CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 531 Dayton Avenue

APPLICANT: Kari & David Ryan

OWNER: Kari & David Ryan

ARCHITECT: Locus Architecture

DATE OF APPLICATION:

DATE OF PRE-APPLICATION REVIEW: March 9, 2017

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: Vacant Lot **WARD:** 1 **DISTRICT COUNCIL:** 8

INVENTORY NUMBER: N/A

CLASSIFICATION: Pre-Application Review

PERIOD OF SIGNIFICANCE: 1858-1930 **ZONING:** RT2

BUILDING PERMIT #: N/A

STAFF INVESTIGATION AND REPORT: Bill Dermody

DATE OF REPORT: March 2, 2017

A. SITE DESCRIPTION & BACKGROUND:
The subject lot is the easternmost of two vacant lots that were created via a lot split that was reviewed by the HPC in March 2015. The western lot (535 Dayton Avenue) received HPC approval for a new single-family home in May 2016 (HPC File #16-028), which is currently under construction. The subject lot includes the originally platted Lot 18 plus the eastern 6' of Lot 17 (to its west), resulting in a lot size of approximately 9,148 sq. ft. To the east is the Dayton Avenue Presbyterian Church parking lot and building. On the same block face to the west (beyond 535 Dayton) are three (3) contributing properties to the local and national district: 541, 549, and 557 Dayton Avenue. The subject site previously contained a two-and-one-half-story frame residence with the address of 527 Dayton Avenue that was constructed pre-1884 and demolished in 1971. The lot is a few feet above the sidewalk grade, with its frontage contained by a stone retaining wall that is a semi-coursed ashlar comprised of mixed stones including sandstone, limestone, and granite. The retaining wall is believed to be from the period of significance (1930 or earlier) and is required to be preserved and incorporated into any new construction as a condition of the HPC's lot split approval.

HPC staff had not spoken with the applicants or their design team prior to the pre-application being filed.

B. PROPOSED CHANGES:
The applicant is proposing to construct a two-story, single-family home with a three-stall, detached garage with an unfinished second floor, accessed from the alley. The footprint of the main residence is approximately 34' wide by 42' feet long and the height is approximately 28' tall to peak (midpoint height varies from about 23'-1" to 23'-6" depending on the roofline measured).

An elevated stairway landing of about 9' in depth extends toward the rear from the main footprint. An enclosed one-story porch with walkout deck above adds about 186 square feet appended to the house's northeast portion, including about 11 feet of additional width to the east of the main footprint. There is also an open first-floor porch off the front of about 120 square feet in size. The intended setbacks are not clear, though the RT2 zoning requires minimum side yard setbacks of 4' and a minimum front yard setback of 25' for single-family homes.

The new residence is an asymmetrical, modern design, with multiple roof planes, vertically and horizontally grouped aluminum-clad windows, and multiple façade materials. The building's western portion is faced primarily by shake siding (to be wood or cementitious) and is capped by a symmetrical 12:12 pitched roof. This portion contains a 17'-tall grouping of six irregularly shaped windows. As a street-facing inset of the western portion, an irregular porch roof frames a façade of narrow, smooth, natural finish wood siding and a glass front entrance with sidelight. The building's next, generally eastern, portion is faced by wide, smooth wood siding and has a grouping of four vertical windows facing the street. The two main façade materials generally wrap around the side elevations, though with a small (~8' x 10') cutout of the west side elevation that uses the wide, smooth wood siding generally found on the house's other side. The rear elevation is mainly faced by the wide, smooth wood siding, though with a central portion covered with the shake material. The rear, enclosed first-floor porch is primarily faced with the narrow siding found on the front porch. Other fenestration includes isolated square windows and grouped vertically and horizontally oriented windows. Asphalt or Victorian metal shingles are proposed for the roof. Natural finish wood is proposed for porch columns and fascia. A stone veneer wraps the house foundation up to approximately 2'-6" height.

The garage uses the wide, smooth siding form found on the main house, though with cementitious material in place of wood. The siding extends to the ground on all sides. Three individual garage doors face the alley, two with metal overhead doors and one with a primarily glass overhead door. Windows are aluminum-clad. The roof contains two different planes for both the north and south sides, one at 12:9 and smaller portions at 12:3. The roof has asphalt shingles facing north and alternative solar shingles facing south. There are man doors on both the south (house-facing) and west elevations.

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:

Hill Historic District Design Review Guidelines

General Principles:

1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible**.***

3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*

4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Theses changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*

8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*

9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*

10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

New Construction

General Principles:

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. 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.

Massing and Height:

New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are 25 to 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.)

Rhythm and Directional Emphasis:

The existence of uniform narrow lots in the Historic Hill naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one 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.

Materials and Details:

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.

The materials and details of new construction should relate to the materials and details of existing nearby buildings.

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. 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.

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 Heritage Preservation Commission approval

Building Elements:

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

Roofs.

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.

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.

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

Windows and Doors.
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 the building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.

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.

Although not usually improving the appearance of a building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (sliver) aluminum should be avoided.

Porches and Decks:
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 structures. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.

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 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.

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.

<u>Site</u>
Setback. New buildings should be sited at a distance not more than 5% 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.

Landscaping. 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. 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 hedge rows. 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.

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 from the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape, and should be maintained.

Garages and Parking. 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.

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 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.

<u>Public Infrastructure</u>

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.

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 exiting sidewalks and should be scored in a 2 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.

Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.

E. FINDINGS:

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).

2. The lot is vacant, and the existing retaining wall along its south side should be maintained and utilized in the new site design. Damage to the wall in the course of adding a proposed stairway should be minimized and repaired in-kind.

3. The proposed two-story, single family residence is of a contemporary style. The proposal is differentiated from the historic residences along this block in materials, roof planes, detailing, and placement and size of fenestration on the primary elevation. However, even in the presence of differentiating individual design elements, the whole of the design should be compatible with the established character of the street and historic district; the current proposal is not compatible with the established character of the street and historic district.

4. Massing and Height: The proposed new construction is similar in *massing and volume* to the adjacent residences, compatible with other residences in the neighborhood, and generally conforms to the *scale of existing adjacent structures*. The proposed height is compatible with that of the neighboring houses, and hip-and-gable roofs are the predominant style on the block. Flat and low-pitched roofs, however, are not consistent with the main roof styles.

5. Rhythm and Directional Emphasis: The block's *rhythm of buildings to open space* is maintained by the proposed home. The rear enclosed side porch is set back significantly from the front façade in a manner that does not present an extra-wide footprint or façade. The rhythm of the window placement is irregular and does not comply.

