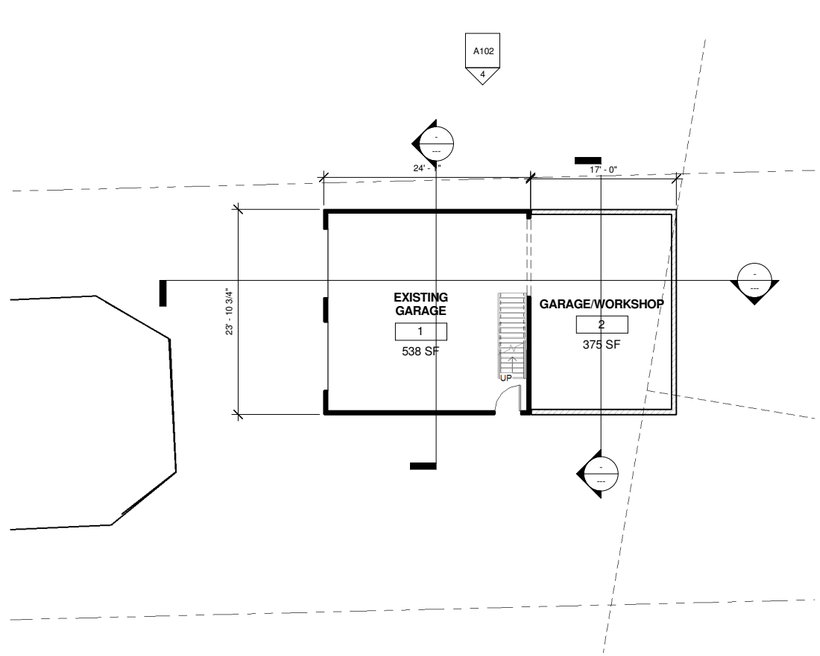


3 Level 1
1/8" = 1'-0"


*Medina Architects*

1618 Hague Ave
St. Paul, Minnesota,
55104

Tel. 651 645 0587

E mail:
medinaarchitects@
Comcast net


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I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the state of Minnesota

Michael A. Medina RegistrationNo. 15843
Date:

| No. | Description | Date |
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Cervanties Family
319 Ryan Ave St.
Paul, MN

Site Plan, Plans

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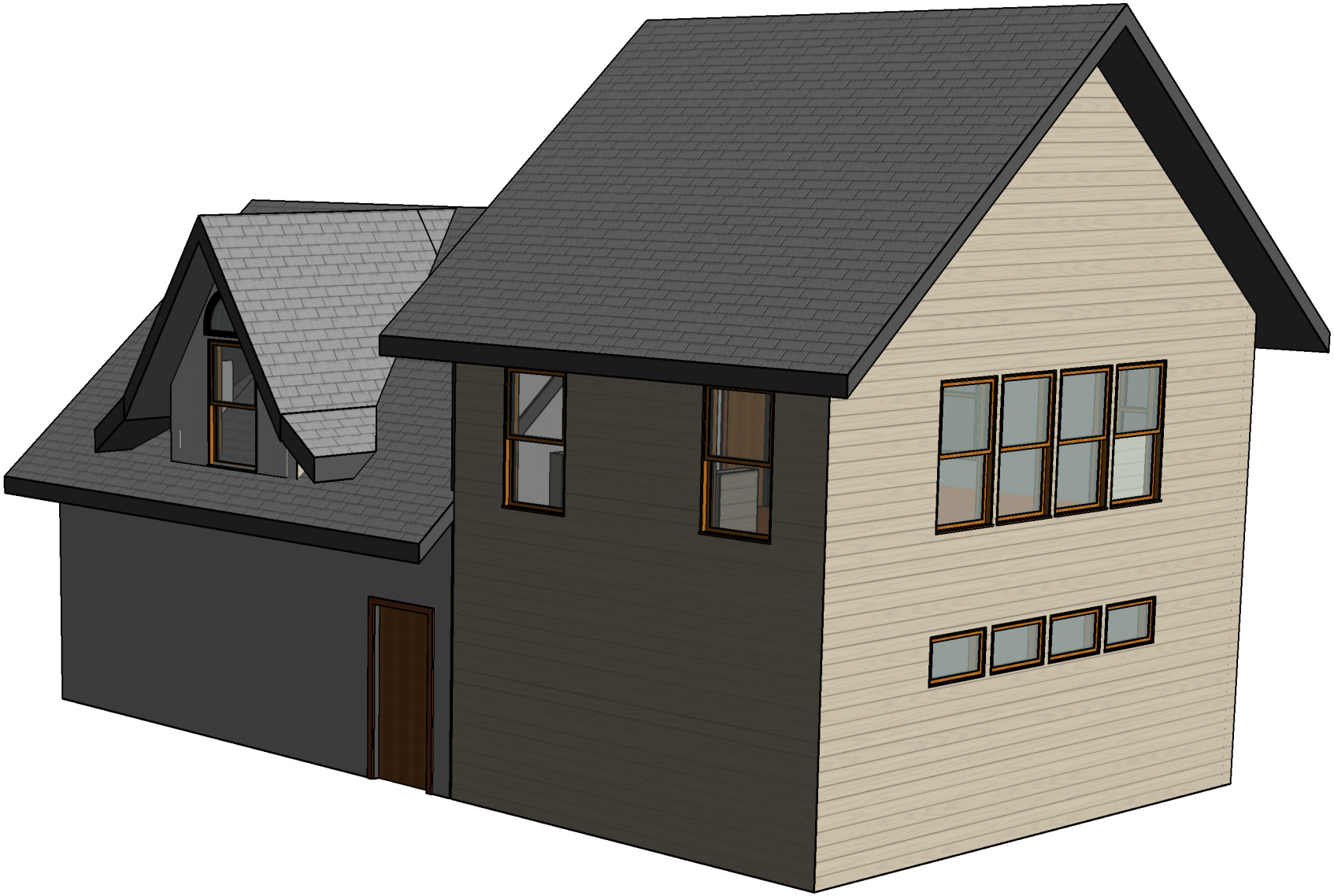

