

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

FILE NAME: 574 Summit Avenue
DATE OF APPLICATION: July 2, 2015 (with final revised plans submitted March 24, 2016)
APPLICANT: Charles Stander
OWNER: same
DATE OF PUBLIC HEARING: April 14, 2016
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
CATEGORY: Pivotal
CLASSIFICATION: Building Permit #15-155889
STAFF INVESTIGATION AND REPORT: Amy Spong, Fred Counts
DATE: April 8, 2016

A. SITE DESCRIPTION: The G. D. Taylor House is a two-and-one-half story Mediterranean Revival structure constructed in 1910 with elements of Mission and Oriental Revival. The exterior is clad in yellow brick with the main façade featuring a concrete attic balconette, while the roof features glazed ceramic tiling and wide overhanging eaves. There is a full-width open front porch and west side porte-cochere supported by short, smooth columns with Art Nouveau-style capitals. The detached, stucco rear garage is an early automobile garage constructed in 1911, and is considered contributing to the Hill District.

B. PROPOSED CHANGES: The applicant is proposing to construct a one-stall addition to the east side elevation of the historic two-stall garage. The existing garage measures about 20' by 22 ½', and the proposed addition will be about 14' by 16' and will have a 3' 10 ½" setback on the south elevation. Two of the new addition walls will have a Milwaukee yellow brick veneer wainscoting to match the main structure. The remainder of the exterior will be stucco to match the historic garage. The roofline of the addition will be set back from the south elevation and have a slight drop in the ridgeline to differentiate it from the historic garage. Truss eave brackets and bead board soffit will be milled to match the historic garage. The existing wood sliding doors will be removed and replaced with new fiberglass overhead garage doors. The existing windows on the west elevation will be replaced with Marvin wood-frame 1-over-1 double-hung units to match the existing profile. The third stall addition will have one window and one access door on the east elevation, with the window to match those on the west elevation. The existing concrete driveway will also be expanded to allow for auto access to the addition, however a site plan indicating details was not submitted.

C. BACKGROUND:

On July 2, 2015, the applicant submitted an application for a one-stall addition onto the historic garage. At the time of the application, plans were not scaled and dimensioned, and there was a lack of differentiation between the new addition and the historic garage, and alterations proposed for the existing garage that staff was not comfortable reviewing and approving administratively. Between July and September of 2015, HPC staff worked with the applicant to revise the initial design of the addition to meet the Hill District guidelines and the Secretary of the Interior's Standards for Rehabilitation. The applicant obtained a new designer in January 2016, and HPC staff continued to work with both the applicant and the designer into March of 2016, when plans were finalized and the application completed and submitted for this HPC Public Hearing.

D. GUIDELINE CITATIONS:

Historic Hill Heritage Preservation District Guidelines

Sec. 74.64. - Restoration and rehabilitation.

(a) *General Principles:* The Historic Hill District design guidelines for restoration and rehabilitation are based on the ten (10) standards for rehabilitation developed by the National Park Service, United States Department of the Interior. These standards are published in a 59-page pamphlet entitled *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Revised 1983), available for two dollars (\$2.00) from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402 (GPO stock number 024-005-01003-3). In addition to the standards themselves, the pamphlet contains examples of recommended approaches to rehabilitation. All projects that owners wish to be certified for purposes of federal historic rehabilitation tax incentives are reviewed and evaluated by the state historic preservation office for conformance with the secretary of the Interior's *Standards for Rehabilitation*. The ten (10) standards are as follows:

- (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. These 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.

(b) *Masonry and Foundations:*

(1) Whenever possible, original masonry and mortar should be retained without the application of any surface treatment. Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low-pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted because it erodes the surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used.

(2) Original mortar joint size and profile should be retained and replacement mortar should match the original mortar in color and texture. Materials and ingredient proportions similar to the original mortar should be used when repointing, with replacement mortar softer than the masonry units and no harder than the historic mortar. This will create a bond similar to the original and is necessary to prevent damage to the masonry units. Repointing with mortar of high Portland cement content often creates a bond stronger than is appropriate for the original building materials, possibly resulting in cracking or other damage. Mortar joints should be carefully washed after setup to retain the neatness of the joint lines and keep extraneous mortar off of masonry surfaces.

(3) The original color and texture of masonry surfaces should be retained. While unpainted masonry surfaces should not be painted, paint should not be indiscriminately removed from masonry surfaces because some brick surfaces were originally meant to be painted.

(c) *Siding and Surface Treatment:*

(1) Deteriorated siding materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible. Resurfacing frame buildings with new material such as artificial stone, artificial brick veneer, or asbestos and asphalt shingles is inappropriate and should not be done. Four-inch lap vinyl, metal or hardboard siding may be used in some cases to resurface clapboard structures, especially structures categorized as noncontributive to the district, if well detailed, well designed and in keeping with the historic character of the structure. Ventilation must be carefully provided when using these products to prevent damage to the original wood fabric by trapping moisture. The width, pattern and profile of the original siding should be duplicated. Residing should not alter the profile of bordering trim such as drip caps, frieze boards and corner boards; if replacement is necessary, they should be matched.

(2) Color is a significant design element and paint colors should be appropriate to the period and style of the 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.

(d) *Roofs:*

(1) Original roofing materials should be retained unless deteriorated. When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. When entirely reroofing, new materials which differ to such an extent from the old in composition, size, shape, color or texture that the appearance of the building is altered should not be used.

(2) Wood shingles in the nineteenth century were often dipped in creosote to preserve them, giving them a very dark brown color. Victorians often stained wood shingles deep red or dark green to complement rather than match the color of the house. When asphalt shingles began to be used in the 1890's, the most common colors were solid, uniform, deep red and solid,

uniform, dark green. A weathered-wood color may be acceptable for new asphalt shingles because it is neutral and blends in. Black may be acceptable for Colonial Revival houses built after the 1920's, but it should be avoided for Victorian houses.

(3) The original roof type, slope and overhangs should be preserved. New dormers may be acceptable in some cases if compatible with the original design. Modern skylights are a simple way to alter a roof to admit light and air without disrupting its plane surface, are less noticeable than dormers, and may also be acceptable. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front roof plane.

(e) *Windows and Doors:*

(1) Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.

(2) Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and reused in place, should be avoided.

(3) The stylistic period(s) a building represents should be respected. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design and hardware of the older window sash or door. Inappropriate new window and door features such as aluminum storm and screen window combinations, plastic or metal strip awnings, or fake shutters that disturb the character and appearance of the building should not be used. Combination storm windows should have wood frames or be painted to match trim colors.

(f) *Porches and Exterior Architectural Features:*

(2) Decorative architectural features such as cornices, brackets, railings, and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terracotta, tile and brick should match the original as closely as possible.

(Ord. No. 17815, § 3(II) 4-2-91)

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.

(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.

(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.

(Ord. No. 17815, § 3(III), 4-2-91)

Sec. 74.67. - Demolition.

When reviewing proposals for demolition of structures within the district, the heritage preservation commission refers to Section 73.06(i)(2) of this Code, which states the following:

"In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the buildings as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings."