6. ***Materials and Details: Siding and Trim****:* The shake siding, whether of wood or cementitious material, does not *relate to the materials and details of existing nearby buildings.* Nor does the wide siding proposed. The narrow wood siding would relate to nearby buildings in the district if it were painted instead of natural finish as proposed. Also, the mix of three different siding styles and materials in the proposed configuration is not compatible with the district's character or nearby existing buildings. Multiple materials can be used when highlighting architectural details such as gables or bay windows. While wood is a compatible material, siding should be of a uniform style, painted, smooth texture, and 4" horizontal lap in order to comply with the guidelines.

Most of the fascia and soffit materials and finish were not described in the materials. They should be smooth and be painted or opaque stained rather than natural finish.

7. Materials and Detail: Roof. The proposed asphalt shingles are permissible for new construction so long as they are of a medium to dark brown or medium to dark grey. The alternative metal shingle material presented would not comply with the guidelines. More detail about the solar shingle material for the garage roof needs to be provided for evaluation.

8. Building Elements*: Roof.* The irregular, multi-planed roof form does not relate *to the predominant roof shape of existing adjacent buildings*, and should be redesigned to achieve compatibility. The 12:12 pitch for the building's western portion is similar to the historic homes' roof pitches in the area, while the flatter pitches are not. Multiple roof pitches are not generally

present on front façades in the district except for porch roofs. Though not all details were shown on the plan, the guideline states *skylights, vents, and metal pipe chimneys should not be placed on the front roof plane* – those details, including finishes, will need to be shown on final plans.

9. Building Elements*: *Doors and Windows. In contrast to the proposed aluminum-clad windows, the guidelines state "*Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows."* If the windows remain aluminum, they should have a bronze-toned or other dark finish as opposed to a mill or raw finish. They should have a historic profile. The proposed individually placed vertically oriented windows follow the district's traditional vertical emphasis. However, the grouping of windows on the front façade to form a horizontal block, as well as the larger multi-story window groupings, do not follow the traditional pattern. No muntins are shown on the windows, which would be inconsistent with the traditional window form found in the district, but they are not necessary. The window placements and styles do not comply with the guideline.

Final window details and any egress wells will need to be reviewed and approved.

As stated in the guidelines, (*s)liding glass doors should not be used where they would be visible from the street*, such as is proposed for the front entrance. A final door and window schedule as well as materials scheduled will need to be submitted to determine full compliance with the guidelines. At a minimum, front doors should be wood or of a similar compatible material with some glazing.

10. Building Elements: Porches and Decks. The proposed front porch *relates to the porch treatment of existing adjacent structures* in the sense that it is a one-story, open porch. However, it fails to relate *to the porch treatment of existing adjacent structures* with its small width compared to the building width, its irregular and asymmetrical roof, and its irregular support post design. Additionally, though the support posts should be visually interrupted by the horizontal line of the porch floor, the posts should carry through to grade. Also, the front porch's height is of a lower elevation than its neighbors, which generally have four to six steps from grade up to the porch. Final porch materials and details such as flooring, skirting, treads, risers, and balustrade still need to be provided and reviewed to determine full compliance with the guidelines.

The rear side porch, which is enclosed below and walk-out above, is of a rectangular form not consistent with nearby porch treatments. Though visible from the street, it is set back about 24' from the main front façade.

11. The foundation entails a stone veneer. The veneer should have a limestone or rock-faced block finish that evokes the traditional limestone foundation material often found in the district.

12. *Setback.* The proposed front setback has not been provided. The building should be *sited at a distance not more than 5% out-of-line from the setback of existing adjacent buildings.* The block face's average setback is 24', and the neighboring property under construction was approved with a front setback of 26'.

13. *Garages and Parking.* The detached garage is appropriately oriented toward the alley. It has similar design compatibility issues as the main building, such as massing, height, windows, doors, siding, and roof design, that require redesign to meet the district guidelines. New two-story garages such as proposed are not compatible with garages in the district, which are one-story unless they are historic carriage houses.

14. *Public Infrastructure.* Any *brick alleys, stone slab sidewalks, granite curbs* or other historic public infrastructure at this site should be maintained – site inspections will be necessary to determine their presence.

15. The guideline that states, *"electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous"* should be followed when utilities are installed at the property. Air conditioning units should be located at the rear of the property or screened by a fence in the rear portion of the side yard. Gas fireplace vents should not be located on primary elevations and should be low-profile and painted/finished to match the surrounding material. Details should be shown on the final plans.

16. 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. The applicant is encouraged to work with HPC staff on revisions to comply with the guidelines.

Attachments

1. Application materials

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

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

2. PROJECT ADDRESS

Street and number: 53X Dayton Ave. Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Kari & Dave Ryan

Company: _____

Street and number: 350 Saint Peter St. #402

City: Saint Paul State: MN Zip Code: 55102

Phone number: 612-875-2021 e-mail: kari.j.dejong@gmail.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: Wynne Yelland

Company: Locus Architect

Street and number: 4453 Nicollet Ave

City: Minneapolis State: MN Zip Code: 55419

Phone number: 612-706-5600 e-mail: wynne@locusarchitecture.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.

The project is a new construction single family home on a vacant lot. Our goal is to build a sustainable home for the Selby / Dale neighborhood.

Total Project Value: $800K	*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.

Applicant Submitted	*Staff Received*	*Date Received*	
			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.

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

Applicant Submitted	*Staff Received*	*Date Received*	**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: Kari Ryan **Date:** 2-16-17

Typed name of applicant: KARI RYAN

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.

