

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

FILE NAME: 594 Selby Avenue/156 Dale Street

APPLICANT: TJJ Development LLC

DATE OF PUBLIC HEARING: March 9, 2020

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Suhan Eggers

A. SITE DESCRIPTION:

The site is currently divided into two vacant parcels, which will be combined into a single lot and seeking a rezoning from RM-2 and B-2 to T-2. An additional parcel on Dale Street with a commercial structure that was formerly an auto garage shop is also part of the overall plan. There is an application to demolish the auto garage shop at 156 Dale Street. The site is surrounded by commercial properties to the west and residential properties to the east and south.

B. PROPOSED CHANGES:

The applicant proposes to construct a five-story apartment building with underground parking clad in brick, fiber cement lap siding, and fiber cement shake siding. The building will wrap around the back, but will not make contact with, the historic commercial building at the corner of Selby Avenue and Dale Street. The design was revised based upon the applicant's request to demolish the historic auto garage at 156 Dale Street.

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:

While the height of the building exceeds that of nearby buildings in the district and envelopes the existing historic commercial building at the corner of Selby Avenue and Dale Street, the overall design elements relate to the district and attempt to bridge the parcel's transition from commercial to residential. The applicant should consider further modifications to reduce the height impact on the historic commercial building. The design is based upon the demolition of the historic auto garage at 156 Dale Street. Staff encourages the applicant to incorporate the structure in to the plan rather than create an irreversible loss of historic fabric from the historic district.

E. GUIDELINE CITATIONS:

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

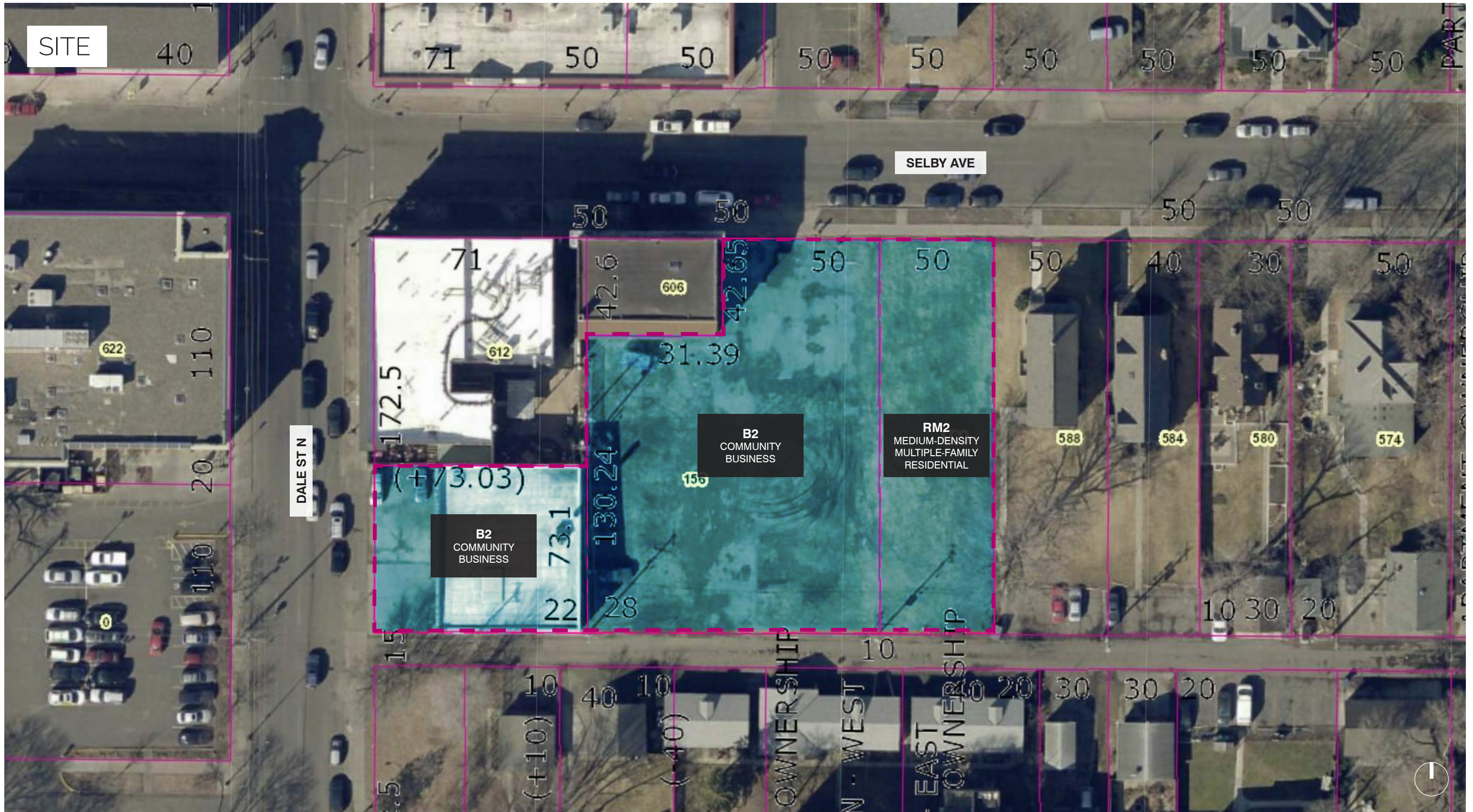
Guideline	Meets Guideline?	Comments
<p>(a) <i>General Principles:</i> The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. 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.</p>	Yes/No	<p>Overall, the design is compatible with the scale, massing, rhythm, setback, material, and building elements and character of surrounding structures and the area.</p> <p>The height does not relate to the surrounding structures, especially the neighboring residential buildings.</p>
<p>(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.)</p>	No	<p>The height of the structure is greater than the surrounding properties and overshadows the historic corner commercial building. The set back of the fifth level helps reduce the overall massing of the building, but the wrapping of the structure from Selby to Dale Street negatively impacts the historic corner commercial structure.</p>
<p>(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.</p>	Yes	<p>The structure continues the rhythm of the commercial block and the set back of the eastern portion of the building better transitions the Selby block from commercial to residential. The storefront-like first floor windows and paired double hung windows above emphasize a directional emphasis similar to the neighboring historic commercial building.</p>
<p>(d) <i>Material and Details:</i></p> <p>(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</p>	Yes/No	<p>The proposed brick and fiber cement lap siding are appropriate for the district, however, the fiber cement lap siding should be smooth. Also, the proposed fiber cement shake siding style does not relate to the district and should be explored further.</p>

