



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

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

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

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/
Garage addition |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 574 Summit Ave. Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Charles Stander

Company: _____

Street and number: 574 Summit Ave.

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

Phone number: (651) 353-4775 e-mail: csstander@aol.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: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

The proposal is to extend the size of the garage with an addition to the east, replace the two original doors and add a third garage door to the addition. Replacement doors will be contemporary barn door appearance. Plan to replace two sides of this building (now stucco) with original matching brick. (Milwaukee Yellow Brick) The overhang garage Truss Eave brackets, (designed to tie the building to the house?), will be reproduced in the addition. A window to the east will match size to the two existing windows.

Planned east facing personel door will an exterior hard wood door.. *Attach additional sheets if necessary*

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.

****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES
Yes presented 6/30/2015

Will any federal money be used in this project? YES _____ NO No
Are you applying for the Investment Tax Credits? YES _____ NO _____
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: Charles Stander Date: 07/02/2015

Signature of owner: _____ Date: 07/02/2015

FOR HPC OFFICE USE ONLY

Date received: 07/02/15 FILE NO. 15-139341
Date complete: 07/21/15
District: Hill /Individual Site: _____
Pivotal/Contributing/Non-contributing/New Construction/Parcel:
Type of work: Minor/Moderate/Major

Requires staff review

Requires Commission review

Supporting data: YES NO
Complete application: YES NO

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

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 _____

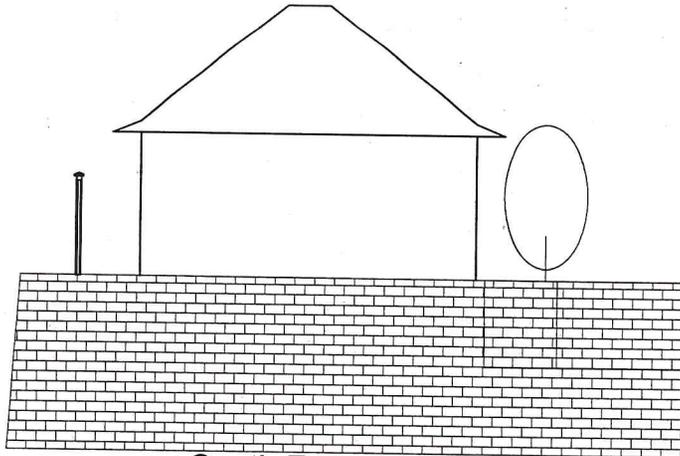
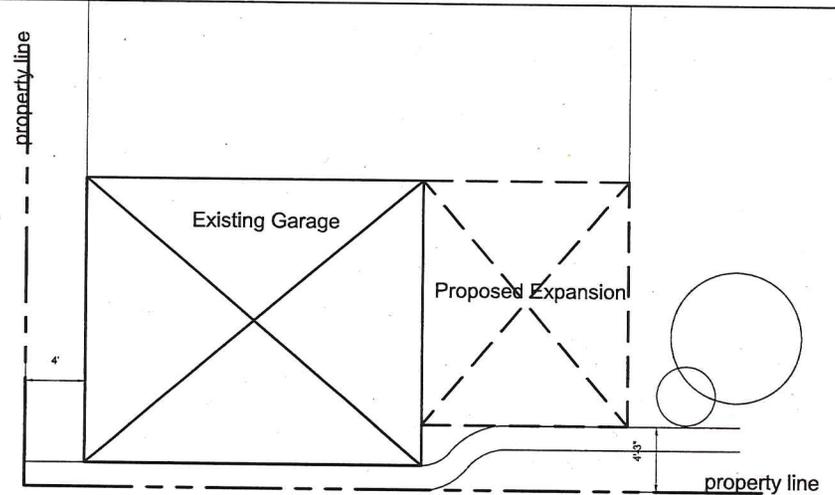
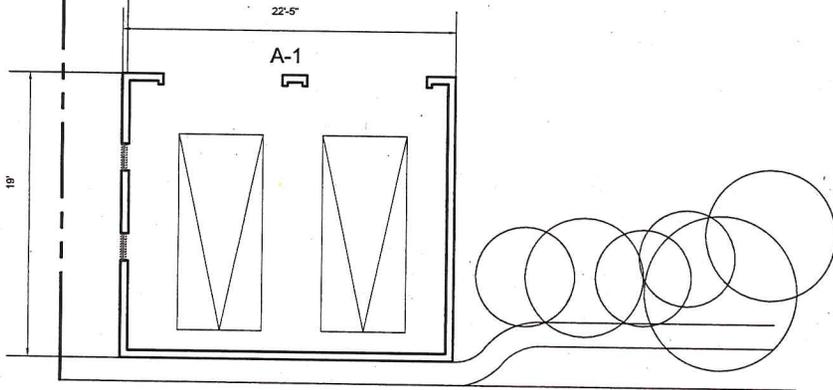
Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

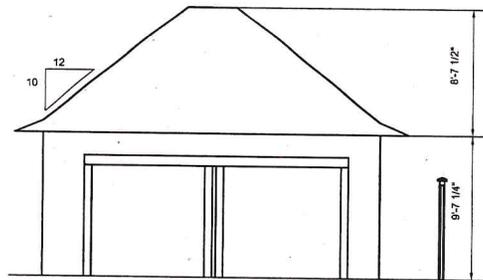
Hearing Date set for: _____

City Permit # _____ - _____

Garage Original Floor Plan



South Facade



North Facade

GENERAL SPECIFICATIONS

- Remove and extend West side wall to accommodate a third stall garage.
- Remove and replace old garage concrete slab.
- Maintain garage floor drain.
- Install 3 single new remote controlled garage doors according to zoning specs.
- Remove 2 west side windows.
- replace and expand driveway.
- Wall finishes (see proposal)
- Maintain original wall height 12'-5" finish

Note: Contractor is to verify all information and dimensions before construction and be responsible for the same.

PAREDES DOCKRY DESIGN

GARAGE EXPANSION

CHARLES & THERESA STANDER

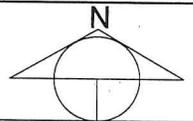
1 - 2

574 SUMMIT AVE.

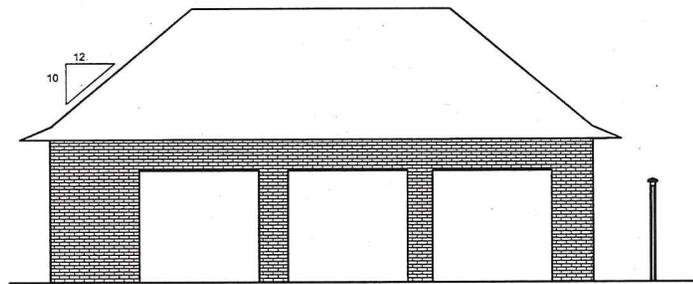
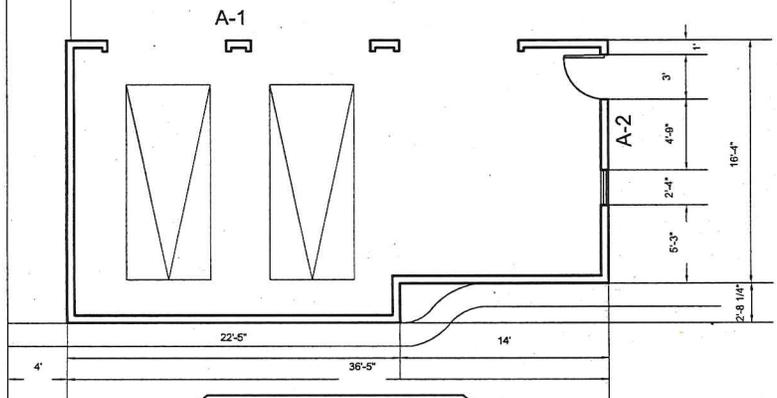
JULY 2015

SAINT PAUL, MN

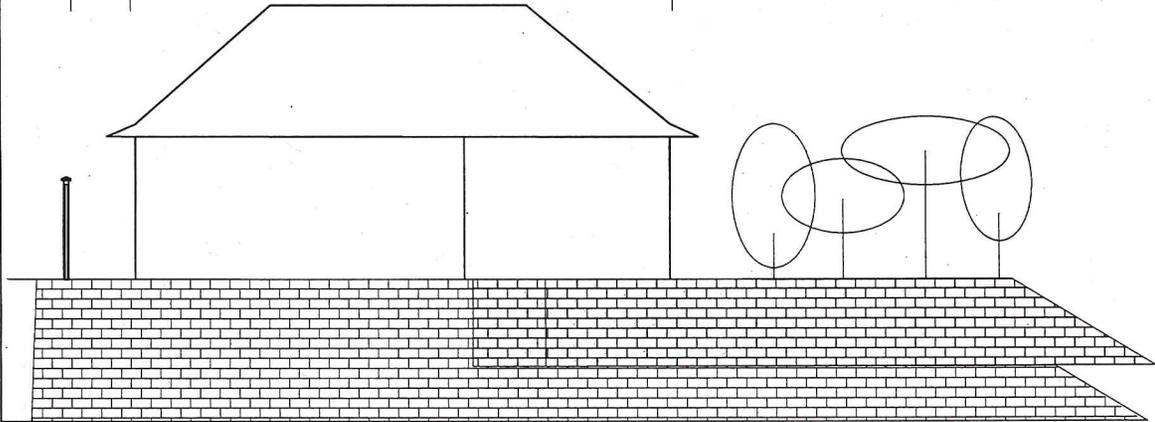
1/8" = 1'-0"