Submit Application

FOR HPC OFFICE USE ONLY

Address: 2.16.17 53(x) Dayton

Date received: ↓

Date complete: _____

FILE NO. _____

City Permit # ____ - _____

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 _____

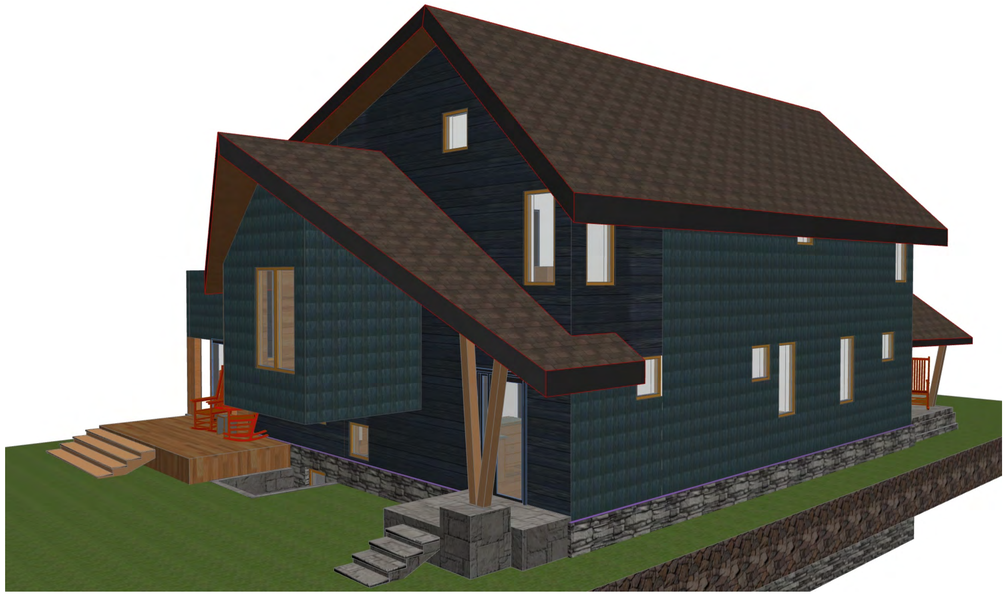
☐ Requires Commission review

Submitted:

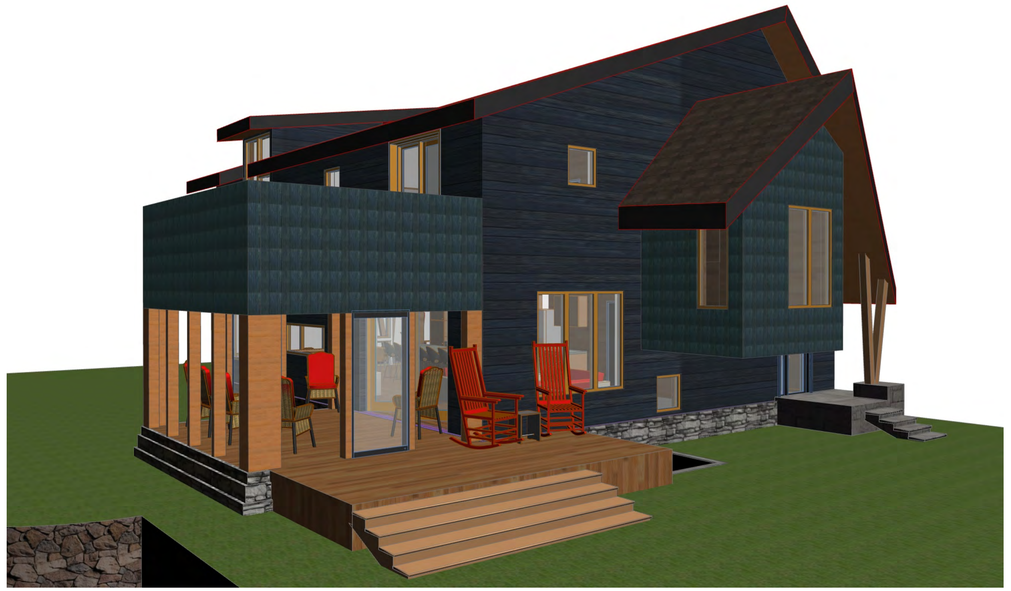
- ❑ 3 Sets of Plans
- ❑ 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- ❑ Photographs
- ❑ CD of Plans (pdf) & Photos (jpg)
- ❑ City Permit Application
- ❑ Complete HPC Design Review application

