

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

FILE NAME: 2250-2264 University and 731 Hampden Avenue
CURRENT ADDRESSES: 2250 University Ave. W, 2264 University Ave. W, 731 Hampden Ave.
APPLICANT: Brad Johnson, Raymond Station LLC
OWNER: Raymond Station LLC
PROJECT ARCHITECT: David Miller, UrbanWorks Architecture
DATE OF APPLICATION: December 13, 2018
DATE OF PRE-APPLICATION REVIEW: January 14, 2019
HPC DISTRICT: University – Raymond Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1891-1941
INVENTORY NUMBER: RA-SPC- 3940
CATEGORY: Non-Contributing **WARD:** 4 **DISTRICT COUNCIL:** 12
CLASSIFICATION: Pre-Application Review
BUILDING PERMIT #: N/A
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: January 7, 2019

A. SITE DESCRIPTION: The existing building at 2250 University Avenue West is a one-story, flat roof building with a brick exterior, was constructed in 1969, and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

The existing building at 2264 was constructed by Lindstrom and Anderson in 1945 and is a one-story, flat roof building with a brick exterior and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

The existing building at 731 Hampden Avenue was after the period of significance (1891-1941) and is a one-story, flat roof building with a masonry exterior and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

B. PROPOSED CHANGES: The applicant proposes to demolish the existing non-contributing structures that occupy 2250 University Ave W, 2264 University Ave W, and 731 Hampden Ave. They propose to construct a five-story, mixed use, multi-family apartment building consisting of approximately 123 residential units and 10,000 square feet of commercial space. The exterior is proposed to be brick, fiber cement panels, and glass. Hung balconies with glass rails are proposed on the South, East, and West elevations and recessed balconies are proposed on the North (University Avenue) elevation. A rooftop metal pergola structure is also shown on the preliminary drawings. An aluminum storefront system is proposed for the commercial units. Signage is shown on University Avenue and Hampden Avenue sides. Both surface and enclosed parking space is proposed at grade and one the second level (115 total spaces) due to a high water table and contaminated soils below grade.

C. THE MEETING FORMAT FOR PRE-APPLICATION REVIEWS

Typically, the HPC allows for 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 brief presentation (5 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 and the SOI. While committee members may discuss the appropriateness of a design approach in addressing the guidelines or SOI, their role is not to design the project. Given the nature of some large rehabilitation projects, the HPC may suggest that the applicant retain a preservation architect.*

- *At the end of the review, the HPC Chairperson will summarize the issues that were identified, the position of the committee members, and list all recommendations for revisions. The summary includes majority as well as minority or split opinions. The summary should cite all applicable design guidelines and Standards.*

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 full HPC during the Public Hearing Meeting. If final plans do not incorporate direction provided during the HPC pre-application review, approval is not likely.

It is assumed that one pre-application review will take place prior to a project being submitted for an HPC Public Hearing Meeting. On certain occasions, the HPC may recommend that an additional pre-application review take place. If another pre-application review is scheduled, then neighboring property owners may be notified of the review within at least 350 feet from the project site.

D. PRESERVATION PROGRAM CITATIONS AND PRELIMINARY FINDINGS:

**The Secretary of the Interior’s Standards for Rehabilitation
University - Raymond Heritage Preservation District Legislative Code Sec. 74.06**

PRESERVATION PROGRAM CITATIONS	Meets Preservation Program?	PRELIMINARY FINDINGS:
		<p>1. <i>On February 23, 2005, the University-Raymond Commercial Historic District was established under C.F. No. 05-52, § 1. 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).</i></p> <p>2. <i>The property is categorized as non-contributing to the character of the University-Raymond Commercial Historic District.</i></p>
<p><i>The Secretary of the Interior’s Standards for Rehabilitation</i></p>		
<p><i>SOI 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i></p>	<p>Yes</p>	<p>3. <i>The proposed new construction would require the demolition of the existing non-contributing structure. The size and features of the existing structure are not consistent with the storefront and warehouse character of the surrounding historic district. The new construction would not</i></p>