Garage expansion proposal



North Facade



South Facade

GENERAL SPECIFICATIONS - Expansion proposal

ROOF:

- Maintain pitch, style and roof material.
- 2x4 rafters on 24" centers
- 30 year asphalt shingles on roof framing same as original
- See elevation and roof plan to verify pitch and maintain original on addition.
- 12" heel height min. as in original roof.
- Add roof vents on south side.
- ~~Reinforce foundation on existing north wall (A-1) to receive beige color brick finish.~~ *Matching Stucco* © 9/1/15
- Add a double hung window 28x30 or owners choice to new East Facade
- Add a Single panel pre-hung exterior door 36x80 or owners choice

EXTERIOR WALL FACADE:

For exterior wall treatments and finishes 2 options:

- * Replace stucco finish for brick facing on walls A-1 and A-2 to maintain continuity with the house facade.
- * Maintain Stucco walls on remaining exterior walls

Note: Contractor is to verify all information and dimensions before construction and be responsible for the same.

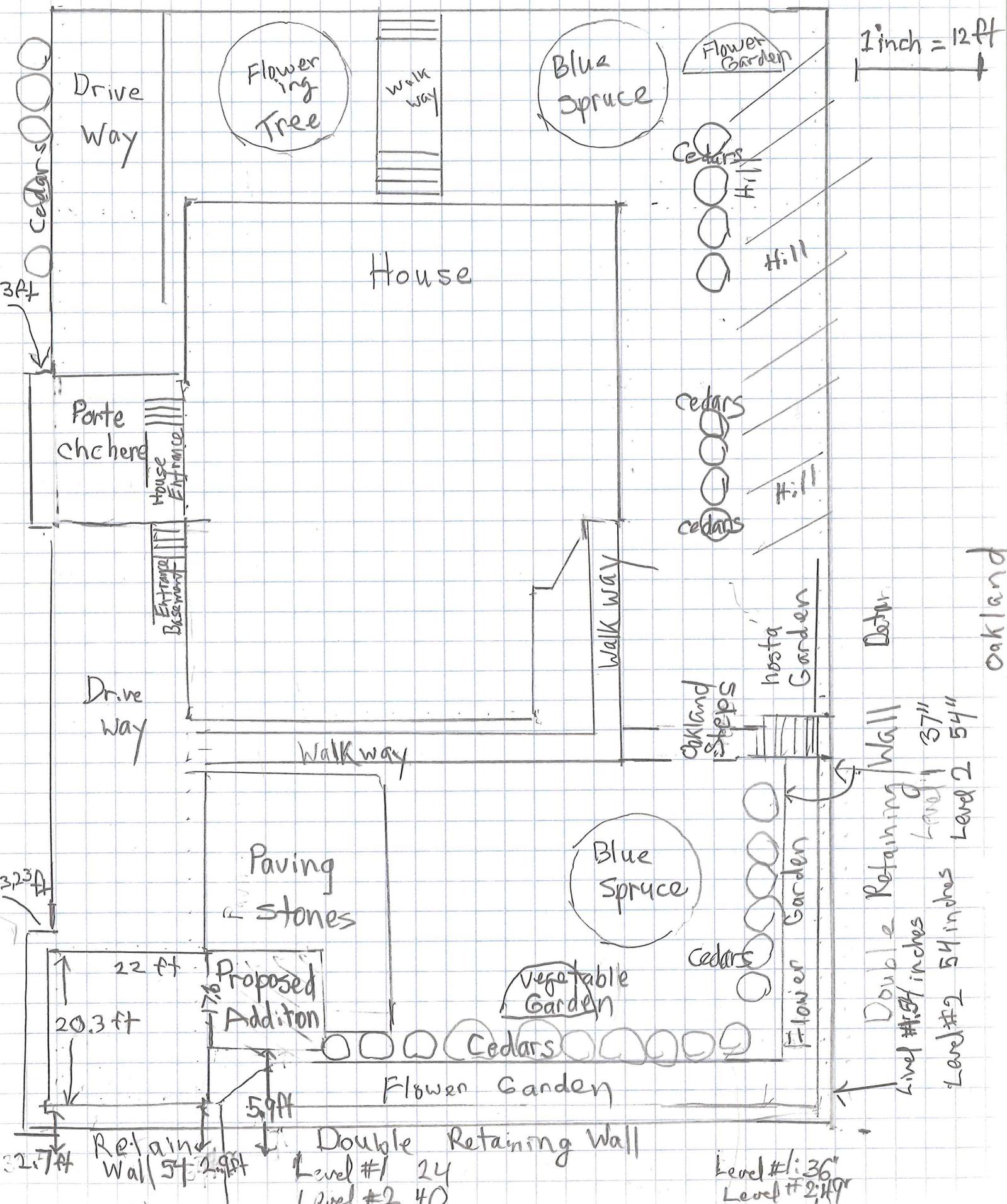
PAREDES DOCKRY DESIGN	GARAGE EXPANSION	CHARLES & THERESA STANDER		
	2 - 2	574 SUMMIT AVE. SAINT PAUL, MN	JULY 2015 1/8" = 1'-0"	

Attachment B

Summit



1 inch = 12 ft



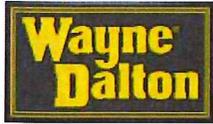
oakland

Retain Wall 54.2 ft

Double Retaining Wall
Level #1 24
Level #2 40

Level #1: 36
Level #2: 49

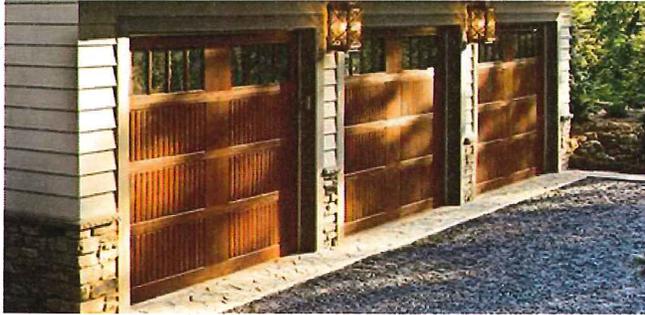
Double Retaining Wall
Level #1: 37 inches
Level #2 54 inches



Home • Garage Doors • Designer Fiberglass • Garage Door Model 9800

Fiberglass Garage Doors

Model 9800



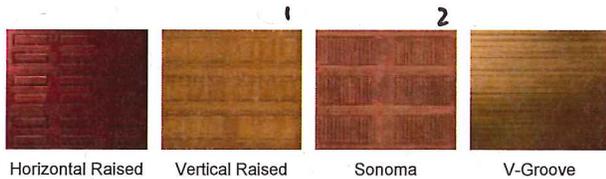
Wayne Dalton's Model 9800 garage door is engineered with an artfully molded wood-grain fiberglass surface concealing durable steel construction. Made with Therma-Tru®'s AccuGrain Technology, fiberglass is as close as you can get to the warmth and beauty of wood with less maintenance.

Choose a Panel Design

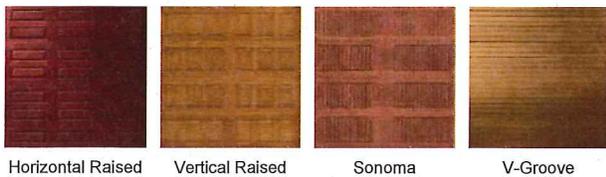
The 9800 comes in a variety of architectural styles to add beauty and value to your home. Three-section styling on 7' high and under doors gives a custom design look. Our doors over 7' and up to and including 8' high have four-section styling. All panels have finished white interiors with white low-profile hinges.

- Horizontal Raised - Oak Wood Grain
- Vertical Raised - Oak Wood Grain
- Sonoma - Cherry Wood Grain
- V-Groove - Mahogany Wood Grain

7ft. Doors



8ft. Doors



Choose a Color

Stained Finishes

Garage Door Design Center



Before



After

Use this tool to see how we can transform your home.

Garage Door Brochures

[Designer Fiberglass - 9800](#)

[Designer Fiberglass \(Full Color\) - 9800](#)

Garage Door Warranty

[Warranty 9800](#)

Windload Options

[Windload 9800](#)

*glazing in upper panels
no grids*



Online color swatches are only digital reproductions of actual standards and will vary in appearance due to differences in monitor and video card output. These digital representations should not be used to finalize color selection(s). Please contact your local Wayne Dalton Dealer

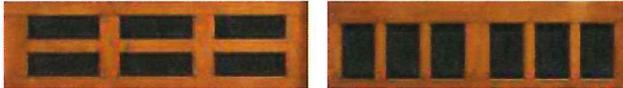
for actual color samples to match with your home or business.

