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: May 18, 2017

DATE OF PRE-APPLICATION REVIEW: March 9, 2017

DATE OF PUBLIC HEARING: June 8, 2017

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: New Construction **WARD:** 1 **DISTRICT COUNCIL:** 8

INVENTORY NUMBER: N/A

CLASSIFICATION: Building Permit

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

BUILDING PERMIT #: N/A

STAFF INVESTIGATION AND REPORT: George Gause / Bill Dermody

DATE OF REPORT: May 31, 2017

A. SITE DESCRIPTION:
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.

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, screen, one-story porch with walkout deck above adds approximately

174 square feet appended to the house's east facade, including 12'10" 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 cementitious clapboard siding and is capped by a symmetrical 12:12 pitched roof. This portion contains a 16'-tall grouping of six irregularly shaped windows. As a street-facing inset of the western portion, a gable porch roof frames a glass front entrance. The building's next, generally eastern, portion has a grouping of four vertical windows facing the street. 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. The house foundation will be painted Finex (steel) material up to approximately 3' height.

The garage uses the cementitious siding form found on the main house. The siding extends to a 12" belt board at the base. 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 pedestrian doors on both the south (house-facing) and west elevations.

C. BACKGROUND:
Applicant appeared before the Commission at the March 2, 2017 HPC meeting for pre-application review of a proposed new infill structure (File # HPC PA17-002). A copy of that staff report is attached.
Staff met with the owners on April 15, 2017 to discuss the pre-application meeting and ways to change the plans to conform to the guidelines. Staff has had several email chains with the architect discussing the guidelines and acceptable design in the Historic Hill Heritage District.

D. GUIDELINE CITATIONS:
Hill Historic District Design Review Guidelines
Sec. 74.64. *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.*

Sec. 74.65. - New construction.

(a) *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.

(b) *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 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.)

(c) *Rhythm and Directional Emphasis:* 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.

(d) *Material and Details:*

(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.

(2) The materials and details of new construction should relate to the materials and details of

existing nearby buildings.

(3) Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.

(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.

(e) *Building Elements:* Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.

(1) *Roofs:*

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.

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.

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

(2) *Windows and doors:*

a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.

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.

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.

(3) *Porches and decks:*

a. In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.

b. 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 (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.

c. 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.

(f) *Site:*

(1) *Setback.* 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.

(2) *Landscaping:*

a. 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 hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.

b. For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant as green space or parking area, a visual hole in the street "wall" may result.

Landscape treatment can eliminate this potential problem by providing a wall of enclosure for the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained.

(3) *Garages and parking:*

a. 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.

b. 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.

(g) *Public infrastructure:*

(1) 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.

(2) Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.

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

(Ord. No. 17815, § 3(III), 4-2-91)

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 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 §74.65.(a).

4. **Sec. 74.65 (b)** ***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.

5. **Sec. 74.65 (c)** ***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.

6. Sec. 74.65 (d) ***Materials and Details: Siding and Trim****:* Siding and trim proposed visually *relate to the materials and details of existing nearby buildings.*

7. **Sec. 74.65 (d)** ***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. **Sec. 74.65 (e) (1)** ***Building Elements****:* ***Roof.*** The 12:12 pitch of the core mass and scale is similar to the historic homes' roof pitches in the area. The flat roof side addition does have precedent in the district (a similar addition is across the street).

9. **Sec. 74.65 (e) (2)** ***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 groupings 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 are inconsistent with the traditional window form found in the district, but they are not necessary. The rhythm of the window placements and styles do not comply with the guideline.

10. **Sec. 74.65 (e) (3)** ***Building Elements: Porches and Decks.*** The proposed front porch generally *relate to the porch treatment of existing adjacent structures* and creates a transition from public to private space. *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 visual vertically of the porch columns are carried through for the porch all the way to the stone porch floor, complying with the guideline. The proposed style and massing of the corner columns relate to adjacent porches.

The side porch, which is enclosed below and walk-out above, is of a rectangular form consistent with nearby porch treatments (similar porch across street). Though visible from the street, it is set back about 24' from the main front façade.

11. The foundation is a painted 'Finex' material for the structure with stone proposed for the entry porch. The stone should have a limestone or rock-faced block finish that evokes the traditional limestone foundation material often found in the district. Staff needs more information and a sample of the 'Finex' material for review if it relates to the context of the district.

12. Sec. 74.65 (f) (1) *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. Sec. 74.65 (f) (3) *Garages and Parking.* The detached garage is appropriately oriented toward the alley. It has similar design compatibility issues as the main building as outlined in the findings, such as massing, height, windows, 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. Sec. 74.65 (g) 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 are located at the rear of the property.

16. The construction level plans submitted to the HPC for review at the public hearing does not incorporate all of the revisions to features/elements identified in the findings and direction provided by the HPC at the pre-application review.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the building permit application

G. ATTACHMENTS:

1. HPC Design Review Application
2. Project Description
3. Plans
4. March 9, 2017 HPC pre-app Staff Report

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:
531 Dayton Ave.

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

2. PROJECT ADDRESS

Street and number: 531 Dayton Ave. Zip Code: _____

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: 6128752021 e-mail: kari.ryan@accenture.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: Wynne Yelland

Company: Locus Architecture

Street and number: 4453 NICOLLET AVE SOUTH

City: MINNEAPOLIS State: MINNESOTA Zip Code: 55419

Phone number: 612.706.5600 e-mail: wynne.yelland@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.

Please see supporting word document.

Total Project Value:	$900K (including lot)	***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: _____ **Date:** _____

Typed name of applicant: _____

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

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.

Submit Application

FOR HPC OFFICE USE ONLY

Address: 531 Dayton Ave.

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

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474-7964 www.advsur.com

SURVEY FOR: ***BOLD MARKETING***

SURVEYED: December 18, 2014 DRAFTED: January 27, 2015

LEGAL DESCRIPTION OF ENTIRE PARCEL:
The Easterly 10 feet of Lot 16, and all of Lot 17, all in Block 1, Woodland Park Addition to the City of St. Paul, Ramsey County, Minnesota.

AND

Lot 18, Block 1, Woodland Park Addition to St. Paul

PROPOSED LEGAL DESCRIPTION OF THE EASTERLY PARCEL:
The East 55 feet of the following described parcel:

The Easterly 10 feet of Lot 16, and all of Lot 17, all in Block 1, Woodland Park Addition to the City of St. Paul, Ramsey County, Minnesota.

AND

Lot 18, Block 1, Woodland Park Addition to St. Paul

PROPOSED LEGAL DESCRIPTION OF THE WESTERLY PARCEL:
The Easterly 10 feet of Lot 16, and all of Lot 17, all in Block 1, Woodland Park Addition to the City of St. Paul, Ramsey County, Minnesota.

AND

Lot 18, Block 1, Woodland Park Addition to St. Paul;

Except the East 55 feet thereof.

SCOPE OF WORK:
1. Showing the length and direction of boundary lines of the above legal description. 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 shown on the survey, have been shown.
2. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
3. Lot split corners will be set once the city council agrees to the proposed lot split.
*4. The subject property resides in Residential (RT2), medium density residential district of the St. Paul zoning code. The front setback is described as being "25 feet unless 50% of the block is built up, in which case the average front setback is used for future construction projects". This information is from a zoning letter dated February 6, 2015 from Jerome B. Benner II.
5. While we show the building setback lines per information supplied to us, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes 1/2" Inside Diameter iron pipe 14" in length with plastic plug bearing State License Number 9235, set, unless otherwise shown.

CERTIFICATION:
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

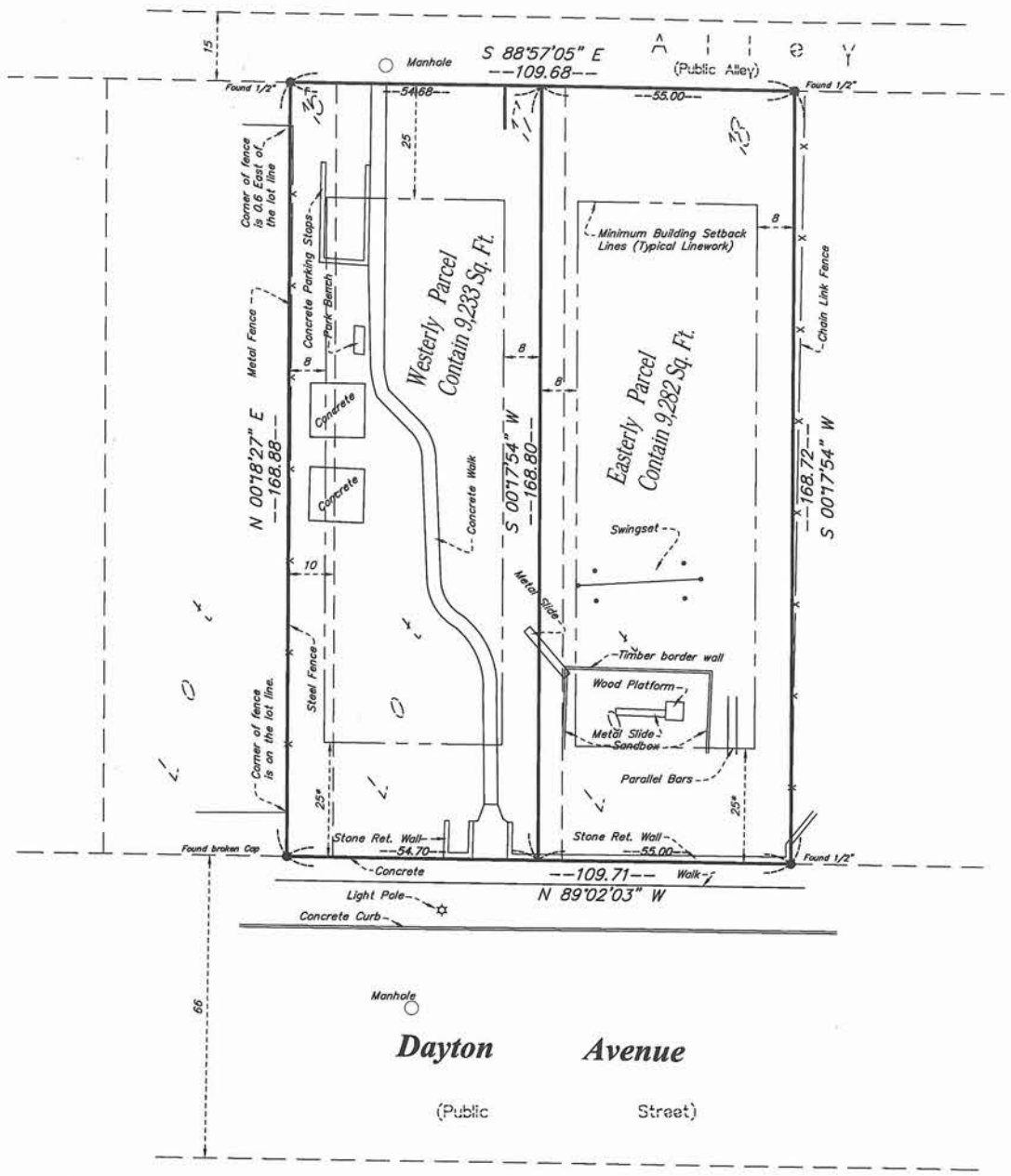
Signature: *James H. Parker* Typed Name: James H. Parker

Date: February 9, 2015 Reg. No. 9235

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)



*See Note 4

GENERAL NOTES & SUBCONTRACTING

LOCUS recommends a pre-construction meeting on site with the Owner, Contractor, and LOCUS prior to the commencement of any construction work to review project goals, timelines, and special conditions.

A copy of the building permit shall be posted and visible from the street. An Emergency Contact List shall be up to date and posted near the building permit at all times.

Confirm general working hours with Owner and governing jurisdiction prior to beginning construction. Construction is not permitted at any time on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. If a holiday falls on a Sunday, the following Monday shall be considered the holiday. If a holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. EXCEPTION: work done solely in the interior of a building or structure which does not create any noise audible from the exterior.

Traffic control and vehicular and pedestrian safety is the responsibility of the Contractor. Contractor shall provide written notification to affected property owners and neighbors prior to road closures or delays. Signs containing details of the proposed closure or delay must be posted at least 48 hours in advance.

All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. Materials shall not be stored in the public right-of-way without an encroachment permit. Contractor shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.

Contractor to obtain a demolition permit prior to demolishing any existing part of a building. Contractor is to arrange for all necessary inspections by code officials.

Any portable toilets shall be placed off of the street and out of public view.