<p>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.</p>		
<p>(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</p>	<p>Yes/No</p>	<p>The proposed brick and fiber cement lap siding are appropriate for the district, however, the fiber cement lap siding should be smooth. Also, the proposed fiber cement scalloped shake siding style does not relate to the district and should be explored further.</p>
<p>(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.</p>	<p>Pending</p>	<p>Roof materials were not specified. The roof is flat and a TPO/EPDM membrane would comply.</p>
<p>(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.</p>	<p>Yes</p>	<p>The proposed medium and dark range bricks as well as the arctic white and cobblestone fiber cement colors relate to the district.</p>
<p>(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</p>	<p>Yes</p>	<p>The roof design relates to the roof of historic commercial structures.</p>

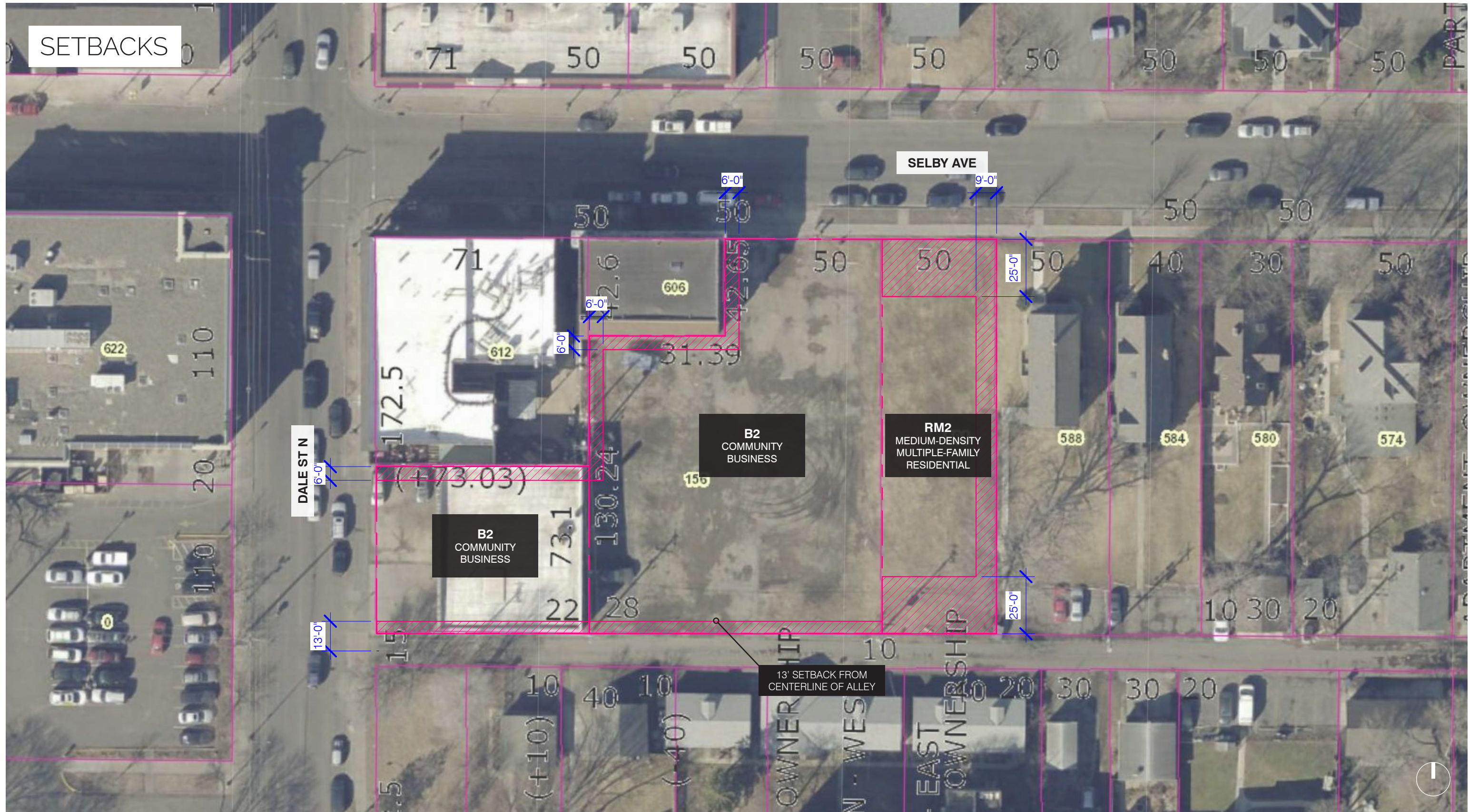
<p>shape of existing adjacent buildings.</p> <p>b. Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at 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.</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)</p>	<p>Yes</p>	<p>The size, rhythm, and detailing as well as the overall configuration of the windows meets the guideline. Materials and specifications were not provided.</p>