Choose a Window

Window options are different for each door panel design. Optional insulated glass available for improved thermal performance on Horizontal and Vertical Raised Panels. The Horizontal Raised Panel has one window option, the Vertical Raised Panel has one window option, the Horizontal V-Groove has two window options and the Sonoma style has six window options.

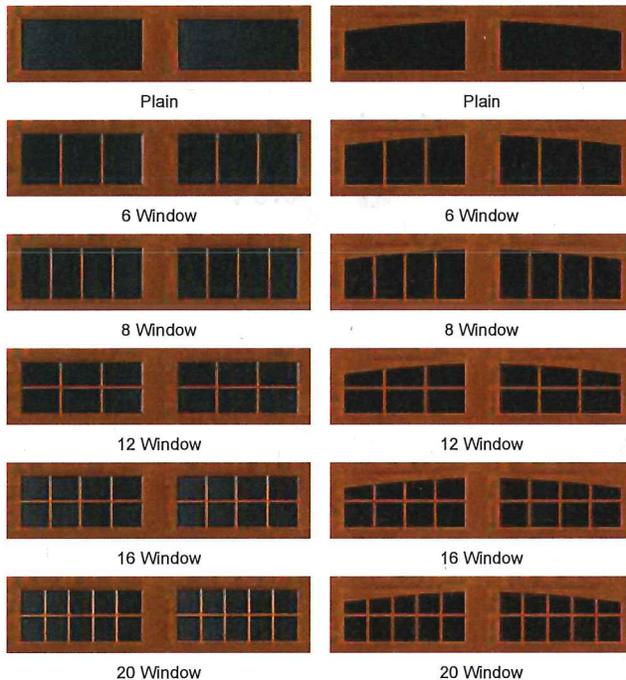
Horizontal Raised & V-Groove

Vertical Raised & V-Groove

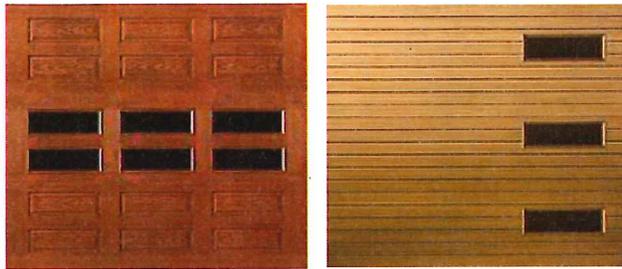


*V-Groove window configurations above is based on a 9' wide door. 8' wide doors feature a different window configuration.

Sonoma

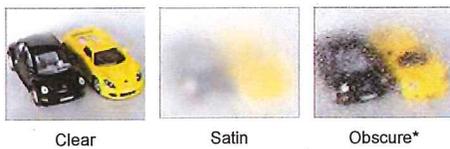


Optional Window Placement



Windows may be arranged vertically or horizontally. Up to 50% of the door can include windows. Windows placed in the bottom section of a door must use DSB 1/8", or tempered, or 1/2" insulated glass. Vertical lite options will be placed as a special order.

Glass Options



*Not available on Sonoma panel.

Choose your Hardware

Every piece of our garage door hardware is made from black powder coated steel with a hand-hammered look. Additional accent pieces are available to match or complement each collection.

Euro Collection



The American Collection



Hammered Knockers



Lift Handles



Garage Door Features

- TorqueMaster® Plus Counterbalance
- Bottom weather seal

- Tamper-resistant safety bottom brackets
- Polyurethane foamed-in-place-insulation

Warranty



Wayne Dalton offers a Lifetime Limited Warranty on this garage door. Please reference the warranty document for details.