Any and all scope changes must be reviewed and approved by LOCUS prior to implementation, even those requested by the Owner, including changes to the materials and material colors. Red-lined plans showing any proposed changes shall be submitted to LOCUS for review and approval prior to any change. Contractor and Owner understand changes made to the design during construction may delay the completion of the project and increase project costs. LOCUS is not responsible for any foreseen or unforeseen issues related to scope changes or any consequences resulting from scope changes made without LOCUS' review.

Any changes made to the project that deviate from the construction documents prepared by LOCUS are considered a breach of contract. LOCUS has the right to require that unapproved changes in the project be modified to coincide with the construction documents prepared by LOCUS. If LOCUS chooses to waive this right for unapproved changes, the Contractor and/or Owner shall accept all responsibility for changes that deviate from the construction documents prepared by LOCUS.

If the drawings show inconsistent information or information is missing, Contractor shall contact LOCUS for supplemental information prior to proceeding.

Contractor is expected to:

- Meet all state and municipal criteria.
- Provide all necessary protection and/or shoring of existing structures, surfaces, remaining vegetation and trees, walks, trails, and infrastructure.
- Provide all necessary dust control and removal.
- Provide cleanup and waste removal.
- Identify and control all hazardous materials during all phases of the project (to include but not be limited to: lead paint, asbestos, mercury within fluorescent lamps and thermostats, and PCB ballasts within fluorescent lamps, etc.).
- Maintain the security of the structure and site, as well as tools and building materials present.
- Exercise OSHA safety standards for the type of site and/or building.
- Maintain professional conduct on the jobsite - at all times - for all contractors and subcontractors.

Report to LOCUS and Owner, before continuing work, any unusual findings that do not correspond with the construction documents or construction best practices.

If discrepancies are found in the drawings, dimensions or conflicting information, contact LOCUS before proceeding.

Contractor to provide Owner with a building maintenance manual via flash drive or Dropbox folder (or other approved method) which includes: operations and maintenance instructions for all equipment, fixtures, and finishes; roof and drainage systems, irrigation systems, fire suppressoin systems, information from local utilities and water providers, intent, benefits, use and maintenance of green building features, as well as other relevant project information. After construction is complete, Contractor shall schedule and lead a comprehensive walk-through and orientation of the project for the Owner using the building maintenance manual as a guide. At a minimum, plumbing, HVAC, electrical, and AV subcontractors should attend.

Contractor to provide Owner with comprehensive digital photographs, taken weekly, over the course of construction. At the end of the project, this should be delivered via flash drive or Dropbox folder (or other approved method). Photos should depict critical phases of the process. Comprehensive and exhaustive photos shall be included of every wall, ceiling, attic, roof, and floor surface after all rough-ins are complete and prior to any insulation or finishes being installed in order to document all plumbing, HVAC, and wiring runs, as well as all common and special framing conditions.

Construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by authorized governmental officials, in addition to the requirements above, shall mark the date of construction completion.

If structural notes are more explicit or restrictive, they govern.

BUILDING MATERIALS

All framing lumber shall be FSC accredited, third-party certified lumber from a certified source, unless approved by Owner and LOCUS. All finish woods shall be certified grown from a sustainably managed forest.

All structural steel shall be 100% recycled content, primed and painted all sides after fabrication and before installation.

All interior paints and primers must be less than or equal to 50 g/L VOC. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, Rule 51, of the Bay Area Quality Management District. Interior caulks shall be silicone rubber - acid type.

All carpeting, resilient flooring, and composite wood products shall comply with minimum LEED for Homes standards. Carpet used in the project must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad, and carpet adhesives. Carpet and other flooring materials must be off-gassed prior to installation to reduce emissions. Adhesives shall be factory-cured water based or no VOC products only.

Any composite wood, millwork, or cabinetry in the project to be compliant with California 93120 and shall not have any chemical formaldehyde content whatsoever.

All building materials used below any designated flood plane must be approved by building department, LOCUS, and/or developer, such as pressure treated solid wood, treated or marine grade plywood, concrete, steel, etc.

Due to galvanic action between some types of pressure treated lumber and various metals (including aluminum and galvanized steel), ALL fasteners, flashings, hangers, and metals in contact with any pressure treated lumber shall be either stainless steel or copper. Only where stainless steel or copper are not available or not structurally feasible, LOCUS or the project structural engineer may, solely at their discretion, allow the substitution of "triple-dipped zinc" fasteners, flashings, hangers, and metals.

Contractor shall reuse building materials from any demolition – to the extent possible.

Contractor to submit to Owner a Waste Management Plan to reduce non-hazardous construction and demolition waste by at least 25% by weight. Material that is waste shall be separated into recyclable and non-recyclable dumpsters – or delivered to a waste company that separates construction waste. Contractor shall resell, reuse, or donate salvageable items from the demolition phase. Recycle and/or salvage for reuse a minimum of 50% of nonhazardous construction and demolition debris.

In bathrooms, kitchens, and laundry rooms, use materials that have durable and cleanable surfaces. In all these rooms, use non-paper faced backing and finish materials for all surfaces. Gypsum surfaces shall be DensArmor or equal.

NEW FOOTINGS, FOUNDATIONS, BASEMENT WALLS, SLABS AND RADON CONTROL

Ensure footings and foundation are dry before backfilling around any excavation. No standing water shall be present in the excavated area prior to backfilling.

Foundation drainage must be provided as part of this project if there is to be any crawl space, basement, or foundations. Drain tile or perforated pipe shall run to daylight, or to a solid pipe, which runs to a working sump pump. Coordinate between excavator, concrete, and plumbing/HVAC subcontractors to provide subslab radon mitigation (as required).

Foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be waterproofed with Tuff-N-Dri, or similar approved waterproofing membrane, spray applied waterproofing, or combination thereof, from the bottom of the footing to the finished grade. All joints in the waterproofing membrane shall be lapped and sealed with an adhesive compatible with the membrane as recommended by the manufacturer. Any exterior rigid insulation shall be grooved for drainage or installed over a compatible dimpled drainage matt.

The horizontal distance from the outside or inside of the foundation wall to the outside edge of the footing (either side) shall never be less than 2" unless approved by the project structural engineer.

For rebar locations in foundation walls, coordinate with the project structural engineer. Maintain a minimum of 1 1/2" of concrete coverage of rebar or anchor bolts in poured concrete walls or from the inside cell wall of concrete masonry units.

If form release agents are to be used, they shall be no VOC.

At the top of a foundation wall, sill plate shall be anchored per structural requirements, but never anchored more than 48" apart. Bolts shall be at least 1/2" in dia. and shall extend at least 9" into masonry or concrete. Anchor bolts must be installed within 12" of the end of each plate. If anchor straps are used in lieu of anchor bolts, use per manufacturer's explicit instructions. When vertical reinforcing is required in the foundation wall, foundation anchor bolts shall align with the reinforcing per structural engineer's requirements.

All slabs shall have 6 millimeter Polyethylene sheeting, 4" of rigid insulation and four inches of clean aggregate installed below the slab. Joints shall be sealed or lapped no less than 12". All crawl spaces shall have 6 millimeter Polyethylene sheeting (sealed to foundation walls and interior piers) and four inches of clean aggregate installed below.

Radon Reduction Pipe shall be a 4" diameter, schedule 40 PVC pipe, "T" fitting inserted into aggregate below all slabs and crawl spaces. Vent the "T" with a 4" diameter schedule 40 PVC Pipe vertically, 12" minimum above the roof and 10'-0" minimum from any door or window openings connected to occupiable spaces, as direct as possible and within the insulated building envelope. Seal all connections. If the home has a sump pit or drain tile system, the Radon Reduction Pipe can be inserted directly into the sump pit or connected to the drain tile loop. Provide access to the Radon Reduction Pipe in a non-occupiable area of the attic and include an electrical junction box near the pipe for a future fan if a fan is not to be included in the initial installation.

Whenever a sump pump will be installed in conjunction with the project, install a completely sealed sump basket that vents directly outside. As noted in the preceding paragraph, this can be tied into a radon mitigation system. See Energy1 for radon notes, if more explicit or restrictive, they govern.

Seal all potential soil gas entry points - radon or other - with caulk or expanding foam.

All basements and crawl spaces built as part of this project shall be conditioned with the same heating and cooling equipment, ducts, and/or pipes used to heat and cool the remainder of the building.

At any point where the ground meets the building, grade must fall 6" within 10' of the building. If this is not possible due to site conditions, a suitable swale, approved by LOCUS, can serve as a substitute. Below the top 10" of topsoil, if possible, provide a 2 - 4" cap of clay graded away from the building in order to sheet water away from building.

All new basement walls and foundation walls, if insulated, shall be insulated on the exterior face of the wall unless another strategy is approved by LOCUS.

EXTERIOR WALLS, INSULATION, AND SIDING

All joints where wood and concrete come in contact with each other must be protected from moisture transmission. In all cases, pressure treated lumber must be used unless an alternate is approved by the LOCUS.

All windows must be flashed, shingle style, with a self-adhered rubber membrane flashing, or approved substitution, on all sides as to be leak proof and to create an effective drain pan/drainage plane. Window openings shall be sealed to prevent the entry of outside air. Flashing and end dams shall continue to the exterior visible surface and 1/4" past the finished facade surface at all locations. See additional drawings and notes in this drawing set for more details. If provided details are not adequate, contact LOCUS for typical install details. All exterior window sills to be sloped not less than 3/8" per foot to the exterior.

Building paper or "tar paper" shall not be used for any reason on any part of the project. No exceptions will be granted.

Moisture barriers, building wrap type products, shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in such a manner to meet the requirements of a completely sealed exterior wall envelope. This material shall be applied horizontally, shingle fashion, with the upper layer lapped over the lower layer not less than 4". Where vertical joints occur, laps shall not be less than 12". If the barrier manufacturer's requirements are more restrictive for either horizontal or vertical joints, they shall govern.

All exterior walls shall have a continuous semi-permeable Class III vapor retarder on the warm (inside) side of the insulation, or they shall be insulated with closed cell spray foam and/or SIPS panels where all joints are sealed and taped (for closed cell spray foam and SIPS projects, NO VAPOR RETARDER shall be installed). Care should be taken to avoid puncturing holes in vapor retarder when installing. On the exterior side, use RevealShield (rain screen applications) or WrapShield (by Vapro Shield) or equal (vapor permeable wrap, no less than 50 perm will be approved).

All new wall insulation and installation procedures shall be approved and confirmed by LOCUS prior to installation.

Any stucco installed as part of this project must have an unobstructed minimum 26 gauge corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2" at or below the foundation plate line to allow water and moisture to exit the assembly at the bottom of the wall. Stucco shall terminate in this screed and shall terminate at least 4" above grade or 2" above paved areas. Stucco shall not continue below grade. Exterior lath shall cover and terminate on the attachment flange of the weep screed. The weather-resistant barrier shall lap over the attachment flange of the weep screed. For all stucco applications over wood sheathing, the weather-resistive barrier shall include a weather-resistive vapor permeable barrier with a performance at least equivalent to Tyvek StuccoWrap®. Lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gauge nails having a 7/16" head or 7/8" long, 16 gauge staples, spaced at no more than 6". These requirements shall be followed unless IBC and/or IRC requirements are more restrictive, in which case, they will govern.

A 15-minute fire coating must protect any rigid insulation or spray foam insulation used in an space meant to be occupied. 1/2" high strength gypsum board, mechanically fastened, will suffice for this purpose. Rigid insulation used in conjunction with this project shall not have a flame spread rating or smoke-developed rating in excess of that set by IBC or IRC requirements. SIP panels to meet the 15-minute requirement.

In any attached garage, all wall and ceiling surfaces shall have 5/8" Type "X" gypsum board as either a finish or substrate to a finished surface. In any finished basement area or garage, all gypsum board to be DensArmor or equal.

Any sprayed insulation must meet IRC and/or IBC code minimums for flame spread rating, smoke developed rating, density, thermal protection, and permeability rating (especially if intended to be used as a vapor retarder). Verification of testing shall be available to LOCUS and building officials upon request.

All openings that might allow air movement into the attic, from the building, shall be sealed and insulated from air movement.

All wood siding shall be back-primed using the same finish that will be on the exposed surface, and shall be installed over RevealShield (rain screen applications) or WrapShield by Vapro Shield or approved substitution. Care shall be taken to avoid puncturing holes in moisture barrier. Wood siding shall not be installed within 6" of grade or cement walk.

Any embedded metals, supports, masonry ties, and anchors for stone, masonry, or precast facade components shall be stainless steel.

ROOF & DIAPHRAGMS

Any roof shall carry a 20-year warranty, minimum.

All roofing used on the project shall be ENERGY STAR compliant..

All penetrations must be flashed, shingle style, with a self-adhered membrane approved by LOCUS, or approved substitution, on all sides as to be leak proof.

All membrane roofs (EPDM and TPO) shall be fully adhered AND mechanically fastened.

Membrane roofing shall run up and over any edge parapets. Parapet framing shall not have ANY treated wood of any kind (framing lumber, plywood, etc.).

Provide walking pads at all likely walking surfaces on a membrane roof.

A cricket shall be installed on the ridge side of any chimney, or any other roof penetration greater than 12" wide. Cricket coverings shall be sheet metal and match the roof covering.

Roof sheathing to be 5/8" plywood minimum, unless otherwise noted or approved by LOCUS or structural engineer in advance.

On vented roofs, roof underlayment to be continuous Titanium PSU 30 over the entire roof deck, unless otherwise noted or approved by LOCUS. No substitutions will be accepted. For "hot" roofs, consult with LOCUS prior to purchasing or installing underlayment.

Any parapet flashing or coping shall be 24 gauge minimum. Anchor on vertical faces only and only at center of sections. All corner pieces to be prefabricated without lap, miters, or field joints. Through wall scuppers shall be one piece 1/8" steel plate (minimum), 100% hot dipped galvanized, installed in a rough opening with 1/2" gap all around for sealant with a minimum lip extension of 4" beyond finished wall.

All floor sheathing to be glued with an appropriate framing adhesive, in addition to screw fasteners as required by structural engineer.

GENERAL SITE NOTES & LANDSCAPING

All topsoil disturbed as part of the project - for excavation, grading, landscaping, etc. - shall be stockpiled and protected from erosion during construction. Reuse all topsoil on site, unless contaminated by hazardous waste or approved by Owner.

All trees that have any area of their dripline within any construction zone – i.e. any area where work is likely to occur AND/OR be driven over by ANY equipment or vehicles – shall be protected in the following way. If possible, the dripline shall be staked and fenced with a suitable erosion barrier so that construction operations do not occur within the dripline. In locations where this is not feasible, fence the largest area of the dripline possible, and cover the remainder of the dripline with 18" of large woodchip mulch. Maintain an 18" depth of mulch throughout construction operations. Place a suitable mud mat over the mulch application to aid in displacing vehicle weight when vehicles are required to drive within dripline.

Whenever tree roots are exposed, cut, torn, or damaged during excavation, cut the root immediately with a sharp saw or shears, prior to backfilling. Follow any notes on the site, civil, or landscaping plans regarding tree care precisely.

Prior to site clearing and excavating, confirm size of excavation with Owner and/or LOCUS to get approval to commence digging. Allow Owner ample time to move any plants or shrubs if requested.

Design and management of storm water system shall use relevant state or municipal guidelines for capturing and filtering water within Owner's property boundaries – within rain gardens, swales, vegetative roofing, permeable pavement, and plantings. Storm water management covers demolition, construction, and occupancy periods.

If any trees are to be removed as part of the project, secure any permits required by the municipality prior to cutting down any trees. Before any trees are removed, LOCUS and/or Owner must confirm each tree to be removed.

PATIOS AND DECKS

Exterior patios, slabs, decks, etc., adjacent to the building, shall have a slope of 1/8" per foot min., sloping away from any adjacent building.

EGRESS AND TEMPERED GLASS

Egress doors and windows must meet the following requirements:

- Maximum finished sill height of not more than 44" above the floor.
- Minimum net clear openable area of 5.7 square feet.
- Minimum net clear openable height dimension of 24".
- Minimum net clear openable width dimension of 20".

Tempered glass shall be at all hazardous locations, including:

- Glass in all egress/ingress doors, sliding glass doors, and shower doors.
- Glass enclosing shower, bath, hot tub, or sauna where window is less than 60" above floor.
- Glass within a 24" arc of either door edge in a closed position where window is less than 60" above the floor.
- Glass within 5" of top or bottom of a stairway where window is less than 60" above the floor.
- Glass within 18" of the floor, if greater than 9 square feet, top edge is over 36" above floor, and there is a walking surface within 36" of glass.

See IRC for other, less common, applications.

One door to the outside must be at least 36" wide and 80" high.

Any habitable basement and all bedrooms must have an egress directly to the exterior, either through an approved egress window or door.

HALLWAYS, STAIRS, AND RAILINGS

New interior hallways shall have a finished minimum width of 36".

All interior and exterior stairways shall be provided with a means to illuminate the stairs, including all landings and treads.

The floor or landing at an exterior door shall not be more than 1-1/2" lower than the top of the threshold. However, the landing outside an exterior doorway may be up to 7-3/4" below the top of the threshold, provided the door (other than an exterior storm door) does not swing over the landing.

Where a door is planned at the top of an interior flight of stairs, including those in an enclosed garage, a floor or landing is not required on the stair side of the door so long as the door does not swing over the stairs.

At unenclosed floor openings, open side of stairways, landings, or balconies that are more than 30" above floor below, guardrails must be minimum 36" high and provide a maximum opening that a 4" sphere cannot pass through.

Stairway must have:

- A minimum width of 36".
- A maximum riser-height of 7-3/4", minimum riser-height of 4".
- A minimum tread-depth of 10".
- A minimum headroom clearance of 6'-8".
- A handrail on at least one side of stairway 34" - 38" above the nosing of treads.
- Handrail ends that return to a wall or terminate in a newel post.
- Handrails with a handgrip complying to Type 1 or Type 2 in cross sectional dimension.
- Handrails that are continuous between landings.
- Runs of stair that do not rise more than 12'-0" vertically between landings.
- Landings at top and bottom at least as wide as stair and no shallower than 36"
- Lighting at top and bottom landings, or over each section - with operable switches at top and bottom without stepping onto stairs.

All exterior handrails supported by concrete shall have vertical supports side bolted to exposed concrete structure. No handrail sleeves or vertical penetration of the concrete will be allowed. 316 stainless steel preferred, galvanized and painted steel at a minimum.

MECHANICAL

Demonstrate the final energy performance of the building is equivalent to a Home Energy Rating System (HERS) Index of 85 maximum (less than 35 preferred).

All bath fans in the project shall vent directly to the outside, be ENERGY STAR lo-sone fans, and shall not exceed 1 sone. In any room with a shower, the bath fan must be connected to the light switch which controls the light associated with the shower, controlled by a humidity controlled switch, or be put on a conveniently located timer which can be set to run the fan for up to one hour minimum.

Maximum water flow on any new fixtures are as follows, toilets - 1.2 gpf, showerheads - 1.5 gpm, kitchen faucets - 1.5 gpm, bathroom faucets - 0.5 gpm.

Hose bibs, if any are provided, shall have non-removable backflow prevention devices that must be easily accessible.

All hot water pipes, regardless of location, to be insulated to R-4 minimum throughout building.

Any gap at the framing in an exterior wall is to be flashed per moisture barrier manufacturer's instructions, foamed to prevent thermal transfer using closed-cell spray foam, and sealed to the exterior siding using low-VOC caulking.

At any existing atmospherically vented hot water heaters or appliances, provide minimum required combustion air opening directly to exterior. All new heating equipment, including gas fireplaces, shall be high-efficiency power-vented or direct-vent sealed-combustion appliances.

HVAC subcontractor to install a ventilation system capable of providing the minimum of fresh air per ASHRAE requirements for a single family dwelling. For fresh air filtration, LOCUS recommends a MERV rating of 15 as a minimum.

Provide vent for clothes dryer directly to outside, terminating at least 36" from exterior operable openings in the building envelope. Vent must be 14'-0" maximum length with maximum (2) 90-degree bends using rigid-type duct work, unless approved by LOCUS.

Any fireplace or freestanding wood burning stove to be installed strictly per manufacturer's instructions. Any unit designed for wood burning shall not be hooked up to gas, or have the possibility of gas retrofit. Chimney shall terminate no lower than 24" above any part of the building or roof within 10'-0".

At boiler or furnace, provide minimum required combustion air opening directly to exterior per manufacturer's explicit instructions. Unless approved by Owner, locate all fresh air intakes at least 6' above any existing adjacent grade, and as far away from property lines, driveways, streets and vehicle parking as is reasonably allowable.

Throughout construction, all duct openings shall be covered and taped to reduce the amount of dust collected in the system. All ductwork to be airtight prior to occupation by Owner. Ductwork to be designed to hold the maximum pressure without damage or joint separation. No more than 3 ACH at 50 pascals.

Any range hood, or microwave/hood vent combination unit must vent directly outdoors.

When the range/cooktop exhaust exceeds 300 CFM, a heated make-up air system will be required to maintain positive pressure and reduce the likelihood of back drafting. Confirm requirements with the appliance manufacturer and a code official. All power-vented fans and range hoods that exhaust kitchen air to the exterior shall do so at a rate defined per ASHRAE 62.2.

HVAC subcontractor is to assess total needs for combustion and make-up air for the entire building and include any additional needs in the bid.

HVAC subcontractor is to assess and correct pressure and temperature differences room by room for all heating and cooling systems.

HVAC subcontractor is to explain to Owner use and care/maintenance of all systems and to write basic maintenance information on equipment (ex: filter exchange recommendations).

At minimum, boiler or furnace must have:

- 30" deep working space in front of the entire firebox side.
- 6" front clearance between door into room and front of boiler or furnace.
- A minimum of 3" clearance to wall from sides, back, and top of boiler or furnace.
- A closet with an overall width of 12" wider and deeper than boiler or furnace.
- If manufacturer's restrictions, per instructions, are more restrictive than the above, install per manufacturer's strict instructions.

Provide adequate drainage for the water heater, including a floor drain or catch pan with drain piped to the exterior of the building.

All projects must be tested for radon unless Owner waives this requirement solely at his or her own risk. If Owner has not conducted a radon test (in the lowest level of building OR crawlspace), Contractor shall be responsible for conducting a radon test and giving results to Owner. For new construction in EPA Zone 1 and 2, install passive radon-resistant features below any interior slab.

All toilets shall occupy a space with a minimum finish width of 30" (15" min. from center to each side) and a minimum of 24" finished clear space in front of toilet.

Engineer and wire the building to accommodate installation of a solar hot water system in the future if not a part of this project.

ELECTRICAL

Smoke/carbon monoxide detectors:

- Must be 110 V hard wired with a battery backup.
- Located within the dwelling shall be interconnected.
- Shall be located in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area - in any case no more than 10'-0" from the sleeping room door.
- Shall be located in rooms open to the hallway serving the bedrooms that have a ceiling height of 24" or more above the hallway ceiling.
- Located in rooms with vaulted ceilings must be located within 3'-0" of peak, but not at the appex (4" down).
- Shall be installed at each story and basement of the dwelling.

Provide a minimum of 30" wide by 36" deep clear working space at electrical panels and subcontractor panels.

Provide receptacle outlets spaced according to the minimum requirements of the applicable electrical code even if not shown on these floor plans. Verify specific additional locations with Owner before installing.

Floor outlets may be used as required wall outlets when located within 18" of the wall.

A dedicated 20-amp circuit is required to service bathroom receptacles (in each bathroom). All bathroom outlets shall be GFCI protected.

Two or more dedicated 20-amp circuits are required to service the kitchen and countertop small appliance receptacles. These outlets must all be GFCI protected. Dishwasher and disposal (if required) shall be on a separate 20-amp dedicated circuit. Microwave receptacle shall be on a separate 20-amp dedicated circuit. Refrigerator receptacle shall be on a separate 20-amp dedicated circuit.

Any outlet(s) that service a home theater or computer function shall be on at least one 20-amp dedicated circuit.

Verify with Owner (prior to installing finishes) any other wiring needs, including telephone, fiber optic, cable, network cabling, multi mode bundled cable, audio, etc.

After framing, review locations with Owner for future wiring chases (if required).

Heights are to the center of the electrical box, when indicated.

No outlet or fixture shall be installed below a line 12" above any known flood plane elevation.

All exterior and garage outlets shall be GFCI protected.

At least one exterior light shall be controlled via a motion sensor. If not noted on plans, light above or near garage doors shall be the default location.

Electrical subcontractor is to provide temporary construction power: 20AMP circuits (confirm number of circuits before construction).

Electrical subcontractor is to provide temporary construction lighting.

Electrical subcontractor is to assess and include necessary work during demolition phase (disconnect phase).

Engineer and wire the building to accommodate installation of photovoltaic (PV) in the future if not a part of this project.

Provide an electrical junction box within a non-occupiable area of the attic near the Radon Reduction Pipe for a future fan.

MINIMUM PROCEDURES FOR LEAD AND DUST CONTROL DURING CONSTRUCTION

If Owner will be living in the building for all or part of the renovation, create negative air pressure in the work area within the building so that dust is not forced into remainder of the building during construction. Seal a box fan pointing out of a window in the construction area. Add a furnace filter (pleated) to the fan - on the inside face - to capture the dust from blowing into the outdoor environment. Crack windows in non-demo areas so that air flows from non-demo areas into the demo area and out through the fan.

Turn off heat/AC during work hours; if heat/AC is needed during off hours, then secure pleated filters over cold air returns and ensure windows/doors cracked in non-work areas to ensure that dust doesn't get pulled from work areas.

Change furnace or air conditioning air filters at least weekly during demolition and heavy construction.

Damp mop dusty floors in finished and almost-completed areas at the end of every work day to reduce spread of dust.

PROVIDE FIREBLOCKING PER IRC R302.11 WITH MATERIAL PER IRC R302.11.1 TO CUT OFF ALL CONCEALED DRAFT OPENINGS, INCLUDING:

- In concealed spaces of stud walls, vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.
- At all interconnections between concealed vertical and horizontal spaces.
- In concealed spaces between stair stringers at the top and bottom of the run.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
- At the line of dwelling unit separation in two-family dwellings.
- All spaces between chimneys and floors and ceilings through which chimneys pass with noncombustible material securely fastened and self-supporting or placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.

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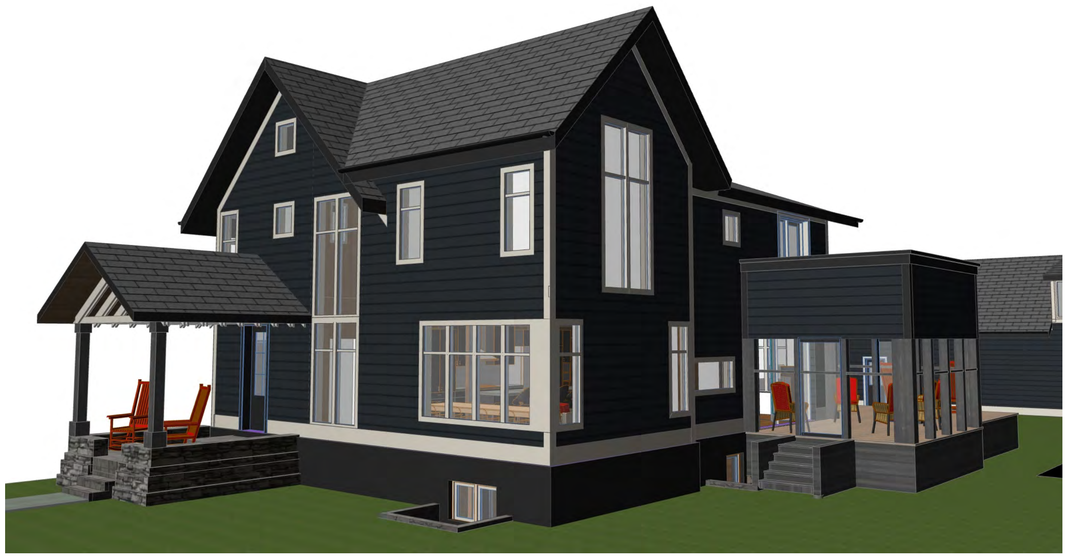
SHEET TITLE

GENERAL NOTES

A-001

1 NW VIEW

2 NE VIEW



3 SE VIEW

4 SW VIEW

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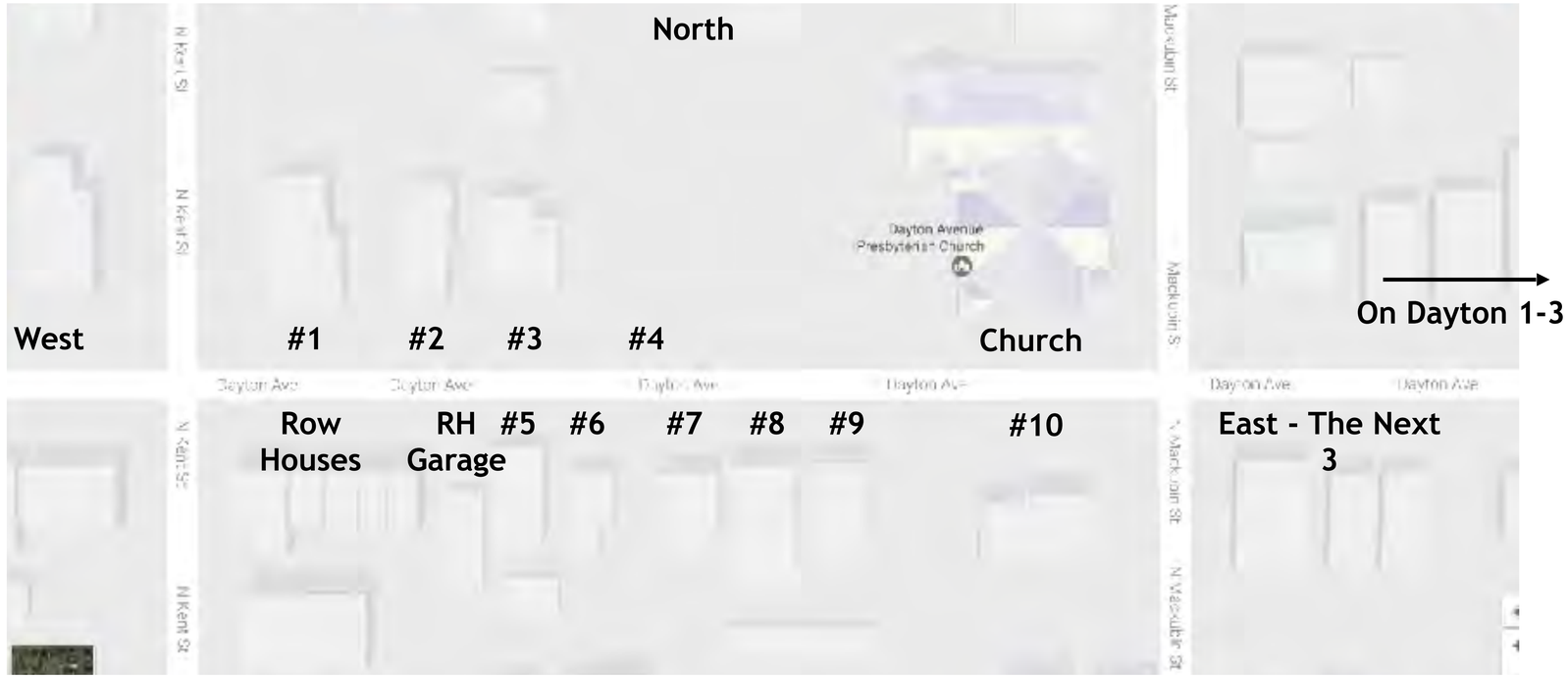
3D VIEWS

A-002



1 CONTEXT PLAN
SCALE: 1:0.56

North Side (West to East)

#1 #2 #3 #4 Church

NOTE:

PHOTOS ARE NOT TO SCALE AND ARE NOT THE SAME SCALE AS EACH OTHER. HOUSES MAY APPEAR LARGER OR SMALLER RELATIVE TO ONE ANOTHER THAN THEY ACTUALLY ARE.

South Side (East to West)

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

2 CONTEXT PHOTOS
SCALE: 1:0.59

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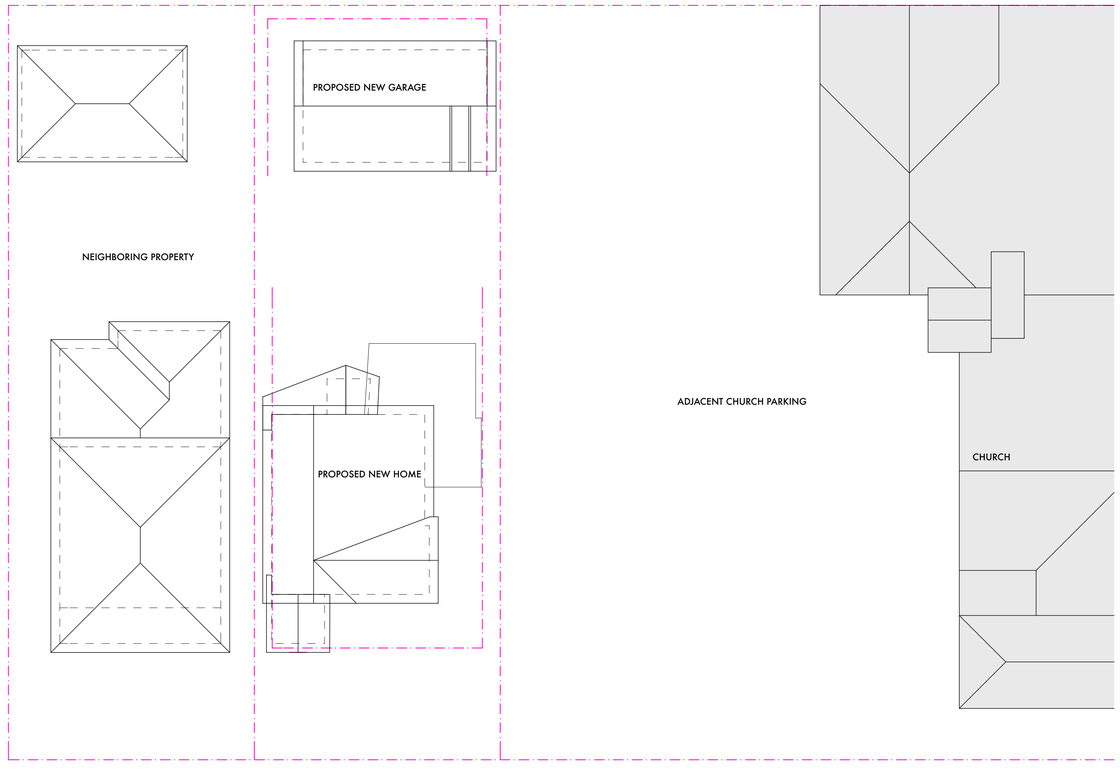
SITE CONTEXT

A-003

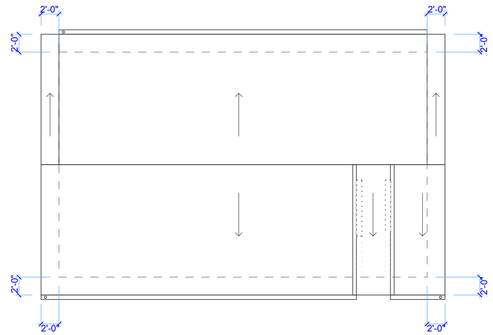
GENERAL NOTES, UNLESS OTHERWISE NOTED:
1. ALL DIMENSIONS ARE TO EXTERIOR FINISHED WALL FACE
2. 6" MINIMUM THICKNESS FOR MULCH
3. FENCE AROUND SITE
4. VFY LOCATION OF ANY STOCKPILED SOIL WITH OWNER AND ARCHITECT

