

CITY OF SAINT PAUL HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 701 Summit Avenue
INVENTORY NUMBER: RA-SPC-3656
APPLICANT: Justin Windschitl
DATE OF PUBLIC HEARING: October 5, 2020
HPC SITE/DISTRICT: Hill Heritage Preservation District
DISTRICT PERIOD OF SIGNIFICANCE: 1858-1930
SITE CATEGORY: Contributing **SAINT PAUL WARD:** 1 **DISTRICT COUNCIL:** 8
ZONING: RT2 **PROPOSAL:** Construct Side Porch
STAFF: George Gause

A. SITE DESCRIPTION:

Built in 1898 and designed by Clarence Johnston, the W.H. Elsinger House is constructed of rock-faced buff-colored limestone. This two-and-one-half story house has an intersecting hip and gable red tile roof with two small gabled dormers with stone crenellations at the base. There is one stone exterior chimney. Though the facade is somewhat symmetrical, it has a rounded corner turret on the east side. There is a hipped roof open porch with three wide arched openings supported by squat light-colored stone columns which are round and have medieval inspired capitals.

B. PROPOSED CHANGES:

The current west porch was enclosed several decades ago with poor quality materials that are not aligned with the home's architecture, and it has deteriorated over time. Clarence Johnston, the architect of the main structure, may have designed this as an open porch. Johnston created revised port cochere/porch renderings around 1910 when the original port cochere was removed to allow for 705 Summit to increase its footprint. The proposal is to use this 1910 rendering to construct a new west porch.

Capitals from the original design have been retained. They will be restored, cleaned and used. The original capitals will be used to design the octagonal columns and determine diameter. The new column/base will match the column/base design on the octagonal columns on the front porch. The curved brackets for the west porch will match the brackets found on the rear NW porch, and the built-in gutters, rafter tails, and woodwork will also match this porch. The roof of the restored porch will be reroofed using matching clay tile found on the main house roof.

C. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Staff Comments
<i>(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</i>	Yes	This is construction of a side porch that was envisioned by the original architect about 10 years after construction. The design and materials are compatible with the structure and neighborhood.

environment.		
<i>(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.</i>	Yes	The proposed porch construction will replace a later porch that has been altered. Connection to the main structure would be similar.

Sec. 74.65 New Construction

Guideline	Meets Guideline?	Comments
<i>(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.</i>	Yes	The design and materials are compatible with the structure and neighborhood.

D. STAFF COMMENTS:

The plan is thoughtful and will tie the porch in with the other architectural elements of the home. It is also an architectural design that was designed for the home by the original architect.

E. STAFF RECOMMENDATIONS

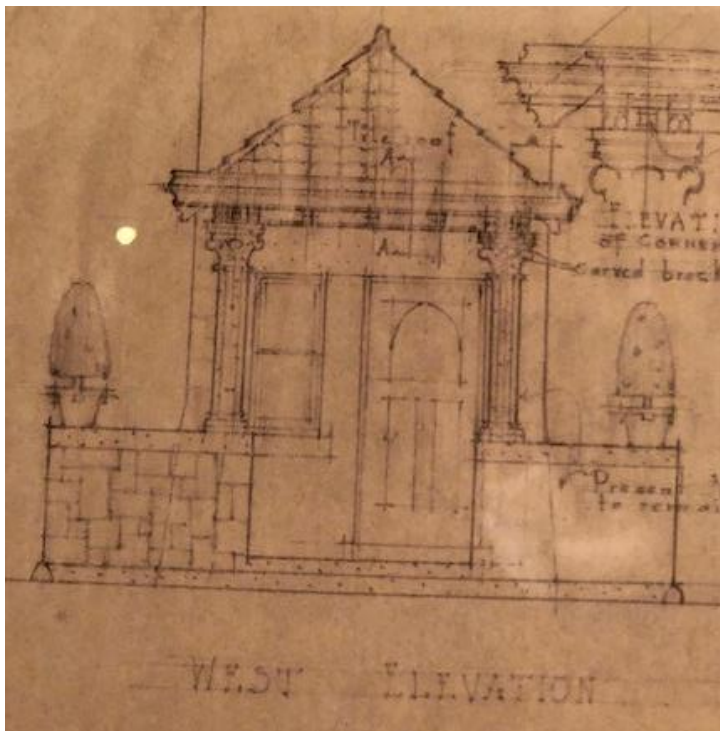
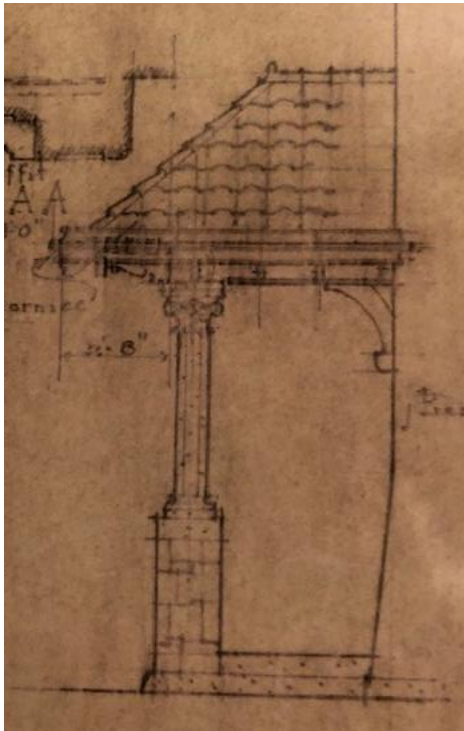
Based on the draft resolution, staff recommends approval of the application.

F. SUGGESTED MOTION:

I move to approve the application for construction of the side porch as per historic plans at 701 Summit Avenue as per the findings of fact and condition in the draft resolution, presented testimony, submitted documentation and information provided in the staff report.



Existing side porch



Proposed side porch (from Johnston's 1910 plans)



CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS: 701 Summit

DATE: October 5, 2020

Memorializing the Saint Paul Heritage Preservation Commission's October 5, 2020 decision approving the demolition of the existing side (West) porch and construction of a new side porch as per historic plans.

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 City of Saint Paul shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The proposed work is from historic plans drawn by the original architect of the structure and in keeping with the overall design style of the main structure.
3. The work to the structure is constructed in such a manner that if it could be removed in the future and the form and integrity of the original structure would be unimpaired.
4. The application for the proposed work at the listed address will not adversely affect the Program for the Preservation and architectural control of the Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the demolition of the existing side (West) porch and construction of a new porch as per historic plans at 701 Summit Avenue, subject to the following conditions:

1. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
2. Plan details will be submitted to staff for review and the building record.
3. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
4. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
5. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
6. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
7. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements.