

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

FILE NAME: 5 Heather Place
APPLICANT: Jeff Arundel
OWNER: Jeff Arundel
PROJECT ARCHITECT: David Strand – Strand Design
DATE OF APPLICATION: May 13, 2019
DATE OF PUBLIC HEARING: June 3, 2019
HPC DISTRICT: Historic Hill Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1857-1930
CATEGORY: Pivotal **WARD:** 2 **DISTRICT COUNCIL:** 16
CLASSIFICATION: New Construction
BUILDING PERMIT #: 19-040017
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: May 23, 2019

A. SITE DESCRIPTION: The B.L. Goodkind House at 5 Heather Place was designed by Reed and Stem in 1910 in a tudor rivaval/English cottage style. Although on a separate lot, it is connected to 7 Heather Place at the hip roof by way of a second-story enclosed walkway. The double houses were built by brothers Benjamin and William Goodkind, who each lived in one of them. The house shares with 7 Heather Place a circular driveway, a central courtyard and a fountain, with a property line that runs through the center of the fountain and the skyway.

B. PROPOSED CHANGES: The applicant proposes to construct a three stall detached garage and driveway to the east of the residence. The proposed garage will be of stucco with limestone on the west elevation, have a wood shake roof to match the house with an 8/12 pitched hipped roof, stepped wood fascia and corbels, wood trim to match the finish and color of the main house, and three wood overhead doors with lites to match the garage doors at 7 Heather Place. Architectural windows and a man door are proposed on the south elevation. A driveway made of Pine Hall 'Rumbled Rose' pavers is also proposed.

C. BACKGROUND:

The 2 bedroom, 2 bathroom, 1,150 square foot garage to the east of the residence was approved as a lot split from the residence on March 25, 2019 (Zoning File #19-016696).

D. PRESERVATION PROGRAM CITATIONS AND FINDINGS:

Historic Hill Heritage Preservation District Preservation Program
Leg. Code § 74.64

PRESERVATION PROGRAM CITATIONS	Meets Preservation Program?	PRELIMINARY FINDINGS:
		1. <i>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</i>

		<p><i>or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).</i></p> <p><i>2. The property is categorized as pivotal to the character of the Historic Hill Heritage Preservation District.</i></p>
New Construction – Sec. 74.64		
<p>(b) <i>Massing and Height:</i> New construction should conform to 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.)</p>	Yes	<p><i>The massing and height of the proposed garage is consistent with accessory structures in the district.</i></p>
<p>(c) <i>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.</p>	Yes	<p><i>The property at 5 Heather Place sits on an unusually shaped lot that lacks definite rhythm. The proposed new garage does not disrupt the overall uniformity of the lot and neighboring lots. The location of the proposed garage relates to the positioning of the carriage house at 7 Heather Place.</i></p>
<p>(d) <i>Material and Details:</i></p> <p>(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 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.</p> <p>(2) The materials and details of new construction should relate to the materials and details of existing nearby buildings.</p> <p>(3) Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and</p>	Yes	<p><i>The proposed stucco, limestone, wood shingles, and wood trim relate to the residence as well as materials used throughout the district.</i></p>

<p>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.</p> <p>(4) 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.</p>		
<p>(e) (1) <i>Roofs:</i></p> <p>a. There is a great variety of roof treatment in the Historic Hill District, 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.</p> <p>b. 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.</p> <p>c. Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>	<p>Yes</p>	<p><i>He 8:12 hipped wood shingled roof complies with the guideline. Roof vents are proposed on the rear (east) elevation.</i></p>
<p>(e)(2) <i>Windows and doors:</i></p> <p>a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing</p>	<p>Yes</p>	<p><i>While window specifications were not provided, the reference to architectural windows and doors with divided lites meets the guidelines. Window and door</i></p>

<p>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</p> <p>the same general size as those in adjacent buildings are encouraged.</p> <p>b. 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 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.</p> <p>c. 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.</p>		<p><i>specifications will need to be submitted for final review.</i></p>
<p>(f) <i>Site:</i></p> <p>(1) <i>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.</p>	<p>Yes</p>	<p><i>The proposed garage is setback from the street as well as neighboring structures.</i></p>
<p>(f)(3) <i>Garages and parking:</i></p> <p>a. If an alley is adjacent to the dwelling, any new garage should be located off</p>	<p>Yes</p>	<p><i>The proposed garage faces the street, but has three individual garage doors and complies with</i></p>