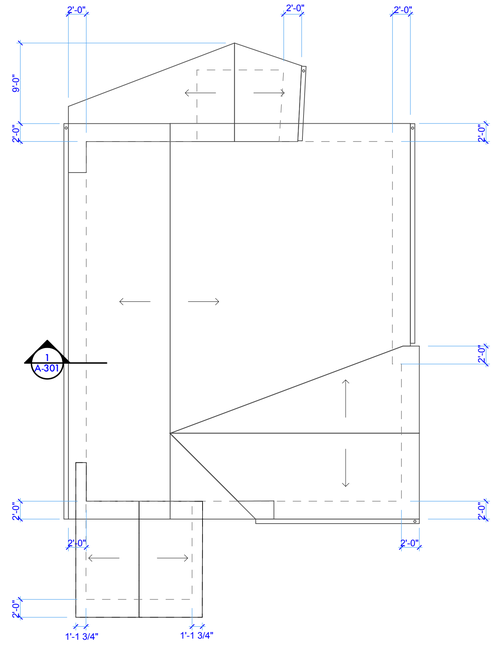
CITY OF ST. PAUL ZONING
RT2 = Townhouse
R4 governs due to single family house
Lot size minimum = 5,000 s.f. / 40 foot width
Maximum height = 3 stories / 30 feet
Accessory building height established by HP district
Setbacks = 25' front, 4' side, 25' rear
(garage to be in rear yard, 3' minimum setback 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 - ROOF 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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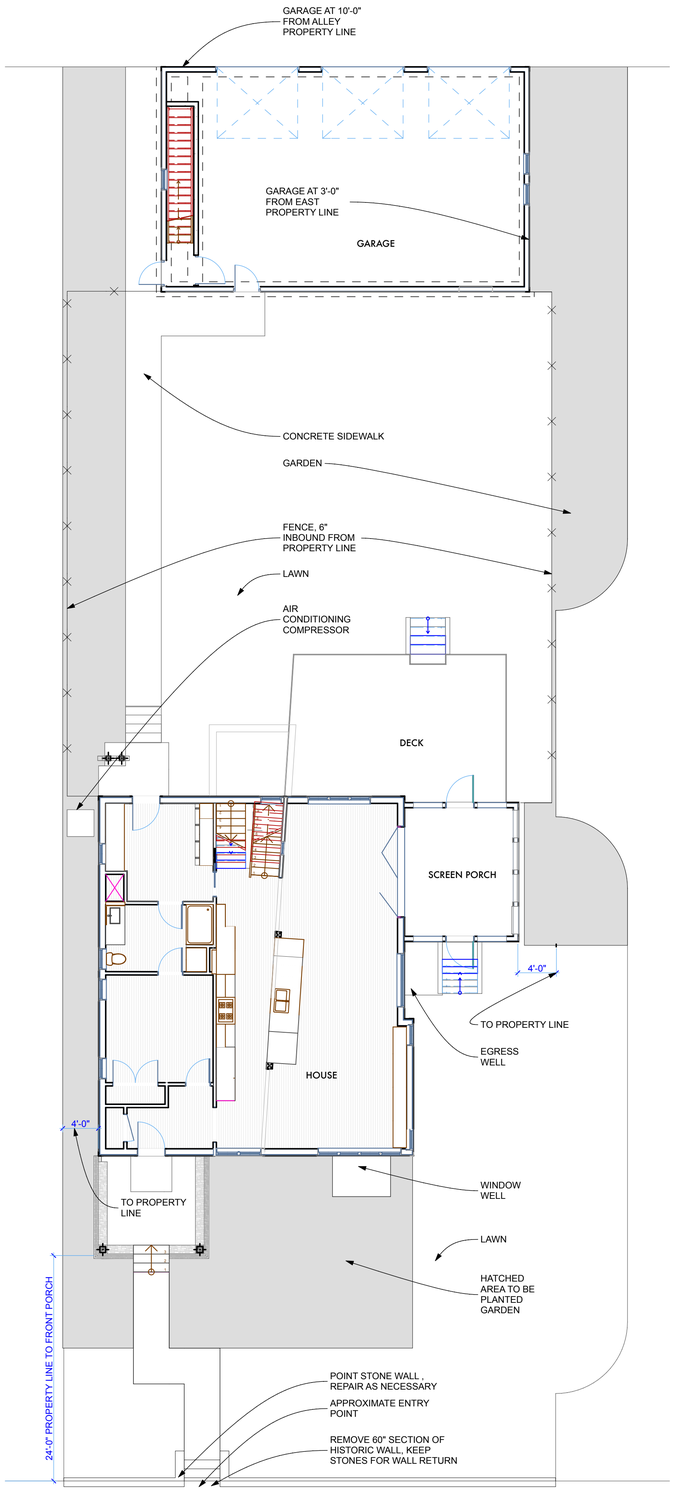
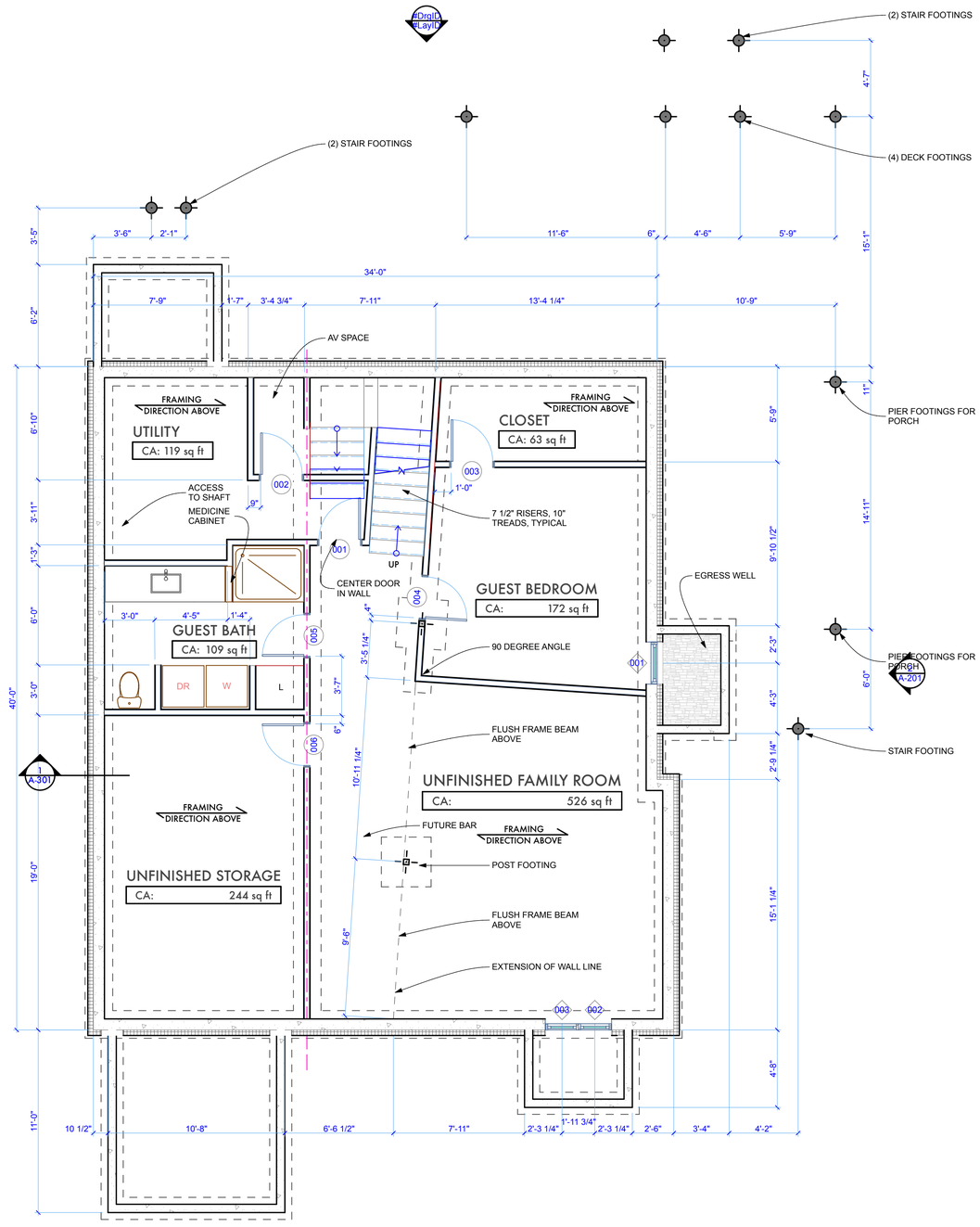
SHEET TITLE
PARCEL & ROOF PLAN

A-101



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



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

N

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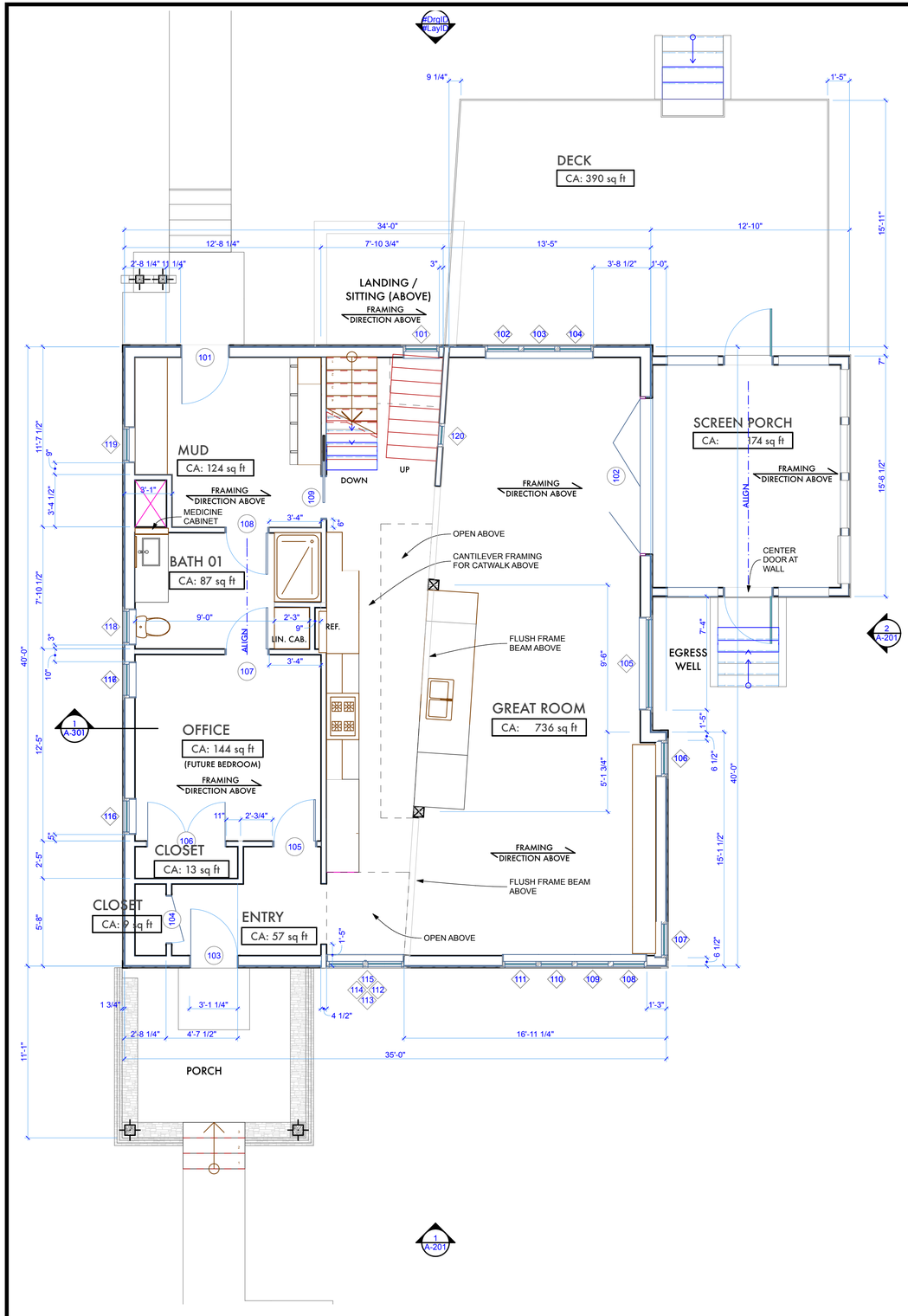
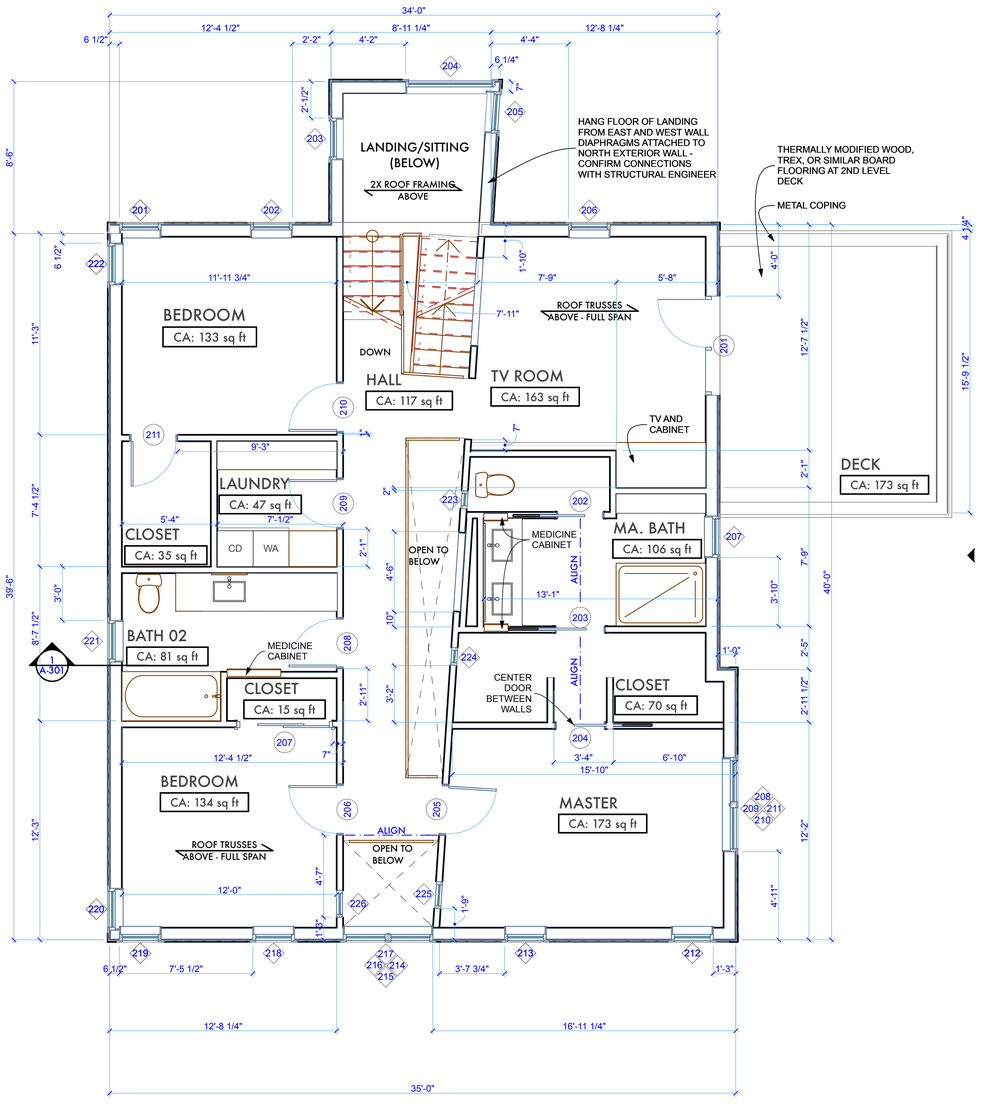
SITE PLAN & BASEMENT PLAN

