

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

FILE NAME: 542 Portland Avenue

APPLICANT: Carlos R. Perez

DATE OF PUBLIC HEARING: February 10, 2020

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Eggers

A. SITE DESCRIPTION:

The existing site is currently divided into two parcels (one of which is land locked), which will be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland Avenue. This existing structure is to remain.

The rear yard is currently used for off-street parking, with loose gravel ground surface and chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.

B. PROPOSED CHANGES:

The applicant proposes to construct a 3-story triplex on the rear yard of the property. They propose to use 4" LP smart siding for the first two levels, 8" LP smart siding for the third level, shakes for the dormer, aluminum clad wood windows, and asphalt shingles.

C. THE MEETING FORMAT FOR PRE-APPLICATION REVIEWS

Typically, the HPC allows for a total of 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 presentation (15 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.*
- *HPC Chairperson will summarize the issues that were identified and list all recommendations for revisions.*
- *The HPC will not take any formal action.*

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 HPC during the actual future Public Hearing.

D. STAFF COMMENTS:

The uniqueness of the site of the structure requires it to relate to both the main structure on the parcel as well as relate to the continuity of Summit Avenue. The design relates to the relative massing and characteristics of neighboring Summit Avenue properties while relating and appearing secondary to the Portland Avenue residence with which it shares a parcel.

E. GUIDELINE CITATIONS:

Sec. 74.65 Historic Hill Heritage Preservation District Guidelines for New Construction:

Guideline	Meets Guideline?	Comments
(a) <i>General Principles:</i> The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. 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.	Yes	The design is compatible with the size, scale, massing, height, rhythm, setback, material, and building elements and character of surrounding structures and the area.
(b) <i>Massing and Height:</i> New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)	Yes	The structure relates to the massing, volume, height, and scale of existing adjacent structures. It is still subordinate in height to the primary structure on the parcel.
(c) <i>Rhythm and Directional Emphasis:</i> The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical facade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous facade. The directional expression of new construction should relate to that of existing adjacent structures.	Yes	The structure contributes to the rhythm of Summit Avenue and its directional emphasis relates to that of the surrounding structures.
(d) <i>Material and Details:</i> (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	Yes	The proposed materials and details are appropriate for the district.

concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.		
(d) <i>Material and Details:</i> (2) The materials and details of new construction should relate to the materials and details of existing nearby buildings	Yes	The smooth lap siding and shake details as well as the aluminum clad wood windows relate to the district as well as the primary residence.
(d) <i>Material and Details:</i> (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.	Yes	The architectural asphalt shingles (color to be determined) meet the guideline.
(d) <i>Material and Details:</i> (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.	Pending	Colors have not yet been defined.
(e) Building Elements (1) <i>Roofs:</i> 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,	Yes	The roof design relates to the roof shape and pitch of the existing primary structure. The proposed widow's walk/roof balconies will be on the roof plane facing Portland Avenue.

<p>and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.</p> <p>c. Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>		
<p>(e) (2) <i>Windows and doors:</i></p> <p>a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing 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.</p> <p>b. Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.</p> <p>c. Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</p>	Yes	The size, rhythm, and detailing as well as the overall material and configuration of the proposed aluminum clad wood windows meets the guideline.
<p>(e) (3) <i>Porches and decks:</i></p> <p>a. In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the</p>	Yes	The pre-application proposal consists of Option A without a porch facing Summit Avenue and Option B with a porch facing Summit Avenue. Option

<p>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.</p> <p>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.</p> <p>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.</p>		<p>B better relates to the primary facades of neighboring residences on Summit Avenue as well as the front porch on the primary structure.</p> <p>The proposed widow's walk/roof balconies will be on the roof plane facing Portland Avenue and are set in to the overall roof design. They will not be visible from Summit Avenue.</p>
<p>(f) <i>Site:</i></p> <p>(1) <i>Setback.</i> New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.</p>	<p>Yes</p>	<p>Given the uniqueness of the parcel, the proposed structure is sited so that it can relate to primary structures on Summit Avenue while still reading as a secondary structure from Portland Avenue.</p>
<p>(f) (3) <i>Garages and parking:</i></p>	<p>Yes</p>	<p>The proposed parking will have</p>

<p>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.</p> <p>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.</p>		<p>individual garage doors which will be minimally visible from Portland Avenue</p>
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HERITAGE PRESERVATION APPLICATION

Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
applyHPC@stpaul.gov or (651) 266-9078

APPLICANT

Name Carlos R. Perez Email carlos@sketchesllc.com
(Staff will communicate via email unless otherwise noted)
Address 178 Robie Street West
City St. Paul State MN Zip 55107 Daytime Phone 651.222.3444
Name of Owner (if different) Mark R. Sullivan (Sullivan Property Investments II, LLC)

PROPERTY INFO

Address/Location 542 Portland Avenue, Saint Paul, MN 55107
Property type:
☐ Single Family Residential Home or Duplex ☐ Commercial, Multi-Unit or Mixed Use
☐ Industrial ☐ Civic (School, Church, Institution)
☒ Other Existing Triplex to remain

PROPOSAL

☒ New Construction or Addition ☐ Sign
☐ Demolition ☐ Site Improvements
☐ Renovation, Repair or Alteration
☐ Other New Triplex (second principal structure)

SUPPORTING INFORMATION: Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

This package contains the preliminary application for HPC review and comments.

- Refer to Appendix "A" for Project Narrative.
- Refer to Appendix "B" for Project Drawings, including site plans, floor plans and elevations.

- ☒ Required documents are attached (See reverse side)
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

* The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature

Date Jan 20, 2020

Rev 7/12/19

REQUIRED DOCUMENTATION

For review, staff need documentation that clearly describes your project:

1. What is the proposal.
2. Where will the proposed work occur.
3. Can proposed work be viewed from the public right-of-way?
4. Is the project a change from what exists or a reconstruction of what did exist historically?

TYPES OF DOCUMENTATION (as applicable for your proposal-contact staff if you have a question)

- ☒ Complete statement and clear scope describing in detail the proposal (see reverse side).
- ☒ Photos of project area. Clearly labeled showing proposed work site, location (Street facing façade, north elevation, etc.) and surroundings.
- ☒ Plans (as applicable)
 - Demolition Plan. Information that clearly conveys what demolition is proposed as part of the proposal.
 - Site plan with scale and basic overall dimensions showing entire lot from street edge to alley. Include all existing/proposed driveways, curb cuts and structures. Show mechanical equipment locations. Highlight and label proposed work area clearly.
 - Elevation drawings with scale. Please label and include base elevation and include heights for all interior floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, lighting, roofs, siding, etc.
 - Details on exterior architectural elements, including balconies, lighting, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
- ☒ Information on proposed new materials (if applicable).
 - Material, trim and finish information and/or samples.
 - Provide manufacturer cut sheets which include: specifications, material, design, dimensions, functionality and color.

PLEASE NOTE

- * *All submittals become the property of the City of Saint Paul and are open public records.*
- * *Submittals may be posted online or made available to any party that requests a copy.*
- * *It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.*
- * *Review of applications takes time. It may be several days before staff responds to a submittal.*

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials).

Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.

The amount of time required for review of the application depends on the type of work, the complexity of the project, documentation received, and conformance with the applicable guidelines. Staff reviews and approves many applications while others need to be reviewed and approved by the Heritage Preservation Commission. Some applications can be reviewed by staff in a few days. If the application is to be reviewed by the HPC the process generally takes about 30 days once all documentation is received.

APPENDIX "A" - PROJECT NARRATIVE

01. INTRODUCTION:

This pre-application refers to the construction of a new triplex residence on the rear yard of the property commonly known as 542 Portland Avenue, in the City of Saint Paul, MN. The proposed site falls under the Historic Hill District as shown on the map below. We are seeking, with this pre-application submittal, review and comments from the Heritage Preservation Commission.