		<i>destroy distinctive historic materials, features, spaces and spatial relationships that characterize the property. More detail concerning the materials, features, and details will be necessary to determine if the new construction will be differentiated and compatible with the historic materials, features, size, scale and proportion, and massing.</i>
SOI 10. <i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	<i>4. The proposed new construction will be adjacent to the neighboring non-contributing building and if removed in the future would not impair the essential form and integrity of the property, the district, and its environment. Care should be taken to not damage the neighboring structure during construction.</i>
Sec. 74.06.03 (E) - New Construction Guidelines		
<i>a. Setback. There are a variety of setbacks expressed in the University-Raymond Commercial Historic District. However, new setbacks should relate to adjacent historic buildings</i>	Yes	<i>5. The proposed structure is built up to the public right-of-way which is consistent with historic buildings in the district.</i>
<i>b. Massing, volume, height. Most of the structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining district unity. New construction should be compatible with the massing, volume, and height, of existing structures in the historic district.</i>	Yes	<i>6. The proposed new construction compliments the boxy profiles of structures in the district. The overall massing, volume, and height of the structure is consistent with historic warehouses in the district.</i>
<i>c. Rhythm. The rhythm in the University-Raymond Commercial Historic District can be found both in the relation of several buildings to each other, and in the relation of elements on a single building facade. Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm of new construction should be compatible with that of existing structures.</i>	Yes/No	<i>7. The proposed new construction contains windows and bays with vertical rhythm. The balconies provide variation within the façade without disrupting the overall rhythm. The glass storefront has a more horizontal rhythm due to the lack of a corner that starts at grade at University and Hampden Ave. Neither a bulkhead for the storefront nor any foundation was shown. A bulkhead should be incorporated in to the storefronts to maintain consistency with the “base, middle, cap” structure of</i>

		<i>buildings in the district.</i>
<i>d. Roofs, cornices. New roof, and cornice designs should be compatible with existing adjacent structures. Generally, roofs in the district are flat. It is more important for roof edges to relate in size and proportion, than in detailing.</i>	Yes/No	<i>8. The flat roof relates to roof designs in the district, however the cornice height should be consistent from the University Avenue elevation to the Hampden Avenue elevation rather than stepping down and back up again. The proposed rooftop pergola structure should be set back from the Hampden Avenue and University Avenue facades.</i>
<i>e. Materials and details. Brick and pressed brick, Bedford stone and Mankato-Kasota stone, terra-cotta, ceramic tile, concrete, metal and glass are the most commonly used materials in the district. The materials and details of new construction should relate to the materials and details of existing adjacent buildings. New buildings in the district should possess more detailing than typical modern commercial buildings, to respond to the surrounding buildings and to reinforce the human scale of the district. Walls of buildings in the district are generally of brick with stone trim. They display the colors of natural clay, dark red, buff, and brown. When walls are painted, similar earthtones are usually used.</i>	Yes/No	<i>9. The proposed brick relates to commonly used materials in the district and is the dominant material on the primary elevations.</i> <i>While glass is present in the district, the all glass first level does not relate to the district. A brick corner at the University Ave and Hampden Avenue corner could help frame the storefronts to relate to the district.</i> <i>The new construction lacks detailing and trim to relate to the surrounding buildings.</i> <i>The fiber cement panels and garage doors in black do not relate to the natural clay, dark red, buff, brown or earthtone colors found in the district.</i> <i>The mechanical louvres should not be located on primary elevations where possible. If they must be on primary elevations, they should be colored appropriately and incorporated in to the overall design.</i> <i>Material details will be needed.</i>
<i>f. Windows, doors. Windows should relate to those of existing buildings in the district in the ratio of solid to void, distribution of window openings, and window setback. The proportion, size, style, function and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Window and door frames should be wood or bronze-finished aluminum.</i>	Yes/No	<i>10. While the enlarged window openings differentiate the building from the district's historic buildings' solid to void ratio, the location and size are generally compatible. The window style was not proposed. One-over-one double hung windows are common in the district and would be appropriate. Window and door</i>

		<i>details will be needed.</i>
<i>g. Parking. The preferred location of parking lots is behind the buildings rather than in front or beside them. If street frontage is the only option, the lots should be screened from street and sidewalk either by walls or plantings or both. If walls are used, their materials should be compatible with the walls of existing adjacent buildings. Walls should be at least eighteen (18) inches high. Walls or plantings should be located to disrupt the street plane as little as possible.</i>	Yes	<i>11. The parking is set behind the building and screened from the public right-of-way.</i>
<i>h. Landscaping, street furniture. Traditional street elements of the area should be preserved. New street furniture and landscaping features should compliment the scale and character of the area.</i>	Yes	<i>12. Street furniture was not proposed. Trees are proposed on both primary elevations with most trees sited towards the south end of the east elevation.</i>
Sec. 74.06.5 - Demolition		
<i>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 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.</i>	Yes	<i>13. The buildings proposed for demolition are considered non-contributing to the University-Raymond Historic District. The demolition of these structures will not adversely impact the historic district.</i>
<i>(C.F. No. 05-52, § 2, 2-23-05)</i>		