A-102



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



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

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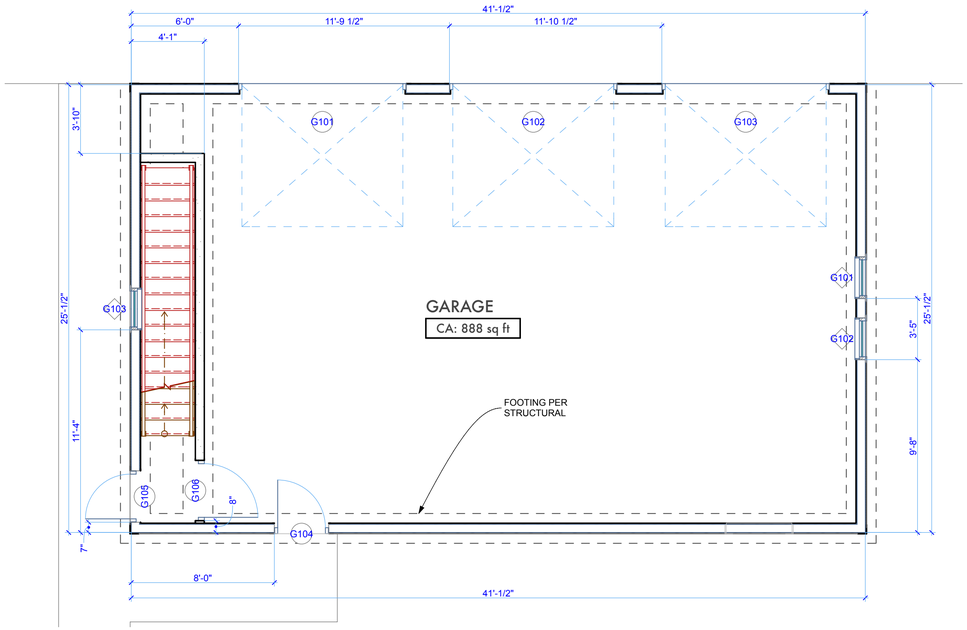
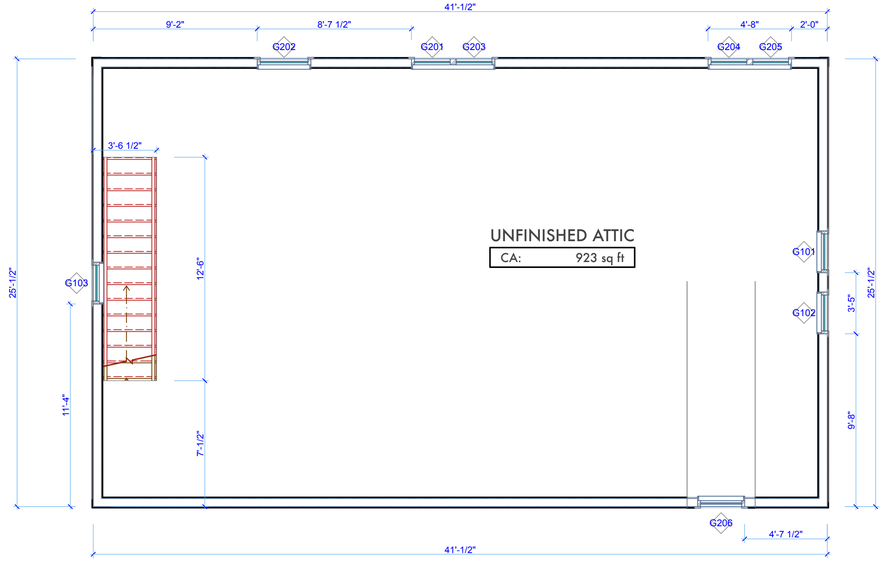
FIRST AND SECOND LEVEL PLANS

A-103



1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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

WINDOW SCHEDULE				
MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES
001	2'-6"	4'-9 3/4"		
002	1'-11 3/4"	2'-6"		
003	1'-11 3/4"	2'-6"		
101	2'-4"	3'-1 1/2"		
102	2'-4"	1'-11 1/4"		
102	2'-4"	4'-2 3/4"		
103	2'-4"	1'-11 1/4"		
103	2'-4"	4'-2 3/4"		
104	2'-4"	1'-11 1/4"		
104	2'-4"	4'-2 3/4"		
105	6'-0"	2'-4"		
106	2'-4"	1'-11 1/4"		
106	2'-4"	4'-2 3/4"		
107	2'-4"	1'-11 1/4"		
107	2'-4"	4'-2 3/4"		
108	2'-4"	1'-11 1/2"		
108	2'-4"	4'-2 3/4"		
109	2'-4"	1'-11 1/2"		
109	2'-4"	4'-2 3/4"		
110	2'-4"	1'-11 1/2"		
110	2'-4"	4'-2 3/4"		
111	2'-4"	1'-11 1/4"		
111	2'-4"	4'-2 3/4"		
112	2'-6"	5'-3 1/2"		
113	2'-6"	5'-3 1/2"		
114	2'-6"	2'-1 3/4"		
115	2'-6"	2'-1 3/4"		
116	2'-4"	1'-7 1/4"		
116	2'-4"	3'-6 3/4"		
117	2'-4"	1'-7 1/4"		
118	2'-4"	2'-4"		
119	2'-4"	2'-4"		
120	1'-6"	2'-9"		
201	2'-4"	1'-9 1/4"		
201	2'-4"	3'-4 3/4"		
202	2'-4"	2'-4"		
203	2'-4"	2'-4"		
204	5'-0"	5'-0"		
205	2'-4"	2'-4"		
206	2'-4"	2'-4"		
207	2'-4"	2'-4"		
208	2'-7 1/2"	7'-3"		
209	2'-7 1/2"	7'-3"		
210	2'-7 1/2"	3'-5 1/2"		
211	2'-7 1/2"	3'-5 1/2"		
212	2'-4"	1'-7 1/4"		
212	2'-4"	3'-6 3/4"		
213	2'-4"	1'-7 1/4"		
213	2'-4"	3'-6 3/4"		
214	2'-6"	2'-6 1/4"		
215	2'-6"	6'-1 1/2"		
216	2'-6"	6'-1 1/2"		
217	2'-6"	2'-6 1/4"		
218	2'-4"	2'-4"		
219	2'-4"	2'-4"		
219	2'-4"	2'-10"		
220	2'-4"	2'-4"		
220	2'-4"	2'-10"		
221	2'-4"	2'-4"		
222	2'-4"	2'-4"		
222	2'-4"	2'-10"		
223	1'-0"	3'-0"		
224	1'-0"	3'-0"		
225	1'-6"	3'-0"		
226	1'-6"	3'-0"		
301	2'-4"	2'-4"		
302	4'-0"	4'-3/4"	--	--
303	4'-0"	4'-3/4"	--	--
304	4'-0"	4'-3/4"	--	--
G101	2'-4"	5'-0"		
G102	2'-4"	5'-0"		
G103	2'-4"	5'-0"		
G201	2'-4"	6'-0"		
G202	3'-0"	3'-0"		
G203	2'-4"	6'-0"		
G204	2'-4"	6'-0"		
G205	2'-4"	6'-0"		
G206	2'-7 1/2"	4'-10 1/2"		

3 FIRST FLOOR PLAN

SCALE: 1" = 1'-0"

DOOR AND FRAME SCHEDULE																				
	DOOR									FRAME							HARDWARE		
MA...	SIZE W	SIZE HT	SIZE THK	...	EL	...	LOUVER W	LOUVER HT	...	EL	GLZ	DETAIL HE...	DETAIL JA...	DETAIL SILL	FIRE RATI...	SET NO	KEYSIDE RM ...	NOTES
001	2'-6"	7'-0"	0'-1 ...															
002	2'-6"	7'-0"	0'-1 ...															
003	2'-6"	7'-0"	0'-1 ...															
004	2'-6"	7'-0"	0'-1 ...															
005	2'-6"	7'-0"	0'-1 ...															
006	2'-6"	7'-0"	0'-1 ...															
101	3'-0"	8'-0"	0'-1 ...															
102	10'...	8'-0"	0'-2"												None			
103	3'-0"	8'-0"	0'-1 ...															
104	3'-0"	6'-8"	0'-1 ...															
105	2'-8"	7'-0"	0'-1 ...															
106	5'-0"	6'-8"	0'-1 ...															
107	2'-8"	7'-0"	0'-1 ...															
108	2'-8"	7'-0"	0'-1 ...															
109	2'-8"	7'-0"	0'-1 ...															
201	2'-8"	7'-0"	0'-1 ...															
202	2'-6"	6'-8"	0'-1 ...															
203	2'-8"	6'-8"	0'-1 ...															
204	2'-8"	6'-8"	0'-1 ...															
205	2'-8"	7'-0"	0'-1 ...															
206	2'-8"	7'-0"	0'-1 ...															
207	5'-0"	6'-8"	0'-1 ...															
208	2'-8"	7'-0"	0'-1 ...															
209	2'-8"	7'-0"	0'-1 ...															
210	2'-8"	7'-0"	0'-1 ...															
211	2'-6"	7'-0"	0'-1 ...															
G101	9'-0"	8'-0"	0'-1 ...															
G102	9'-0"	8'-0"	0'-1 ...															
G103	9'-0"	8'-0"	0'-1 ...															
G104	2'-8"	7'-0"	0'-1 ...															
G105	2'-6"	7'-0"	0'-1 ...															
G106	3'-0"	7'-0"	0'-1 ...															