Hearing Date set for: _____

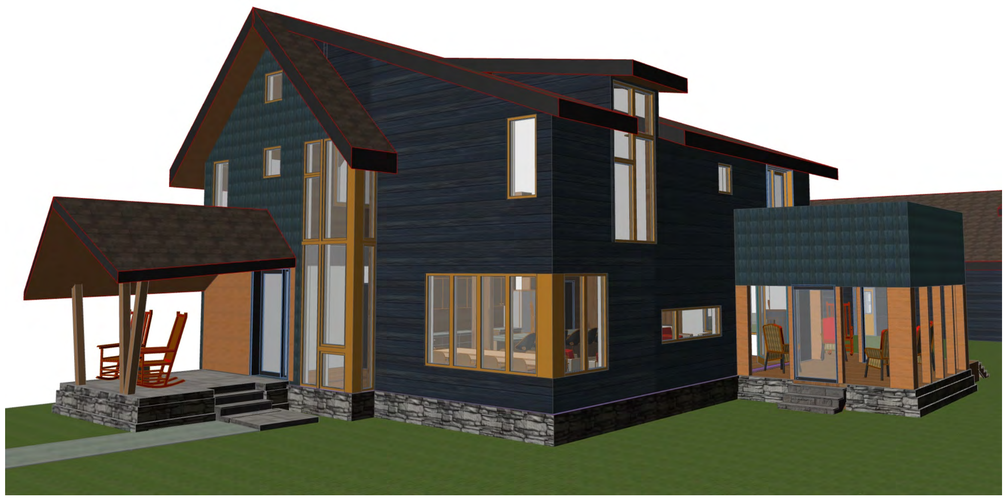
HPC Staff Notes



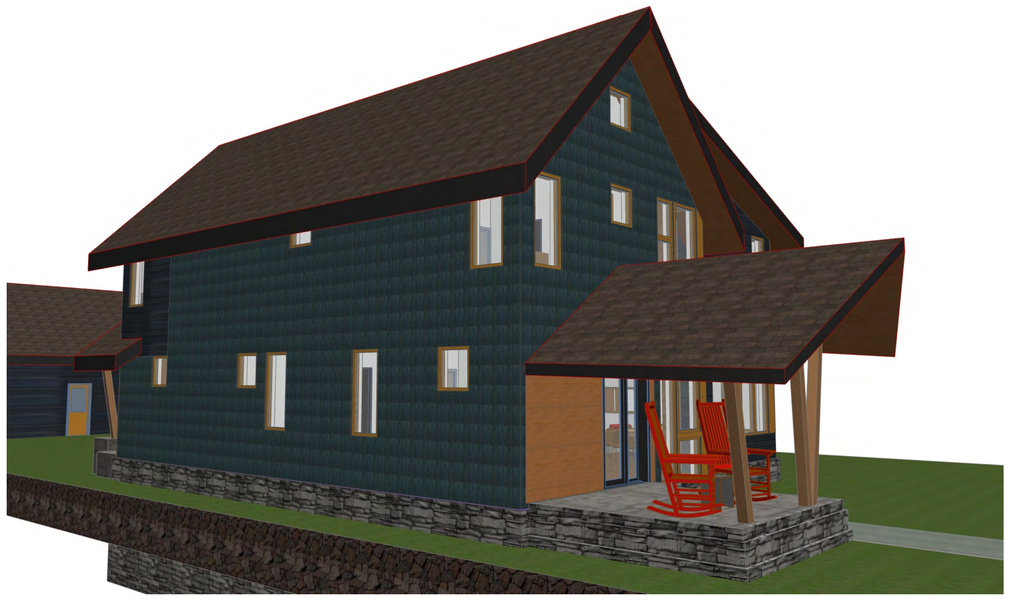
1 NW VIEW



2 NE VIEW



3 SE VIEW



4 SW VIEW

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SHEET TITLE

3D VIEWS

A-002

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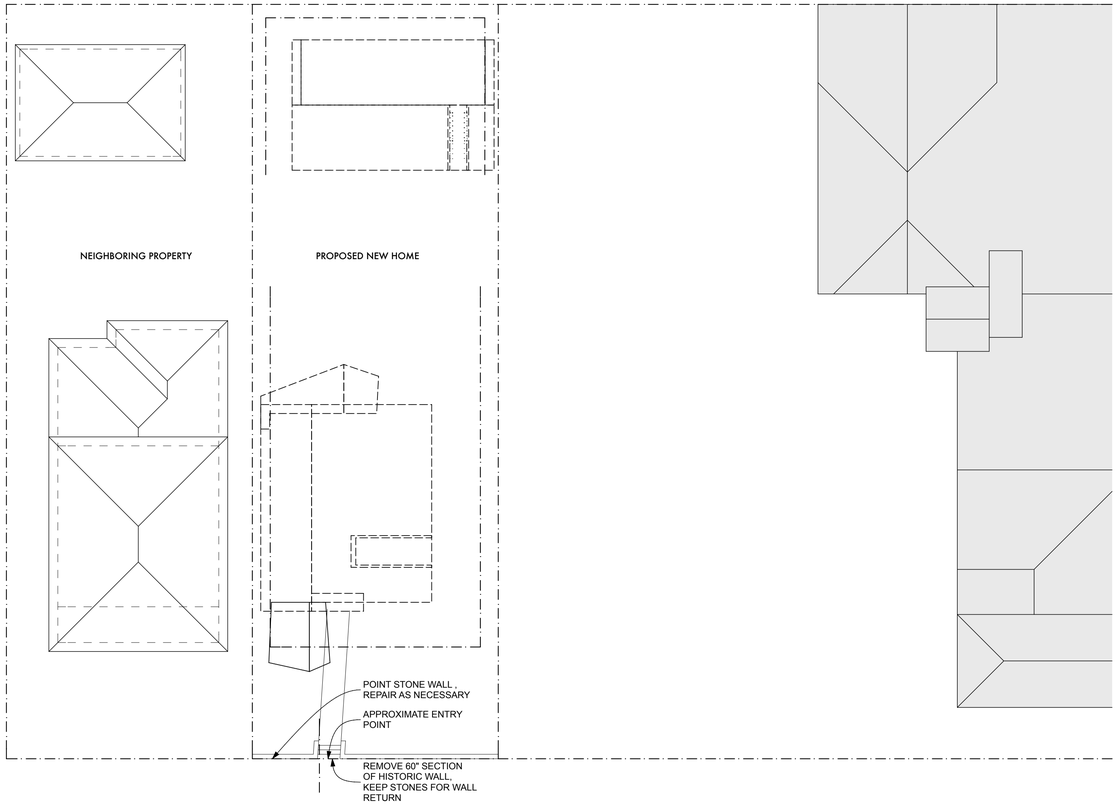
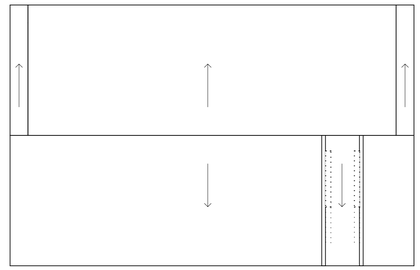
GENERAL NOTES, UNLESS OTHERWISE NOTED:
1. ALL DIMENSIONS ARE TO EXTERIOR FINISHED WALL FACE
2. 6" MINIMUM THICKNESS FOR MULCH
3. FENCE AROUND SITE
4. VFY LOCATION OF ANY STOCKPILED SOIL WITH OWNER AND ARCHITECT

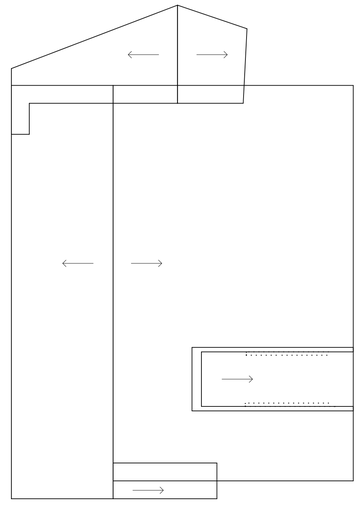
CITY OF ST. PAUL ZONING
RT2 = Townhouse
R4 governs due to single family house
Lot size minimum = 5,000 s.f. / 40 foot width
Maximum height = 3 stories / 30 feet
Accessory building height established by HP district
Setbacks = 25' front, 4' side, 25' rear
(garage to be in rear yard, 3' minimum setback on any side)
Front setback shall not be less than average setback of existing houses on block
Lot coverage shall not exceed 35%
Accessory buildings may cover 35% of rear yard (may include 1/2 of alley), but no more than 1,000 s.f. footprint
Detached accessory buildings must be at least 6' away from the principal structure

IMPERVIOUS SURFACE COVERAGE:
LOT AREA SQUARE FOOTAGE: SF
60% MAXIMUM LOT AS IMPERVIOUS: 7062 SF X .6 = 4237 SF
IMPERVIOUS SURFACES: SF