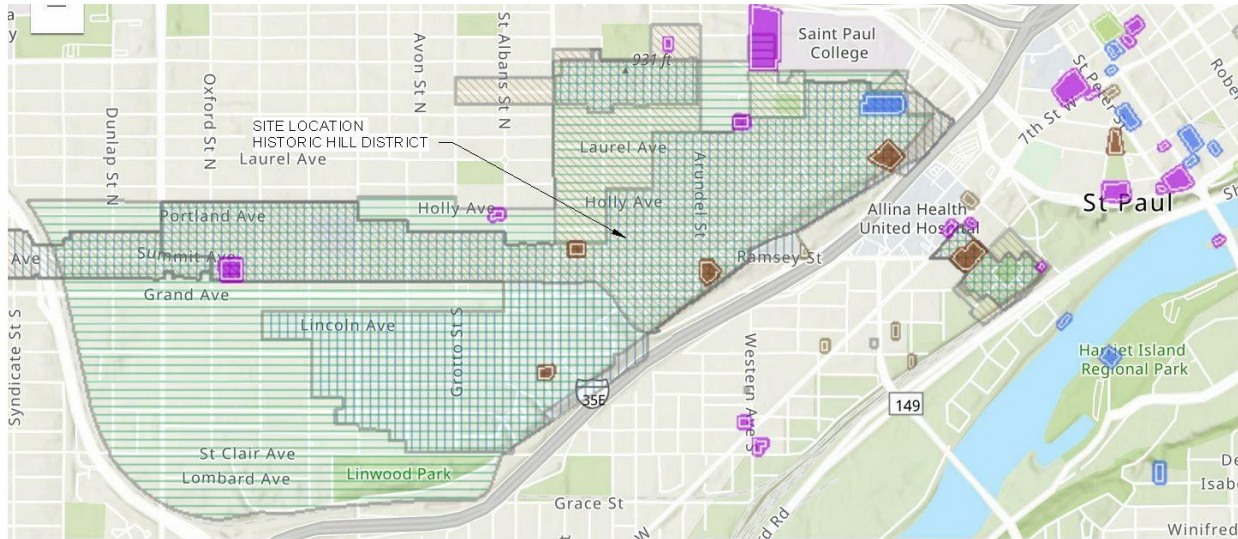


Image 1. – Saint Paul Historic Hill District Map.

02. EXISTING CONDITIONS:

The existing site is currently divided into two (2) parcels, which will need to be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland avenue. This existing structure is to remain as it is and no demolition will be required for the completion of the new project.

The rear yard is currently used for off-street parking, with loose gravel ground surface and chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.



Image 2. – View of existing off-street parking on rear yard, looking south towards Summit Avenue.

The layout of the combined parcels creates an elongated lot in the north-south direction. This particular configuration provides a rear yard that opens to Summit Avenue, becoming a determining factor on the design and project approach. The rear yard line is seventy-five (75) feet from the frontage line at Summit Avenue. For this reason, the new triplex front elevation faces south, due to its presence in Summit Avenue, maintaining the directional expression of the abutting structures.



Image 3. – Existing Survey.

03. PROJECT DESCRIPTION AND INTENT:

The overall goal of the project is that of erecting a new structure with sense of belonging in the neighborhood and its presence in Summit Avenue. Materials and details of the new structure relate to those of the existing residence. The proposed new structure will consist on a new Triplex Residence, using the existing residence on site as repository for the architectural vocabulary, including siding style, window type, roof configuration, architectural details for trim and molding.

Massing, volume, height and scale of adjacent structures have been taken in consideration. The project scale has been a driving factor of the design. Several iterations were developed modifying the height of the structure given the footprint allowed and its relationship to the neighboring residences and surroundings. A live 3D Sketchup model will be made available for the Committee review. The height of the new Triplex has been carefully scaled to complement the Summit Avenue presence without overpowering the existing architecture, and also taking in consideration the required setback, as the new Triplex façade is located one hundred (100) feet from Summit Avenue frontage line.



Image 4. – View of proposed new residence from Summit Avenue with neighboring properties.

The use of bay windows and dormers provides articulation and depth on all four (4) elevations. A covered front porch has been included in the package as an alternate, since it will require of two variances; Minimum setback and allowable coverage. The entire design (with the exception of the front porch) meets the Zoning Ordinance requirements. A Zoning compliance summary is included with the drawing package attached.



Image 5. – View of proposed new residence from Summit Avenue, including covered front porch, with neighboring properties.

Compliance of off-street parking regulations will be accomplished by providing new paved & landscaped areas in addition to three (3) single car attached garages, with access from the newly created courtyard. Safe access and maneuvering are provided through a recorded access easement with the neighbor to the East. Existing chain link fence enclosure and deteriorating cedar boards will be demolished in their entirety. New off-street parking stalls will meet screening and landscaping City requirements.

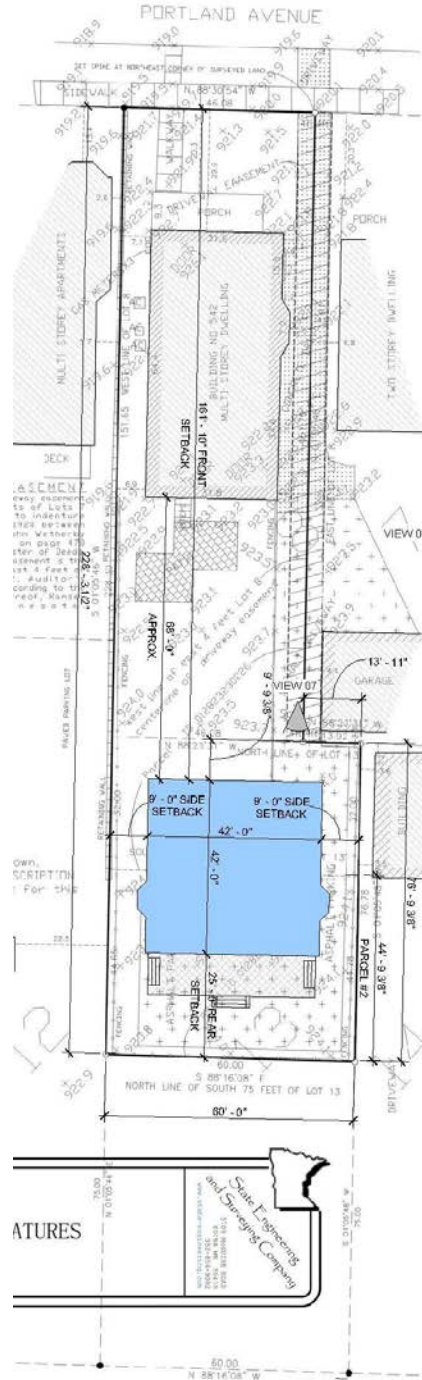


Image 6. – Proposed New Site showing

The roof design incorporates the use of a widows walk, with access through an internal hatch on the third level. The widows walk is completely concealed from Summit Avenue and it is only visible from Portland Avenue through the narrow driveway. No skylights, vents and/or metal pipe chimneys are placed on the front roof plane.



Image 7. – Widows Walk aerial view.



Image 8. – Widows Walk view from Portland Avenue (Existing residence to the side not shown).

Size and articulation of window openings follow those of the existing adjacent buildings, reducing the scale of the windows on upper levels. Double-hung style windows in pairs and grouping of threes are used following traditional standards. Muntins are provided on the main façade and bay windows, but not on secondary windows along the side elevations.

The Dutch Colonial roof profile of the existing structure on site has been used as inspiration for the new roof line, reducing the overall roof height of the structure.



Image 9. – Proposed Front Elevation, facing Summit Avenue.

To articulate transition between public and private spaces an open deck is provided. As previously mentioned, a covered open porch design is included with the package as an option as it requires of variances to comply with the City Ordinance. In observation of neighboring architecture, the vertical weight of the porch supporting elements are carried to the ground.



Image 10. – Proposed Front Elevation, facing Summit Avenue, with front Porch (Option B).