4 FIRST FLOOR PLAN

SCALE: 1" = 1'-0"

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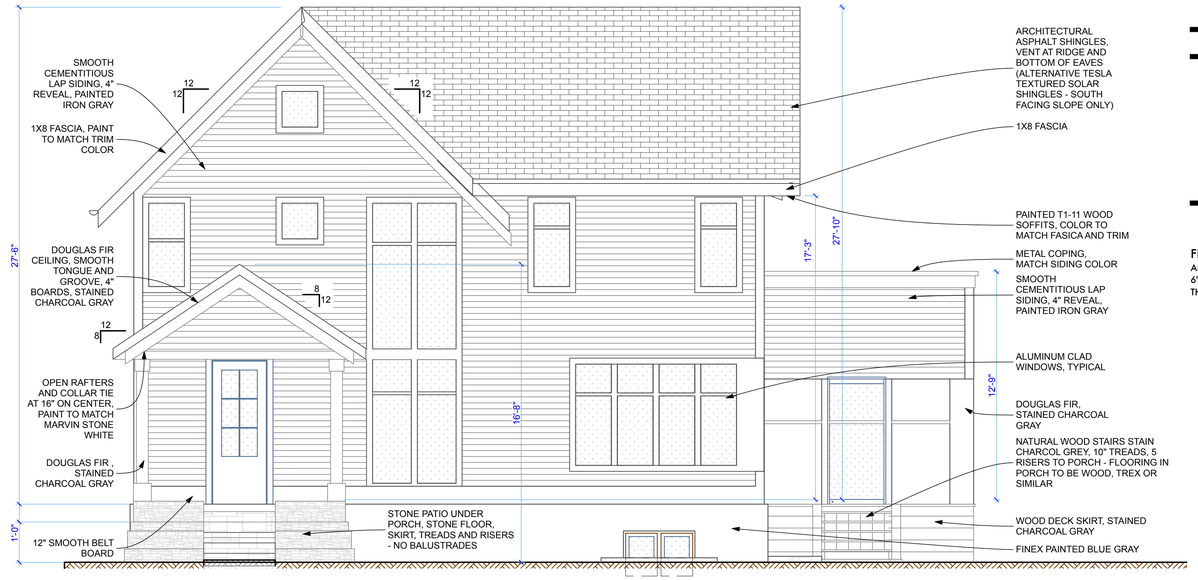
SHEET TITLE

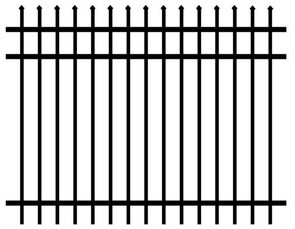
GARAGE FLOOR PLAN

A-104

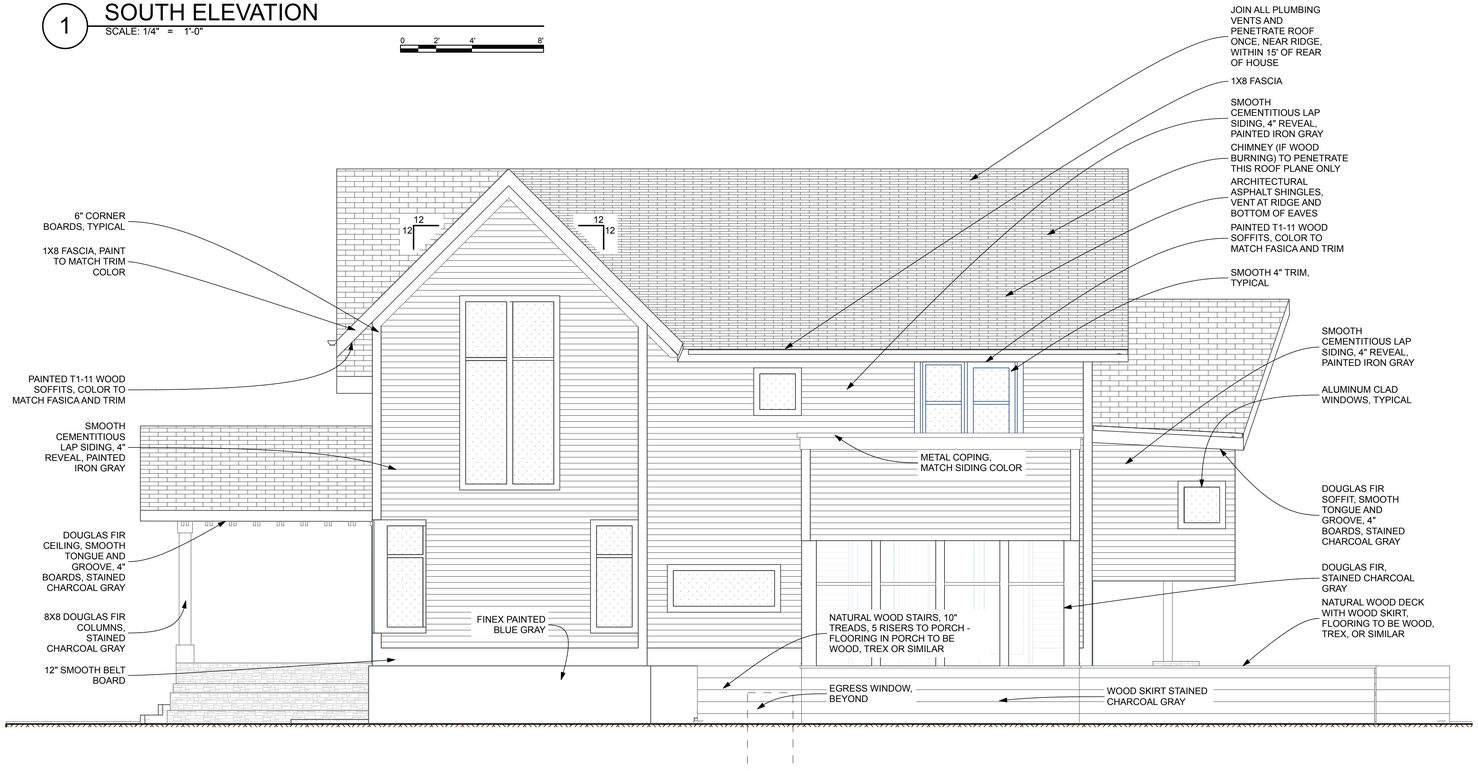
GENERAL ELEVATION NOTES:
1. SKYLIGHTS, VENTS, AND METAL PIPE CHIMNEYS ARE NOT TO BE PLACED ON FRONT FACING ROOF PLANES, OR WITHIN 20' OF THE SOUTH WALL OF THE RESIDENCE.



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



FENCE DESIGN
APPROXIMATE SCALE - 1/2" =1'-0".
6'-0" HIGH, SECTIONS 5'-0" LONG. POSTS TO MATCH FENCE AT THE END OF EACH SECTION.



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

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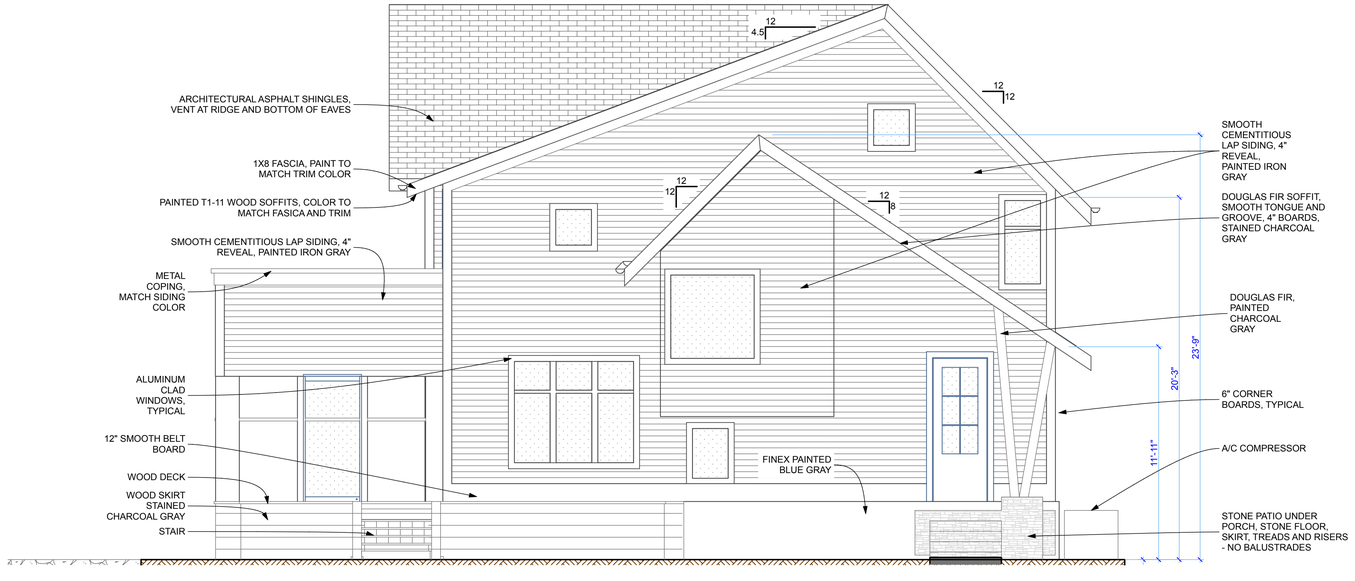
SHEET TITLE

SOUTH & EAST ELEVATIONS

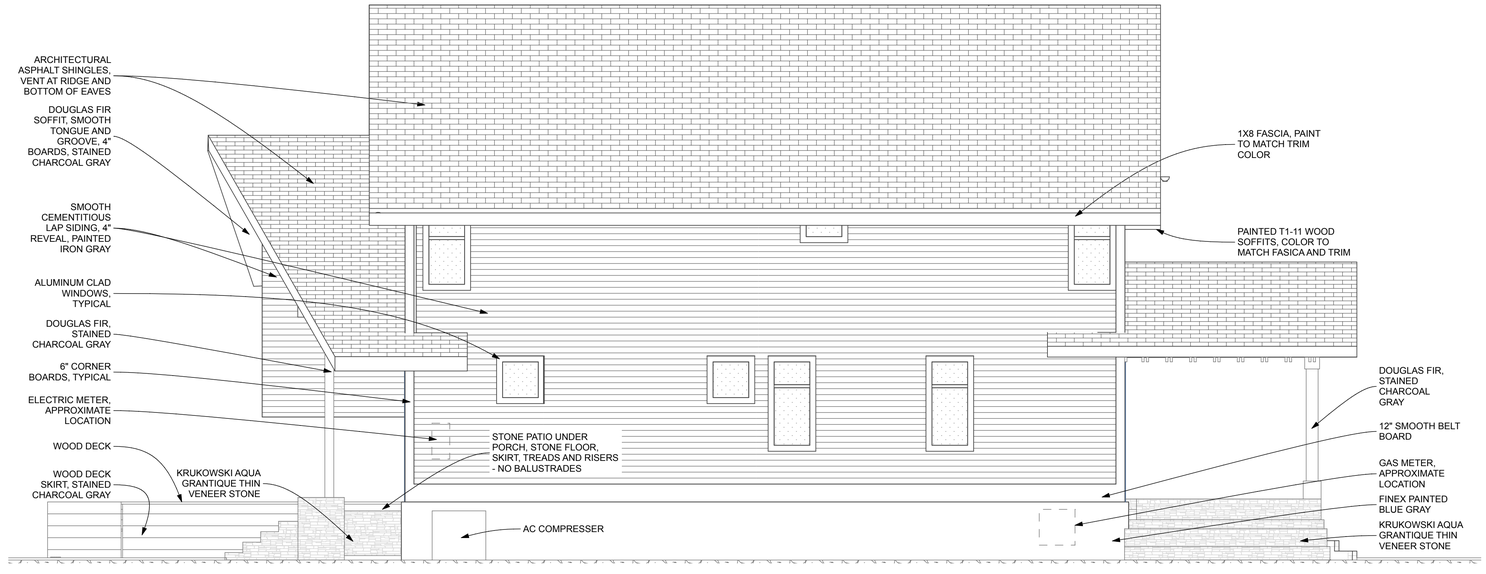
A-201



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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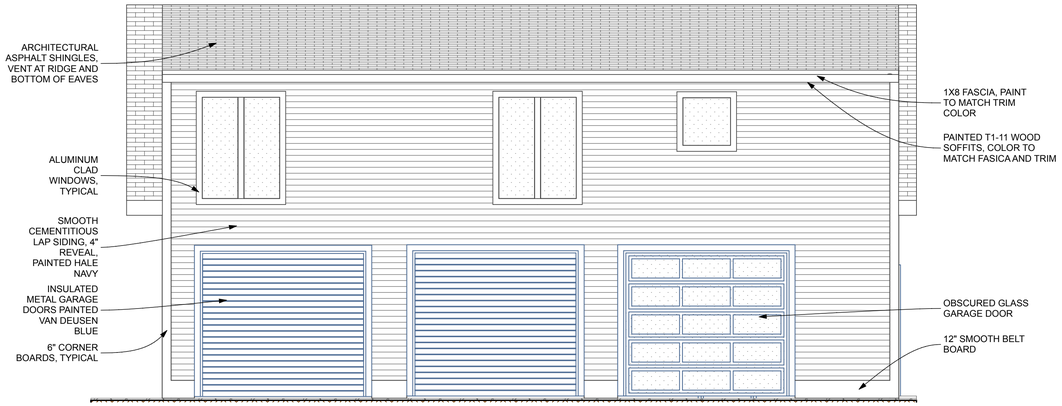
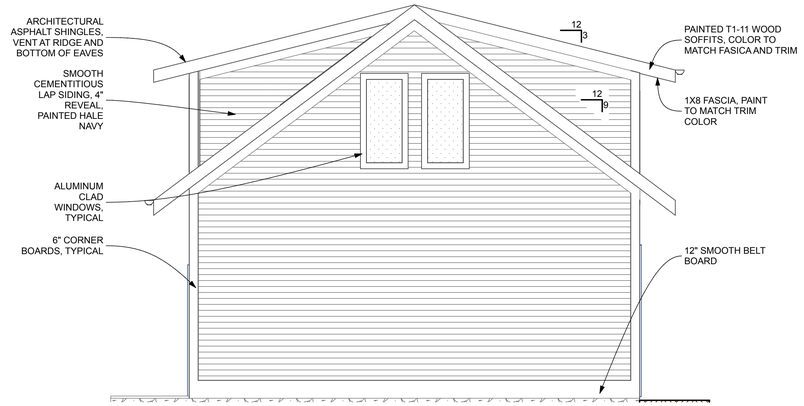
NORTH & WEST ELEVATIONS