(Ord. No. 17815, § 3(V), 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 Legislative Code states 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 property is categorized as pivotal to the character of the Hill Historic District. The established character of this property is a Mediterranean Revival style that transitions to a compatible auto garage built one year after the main house and constructed during the established period of significance for the Hill Historic District.
3. **§74.67 Demolition.** *In the case of the proposed demolition of a building, partial or whole, prior to approval of said demolition, the commission shall make written findings on the following:*
 - a. *The architectural and historical merit of the building.* The historic stucco garage retains integrity and is an example of an early auto garage. It is classified as contributing to the Hill Historic District.
 - b. *The effect of the demolition on surrounding buildings.* Allowing partial demolition of the existing garage, in order to construct an addition, retains the early auto garage while allowing for expanded use. The partial demolition is on the rear of the property and the loss of the east side wall and roof plane is not visible from the front, Summit Avenue but minimally visible from the side yard. There are two primary elevations for this property being located on a corner; however, the rear yard is elevated from the public sidewalk as there is a tall retaining wall at the back of the property.
 - c. *The effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings.* The proposed new construction on the remainder of the building would not result in the loss of character defining features given the addition is proposed for a secondary structure at the back of the property.
 - d. *The economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.* As it exists, the building is a functioning two-stall garage for the residence. The proposed addition would add one more parking stall, increasing the overall value of the property. The proposed repairs on the existing garage are necessary to halt further deterioration and allow for continued use.
4. **§74.64.(a)(2 and 6).** The proposed repairs on the existing garage and replacement of existing windows and auto doors complies with the standards that maintains the distinguishing qualities and characteristics of the property and generally replaces existing detailing in-kind.
5. **§74.64.(a)(9).** The proposed addition does 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.”
6. **§74.64.(a)(10).** The new addition is not connected in a way that if “removed in the future, the essential form and integrity of the structure would be unimpaired.” The south elevation has an almost 4' setback from the existing wall and the existing roof ridge is still intact, but the north elevation does not have a setback or reveal from the original north wall and roof ridge. This standard is not met as there isn't a clear differentiation on the north elevation distinguishing original from new. The brick wainscoting on the new addition is one way to distinguish old from new.
7. **§74.65 New Construction.** The proposed addition complies with the guidelines for massing and height, materials, roofs, setback, and windows and doors. The detail of the new front (north) wall which continues the historic garage wall and roof plane does not meet the

guideline to preserve the overall size, shape and form of the early auto garage.

8. **§74.65 (f)(3) Garages and Parking.** *The guidelines state that 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.* There is no alley adjacent and the addition is consistent with the existing garage access and complies with this guideline.
9. **Sec. 74.65(f)(2) Landscaping.** There wasn't a detailed site plan showing changes for the driveway to allow access to the new garage. The existing driveway still retains the original/early scoring pattern and is a distinguishing feature that warrants preservation.
10. The proposal to partially demolish the existing garage to construct an addition will not adversely affect the program for preservation and architectural control of the Hill Historic District (Leg. Code 73.06 (e)) provided the conditions are met.

F. STAFF RECOMMENDATIONS:

Based on the findings, staff recommends approval of necessary City permit applications provided the following condition(s) are met:

1. The north (front-facing) elevation of the new addition shall be set back (shifted) an appropriate distance to preserve the corner and roof ridge of the historic garage. A revised design shall be submitted to staff for final review and approval prior to permit issuance.
2. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval. A site plan showing paving location and details shall be submitted to staff for final review and approval. The existing concrete driveway and scoring pattern shall be retained. If replacement is proposed, it shall match the existing in material and scoring pattern.
3. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
4. The HPC stamped approved plans shall remain on site for the duration of the project. If an updated set of plans is submitted for City permits, HPC staff shall receive a full size set for final review in order to determine compliance with the HPC decision and conditions.

G. ATTACHMENTS

1. HPC Design Review Application
2. Photos
3. Site Plan
4. Scaled and dimensioned plans, 11" x 17"



*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.

*revised
per
plans
Atts.*

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.

Attach additional sheets if necessary

Planned east facing personel door will an exterior hard wood door..

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: 03/24/16
 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

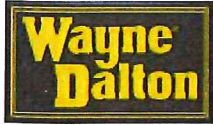
Date _____

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: _____

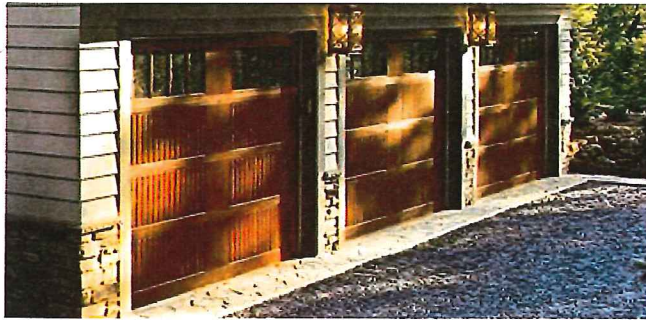
City Permit # 15 - 155889



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

Fiberglass Garage Doors

Model 9800



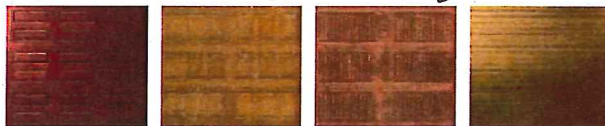
Wayne Dalton's Model 9800 garage door is engineered with an artfully molded wood-grain fiberglass surface concealing durable steel construction. Made with Therma-Tru's AccuGrain Technology, fiberglass is as close as you can get to the warmth and beauty of wood with less maintenance.

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.

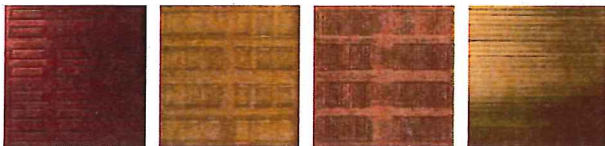
- Horizontal Raised - Oak Wood Grain
- Vertical Raised - Oak Wood Grain
- Sonoma - Cherry Wood Grain
- V-Groove - Mahogany Wood Grain

7ft. Doors



Horizontal Raised Vertical Raised Sonoma V-Groove

8ft. Doors



Horizontal Raised Vertical Raised Sonoma V-Groove

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*

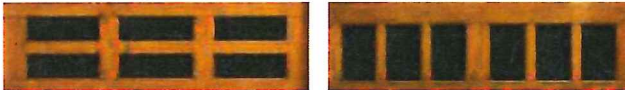


Choose a Window

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.

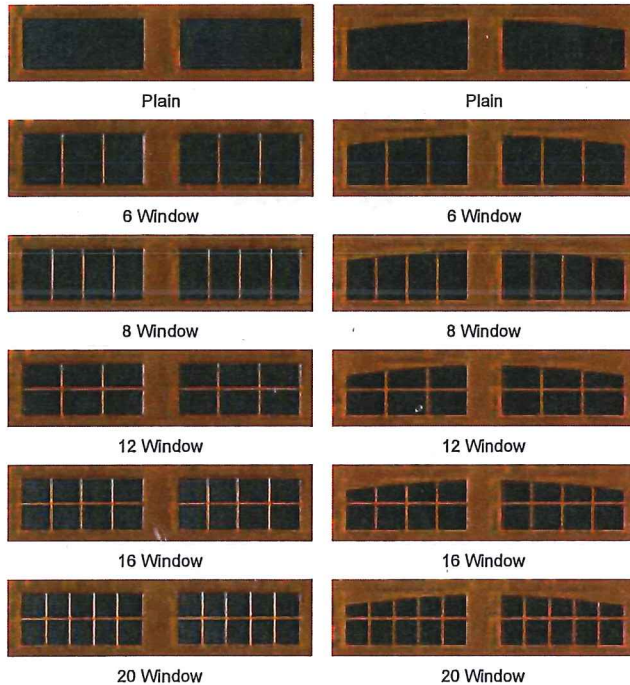
Horizontal Raised & V-Groove

Vertical Raised & V-Groove

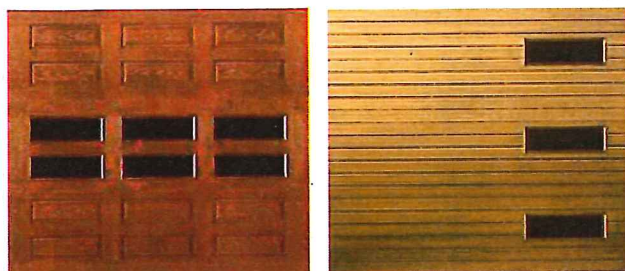


*V-Groove window configurations above is based on a 9' wide door. 8' wide doors feature a different window configuration.