1 SITE PLAN
SCALE: 1/16" = 1'-0"
0 8" 16" 32"





2 ROOF PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

N

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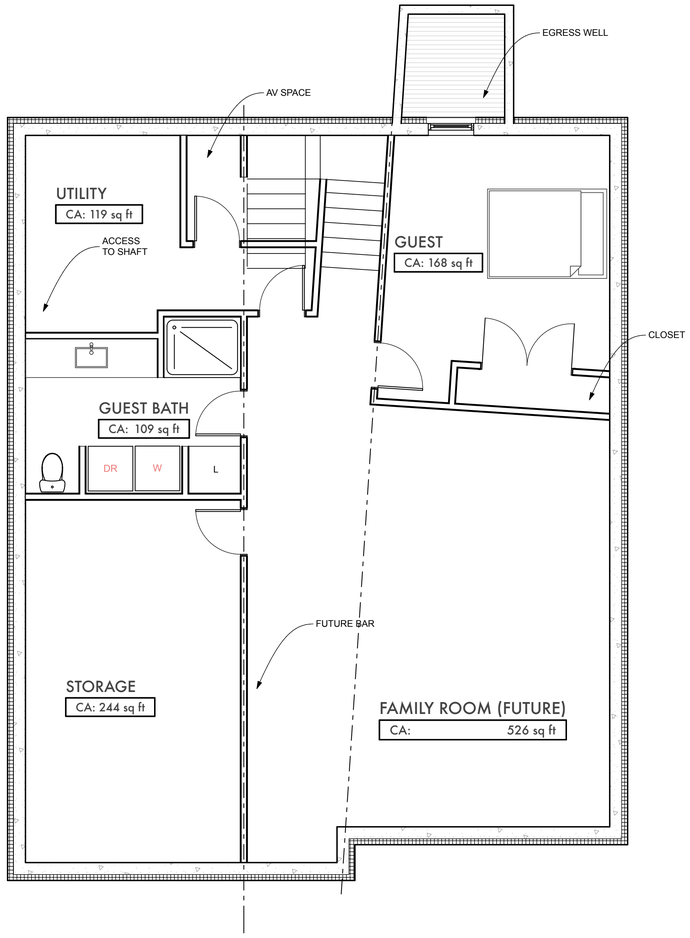
MARK	DATE	DESCRIPTION

SHEET TITLE
SITE & ROOF PLAN

A-102

/Volumes/Server/LocusFiles/Projects/Ryan/Ryan ArchiCAD/RYAN .pln



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

0 2' 4' 8'

N

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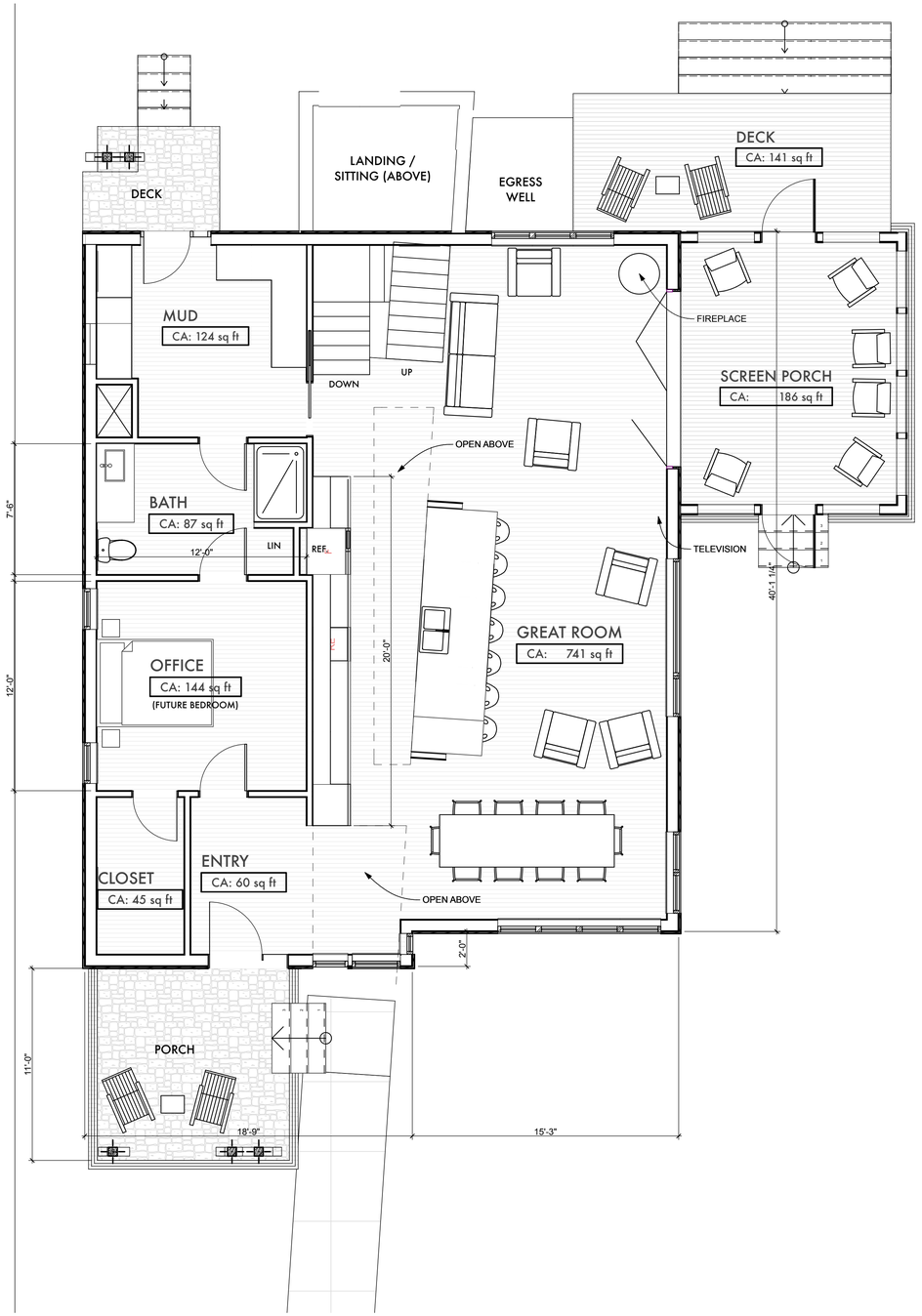
MARK	DATE	DESCRIPTION