04. MATERIALS DESCRIPTION:

As previously noted, the materials used on the project relate to the materials of the existing residence and in extract compliance with new building codes and regulations. The following is a list of material selection, pending final code compliance confirmation:

- Foundation knee wall:
 - Cementitious coat over 2" foundation rigid insulation
- Wall Siding:
 - Lower Volume (below 2nd level cornice): 4" smooth lap siding (integrally colored LP smart siding)
 - Higher Volume (Above 2nd level cornice): 8" lap smooth siding (Integrally colored LP Smart siding)
 - Dormer: Shakes (integrally colored LP Smart siding)
- Window Trim:
 - LP smart smooth trim boards.
- Doors:
 - Main Door:
 - Wood door and sidelights (Manufacturer TBD)
 - Side man doors:
 - Architectural style composite doors (Manufacturer TBD)
 - Garage Doors:
 - Coplay Garage Doors (Series TBD)
 - Balcony Doors:
 - Aluminum clad wood doors (Manufacturer TBD)
- Windows:
 - Aluminum clad wood windows (Architectural Series by Pella)
- Roofing:
 - Asphalt shingles (Timberline Series by GFA).
- Railing:
 - Powder coated iron picket fence.
- Fencing:
 - Along Summit Avenue: Power coated iron picket fence.
 - Along the side yard to screen off-street parking: 4'-6" tall cedar fence.

05. CONCLUSION:

Preserving the character of the Historic Hill District and its significance in Saint Paul history and culture are reflected on the project architectural and urbanistic design. We are looking forward the committee review and comments.

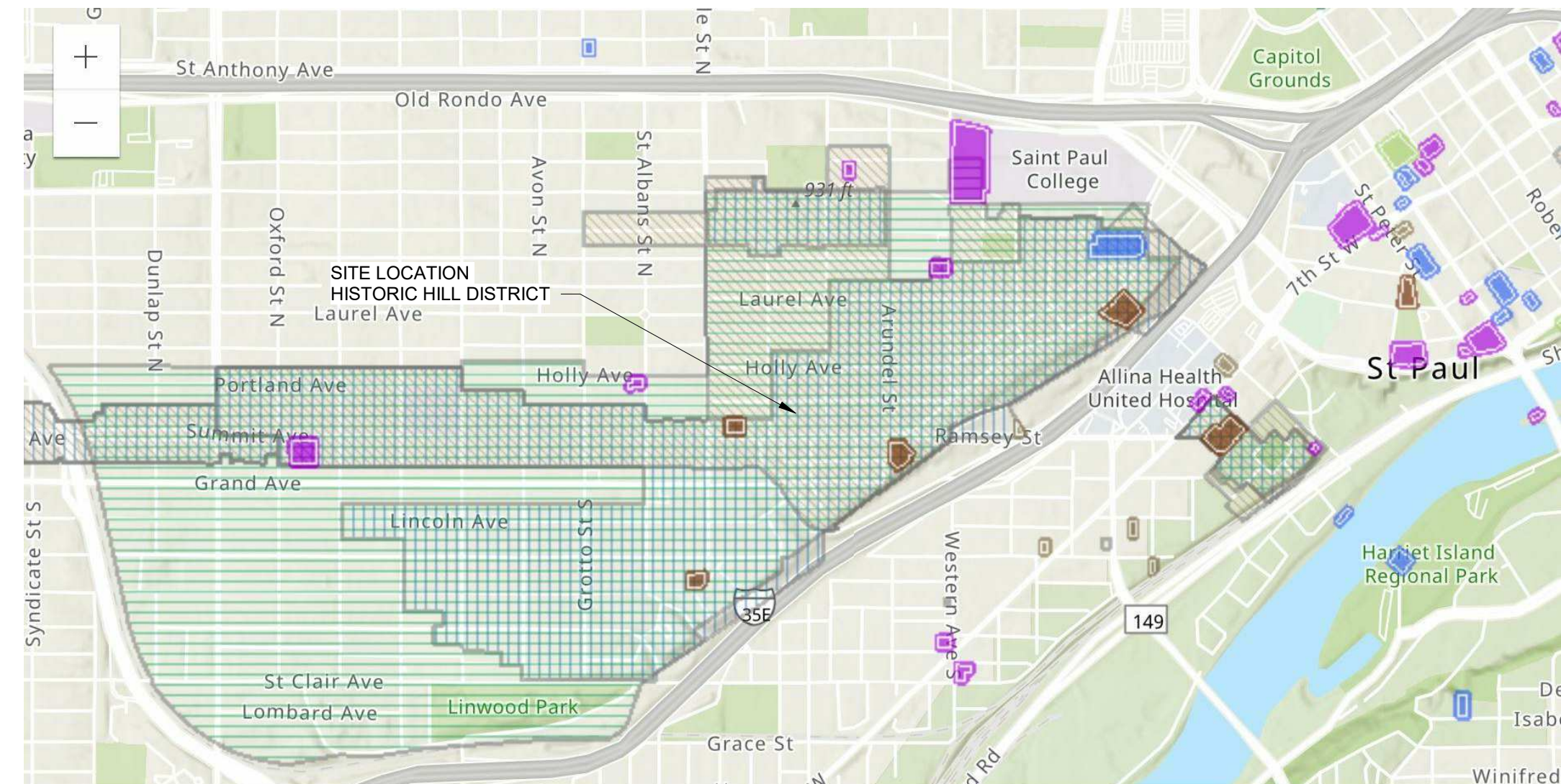
Should the committee require any additional information, please do not hesitate to contact us.

END OF NARRATIVE

APPENDIX "B" - PROJECT DRAWINGS

SULLIVAN RESIDENCE
NEW TRIPLEX

542 PORTLAND AVENUE, SAINT PAUL, MN 55102



1 SITE LOCATION
1 : 18000

DRAWING INDEX

No.	Sheet Name:	Issue:	Date:
01 - GENERAL			
Ge-100	COVER SHEET	A	01/20/2020
Ge-101	ZONING COMPLIANCE	A	01/20/2020
Ge-102	SITE PLAN	A	01/20/2020
Ge-103	SITE SURROUNDINGS	A	01/20/2020
02 - ARCHITECTURAL			
Ar-100	FLOOR PLANS	A	01/20/2020
Ar-200A	ELEVATIONS - OPTION A	A	01/20/2020
Ar-200B	ELEVATIONS - OPTION B	A	01/20/2020
Ar-201A	WIDOWS WALK - OPTION A	A	01/20/2020
Ar-201B	WIDOWS WALK - OPTION B	A	01/20/2020

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

Signature: _____

Typed or Printed Name: CARLOS R. PETER

Date: JAN 20, 2020 License Number: 051272

SULLIVAN RESIDENCE
NEW TRIPLEX
542 PORTLAND AVENUE, SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020

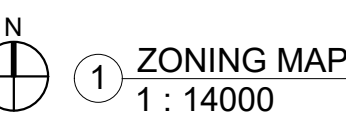
COVER SHEET

Project number: 1200-910	Ge-100
Issue Date: 01/20/2020	
Drawn by: C.P.	
Checked by: O.S.	
Scale: 1 : 18000	

Printed on: 1/21/2020 1:25:10 AM

WEST/WIDE
WOOD
WINDOW

THE FRONT TWO (2) FEET OF THE STANDARD PARKING SPACE MAY BE LANDSCAPED (INSTEAD OF PAVED) WITH GROUND COVER PLANTS WHICH THE VEHICLE CAN OVERHANG.



SITE LOCATION
ZONING DISTRICT RT2

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

Signature: _____

Typed or Printed Name: CARLOS R. PEREZ

Date: JAN 20, 2020 License Number: 051272

SULLIVAN RESIDENCE NEW TRIPLEX

542 PORTLAND AVENUE, SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020

PRELIMINARY

ZONING COMPLIANCE

Project number: 1200-910	Ge-101
Issue Date: 01/20/2020	
Drawn by: C.P.	
Checked by: O.S.	
Scale: As indicated	

SITE PLAN LEGEND:

- EXISTING STRUCTURE TO REMAIN
PROPOSED NEW STRUCTURE
NEW WOOD DECK

CERTIFICATION

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

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE: *James Michael Bridell* DATE: DEC 16, 2019
Professional Land Surveyor, Minnesota License No. 23266
Firm Name: State Engineering & Surveying Inc.
Certification limited to existing site features.