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



Clear

Satin

Obscure*

*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



Fleur-de-Lis

Barcelona

Spear

The American Collection



Aspen

Conifer

Arrow

Hammered Knockers



Fleur-de-Lis

Barcelona

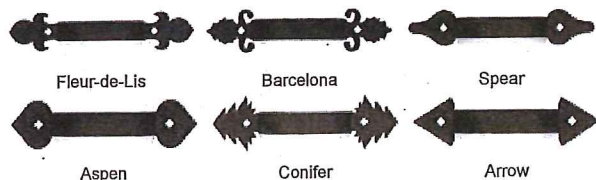
Spear

Aspen

Conifer

Arrow

Lift Handles



Fleur-de-Lis

Barcelona

Spear

Aspen

Conifer

Arrow

Garage Door Features

- TorqueMaster® Plus Counterbalance
- Bottom weather seal



North elevation of existing garage



Northeast corner of existing garage



Rafter tails and beaded soffit



East wall of existing



From Summit (north)



From the corner of Summit and Oakland



From Oakland Ave



From Oakland Ave



SE corner up close



Sample of house brick



West elevation



SE corner from sidewalk (Oakland Ave)

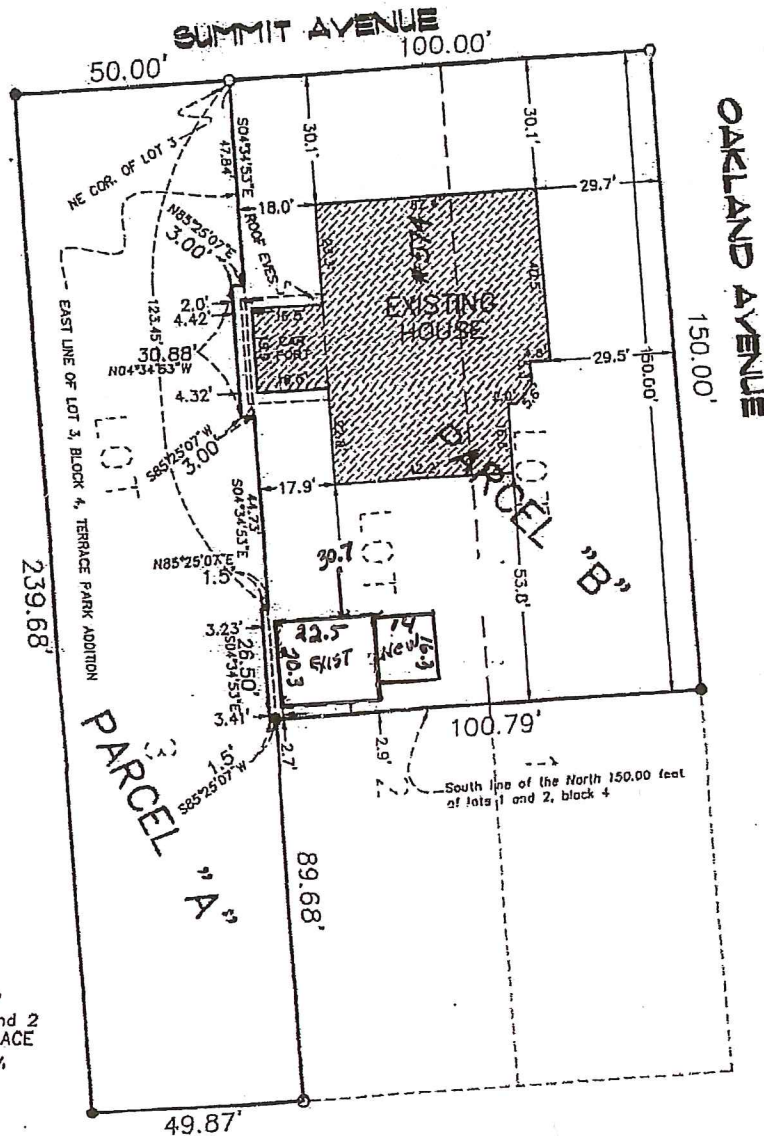
SKETCH AND DESCRIPTIONS

FOR : ROCKY ELLINGSON

NORTH



574 SUMMIT AVE.



TOTAL PROPERTY DESCRIPTION:

The North 150 feet of lots 1 and 2 and all of lot 3, block 4, TERRACE PARK ADDITION, Ramsey County, Minnesota.

DESCRIPTION OF PARCEL "A"

Lot 3, Block 4, TERRACE PARK ADDITION, Ramsey County, Minnesota EXCEPT that part thereof described as commencing at the Northeast corner of said Lot 3; thence South 4 degrees 34 minutes 53 seconds East, on an assumed bearing along the East line of said Lot 3, a distance of 123.45 feet to the point of beginning of the parcel to be described; thence continuing South 4 degrees 34 minutes 53 seconds East, along said East line, a distance of 28.50 feet to the South line of the North 150.00 feet of said lot 3; thence South 85 degrees 25 minutes 07 seconds West a distance of 1.50 feet; thence North 4 degrees 34 minutes 53 seconds East a distance of 1.50 feet to the point of beginning and EXCEPT that part of said Lot 3, described or commencing at the Northeast corner of said Lot 3; thence South 4 degrees 34 minutes 53 seconds East, on an assumed bearing along the East line of said Lot 3, a distance of 47.84 feet to the point of beginning of the parcel to be described; thence continuing South 4 degrees 34 minutes 53 seconds East, along said East line, a distance of 30.88 feet; thence South 85 degrees 25 minutes 07 seconds West a distance of 3.00 feet; thence North 4 degrees 34 minutes 53 seconds West a distance of 30.88 feet; thence North 85 degrees 25 minutes 07 seconds East a distance of 3.00 feet to the point of beginning.