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>the guideline.</i> <i>The proposed driveway will be made of Pine Hall 'Rumbled Rose' pavers that relate to the historic brick turn around in front of the residence.</i>
(C.F. No. 05-52, § 2, 2-23-05)		

G. STAFF RECOMMENDATION: based on the findings staff recommend approval of the application with the following conditions:

1. All final materials, colors, details and finishes and shall be submitted to the HPC and/or staff for final review and approval including but not limited to masonry, mortar, balcony and guardrail details, hardscaping, window and door brands, styles, and finishes. A mock-up shall be constructed on site for a design review committee of the HPC to review and approve.
2. 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 to determine compliance with the HPC decision and conditions.
3. 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.
4. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
5. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved plans.
6. 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.
7. 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.
8. 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.

H. SUGGESTED MOTION:

I move to conditionally approve application #19-013 to construct a three stall detached garage at 5 Heather Place as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the 18 conditions.

I. ATTACHMENTS:

1. HPC Design Review Application
2. 5 Heather Place Survey
3. Plans
4. Paver Information
5. Sanborn Map

Monday May 13



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:

5 HEATHER PLACE

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: 5 HEATHER PLACE Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: JEFF ARUNDEL
Company: OWNER
Street and number: 5 HEATHER PL
City: ST PAUL State: MN Zip Code: 55102
Phone number: 612 812 1883 e-mail: JEFF@LUCKYCWBMAIL.COM

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

Name: SAME
Street and number: _____
City: _____ State: _____ Zip Code: _____
Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: DAVID STRAND
Company: STRAND DESIGN
Street and number: 1320 2ND ST NE
City: MPUS State: MN Zip Code: 55413
Phone number: 715 497 3268 e-mail: ~~JEFF~~ DAVID@STRANDESIGN.COM

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.

NEW GARAGE

Total Project Value:

100,000.00

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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input checked="" 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.

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

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 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 _____