SHEET TITLE

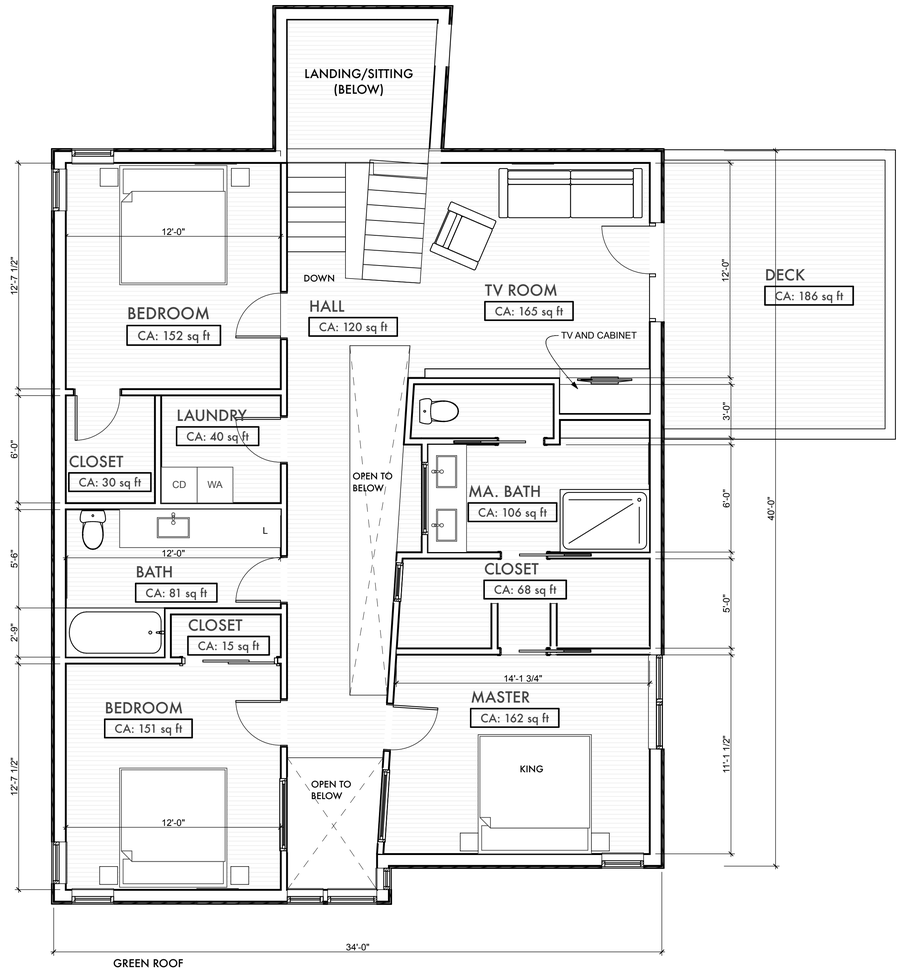
BASEMENT PLAN

A-103

/Volumes/Server/LocusFiles/Projects/Ryan/Ryan ArchiCAD/RYAN .pln



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

N

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MARK	DATE	DESCRIPTION

SHEET TITLE

UPPER LEVEL PLANS

A-104

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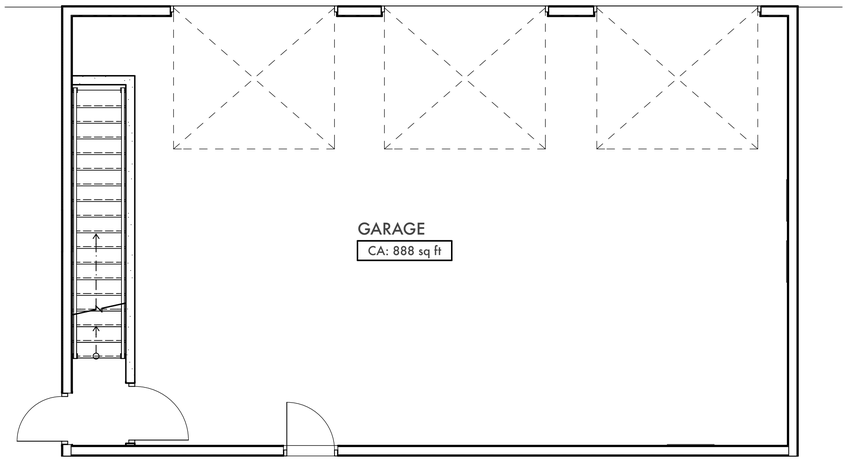
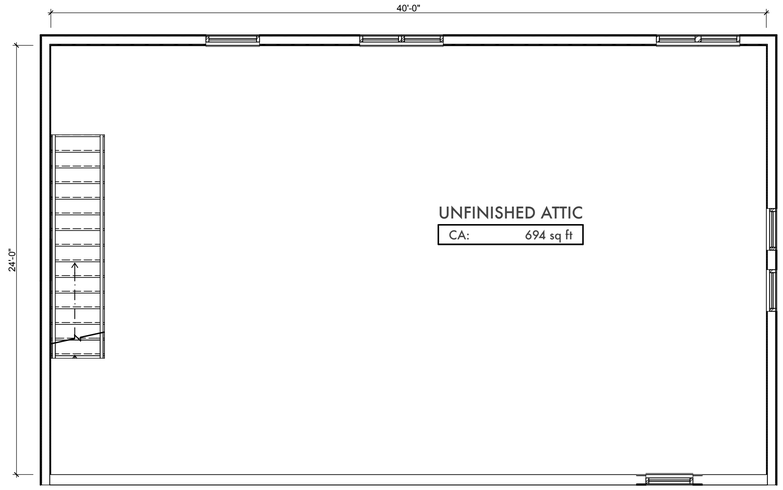


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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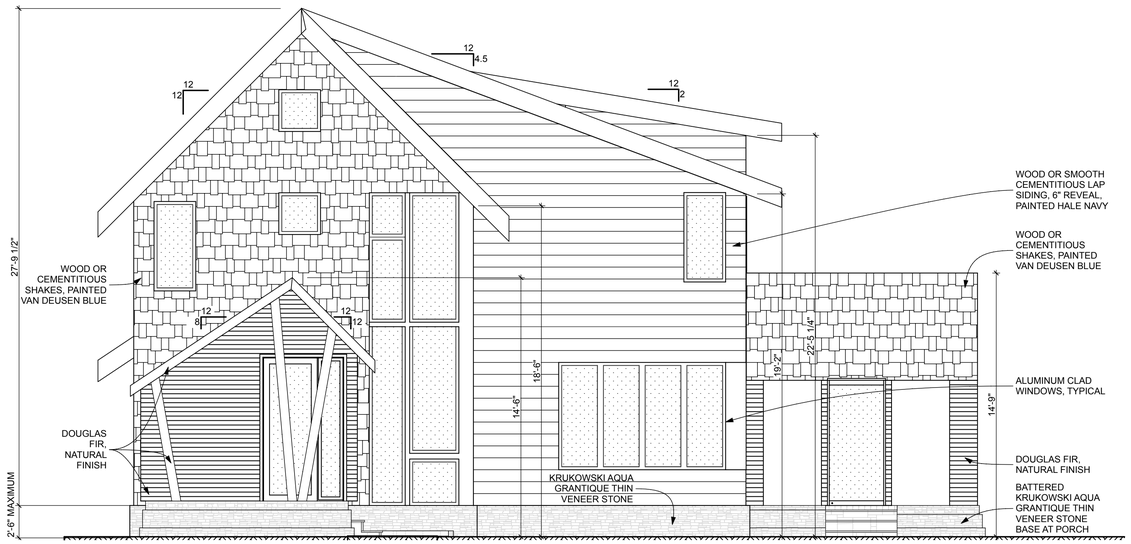
MARK	DATE	DESCRIPTION