DESCRIPTION OF PARCEL "B"

The North 150.00 feet of lots 1 and 2, block 4, TERRACE PARK ADDITION, Ramsey County, Minnesota and that part of lot 3 said block 4 described as commencing at the Northeast corner of said Lot 3; thence South 4 degrees 34 minutes 53 seconds East, on an assumed bearing along the East line of said Lot 3, a distance of 123.45 feet to the point of beginning of the parcel to be described; thence continuing South 4 degrees 34 minutes 53 seconds East, along said East line, a distance of 28.50 feet to the South line of the North 150.00 feet of said lot 3; thence South 85 degrees 25 minutes 07 seconds West a distance of 1.50 feet; thence North 4 degrees 34 minutes 53 seconds West a distance of 26.50 feet; thence North 85 degrees 25 minutes 07 seconds East a distance of 1.50 feet to the point of beginning; AND that part of said Lot 3, described as commencing at the Northeast corner of said Lot 3; thence South 4 degrees 34 minutes 53 seconds East, on an assumed bearing along the East line of said Lot 3, a distance of 47.84 feet to the point of beginning of the parcel to be described; thence continuing South 4 degrees 34 minutes 53 seconds East, along said East line, a distance of 30.88 feet; thence South 85 degrees 25 minutes 07 seconds West a distance of 3.00 feet; thence North 4 degrees 34 minutes 53 seconds West a distance of 30.88 feet; thence North 85 degrees 25 minutes 07 seconds East a distance of 3.00 feet to the point of beginning.

o Denotes Iron Set

• Denotes Iron Found

Bearings are assumed.

Drawn By: RPA

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 26th day of April, 1999.

[Signature]

License No. 17265

Scale 1" = 20'

Job No.: 309.001

File No. certs/309.001.dwg

METROLAND SURVEYING & ENGINEERING

332 COUNTY ROAD D

LITTLE CANADA, MINNESOTA 55117

TEL: (612) 742-0421 FAX: (612) 742-0421 EMAIL: survey@metroland.com

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

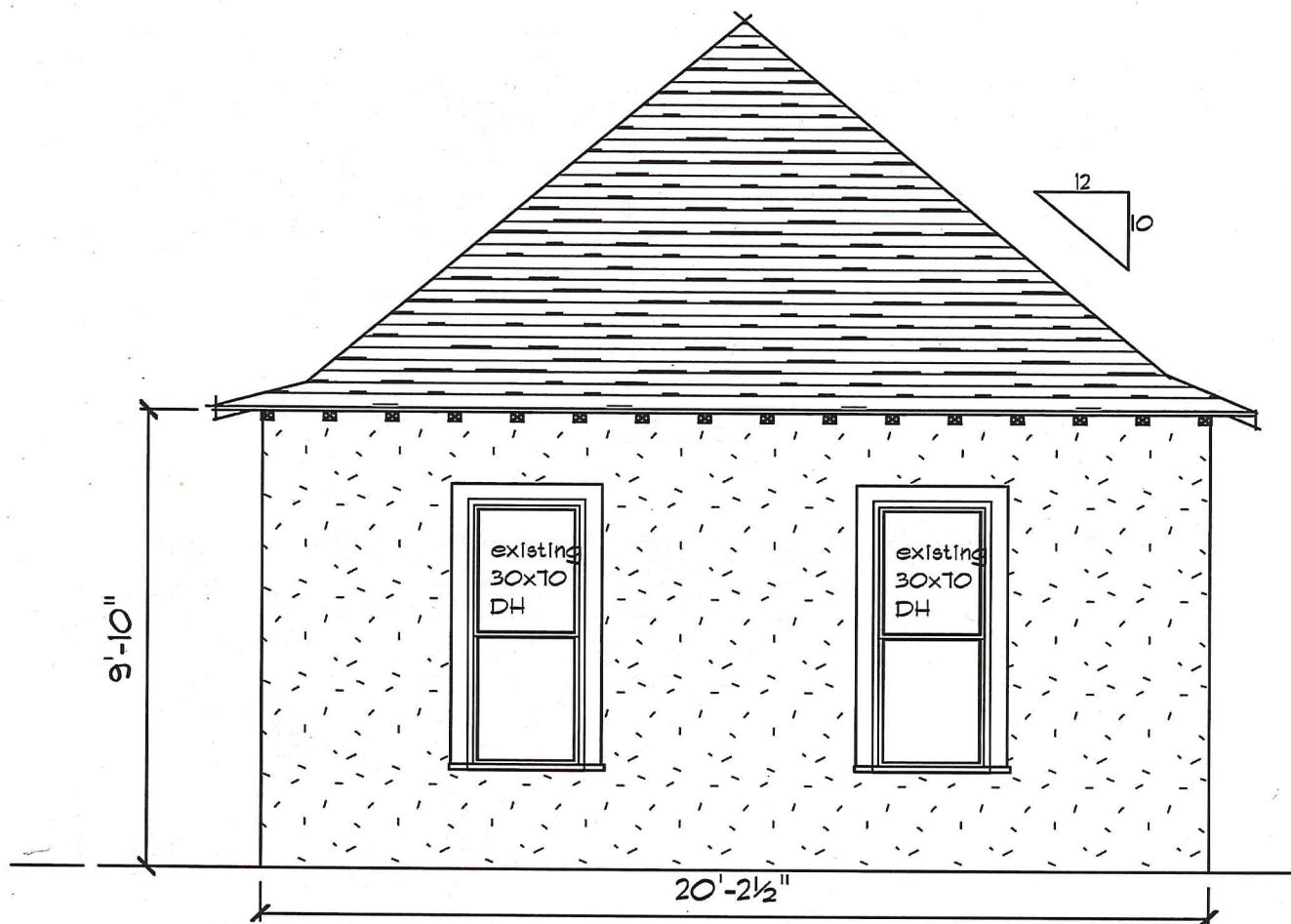
Garage door trim to match existing.
Window and service door trim to be 5/4 x 6 with drip cap