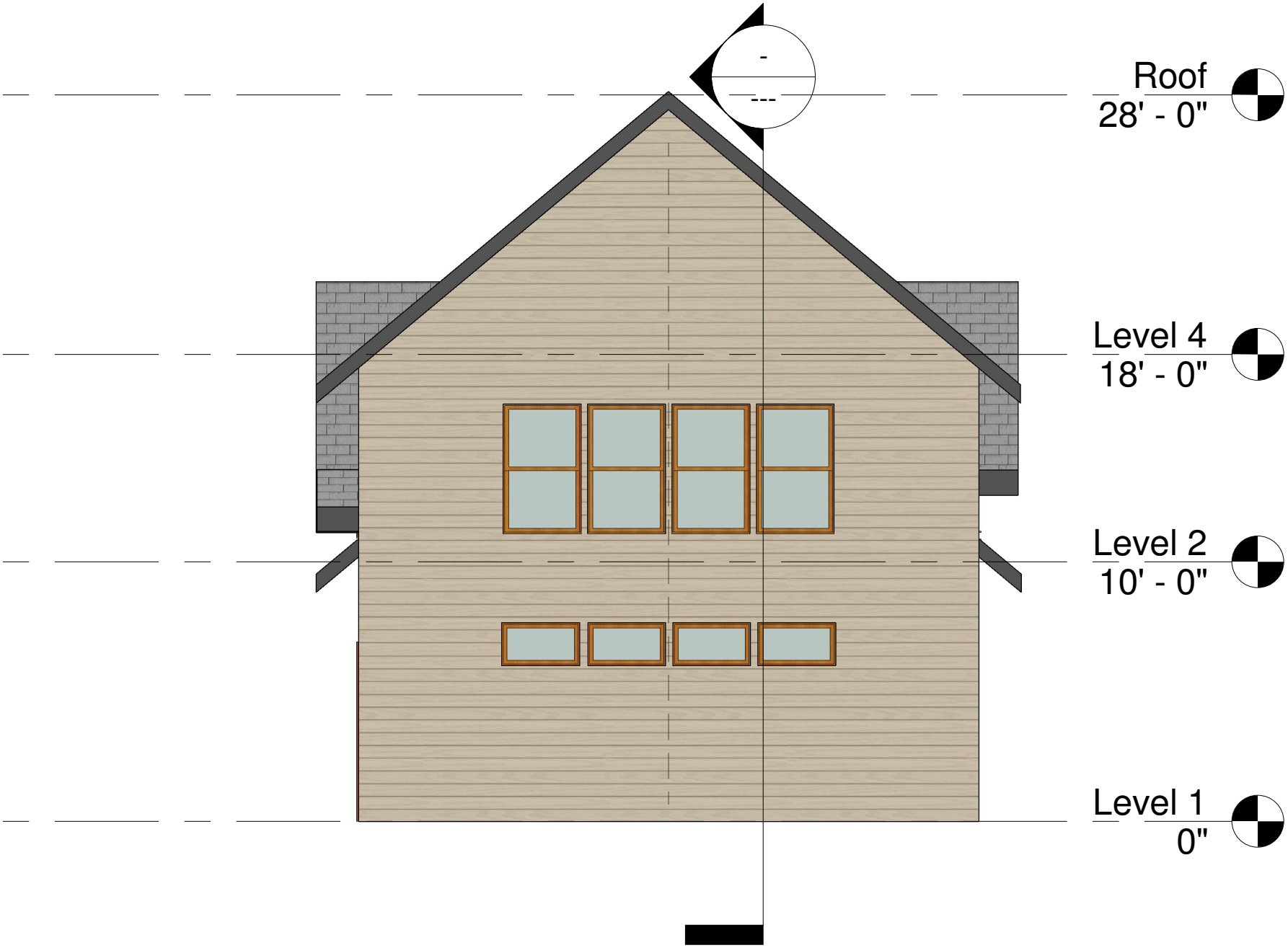
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