UNAUTHORIZED COPIES
This certified signed document is hereby revoked for unauthorized copies. When this document is in possession of persons/parties other than customer, authorized agent, or approved others, it is hereby revoked. Do not rely on unauthorized copies, which may be fraudulent, incorrect, erroneous, misleading or with important and relevant information omitted. This document is copyrighted, intended for customer's use for specific purpose herein stated.

IMPERVIOUS SURFACE	sqft	percent
TOTAL LOT	11593	100
EXISTING SURFACES		
BUILDING	2072	17.87
PORCH	0250	02.16
CONCRETE AREA	0589	05.08
ASPHALT AREA	2855	24.63
PATIO	0320	02.76
WALKWAY	0119	01.03
REAR STEPS	0021	00.18

DRIVEWAY EASEMENT
An 8 feet wide driveway easement across those parts of Lots 8 and 9, according to indenture made October 6, 1920 between Charlotte and John Wetherby and Julius Schmohl on page 478 Ramsey County Register of Deeds. Centerline of said easement is the west line of the east 4 feet of Lot 8, Block 22, Auditor's Subdivision No. 11, according to recorded plat thereof, Ramsey County Minnesota.

LEGAL DESCRIPTION **

Parcel ID 012823230226
Lot 8 Block 22 of AUDITOR'S SUBDIVISION NO. 11
THE N 32 FT OF LOT 13 & EX E 4 FT; LOT 8 BLK 22

Parcel ID 012823230227
Tax Description
Lot 13 Block 22 of AUDITOR'S SUBDIVISION NO. 11
EX S 75 FT & EX N 32 FT; LOT 13 BLK 22

** According to Ramsey County Property and Tax Records

All easements recorded and unrecorded, if any, are not shown, unless otherwise indicated here. SEE DRIVEWAY EASEMENT DESCRIPTION ABOVE. Owner provided documentation of driveway easement for this survey as shown here.

NOTES

- OBSERVABLE UTILITIES, IF ANY, ARE SHOWN; ALL OTHER UTILITIES, NOT OBSERVABLE, IF ANY, ARE NOT SHOWN
- MARKINGS, IF ANY, FOR ANY 811 UNDERGROUND UTILITY LOCATE ARE NOT SHOWN
- THIS SITE WAS LAST OBSERVED ON MAY 26, 2019
- LINE DIRECTIONS ARE ASSUMED RELATIVE BEARING
- SPOT ELEVATIONS ARE ON NGVD1929 DATUM

IRON PIN MONUMENT SET AND STAMPED RLS 23266
IRON PIN MONUMENT FOUND

SITE EXISTING FEATURES

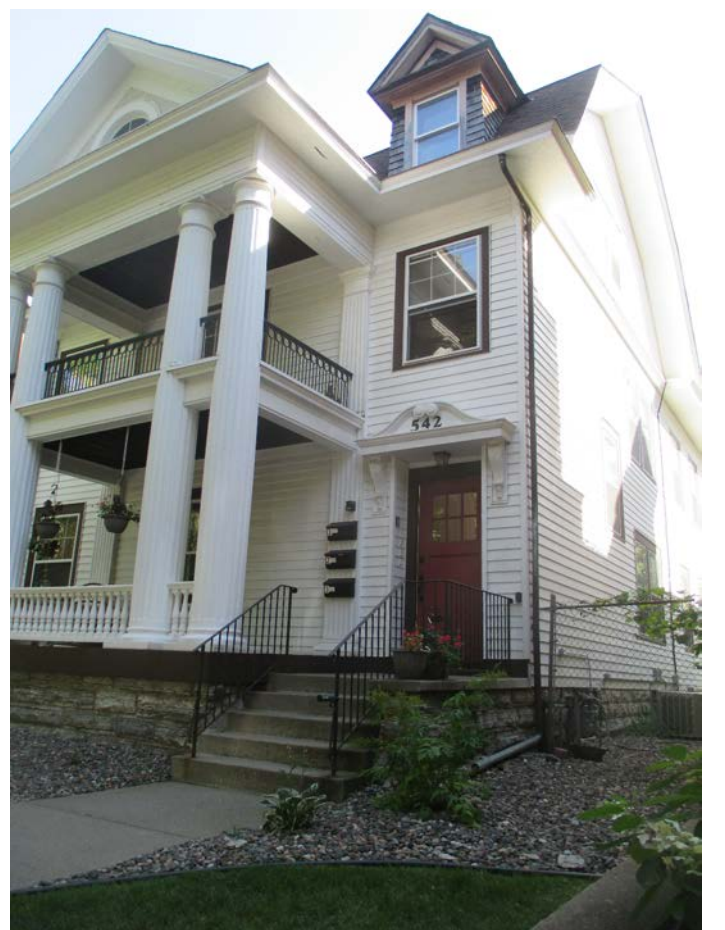
SITE PLAN
1" = 20'-0"



VIEW 01



VIEW 02



VIEW 03



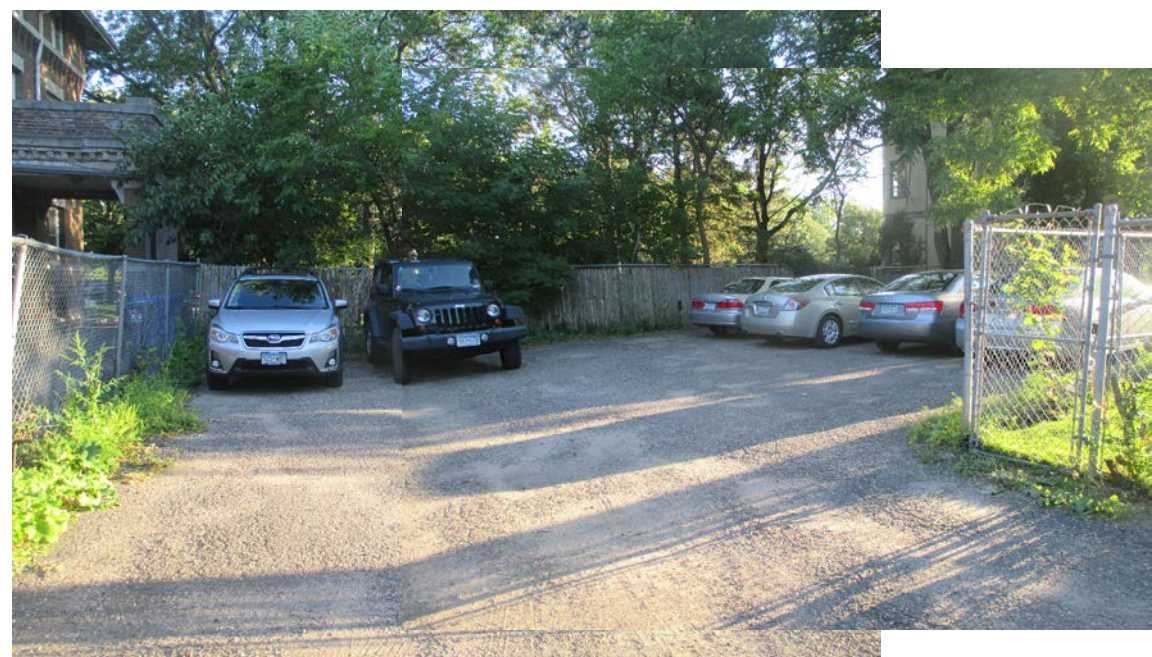
VIEW 04



VIEW 05



VIEW 06



VIEW 07

SULLIVAN RESIDENCE
NEW TRIPLEX
542 PORTLAND AVENUE, SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020

PRELIMINARY

SITE PLAN

Project number:	1200-910	Ge-102
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	O.S.	
Scale:		1" = 20'-0"