Asphalt shingles

Contractor CCRC

Garage Addition

Charles & Theresa Stander
574 Summit Ave
St Paul, MN

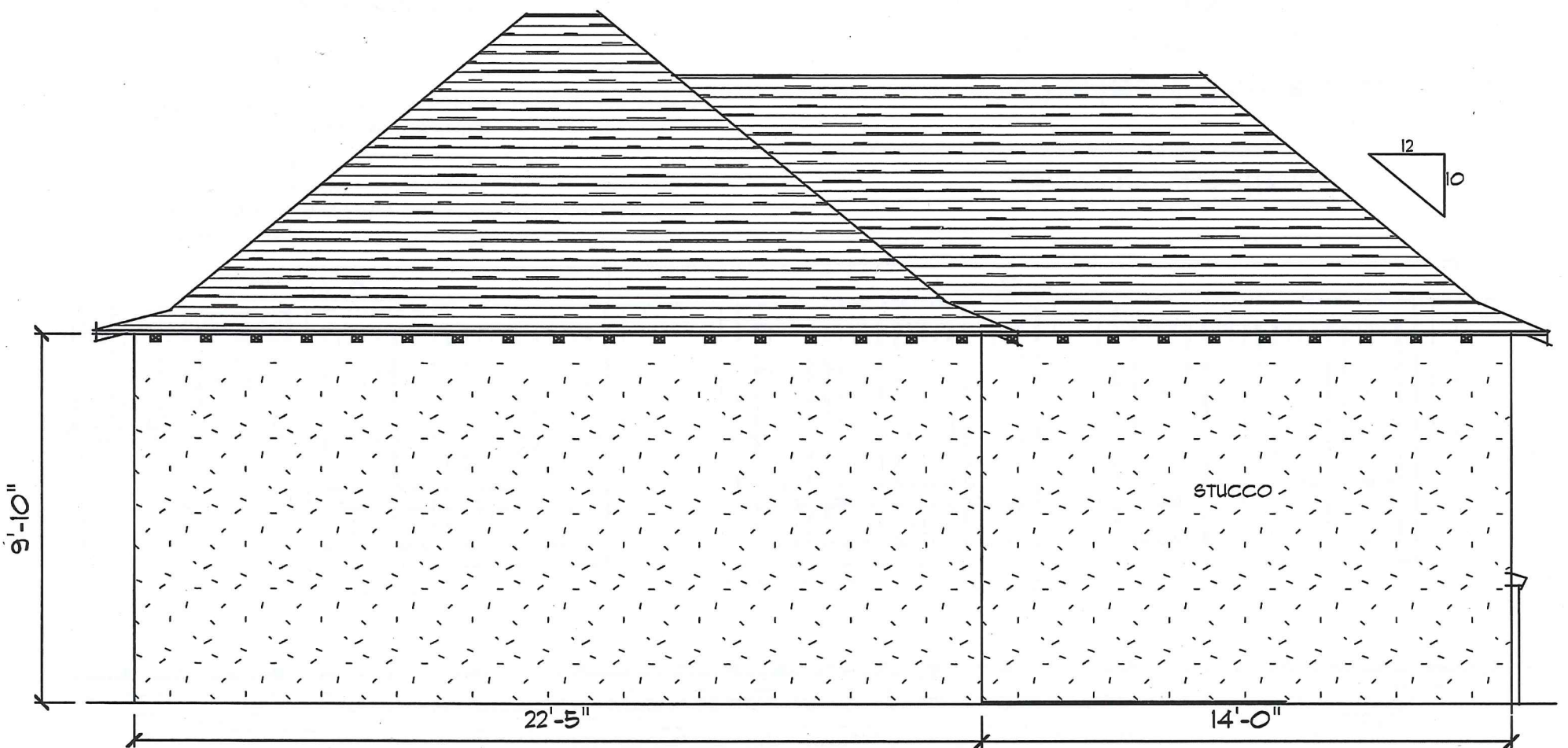
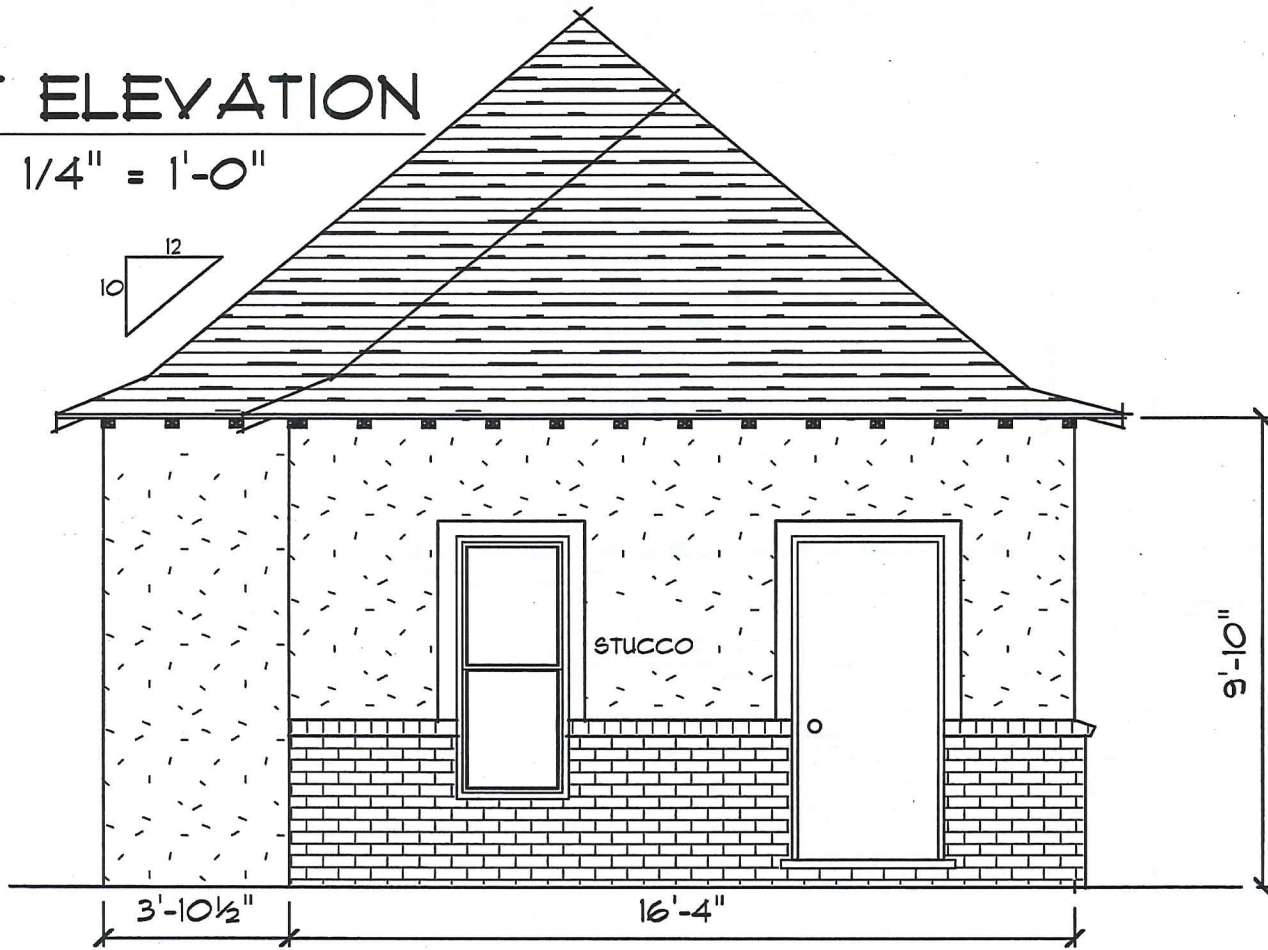


WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"