A-202



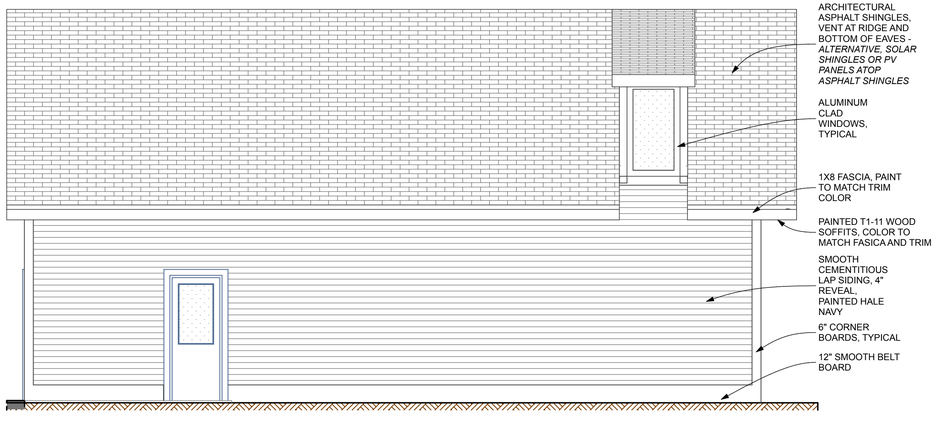
1 NORTH ELEVATION

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



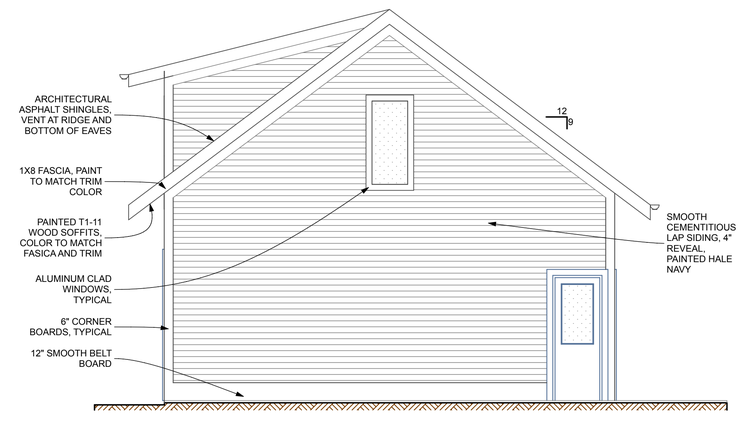
2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST ELEVATION

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

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612.284.7033

NOT FOR CONSTRUCTION

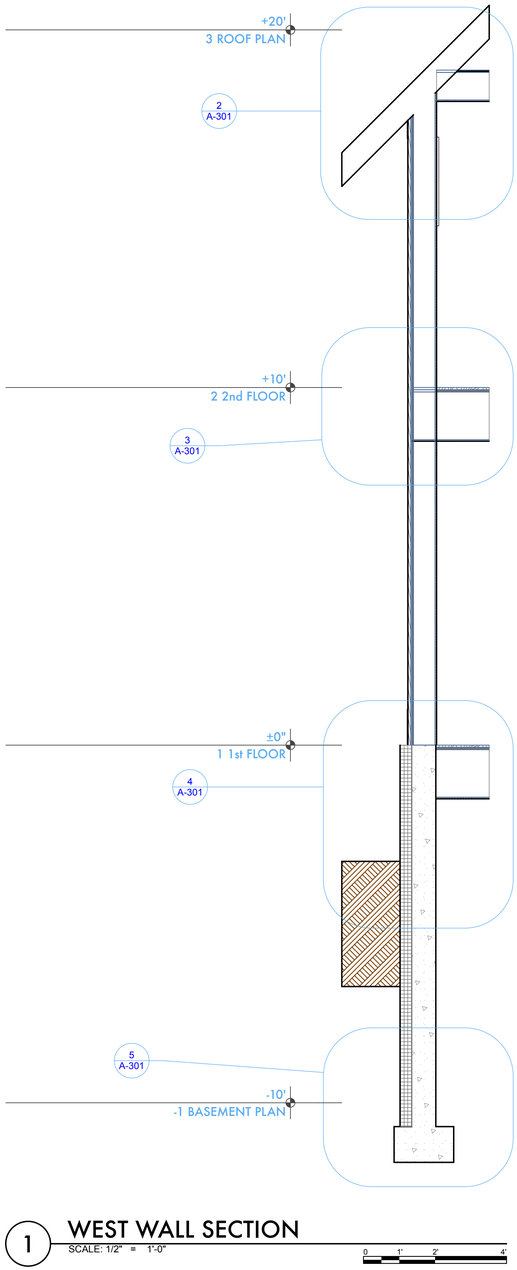
5/18/17

MARK	DATE	DESCRIPTION
1	05/03/17	HPC REVIEW

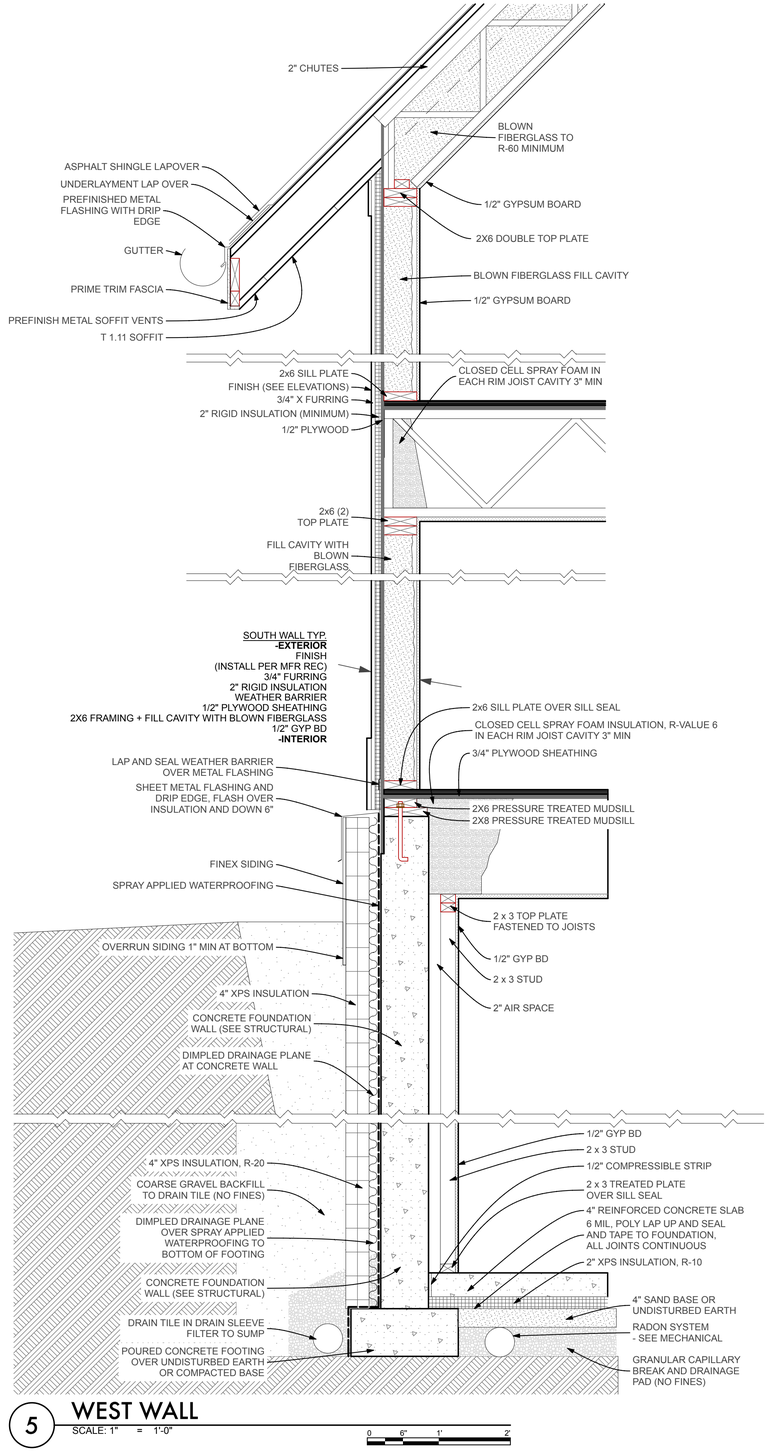
SHEET TITLE

GARAGE ELEVATIONS

A-203



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



5 WEST WALL
SCALE: 1" = 1'-0"
0 6" 1' 2'

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5/18/17

MARK	DATE	DESCRIPTION
1	05/03/17	HPC REVIEW

SHEET TITLE

WALL SECTIONS

A-301

FINISH SCHEDULE

#	TYPE	MATERIAL	COLOR	MANUFACTURER
1	ROOFING	ASPHALT SHINGLE	BIRCHWOOD	GAF TIMBERLINE HD
2	FASCIA/TRIM/ BELTS/BAND/ CORNER BOARD	PRIME TRIM, SMOOTH PAINTED	BENJAMIN MOORE - WROUGHT IRON	
3	SOFFITS	T1-11, PAINTED	BENJAMIN MOORE - WROUGHT IRON	
4	NOT USED			
5	LAP SIDING	LAP SIDING, 4" REVEAL, SMOOTH	IRON GRAY	HARDIE
6	WINDOWS	ULTREX	STONE WHITE	MARVIN INTEGRITY
7	DOORS	CUSTOM, SMOOTH WOOD, PAINTED	BENJAMIN MOORE - SPACE BLACK	
8	BASEMENT LEVEL EXTERIOR WALLS	CEMENTITIOUS SIDING	BLUE-GREY	FINEX
9	DOUGLAS FIR COLUMNS (AT FRONT/REAR PORCHES)	DOUGLAS FIR, STAINED	BENJAMIN MOORE SEMI-TRANSPARENT STAIN - CHARCOAL GRAY	
10	DOUGLAS FIR CEILING (AT FRONT/REAR PORCHES)	DOUGLAS FIR, NATURAL FINISH	RUBIO MONOCOAT - PURE	
11	DOUGLAS FIR COLUMNS (AT SCREEN PORCH)	DOUGLAS FIR, STAINED	BENJAMIN MOORE SEMI-TRANSPARENT STAIN - CHARCOAL GRAY	
12	DECKING	COMPOSITE DECKING	ROPE SWING	TREX
13	DECK SKIRT	COMPOSITE DECKING	ISLAND MIST	TREX
14	STONE (AT FRONT/REAR PORCHES)	STONE	AQUA GRANTIQUE	KRUKOWSKI STONE
15	PAVING (AT FRONT/REAR PORCHES)	STONE PAVERS	AQUA GRANTIQUE	KRUKOWSKI STONE


1


2 3


3

6


7


5


8


10


9 11


12


13


14


15

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NOT FOR CONSTRUCTION

5/18/17

MARK	DATE	DESCRIPTION
1	05/03/17	HPC REVIEW

SHEET TITLE

FINISH SCHEDULE

A-702

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