SHEET TITLE

GARAGE FLOOR PLAN

A-106

/Volumes/Server/LocusFiles/Projects/Ryan/Ryan ArchiCAD/RYAN .pln



1 SOUTH ELEVATION

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

0 2' 4' 8'

2 EAST ELEVATION

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

0 2' 4' 8'

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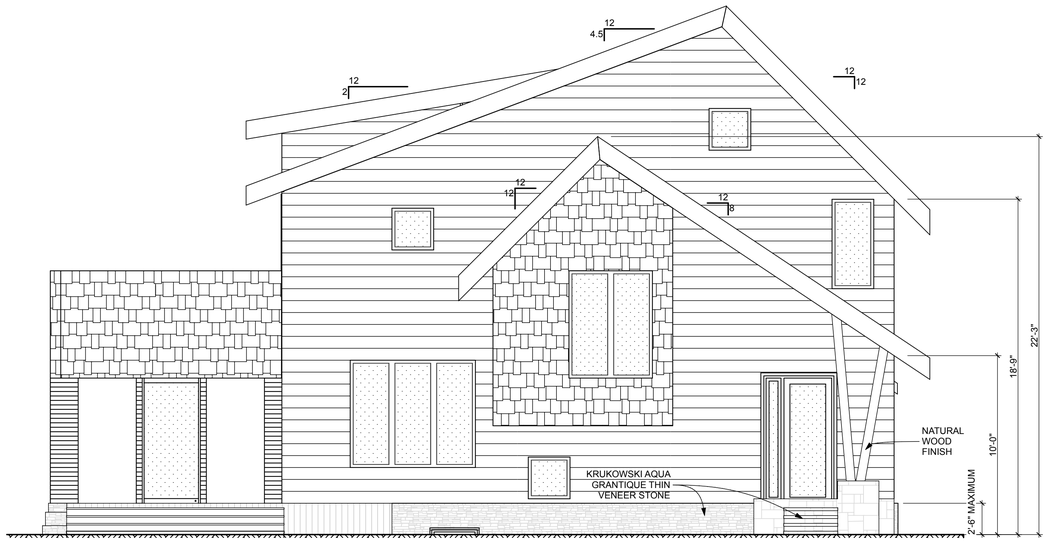
MARK	DATE	DESCRIPTION

SHEET TITLE

SOUTH & EAST ELEVATIONS

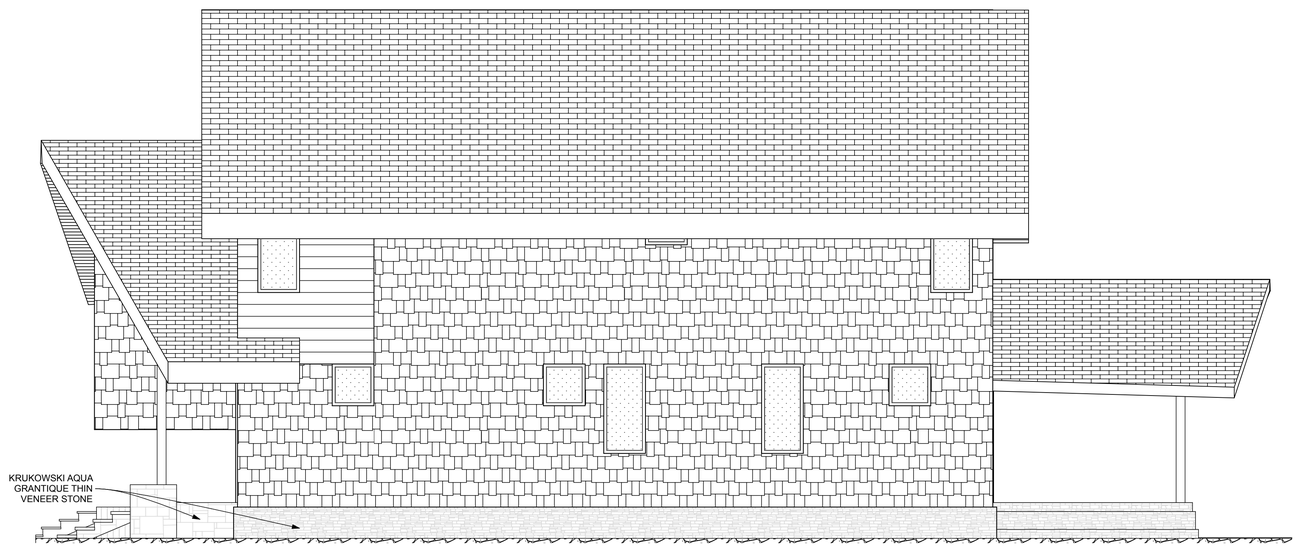
A-201

/Volumes/Server/LocusFiles/Projects/Ryan/Ryan ArchiCAD/RYAN .pln



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

0 2' 4' 8'



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

0 2' 4' 8'

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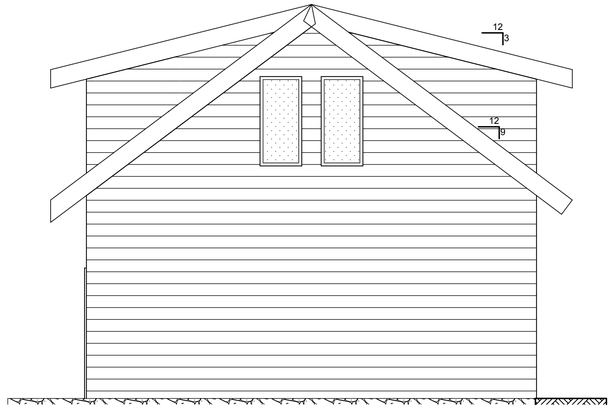
MARK	DATE	DESCRIPTION