aluminum should be avoided.		
<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 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>	Yes/No	The proposed balconies are located on secondary facades. The balconies on the east elevation should only be located on the back half of the façade to better relate to the residential nature of the site and relate to balconies and decks at the rear of residential properties. Materials were not specified.
<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</p>	Yes	The setbacks relate to both the commercial and residential properties surrounding the new construction.

<p>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>(f) (3) <i>Garages and parking:</i></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>Yes</p>	<p>The proposed parking will have garage doors screening the entrance on Selby Avenue as well as off the alley.</p>



SETBACKS



SUBLEVEL 1



LEVEL 1





LEVEL 2

DALE ST N

SELBY AVE

AMENITY DECK

PRELIMINARY DEVELOPMENT SUMMARY

DESCRIPTION	TOTAL	PARKING			COMMERCIAL	RESIDENTIAL						
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Commercial GSF	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	28,508	28,508	76		76		-			-	76	
1 Lobby / Amenity / Parking	25,943	23,873	52		52	4,948	2,070	1,923	-	0%	52	-
2 Units / Amenity Deck	23,428						23,428	-	18,040	77%		28
3 Units	23,428						23,428		18,040	77%		28
4 Units / Amenity	23,428						23,428		18,040	77%		28
5 Units	18,627						18,627	600	13,520	73%		21
	143,362 Gross SF	52,381 Parking GSF	128 Structured Parking	0 Surface Parking	128 Total Parking	4,948 Commercial GSF	90,981 Residential GSF	2,523 Amenity	67,639 NLSF	74% Efficiency	128 Residential Parking	105 Residential Units

METRICS

Site SF	35,031	SF
Site Acreage	0.80	Acres
Dwelling Units	105	DU
Dwelling Unit per Acre	131	DU/Acre
Residential Parking Ratio Per Unit	1.22	Stalls/Unit
Residential Parking Ratio Per Bedroom	1.02	Stalls/Bed
FAR	2.60	

EXISTING CONTEXT

VIEW EAST ON SELBY AVE



VIEW WEST ON SELBY AVE



STREET FACING FACADE



VIEW NORTH ON DALE AVE BY BACK ALLEY



VIEW WEST ON SELBY AVE

Fiber Cement Shake Siding
Cobble Stone
Scalloped / Half Rounds

Fiber Cement Lap Siding
Arctic White
4" Exposure

Brick Color 1
Dark Range Brick

Brick Color 2
Medium Range Brick

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

STREET FACING FACADE / SELBY AVE



VIEW EAST ON SELBY AVE



VIEW EAST ALONG ALLEY FROM DALE AVE



VIEW WEST ALONG ALLEY



Fiber Cement Lap Siding
Arctic White
4" Exposure

Fiber Cement Shake Siding
Cobble Stone
Scalloped / Half Rounds

Brick Color 1
Dark Range Brick

Brick Color 2
Medium Range Brick

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

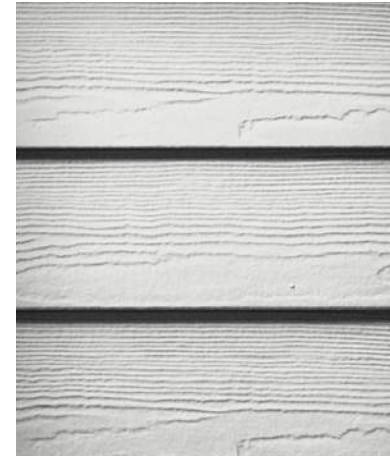
BUILDING MATERIALS



Brick Color 2
Medium Range Brick



Brick Color 1
Dark Range Brick



Fiber Cement Lap Siding
Arctic White
4" Exposure



Fiber Cement Lap Siding
Cobble Stone
8" Exposure



Fiber Cement Shake Siding
Cobble Stone
Scalloped / Half Rounds