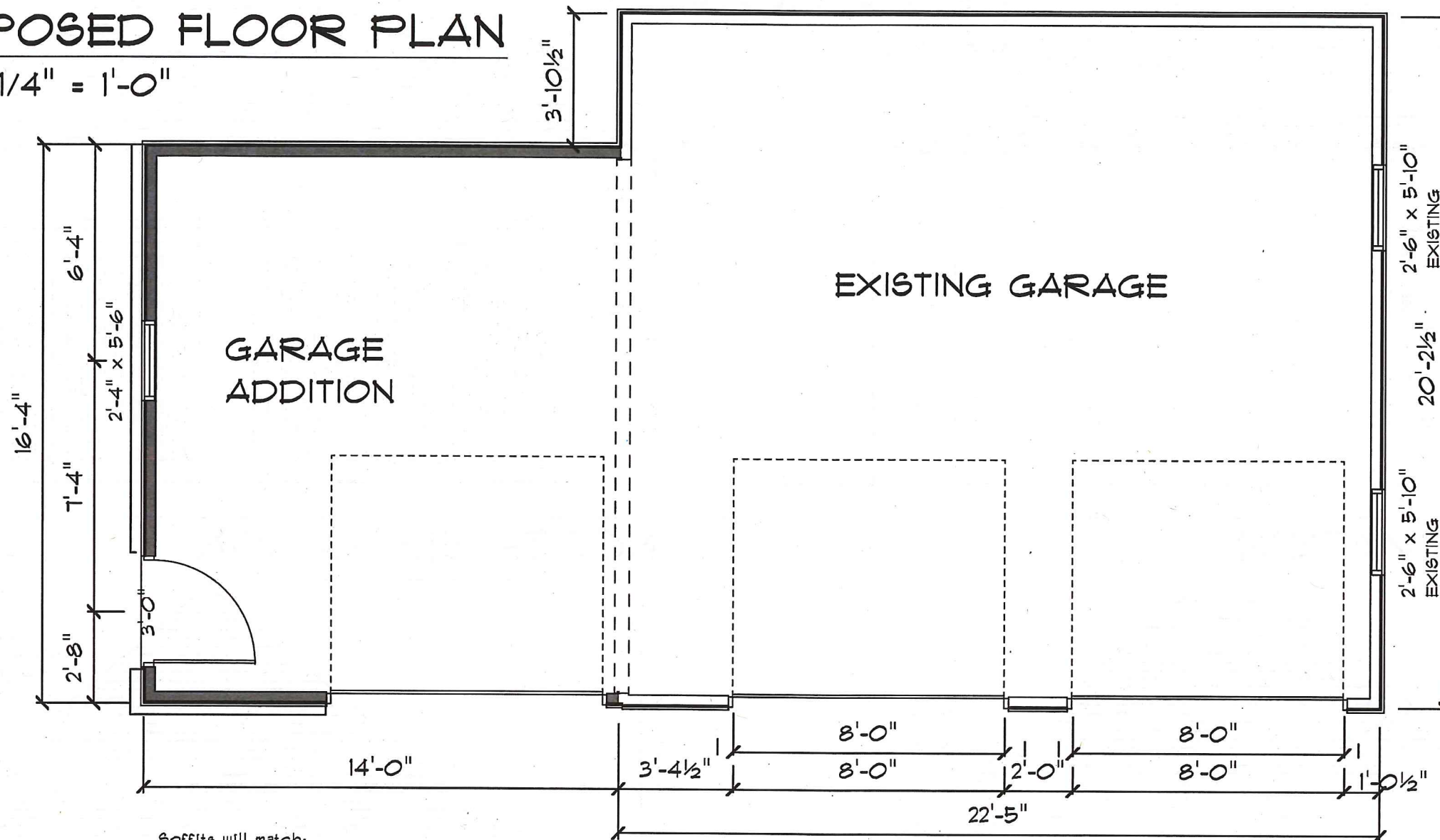


SOUTH ELEVATION

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

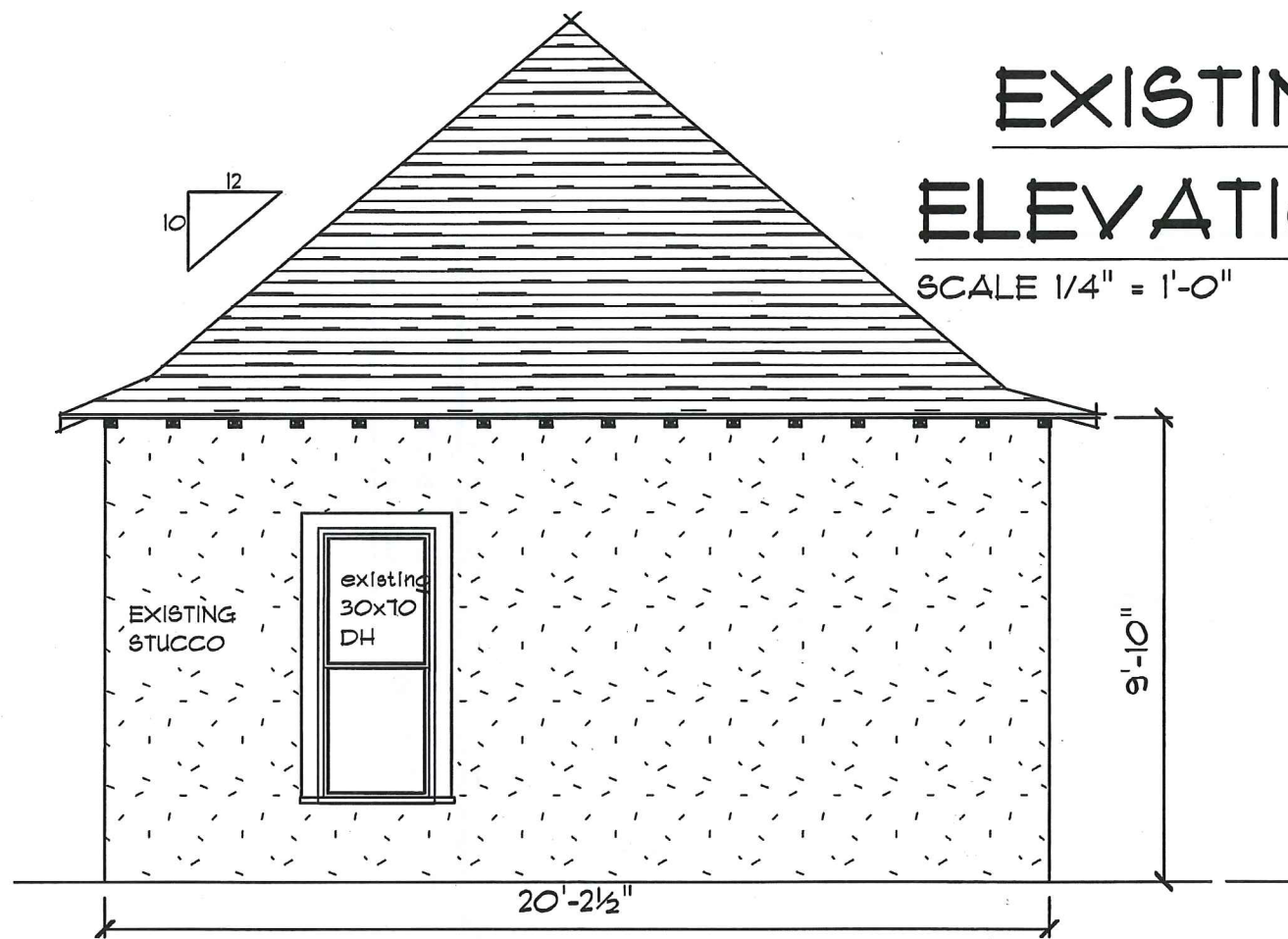
Contractor CCRC