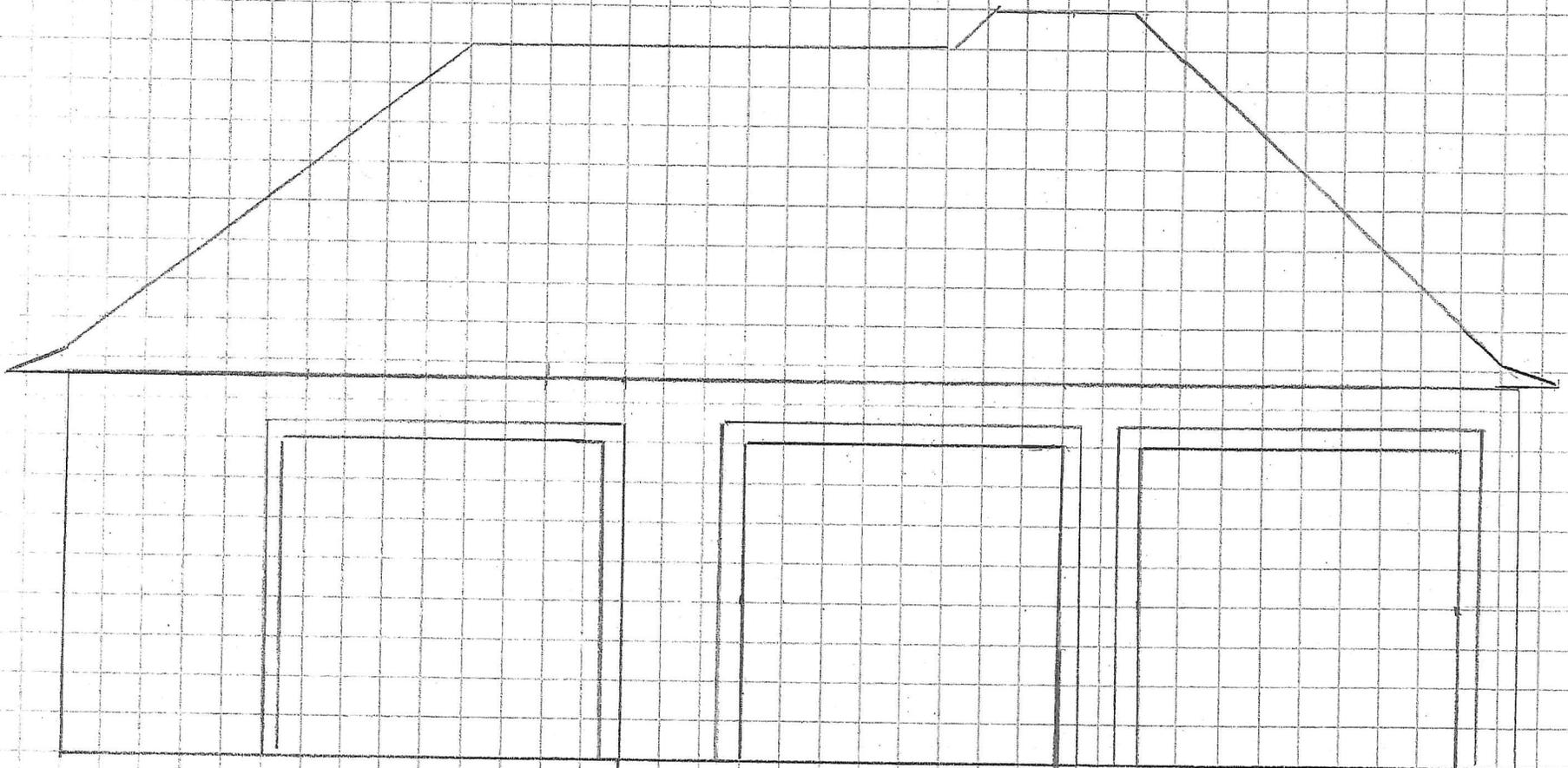
Timeline: 574 Summit Avenue

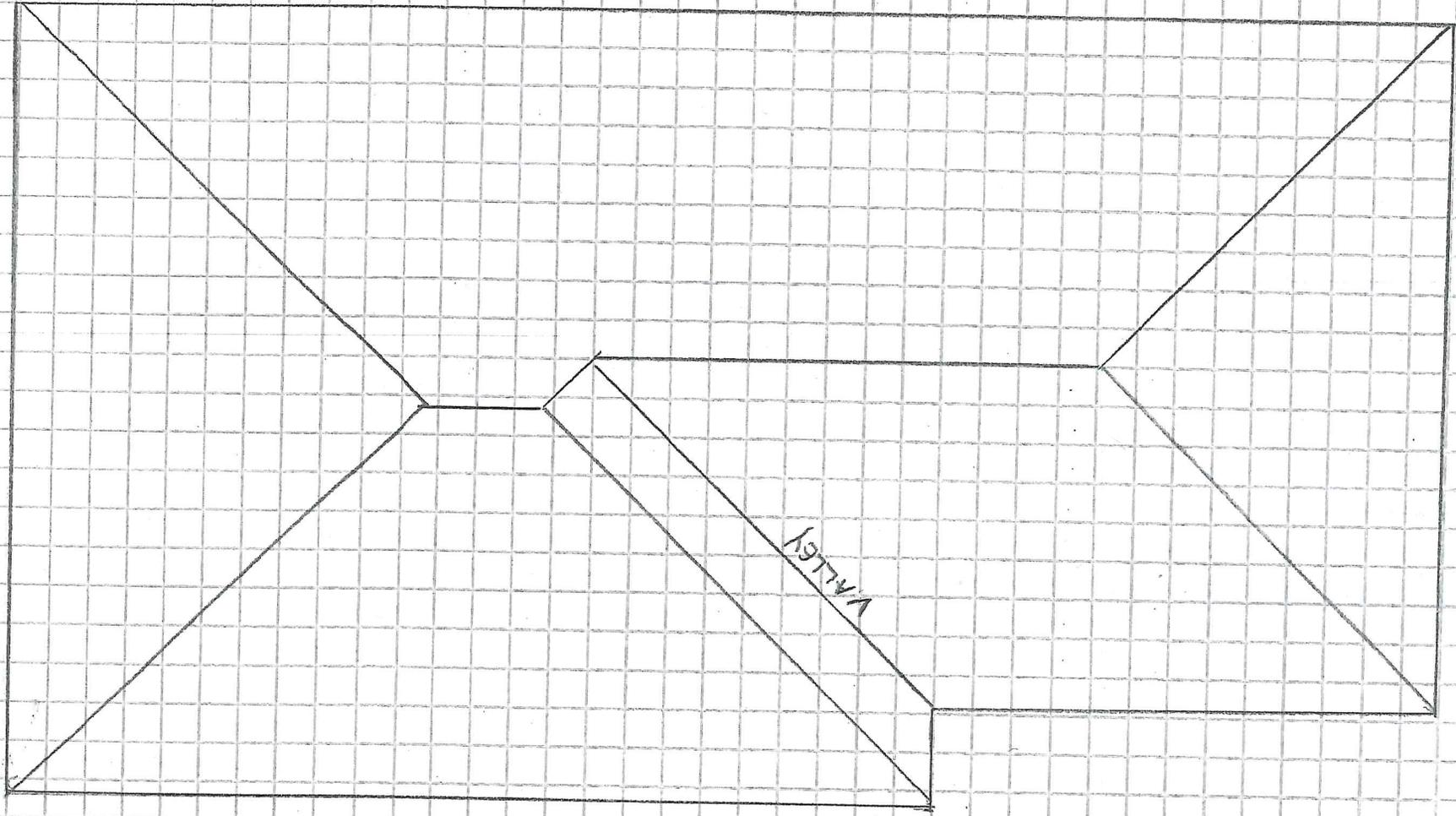
A Proposed Third Stall Addition to a contributing historic Two Stall Garage

<u>Date</u>	<u>Action</u>
07/02/15	HPC Design Review Application Submitted
07/08/15	1 st Draft of Construction Plans Submitted
07/13/15	Specification/design of proposed new garage doors submitted via email.
07/15/15	Request for further information regarding the design of the windows, doors, and roof
09/01/15	Building Permit Application taken out at DSI, further discussion of changes to proposed garage, including possibility of two types of foundation for addition.
09/03/15	2 nd draft of construction plans submitted, plans for brick discarded due to financial hardship of a new foundation.
09/10/15	Staff meeting to discuss plans for new garage, administrative approval would require reveal of roofline and/or wall, communicated to C. Stander via email.
09/29/15	Brick façades are reintroduced into the proposal. Meeting scheduled to discuss how to apply the reveal.
09/30/15	At a staff meeting with the applicant, the applicant expressed his unwillingness to go with HPC suggestions for reveal at wall or roofline, wanting to maintain a cohesive appearance and to make the addition appear historic. Staff explained that this would not meet the guidelines or the Standards, and that such an application would most likely be unsuccessful before the commission.
12/11/15	The applicant gives contact information for his architect to allow for scaled and dimensioned plans to be drawn up for the HPC.
12/15/15	First email to begin communication between HPC staff and the original contractor
01/04/16	Communication between HPC staff and the original architect begins. Via email and phone, HPC requirements for scaled and dimensioned plans were communicated to the architect.
01/05/16	The applicant emails HPC staff to request the review be placed on hold for medical reasons pending rehabilitation.
01/26/16	The applicant notifies HPC staff that the original contractor was no longer involved in the project, and that CCRC (Custom Carpentry Remodeling & Construction) had been obtained as the new architect.
02/09/16	The applicant notifies HPC staff that the earliest they could submit materials would be March, as he would be out of town until February 26.

- 02/22/16 The applicant notifies HPC staff that he cannot meet the 03/03/16 deadline for the 03/24/16 Public Hearing, and that the earliest he would be able to submit anything would be 03/10/16.
- 02/24-25/16 HPC Staff member Fred Counts holds phone conversations and emails with the new architects at CCRC. 3 possibilities for a successful application before the commission are laid out: a drop in the ridge line, a reveal on the north elevation between the original construction and the addition, or a combination of both in whichever way they saw fit.
- 03/03/16 The applicant came into HPC offices to drop off the previous architect's plan "in order to meet the March 3 deadline for the March 24 Public Hearing". Was told that staff would need to review the plans. Confused, HPC staff reached out to the new architect to understand where the project stood.
- 03/08/16 The current architects respond to HPC staff stating that they were still involved and drawing up plans that had been discussed between February 24 and 25.
- 03/18/16 The applicant calls HPC staff inquiring why his project was not on the March 24 Public Hearing agenda. Was told that staff was not sure as to which plans were going to be agreed upon – the current architect or the previous architect – and that there were no materials or finishes to put before the commission. Wanting to come into the office to have staff explain the situation to him, the applicant was told that he would be better served having the requirements for scaled, dimensioned drawings and a list of materials and finishes discussed between him and his new architect.
- 03/21/16 The applicant comes to HPC offices voicing the same concerns of 03/18. Was told that if his new architects could get the actual plans for construction to our offices by 03/24 that we would move him forward and place him on our Business Meeting agenda on 04/14, rather than the Public Hearing on 04/28.

38282







From Summit (north)



From the corner of Summit and Oakland



From Oakland Ave



From Oakland Ave



North elevation of existing garage



Northeast corner of existing garage



Rafter tails and beaded soffit



East wall of existing



West elevation



SE corner from sidewalk (Oakland Ave)



SE corner up close



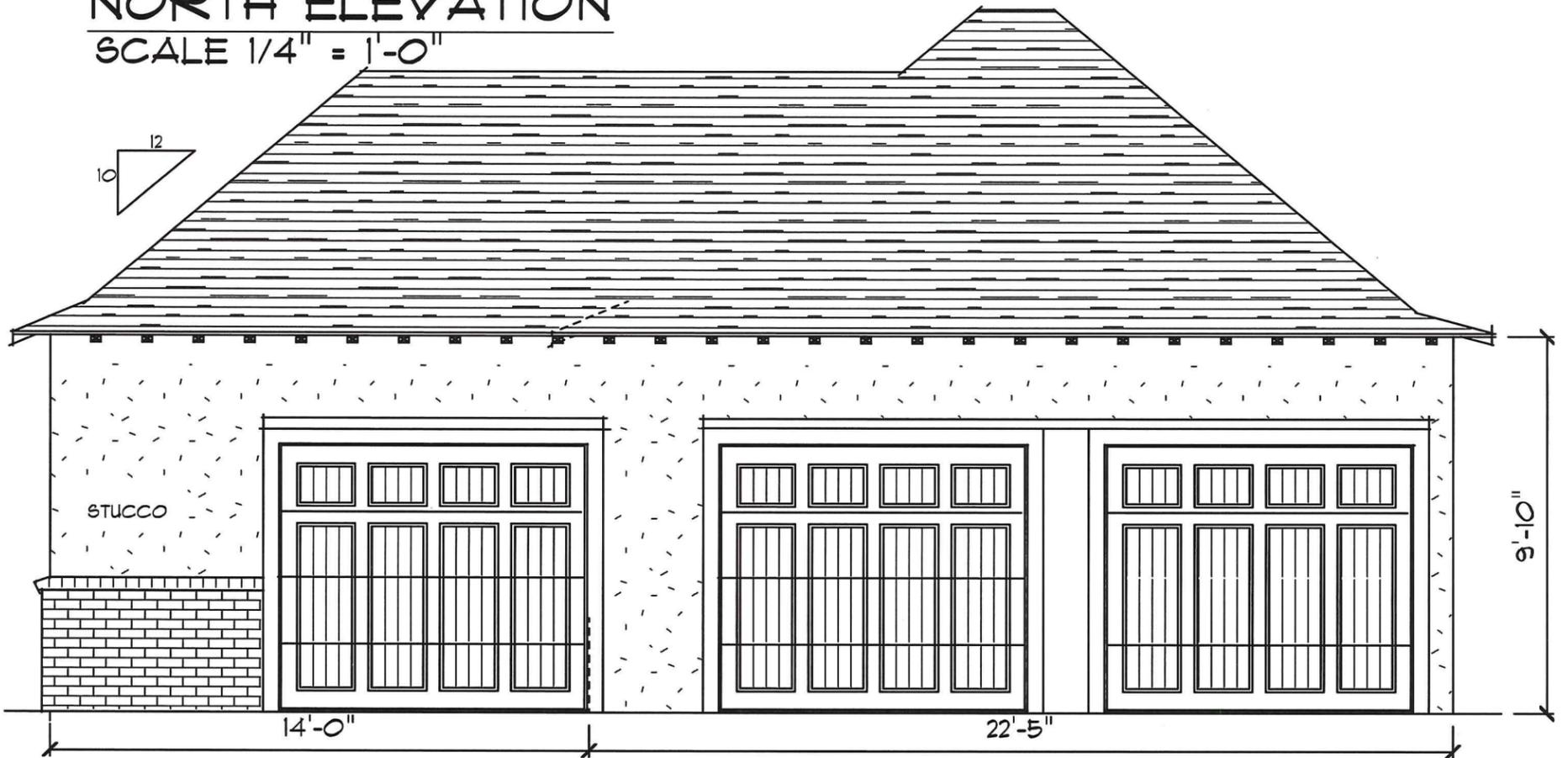
Sample of house brick

Materials and Finishes
Charles & Theresa Stander
574 Summit Ave
St. Paul

Roofing	Asphalt shingles
Siding	Stucco or brick as indicated
Exterior wood trim	Paint
Garage doors	Metal w/applied wood for design, painted
Service door	Painted
Framing	Treated sole plates, SPF studs, top plates & rafters. OSB wall and roof sheathing, bead board roof decking at edge of roof for soffit
Windows	Wood double hung, painted

NORTH ELEVATION

SCALE 1/4" = 1'-0"



Soffits will match:

- scrolled exposed rafter tails
- bead board soffit
- no fascia board

Garage door trim to match existing.

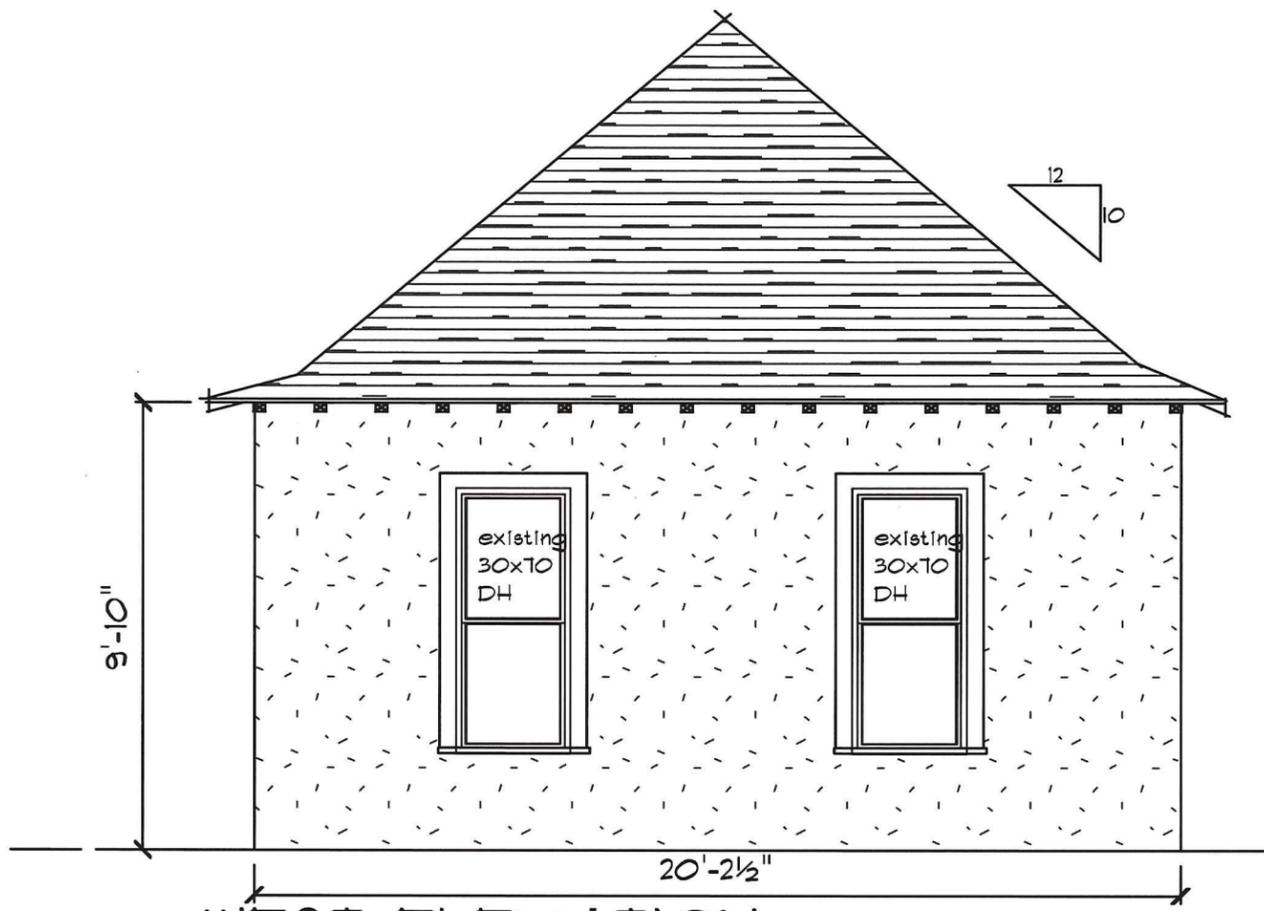
Window and service door trim to be 5/4 x 6 with drip cap

Asphalt shingles

Contractor CCRC

Garage Addition

Charles & Theresa Stander
574 Summit Ave
St Paul, MN

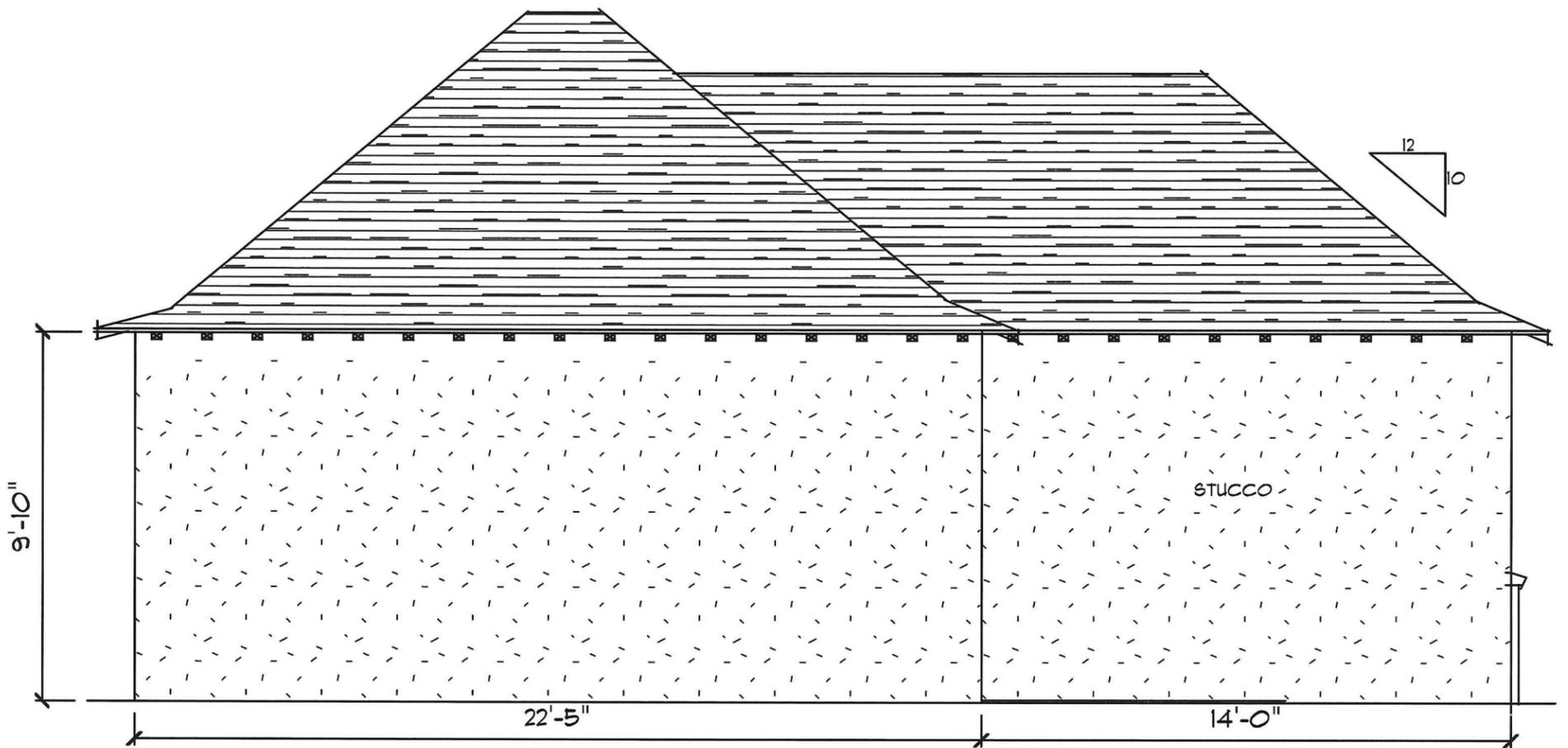
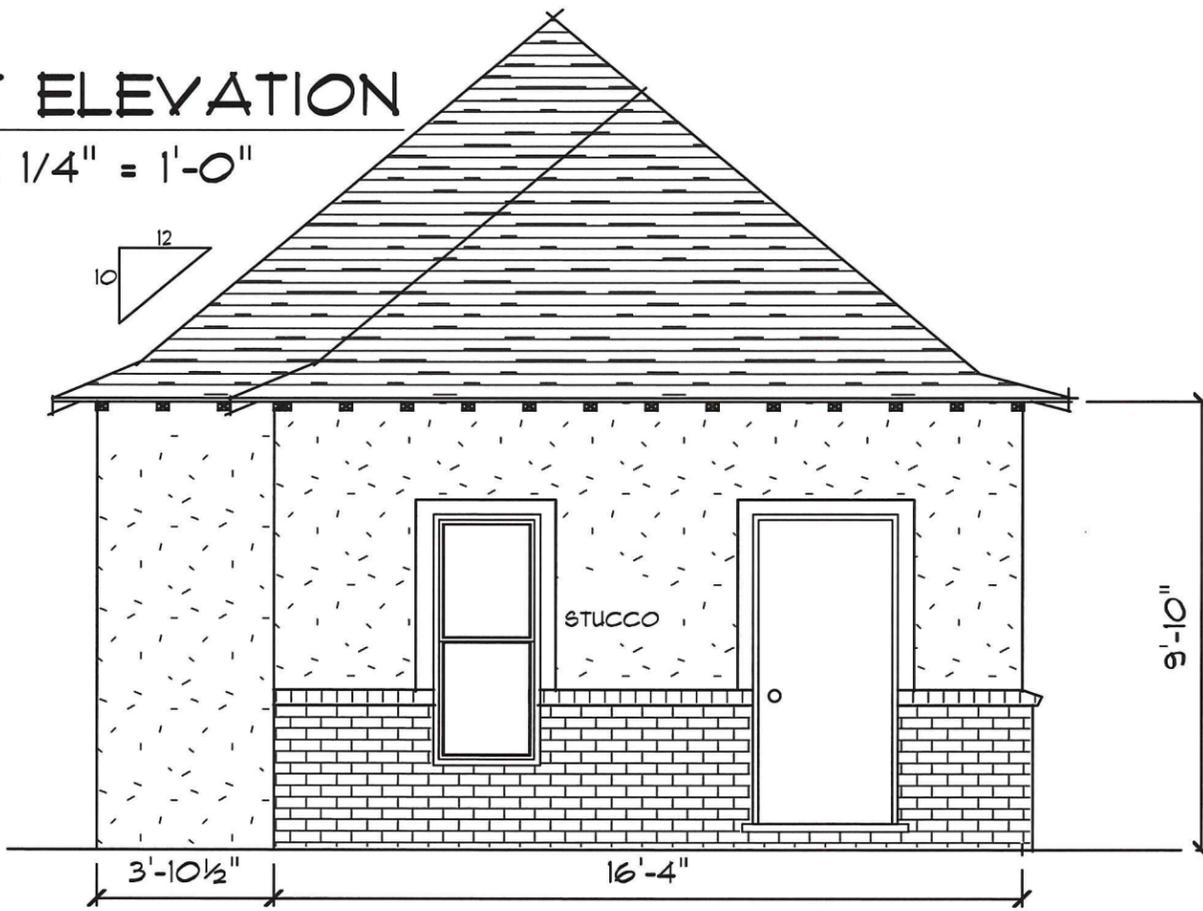


WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"

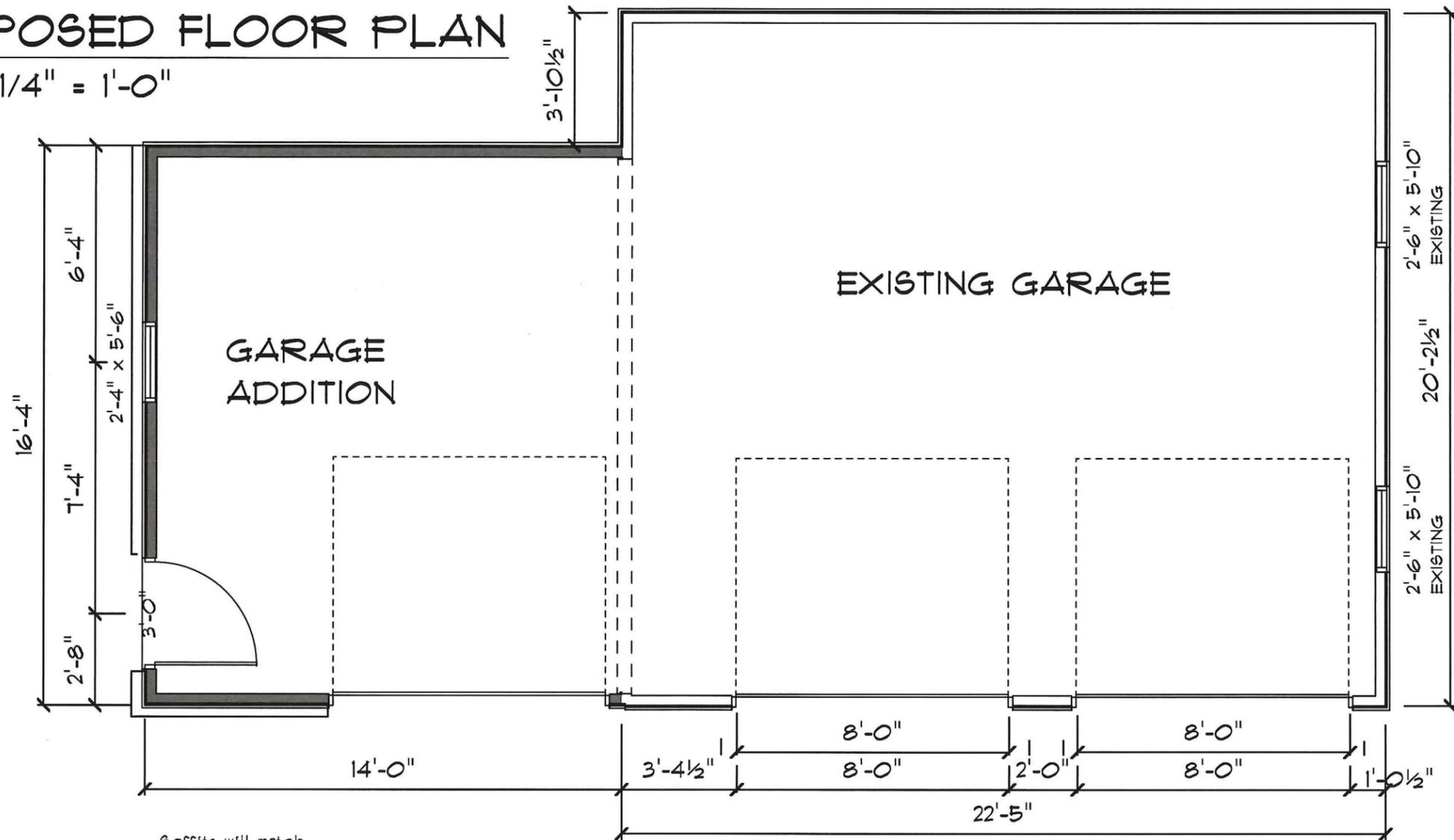


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"



- Soffits will match:
- scrolled exposed rafter tails
 - bead board soffit
 - no fascia board
- Garage door trim to match existing.
Window and service door trim to be 5/4 x 6 with drip cap
- Asphalt shingles