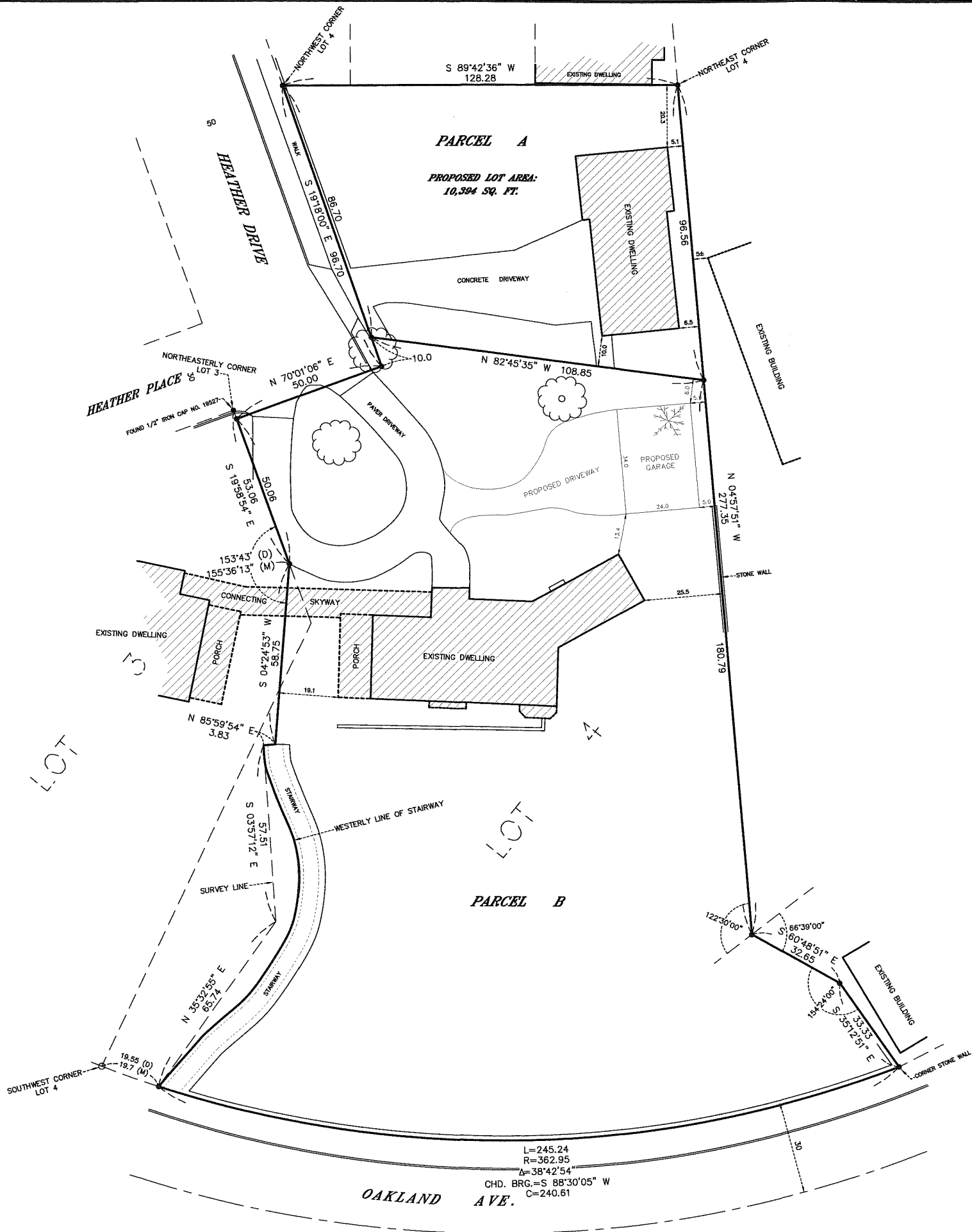
ORIGINAL LEGAL DESCRIPTION:
All those parts of Lots 3 and 4 of Goodkind Terrace, St. Paul, Minn. lying Easterly of a line described as follows: Beginning at the Northeastly corner of said Lot 3 and running thence Southeastly along the Easterly line of said Lot 3, 53.06 feet more or less to a point, thence Southerly at an angle of 153 degrees 3 minutes, 56 feet more or less to the center of the top of a stone stairway which is an approach from Oakland Avenue thence Westerly along the top of said stairway to the Westerly line thereof thence Southerly along the said Westerly line of said stairway to a point in the Northerly line of Oakland Avenue 19.55 feet more or less Easterly from the Southeastly corner of said Lot 4.

PROPOSED LEGAL DESCRIPTION PARCEL A:
That part of Lot 4, Goodkind Terrace, St. Paul, Minn., Ramsey County, Minnesota, lying Northerly of a line described as follows: Commencing at the Northwest corner of said Lot 4; thence Southeastly along the Westerly line of said Lot 4, a distance of 86.70 feet, to the point of beginning of the line to be described; thence Easterly, a distance of 108.85 feet, more or less, to a point on the East line of said Lot 4, point being 96.56 feet Southerly of the Northeast corner of said Lot 4, and said line there terminating.

PROPOSED LEGAL DESCRIPTION PARCEL B:
All those parts of Lots 3 and 4 of Goodkind Terrace, St. Paul, Minn. lying Easterly of a line described as follows: Beginning at the Northeastly corner of said Lot 3 and running thence Southeastly along the Easterly line of said Lot 3, 53.06 feet more or less to a point, thence Southerly at an angle of 153 degrees 3 minutes, 56 feet more or less to the center of the top of a stone stairway which is an approach from Oakland Avenue thence Westerly along the top of said stairway to the Westerly line thereof thence Southerly along the said Westerly line of said stairway to a point in the Northerly line of Oakland Avenue 19.55 feet more or less Easterly from the Southeastly corner of said Lot 4, EXCEPT, that part of said Lot 4, lying Northerly of a line described as follows: Commencing at the Northwest corner of said Lot 4; thence Southeastly along the Westerly line of said Lot 4, a distance of 86.70 feet, to the point of beginning of the line to be described; thence Easterly, a distance of 108.85 feet, more or less, to a point on the East line of said Lot 4, point being 96.56 feet Southerly of the Northeast corner of said Lot 4, and said line there terminating.