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

Signature: *Carlos R. Perez*

Typed or Printed Name: CARLOS R. PEREZ

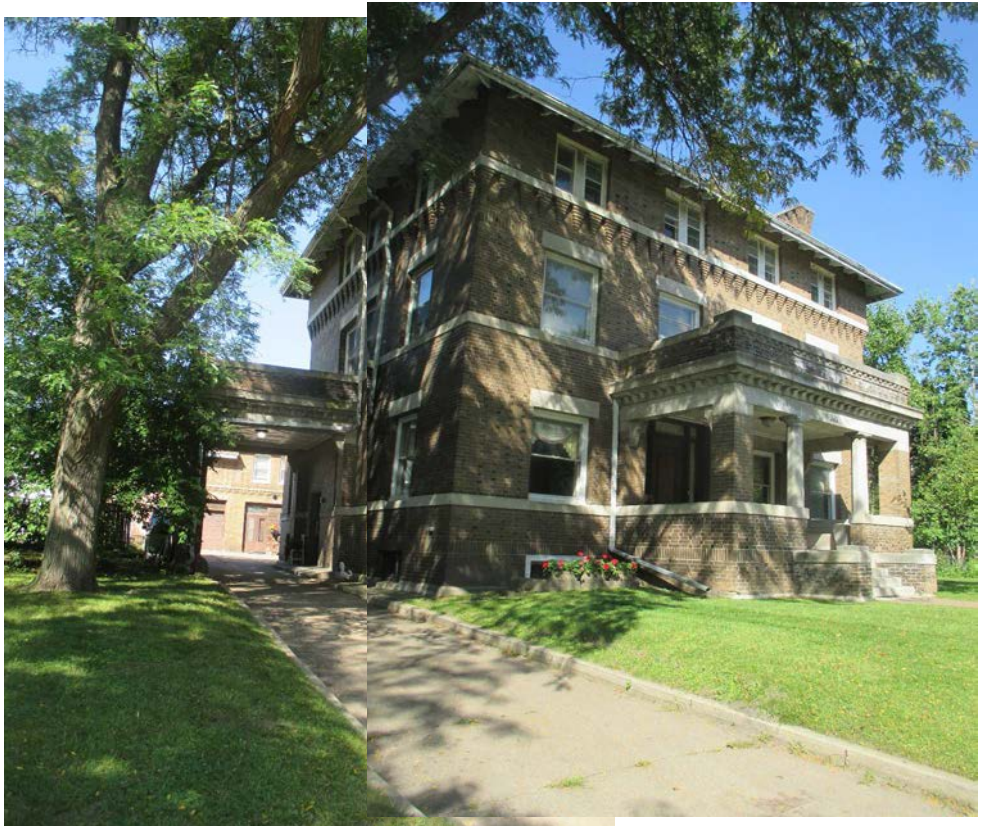
Date: JAN 20, 2020 License Number: 051272



VIEW 01



VIEW 02



VIEW 03



VIEW 04



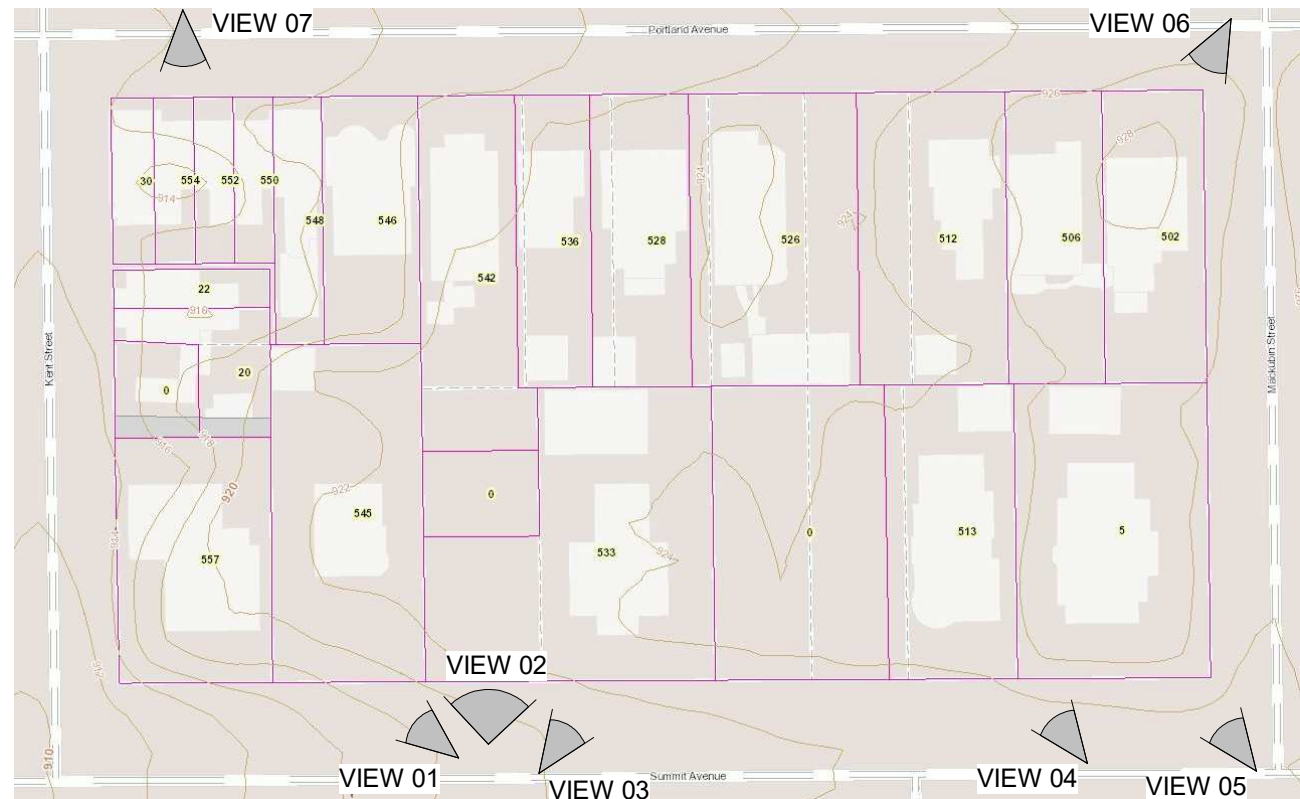
VIEW 05



VIEW 06



VIEW 07



1 BLOCK PLAN
1" = 100'-0"

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Signature: _____

Typed or Printed Name: CARLOS R. PETER

Date: JAN 20, 2020 License Number: 051272

SULLIVAN RESIDENCE
NEW TRIPLEX
542 PORTLAND AVENUE, SAINT PAUL, MN 55102

Sketches L.L.C.