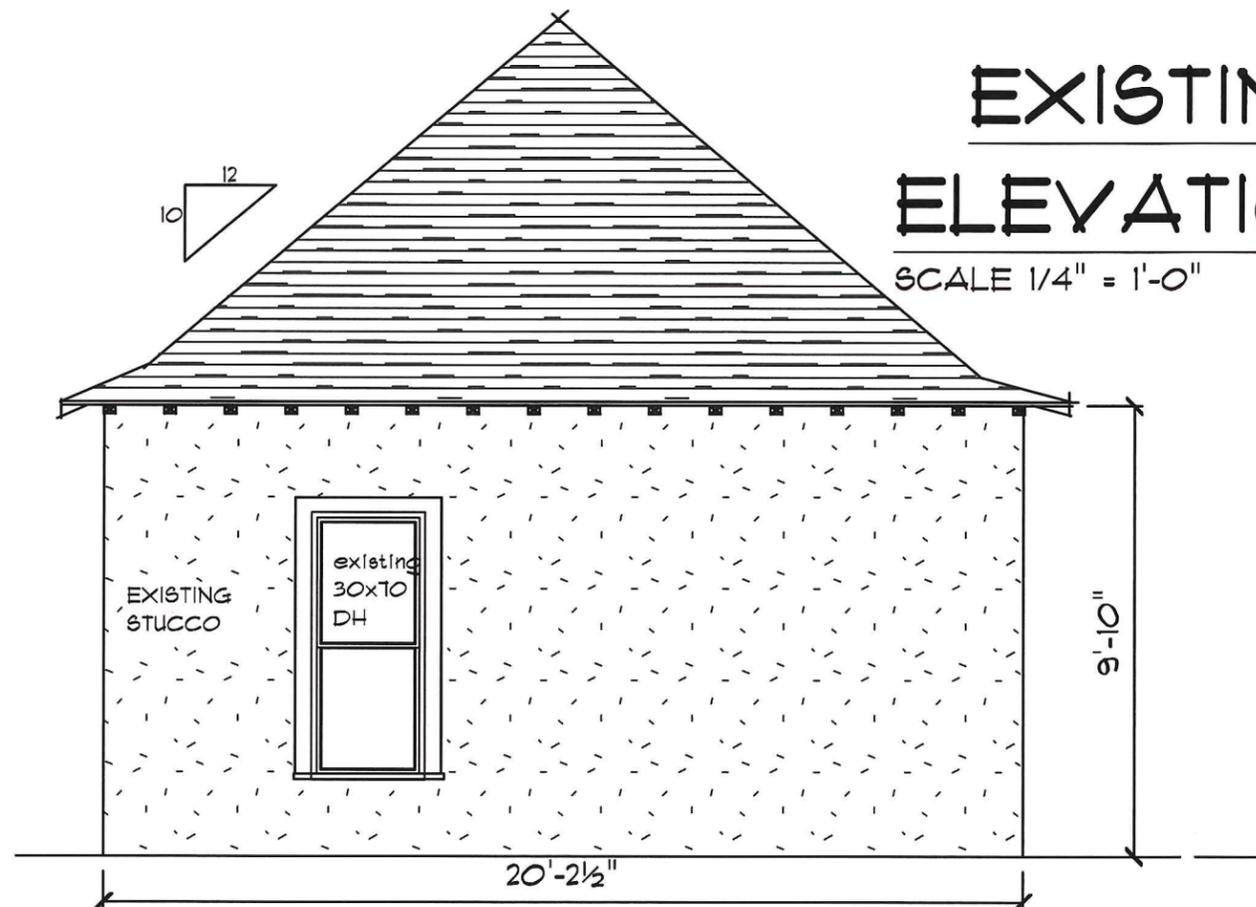
Contractor CCRC

Garage Addition

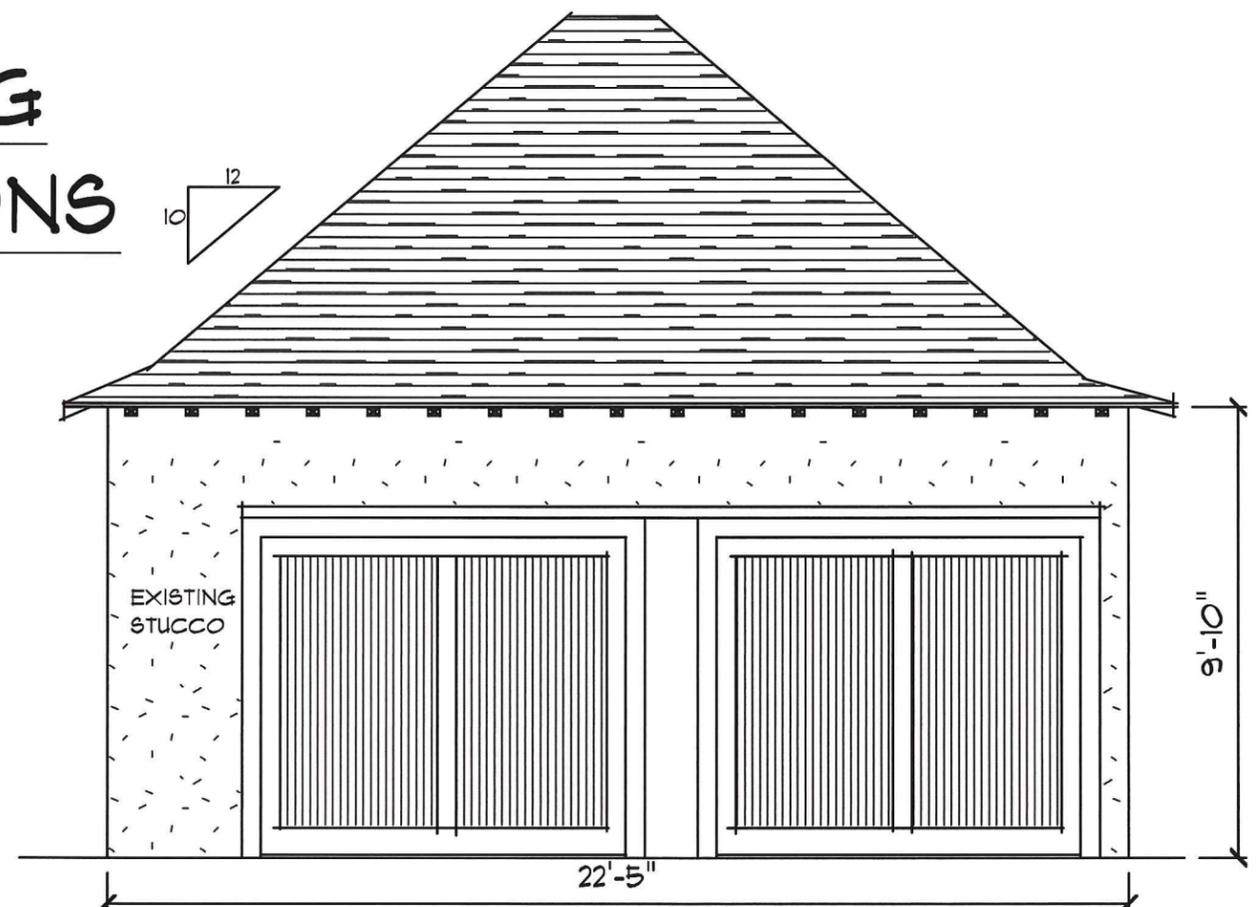
Charles & Theresa Stander
574 Summit Ave
St Paul, MN

EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"