SCOPE OF WORK & LIMITATIONS:
Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
Showing the location of observed existing improvements we deem necessary for the survey.
Setting survey markers or verifying existing survey markers to establish the corners of the property.
Existing building dimensions and setbacks measured to outside of siding or stucco.
This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:
●" Denotes 1/2" iron survey marker with RLS No. 43503, to be set, unless otherwise noted.



Advance
Surveying & Engineering, Co.

17917 Highway No. 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Wayne W. Praufs
Wayne W. Praufs

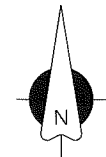
#43503

LICENSE NO.

OCTOBER 17, 2018

DATE:

DRAWING ORIENTATION & SCALE



0 10 20
1 INCH = 20 FEET

CLIENT /JOB ADDRESS

**STRAND
DESIGN**

**5 HEATHER PLACE
ST. PAUL, MN**

DATE	REVISION DESCRIPTION
1/2/19	CITY COMMENTS
1/8/19	ADD ADJACENT GARAGE

SURVEYED DATE:

SEPTEMBER, 2018

DRAFTED DATE:

SEPTEMBER 20, 2018

SHEET TITLE

LOT SUBDIVISION

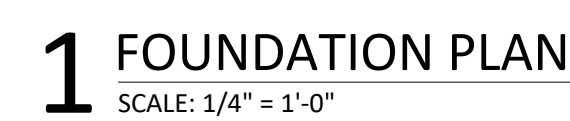
SHEET SIZE: 22 X 34

DRAWING NUMBER

180948 WP

SHEET NUMBER

S1



STRANDDESIGN

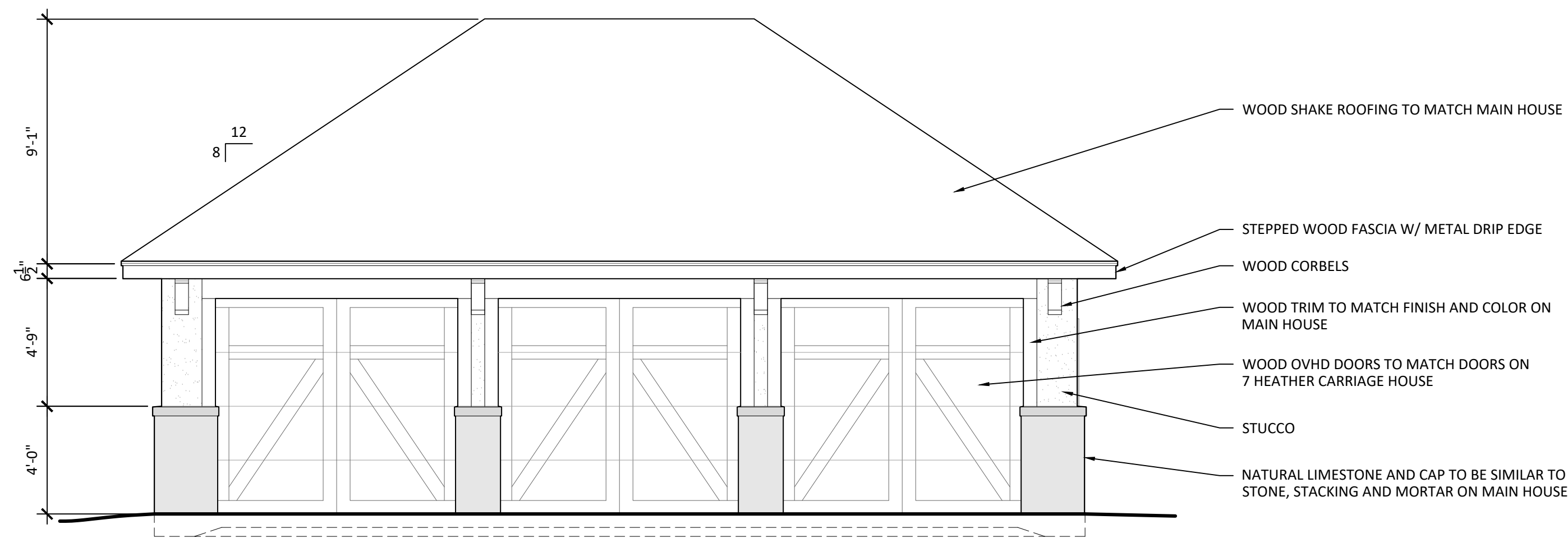
STRANDDESIGN.COM
MCKAY@STRANDDESIGN.COM
51.497.5448

SET	ISSUE DATE
PERMIT SET (ALT)	5.22.2019

GARAGE
5 HEATHER PLACE
ST. PAUL, MN 55102

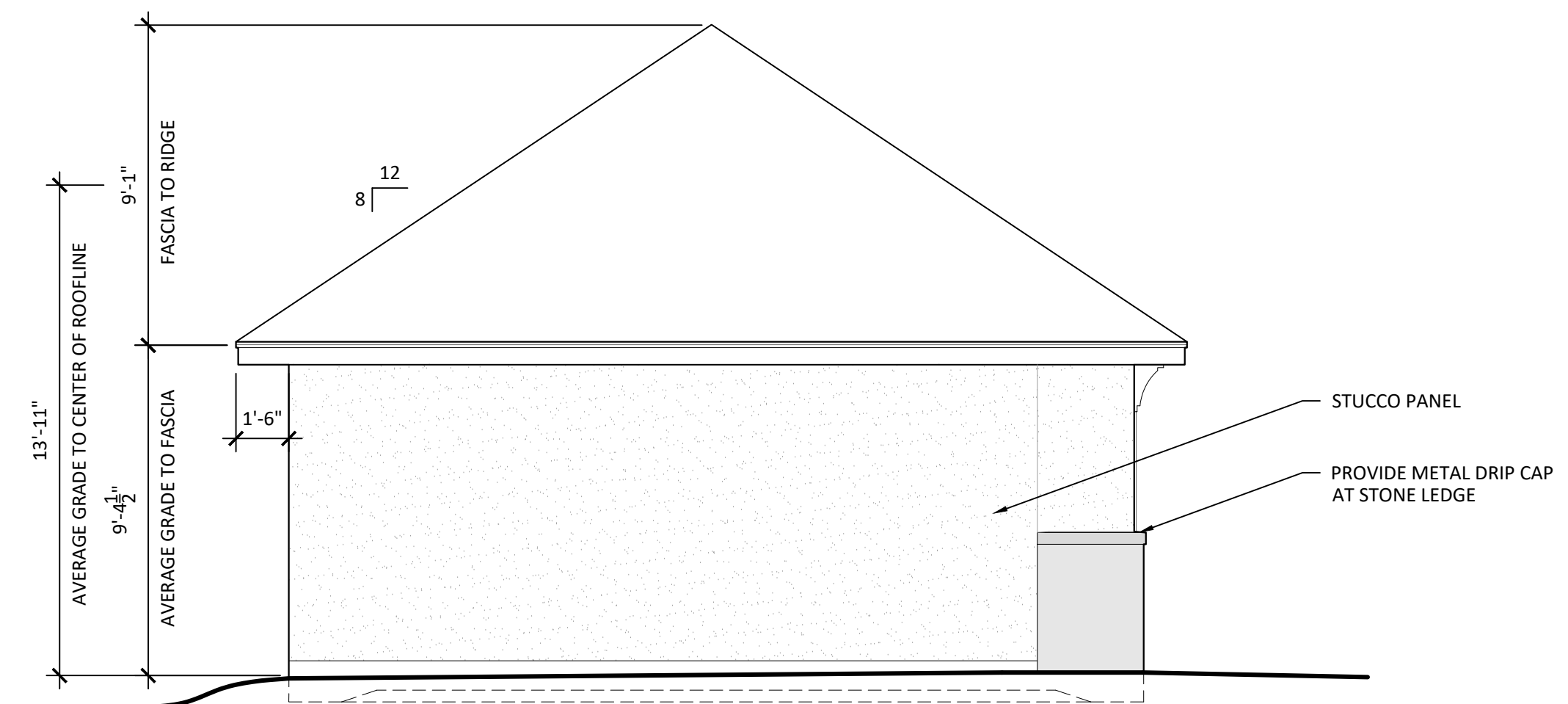
FTG/FOUND, FLR PLAN & PERSPECTIVE

A1.0



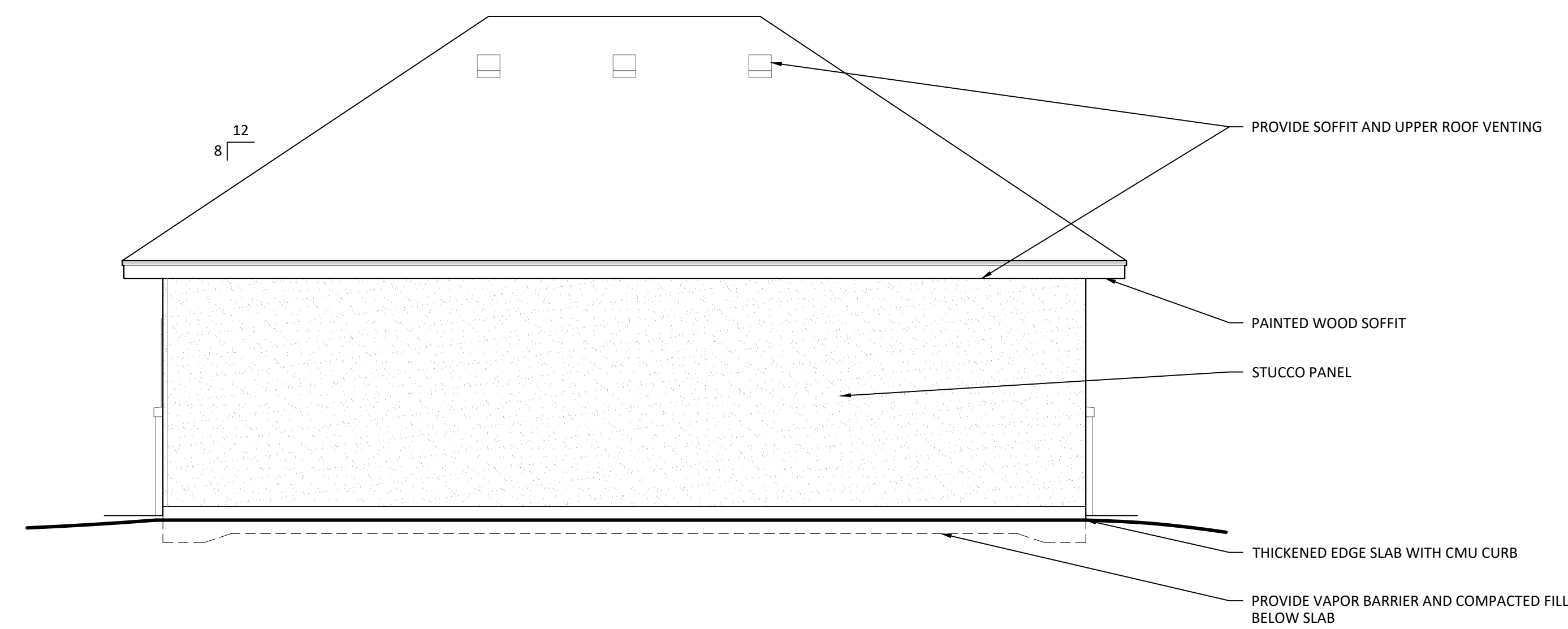
1 WEST ELEVATION

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



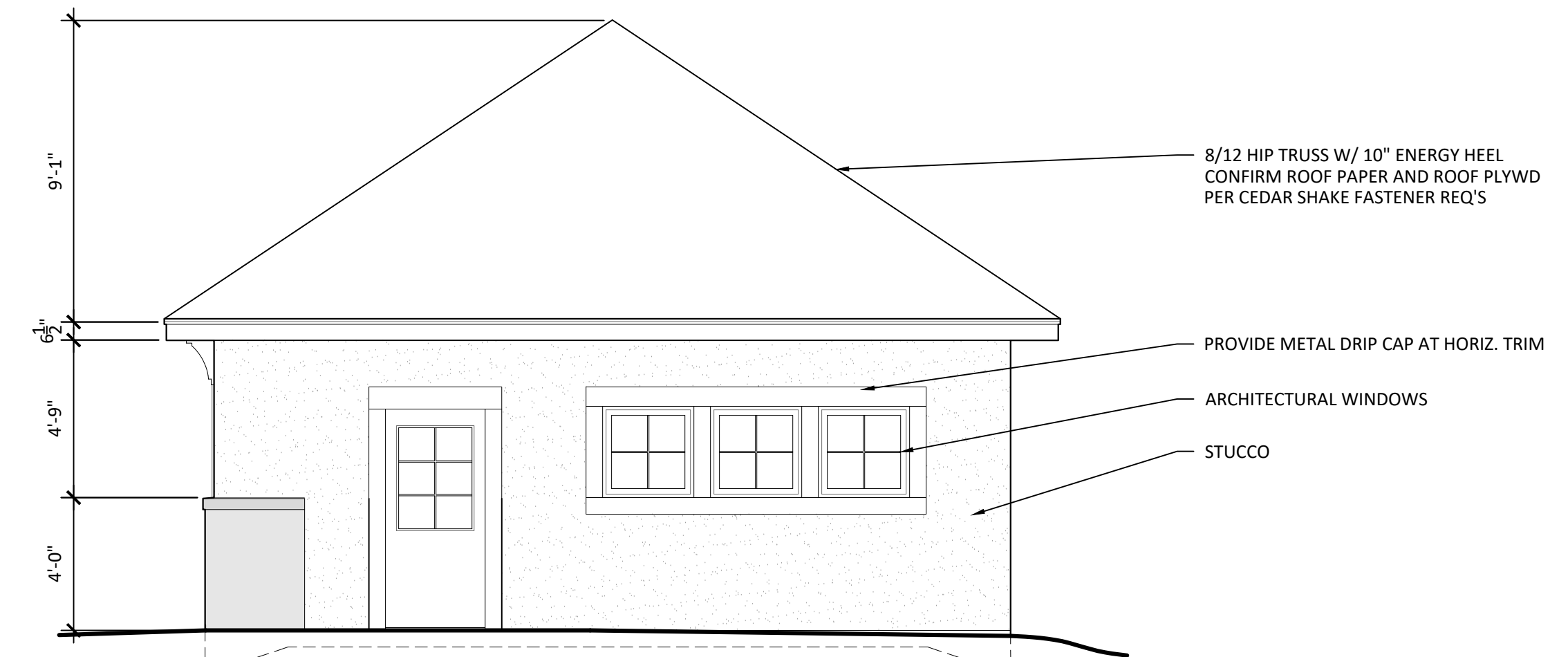
2 NORTH ELEVATION

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



3 EAST ELEVATION

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



4 SOUTH ELEVATION

GARAGE
5 HEATHER PLACE
ST. PAUL, MN 55102

ELEVATIONS

A1.1







Rumbled Rose

NORTH CAROLINA PLANT

Rumbled Rose 4x8 clay pavers are tumbled after firing to mimic the look and appeal of antique reclaimed pavers. A natural rich flashed blend of rose and complimentary colors. The dimensions are 4" by 8" by 2.25" thick. The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze-Thaw. Product contains 50% pre-consumer recycled material.

Also available in 2.75" thickness for Heavy Vehicular Traffic in compliance with ASTM C1272.

*Now available in 1/2" thick PaverTiles.
Perfect for interior use!*

Test Report – Rumbled 2.25"

Paver Product Spec

Paver FAQ

Share

Tweet

Save

Share

Email

CATEGORIES: Pavers, Antique

TAGS: nc plant, red, rumbled

ADDITIONAL INFORMATION

PLANT	Madison, NC
SIZES AVAILABLE	Standard – 4" x 8" by 2.25" 8 x 8 – 8" x 8" by 2.25" Heavy Vehicular – 4" x 8" by 2.75" PaverTile – 1/2" by 4" by 8"

Chat NOW!