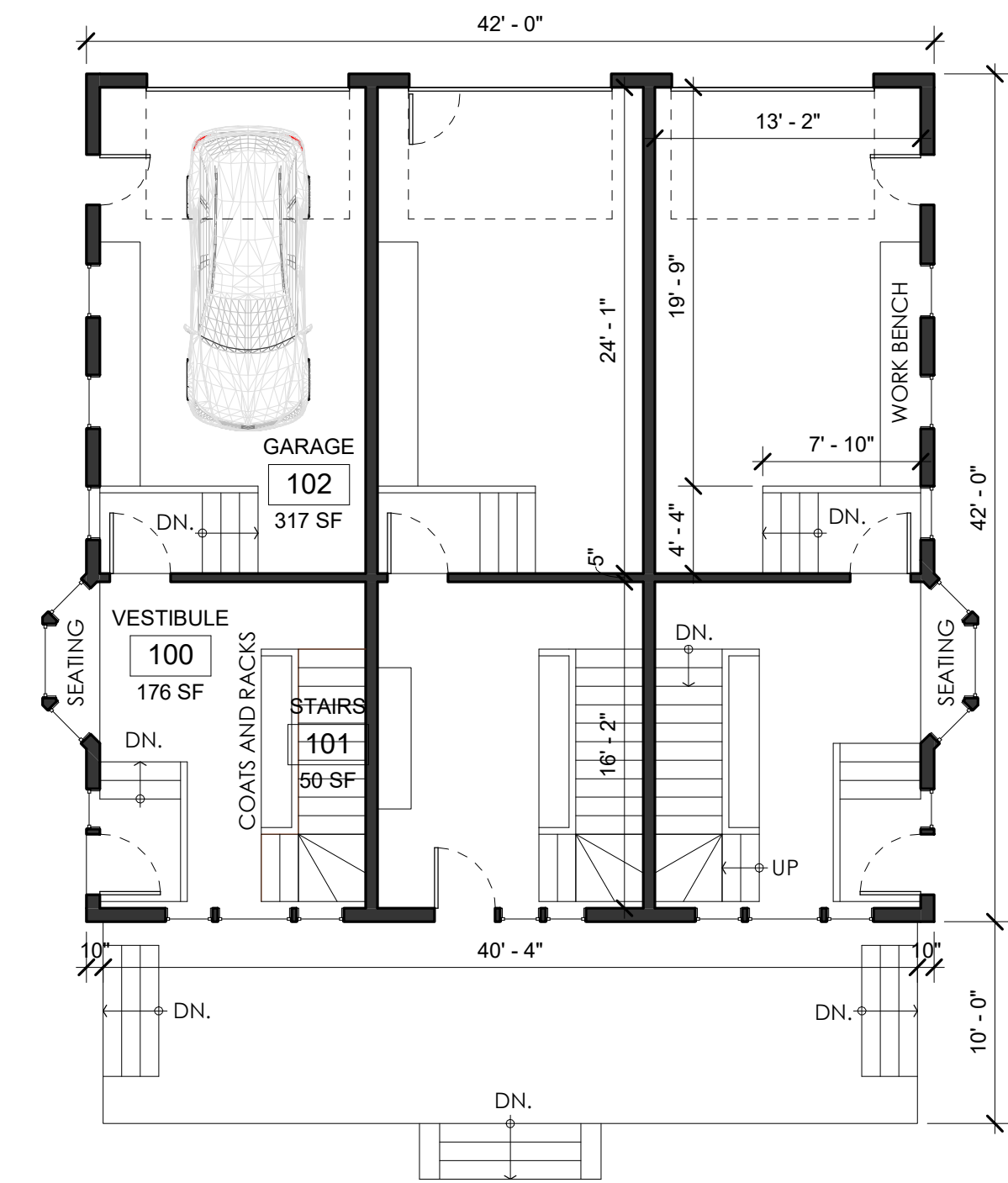
SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020

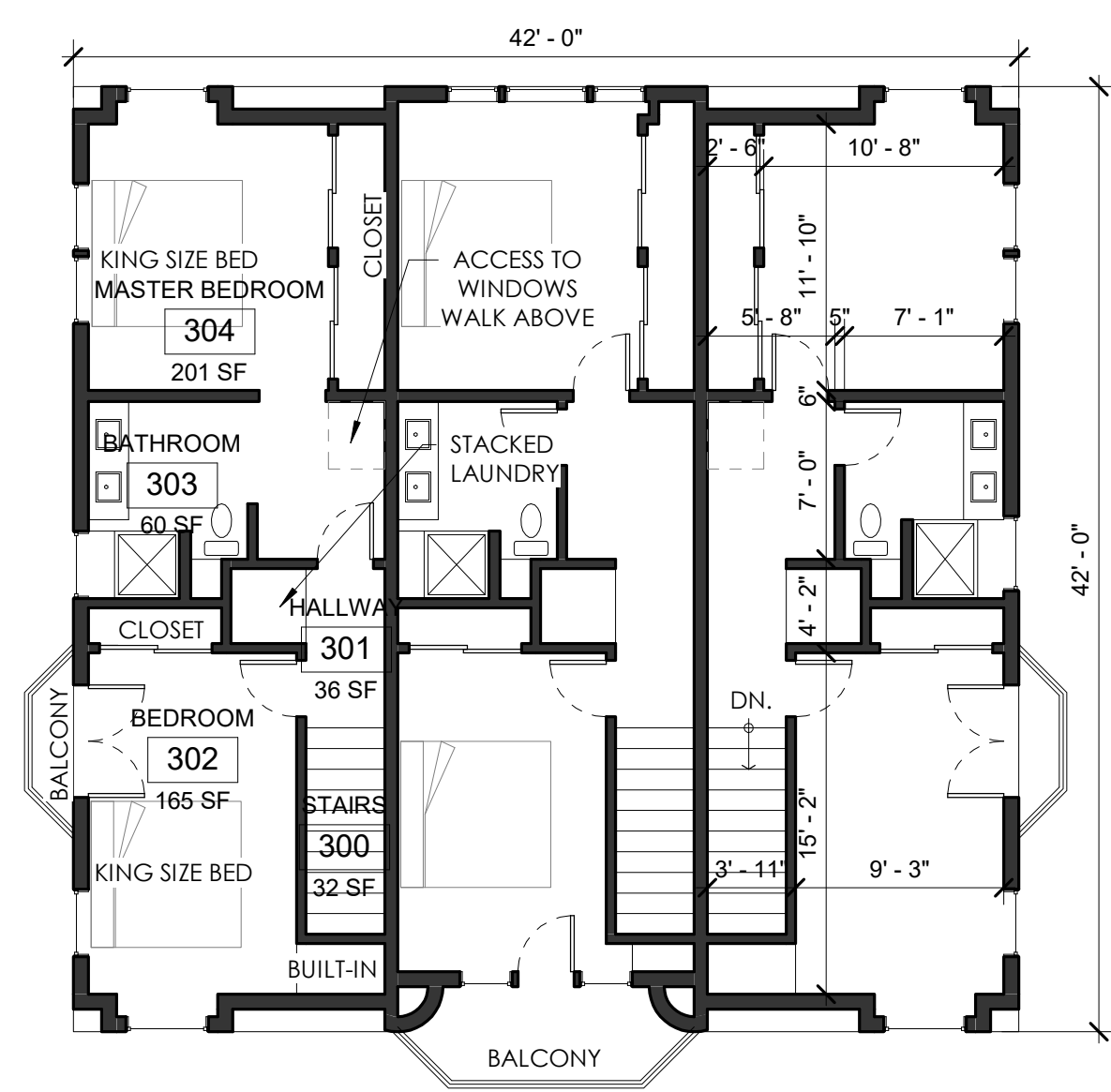
PRELIMINARY

SITE SURROUNDINGS

Project number:	1200-910	Ge-103
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	O.S.	
Scale:		1" = 100'-0"