EAST ELEVATION

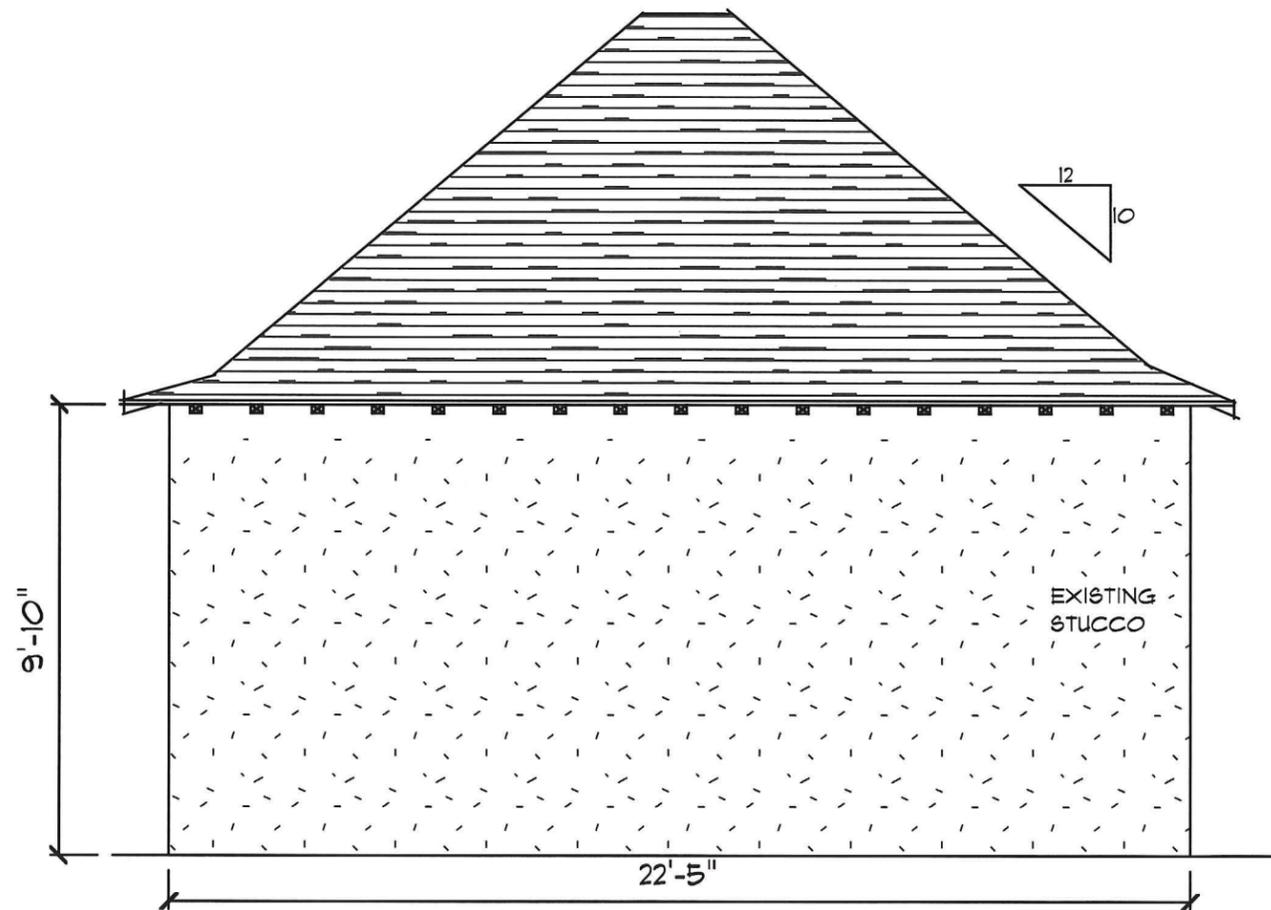


NORTH ELEVATION

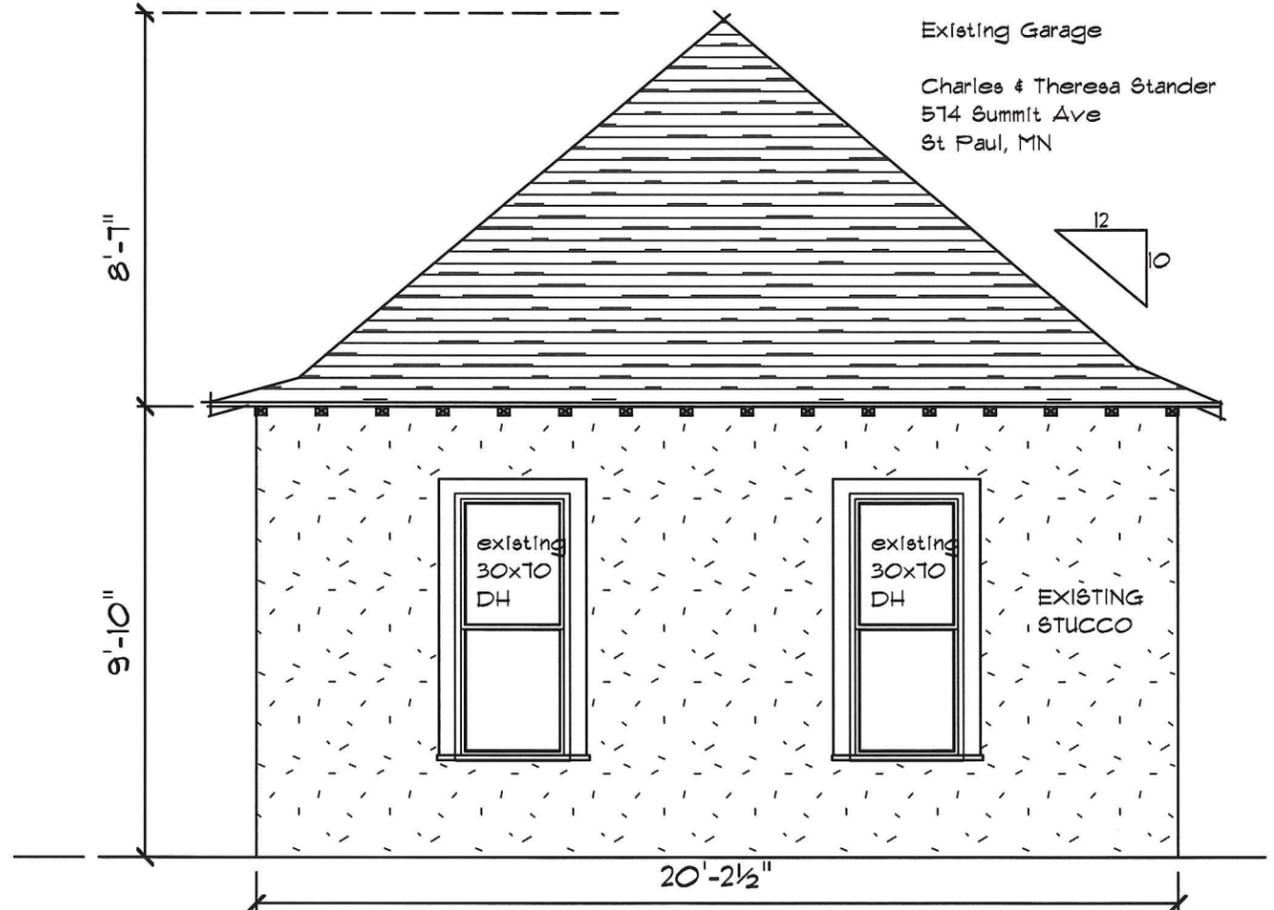
Contractor - CCRC

Existing Garage

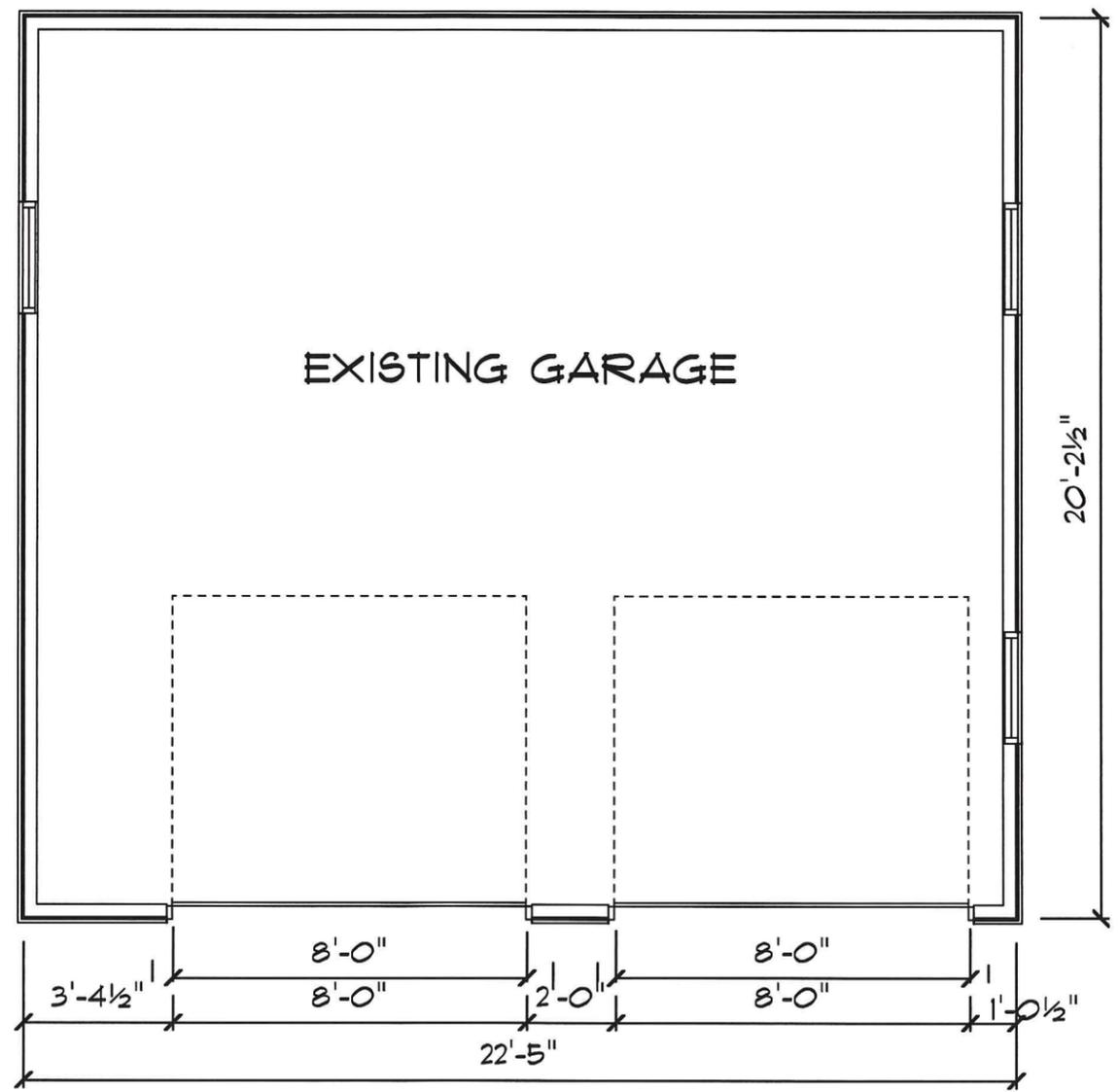
Charles & Theresa Stander
514 Summit Ave
St Paul, MN



SOUTH ELEVATION



WEST ELEVATION



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"