Garage Addition

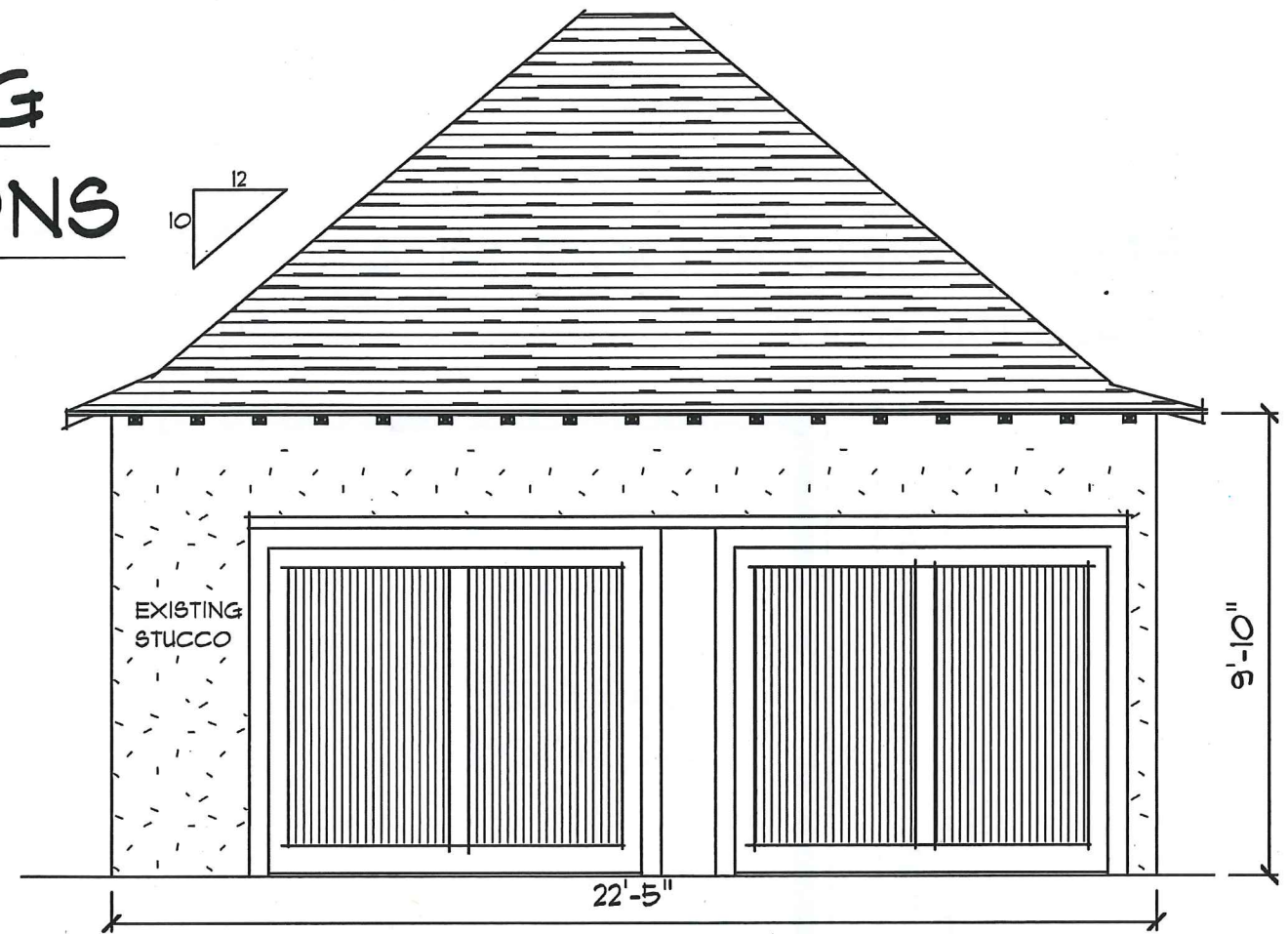
Charles & Theresa Stander
 574 Summit Ave
 St Paul, MN

EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"