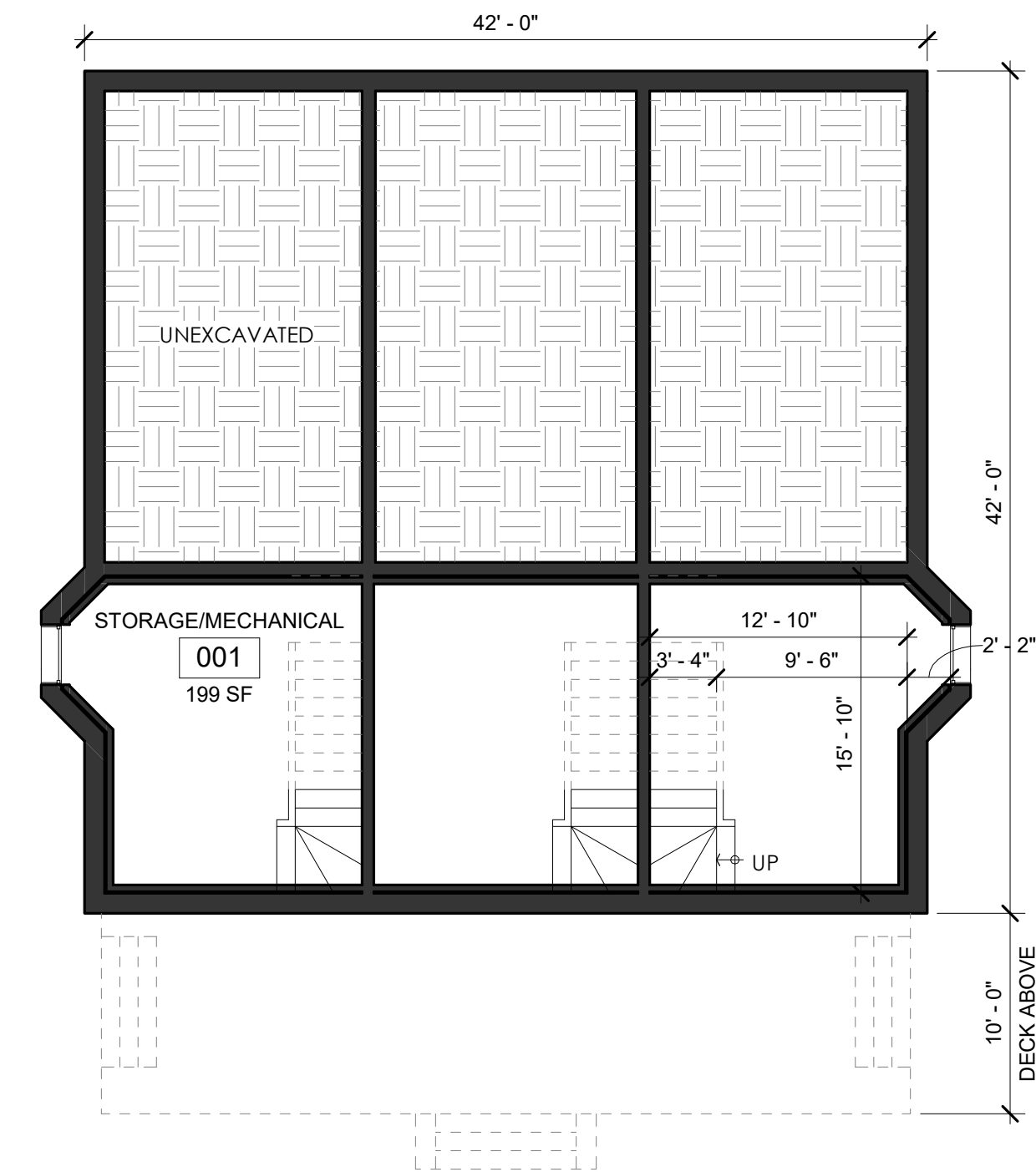
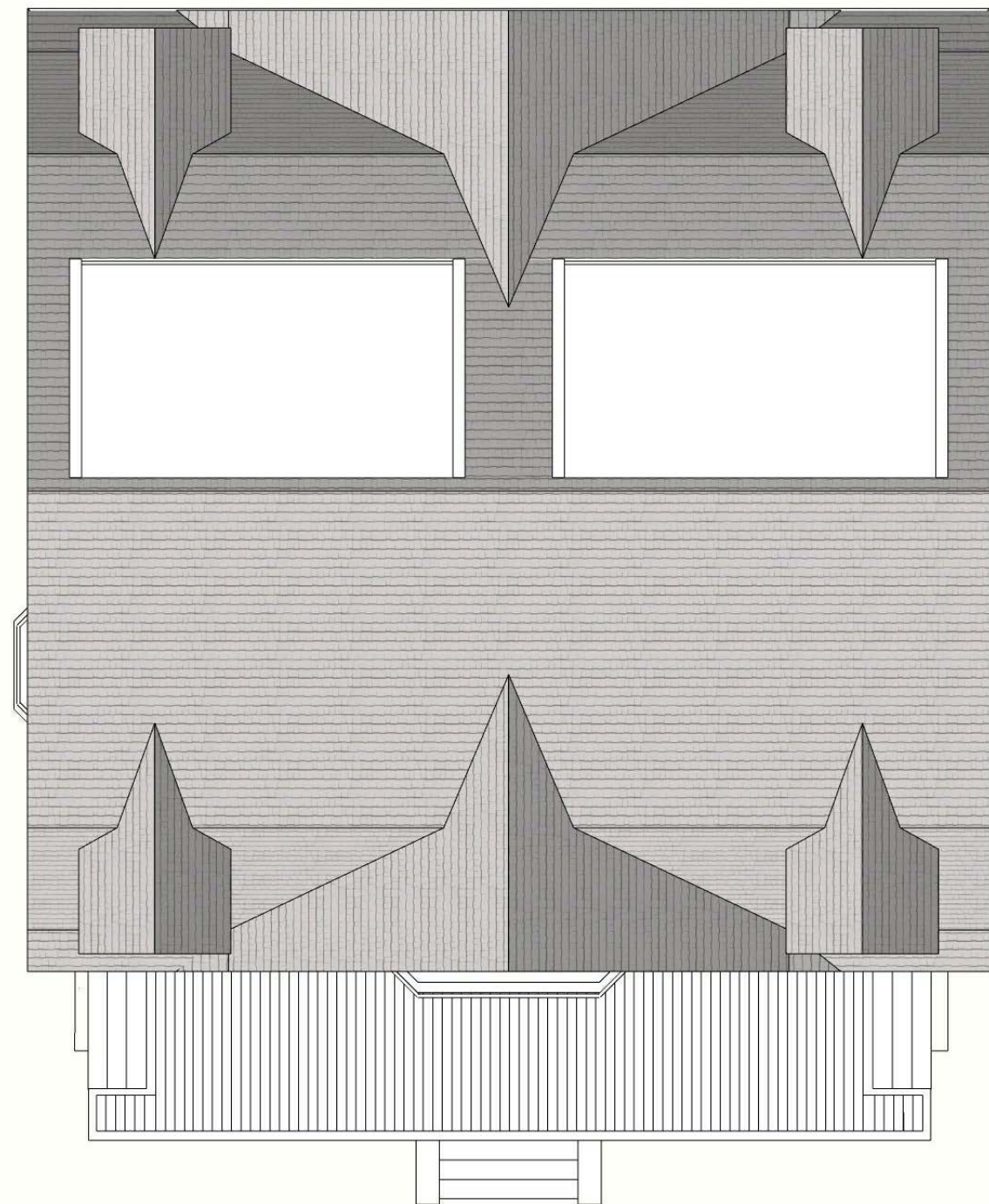


2 1ST LEVEL - FLOOR PLAN
1/8" = 1'-0"