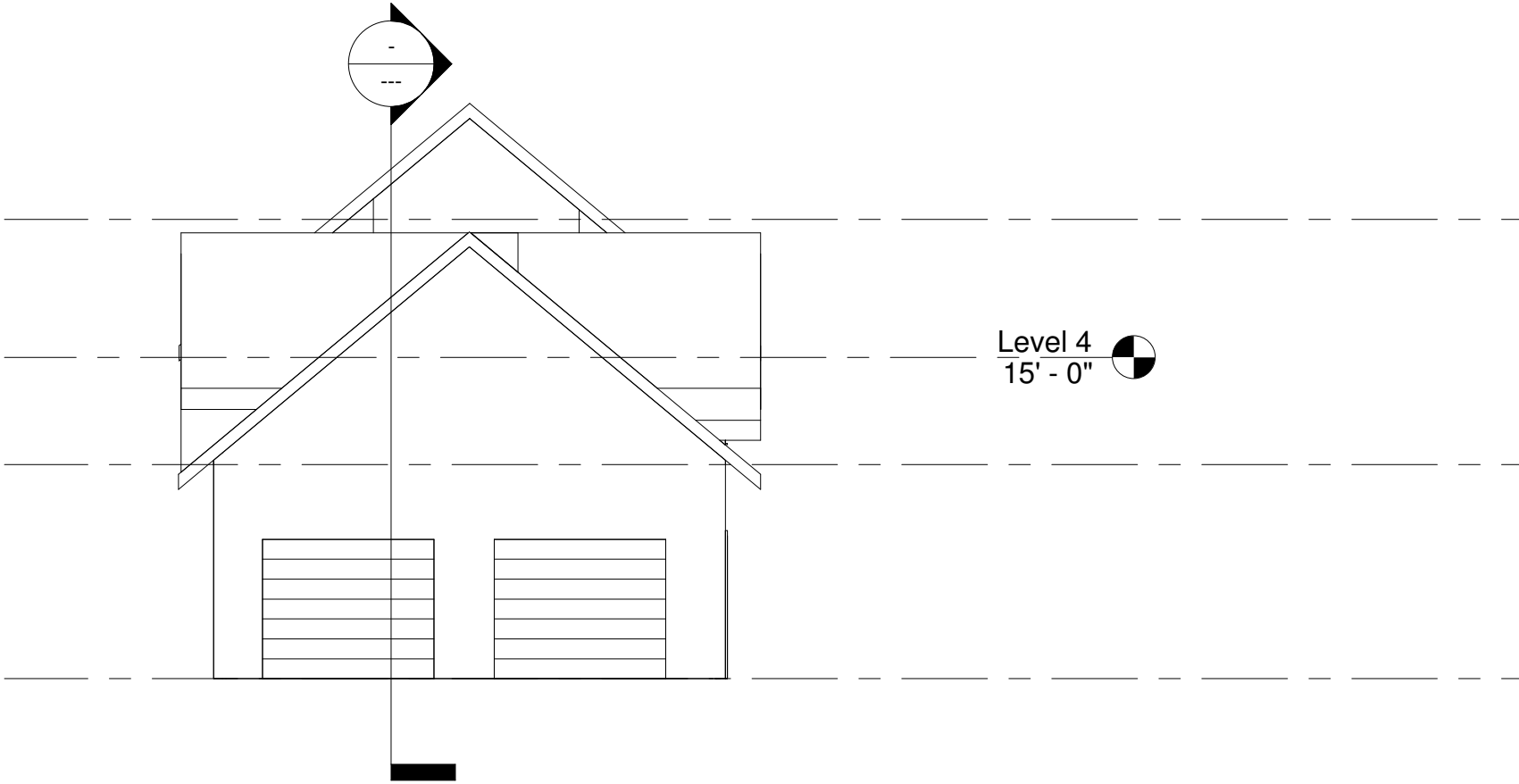
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