EAST ELEVATION

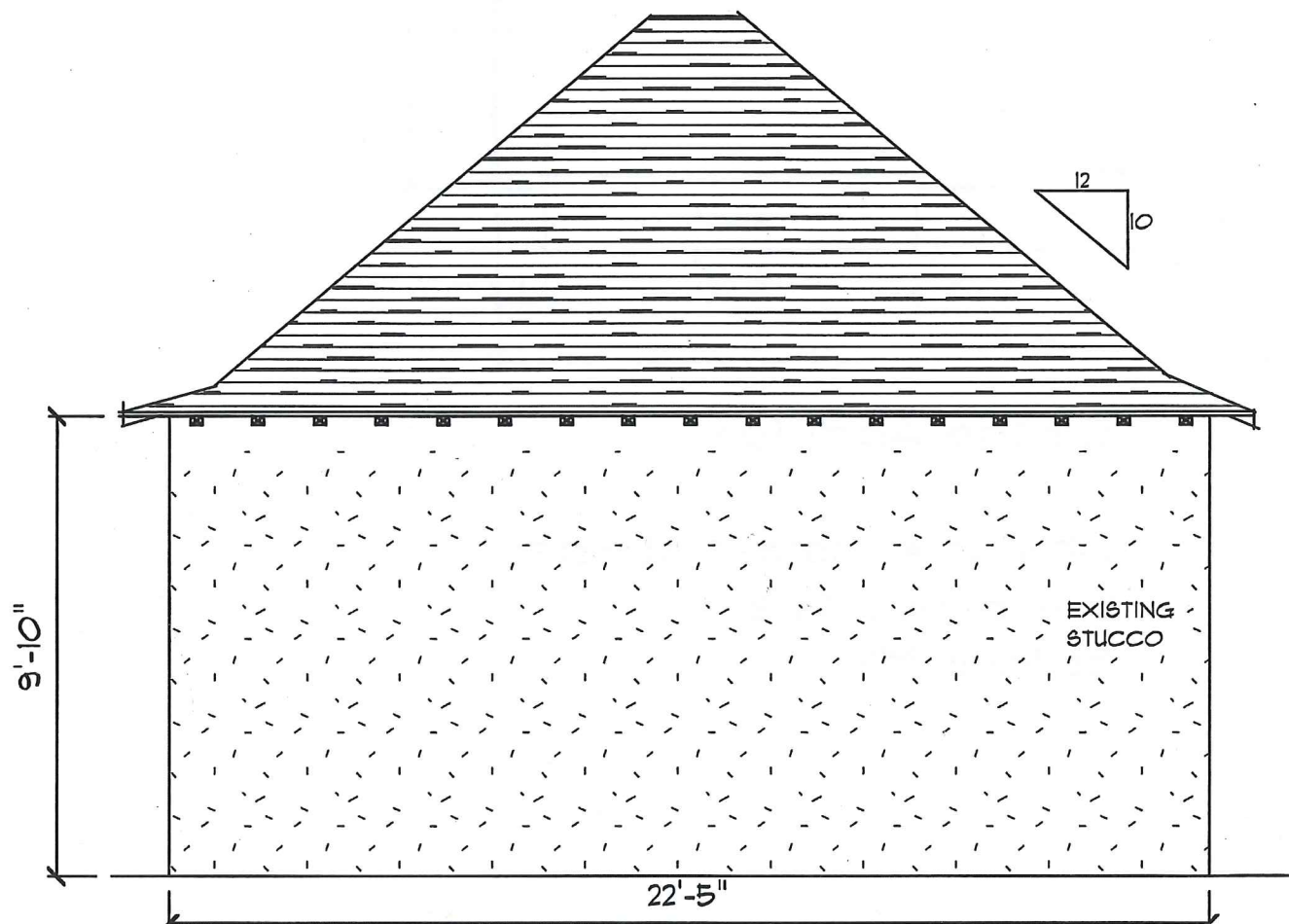


NORTH ELEVATION

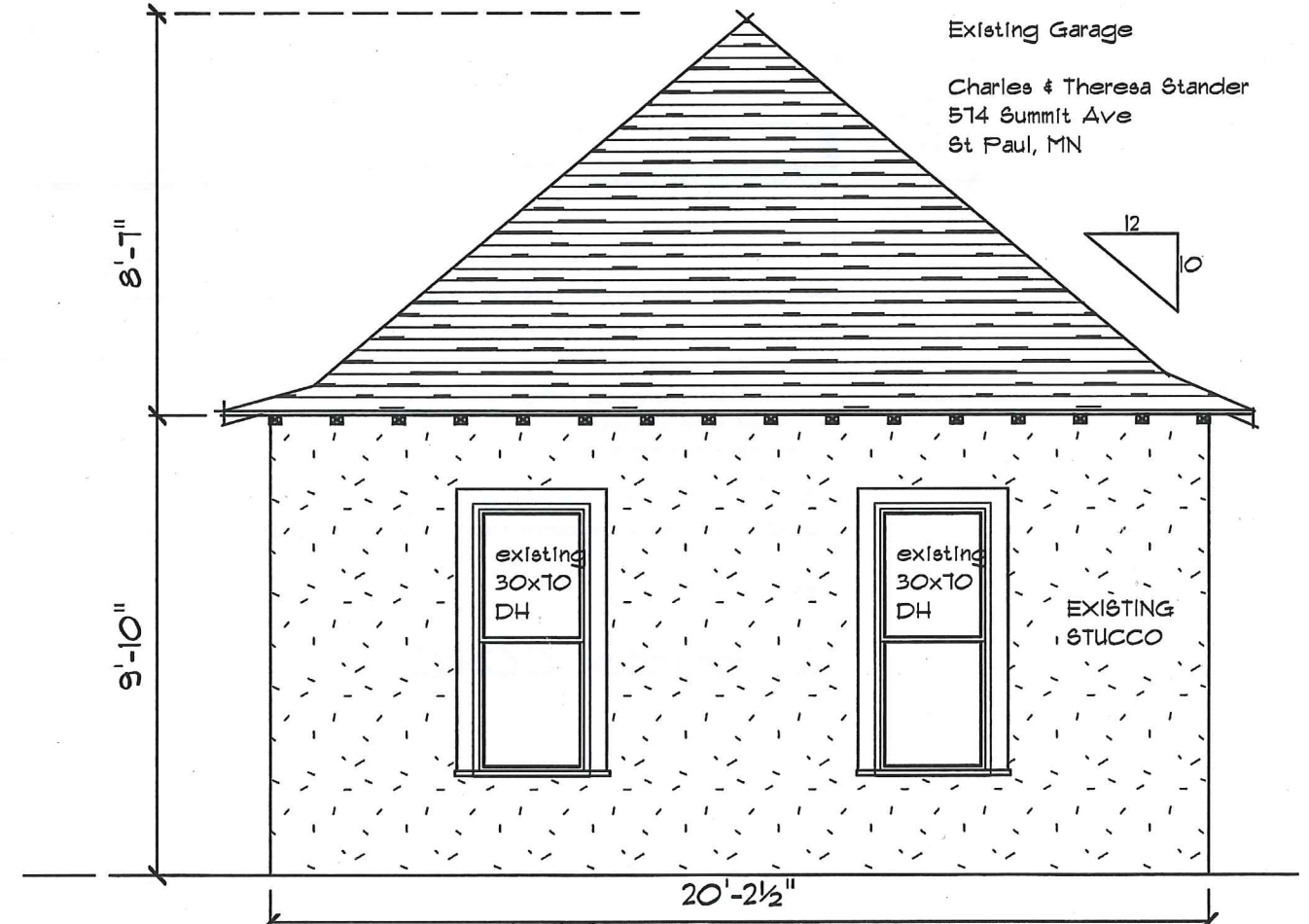
Contractor - CCRC

Existing Garage

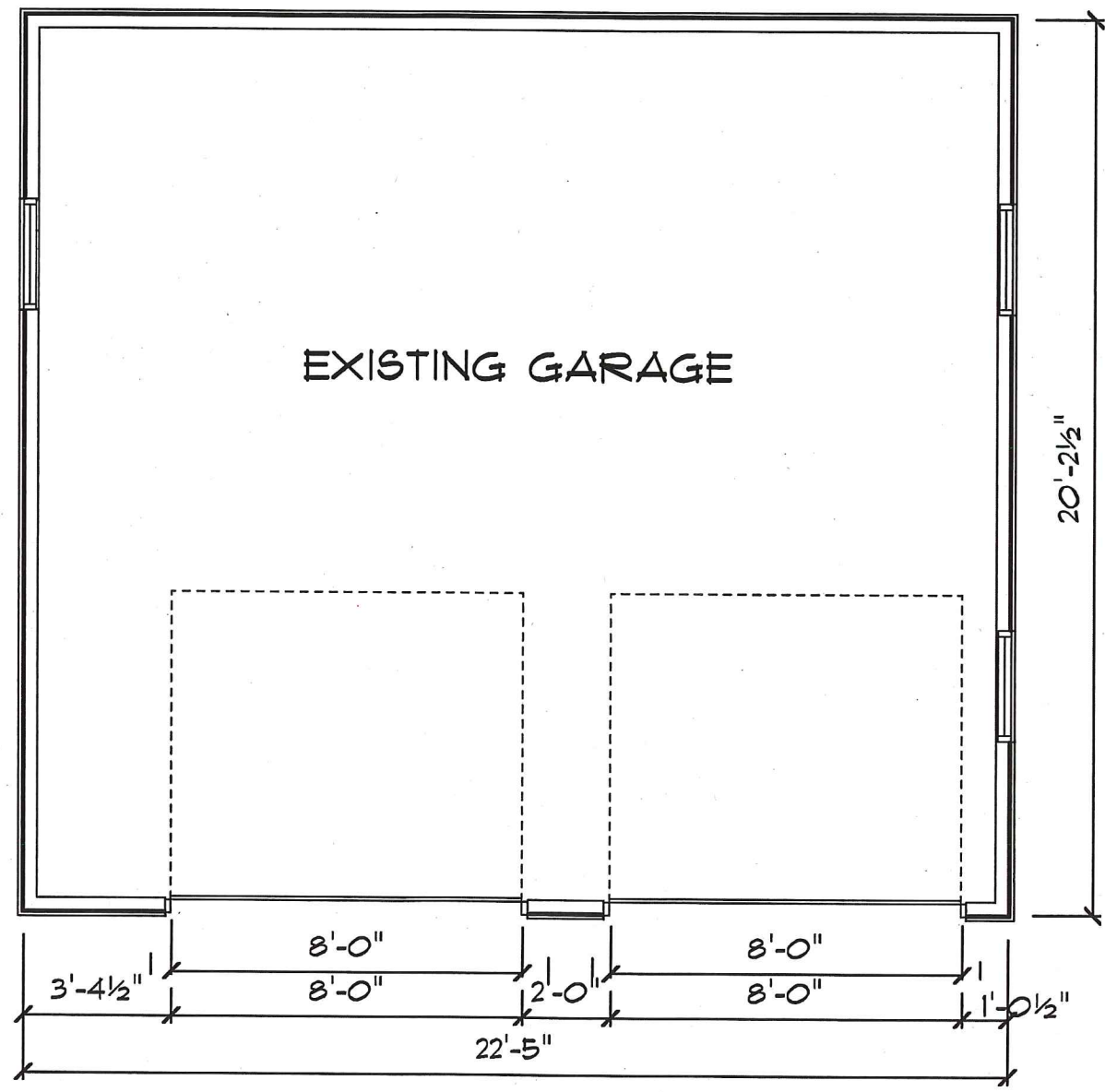
Charles & Theresa Stander
514 Summit Ave
St Paul, MN



SOUTH ELEVATION



WEST ELEVATION



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"