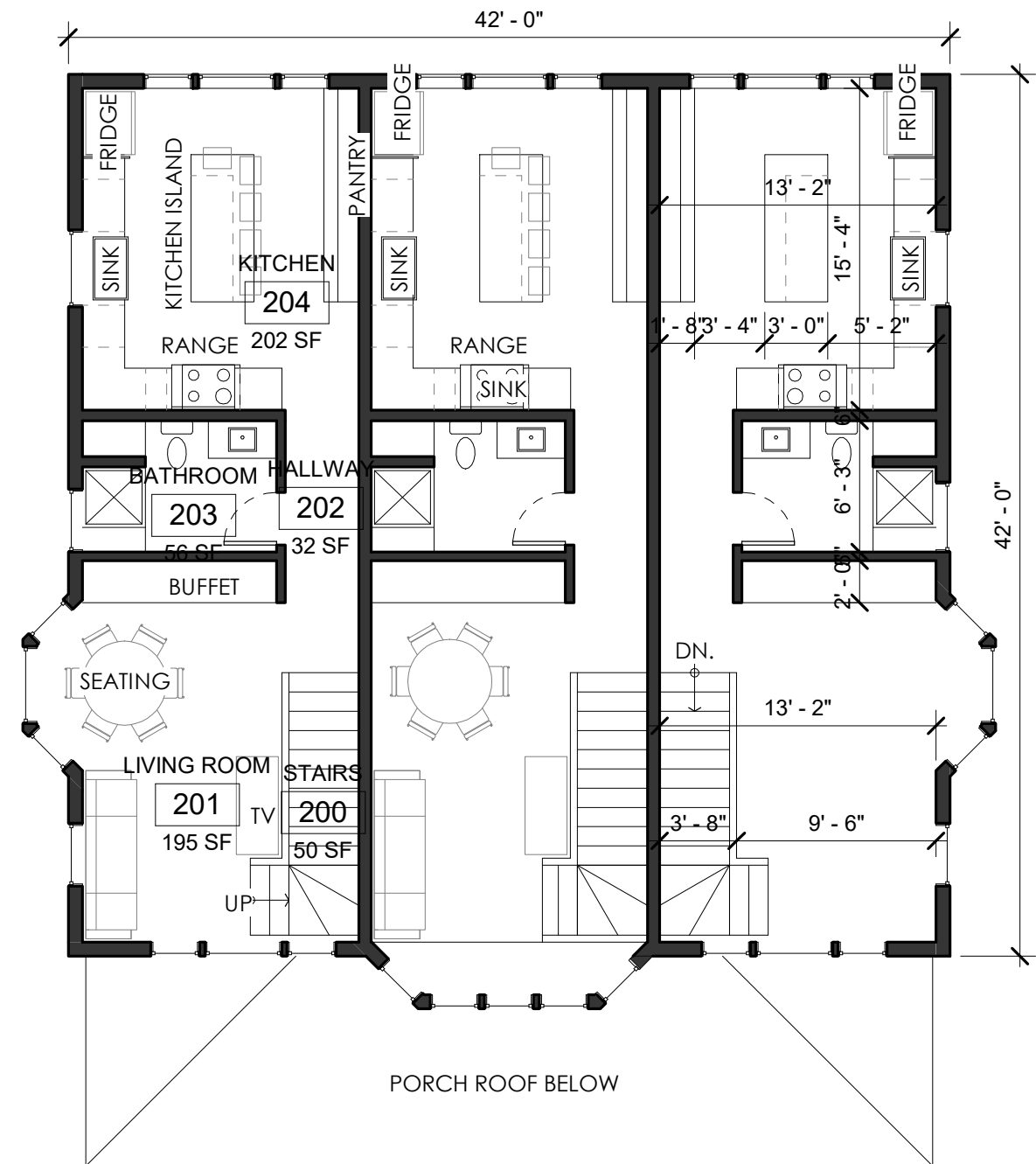


4 3RD LEVEL - FLOOR PLAN
1/8" = 1'-0"

5 ROOF PLAN
1/8" = 1'-0"



1 BASEMENT LEVEL - FLOOR PLAN
1/8" = 1'-0"



3 2ND LEVEL - FLOOR PLAN
1/8" = 1'-0"

AREA CALCULATION					
	Unit 1	Unit 2	Unit 3	Common	Triplex
Basement					-
First Level	233.31	225.16	233.31		691.78
Second Level	560.25	585.70	560.25		1,706.20
Third Level	529.39	531.08	529.39		1,589.86
Subtotal	1,322.95	1,341.94	1,322.95	-	3,987.84
Basement	202.14	206.25	202.14	-	610.53
Garage	326.93	334.01	326.93	-	987.87
Subtotal	529.07	540.26	529.07	-	1,598.40
Total	1,852.02	1,882.20	1,852.02	-	5,586.24

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A	HPC PRELIMINARY APPLICATION	01/20/2020

PRELIMINARY

FLOOR PLANS

Project number:	1200-910	Ar-100
Issue Date:	01/20/2020	
Drawn by:	CP	
Checked by:	OS	
Scale:		1/8" = 1'-0"

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Signature:

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Date: JAN 20, 2020 License Number: 051272



2 EAST ELEVATION - OPTION A
1/8" = 1'-0"

3 NORTH ELEVATION - OPTION A
1/8" = 1'-0"

4 WEST ELEVATION - OPTION A
1/8" = 1'-0"



1 SOUTH ELEVATION - OPTION A
1/4" = 1'-0"



ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP.
2. INTEGRALLY COLORED SMOOTH TRIM (LP SMART OR APPROVED EQUAL).
3. WOOD DOOR AND SIDELIGHTS (45m RATED).
4. INTEGRALLY COLORED SMOOTH WINDOW TRIM (LP SMART TRIM OR APPROVED EQUAL), TYP.
5. ALUMINUM CLAD FIXED WOOD WINDOW (PELLA OR APPROVED EQUAL), TYP.
6. ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW (PELLA OR APPROVED EQUAL), TYP.
7. INTEGRALLY COLORED SMOOTH TRIM AND MOLDING (LP SMART OR APPROVED EQUAL).
8. INTEGRALLY COLORED 4" SMOOTH LAP SIDING (LP SMART LAP SIDING OR APPROVED EQUAL), TYP.
9. INTEGRALLY COLORED 8" SMOOTH LAP SIDING (LP SMART LAP SIDING OR APPROVED EQUAL), TYP.
10. POWER COATED BLACK IRON RAILING.
11. INTEGRALLY COLORED SHAKES (LP SMART SHAKES OR APPROVED EQUAL), TYP.
12. ASPHAL SHINGLES (GAF TIMBERLINE NS OR APPROVED SIMILAR), TYP.
13. CLOPAY COACHMAN GARAGE DOOR, OR APPROVED EQUAL.
14. FIBERGLASS REINFORCED POLYMER (FRP) PAINTED COLUMN (PACIFIC ENDURA SERIES OR APPROVED EQUAL).

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Signature: _____

Typed or Printed Name: CARLOS R. PETER

Date: Jan 20, 2020 License Number: 051272

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PRELIMINARY

ELEVATIONS - OPTION A

Project number:	1200-910	Ar-200A
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	O.S.	
Scale:		As indicated



2 EAST ELEVATION - OPTION B
1/8" = 1'-0"

3 NORTH ELEVATION - OPTION B
1/8" = 1'-0"

4 WEST ELEVATION - OPTION B
1/8" = 1'-0"




1 SOUTH ELEVATION - OPTION B
1/4" = 1'-0"



ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP.
2. INTEGRALLY COLORED SMOOTH TRIM (LP SMART OR APPROVED EQUAL).
3. WOOD DOOR AND SIDELIGHTS (45m RATED).
4. INTEGRALLY COLORED SMOOTH WINDOW TRIM (LP SMART TRIM OR APPROVED EQUAL), TYP.
5. ALUMINUM CLAD FIXED WOOD WINDOW (PELLA OR APPROVED EQUAL), TYP.
6. ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW (PELLA OR APPROVED EQUAL), TYP.
7. INTEGRALLY COLORED SMOOTH TRIM AND MOLDING (LP SMART OR APPROVED EQUAL).
8. INTEGRALLY COLORED 4" SMOOTH LAP SIDING (LP SMART LAP SIDING OR APPROVED EQUAL), TYP.
9. INTEGRALLY COLORED 8" SMOOTH LAP SIDING (LP SMART LAP SIDING OR APPROVED EQUAL), TYP.
10. POWER COATED BLACK IRON RAILING.
11. INTEGRALLY COLORED SHAKES (LP SMART SHAKES OR APPROVED EQUAL), TYP.
12. ASPHAL SHINGLES (GAF TIMBERLINE NS OR APPROVED SIMILAR), TYP.
13. CLOPAY COACHMAN GARAGE DOOR, OR APPROVED EQUAL.
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PRELIMINARY

ELEVATIONS - OPTION B

Project number:	1200-910	Ar-200B
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	O.S.	
Scale:		As indicated



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PRELIMINARY

WIDOWS WALK - OPTION A

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Signature: 

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Date: JAN 20, 2020 License Number: 051272

Project number: 1200-910	Ar-201A
Issue Date: 01/20/2020	
Drawn by: C.P.	
Checked by: O.S.	Scale:



SULLIVAN RESIDENCE
NEW TRIPLEX
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Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020

PRELIMINARY

WIDOWS WALK - OPTION B		
Project number:	1200-910	Ar-201B
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	O.S.	Scale:

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Signature: _____

Typed or Printed Name: CARLOS R. PETER

Date: JAN 20, 2020 License Number: 051272