SHEET TITLE

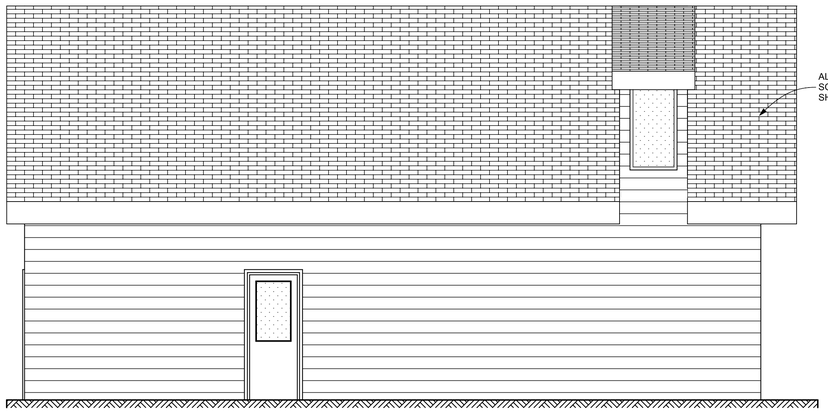
NORTH & WEST ELEVATIONS

A-202

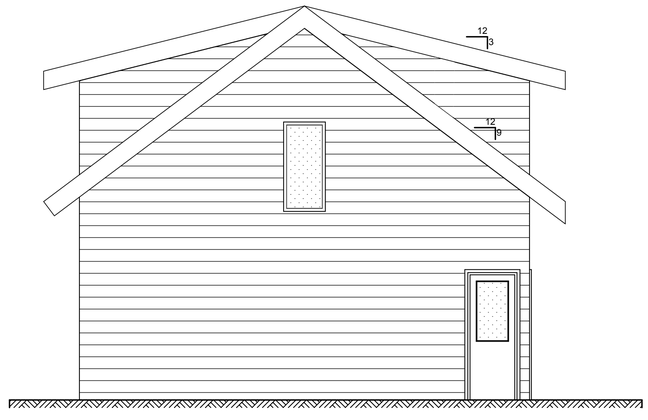
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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GARAGE ELEVATIONS

A-203

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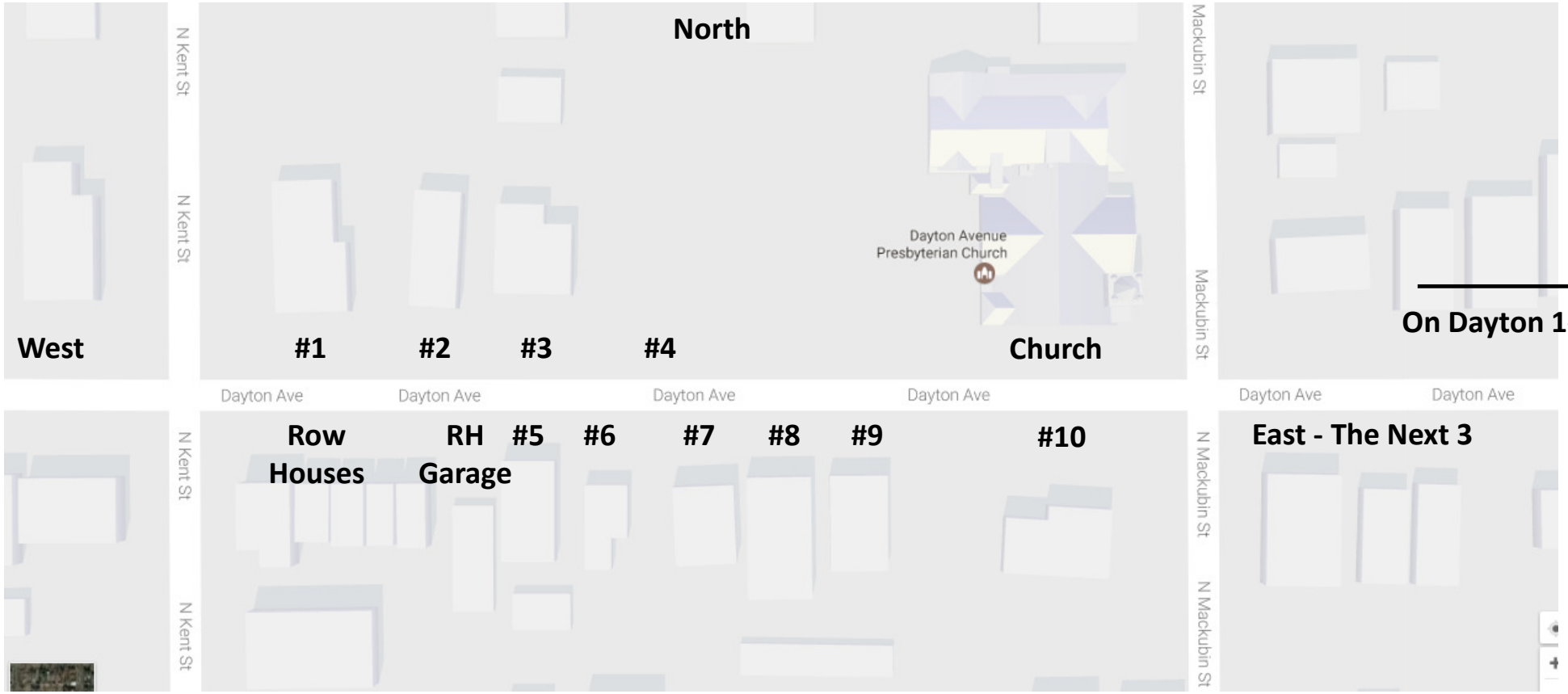
North
N Kent St
N Kent St
Mackubin St
Mackubin St
Dayton Avenue
Presbyterian Church
On Dayton 1-3
West
#1
#2
#3
#4
Church
Dayton Ave
Dayton Ave
Dayton Ave
Dayton Ave
Dayton Ave
Dayton Ave
Row
Houses
RH
Garage
#5
#6
#7
#8
#9
#10
East - The Next 3
N Kent St
N Kent St
N Mackubin St
N Mackubin St

North Side (West to East)








#1 **#2** **#3** **#4** **Church**

South Side (East to West)









#10 **#9** **#8** **#7** **#6** **#5** **RH Garage** **Row Houses**