G. PRELIMINARY RECOMMENDATIONS: based on the preliminary findings staff recommends the applicant incorporate the following comments and recommendations into the project design:

1. The new construction lacks detailing and trim to relate to the surrounding buildings. More architectural details should be included in the final design.
2. Corners of the building should start from grade to help with the massing and rhythm of the building.
3. Neither a bulkhead for the storefront nor any foundation was shown. A bulkhead should be incorporated in to the storefronts to maintain consistency with the “base, middle, cap” structure of buildings in the district. A cohesive cornice line from University Avenue to Hampden Avenue should be incorporated for the “cap”.
4. An alternative color should be explored for the black fiber cement panels.
5. Masonry and mortar specifications and details will need to be provided for final review.
6. Landscaping plans will need to be included with the final submission.
7. The pre-existing condition of the surrounding public right-of-way shall be documented prior to any demolition, and all extant historic materials shall be carefully removed, salvaged, secured, and reinstalled.

8. The mechanical louvres should be on non-primary facades where possible, colored appropriately and integrated into the overall design.
9. The door, window and storefront glass shall not be reflective, tinted or mirrored.
10. Some signage was indicated on the plans, however, a separate application and details will be required.
11. Lighting details will need to be submitted for review.
12. Construction level plans will need to include dimensions, materials, details, colors and finishes.

H. ATTACHMENTS:

1. HPC Design Review Application
2. Preliminary plans and photographs submitted by applicant



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
 ApplyHPC@stpaul.gov

Project Address:

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:
<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

- A complete application consists of:
- 1) An application form
 - 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

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/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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 description of affected existing exterior features and 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.

	<i>Attach additional sheets if necessary</i>
Total Project Value:	



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Restoration /Repair/Rehabilitation
			Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
			Photographs of all features and areas affected by proposed work.
			If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
			Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
			Photographs of location of proposed signage on structure/property.
			Photographs of structure and all exterior sides affected by proposed work.
			Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
			Section drawing showing point of installation, method of installation, awning profile and projection.
			Illumination plan.
			Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
			Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
			Photographs of all features and areas affected by proposed work.
			Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
			Digital copies of the plans and photos submitted on CD or USB.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<p>Fencing/Retaining Wall:</p> <p>A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.</p> <p>An elevation drawing or photo of the proposed fence/wall.</p>
			<p>Roofing:</p> <p>Sample or description of existing material(s).</p> <p>Sample or specifications of proposed material(s).</p> <p>Sample colors.</p> <p>Photographs of all exterior sides affected by the proposed work.</p> <p>Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.</p>
			<p>Heating, Ventilating, and Air Conditioning Equipment</p> <p>Site plan showing location of condenser in relation to the building(s) and property lines.</p> <p>Photographs of the proposed location of any condensers or venting.</p> <p>Photographs demonstrating that the proposed unit is not visible from the street.</p> <p>A screening plan if a condenser is in the side yard.</p> <p>Drawing or photograph demonstrating where and how conduit will be attached to the building.</p>
			<p>Window/Sash Replacement:</p> <p>Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.</p> <p>Existing window design and dimensions.</p> <p>Proposed window design, dimensions, and manufacturer's specifications including shop drawings.</p> <p>Existing type of exterior storm windows.</p> <p>Proposed style of exterior storm windows.</p> <p>Existing exterior window trim material.</p> <p>Proposed exterior window trim material and style.</p> <p>Photographs of all exterior sides where window replacement is being proposed.</p> <p>Photographs of existing features/conditions which support window replacement proposal.</p>

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>
Other Items Requested by HPC Staff:		

Will any federal money be used in this project? **YES** **NO**

Are you applying for the Investment Tax Credits? **YES** **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: _____ **Date:** _____

Typed name of applicant: _____

Signature of owner: _____ **Date:** _____

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.



FOR HPC OFFICE USE ONLY

Address: _____
Date received: _____
Date complete: _____

FILE NO. _____

City Permit # _____ - _____

District: _____/Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

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:

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 ½” 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: _____

HPC Staff Notes

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 _____



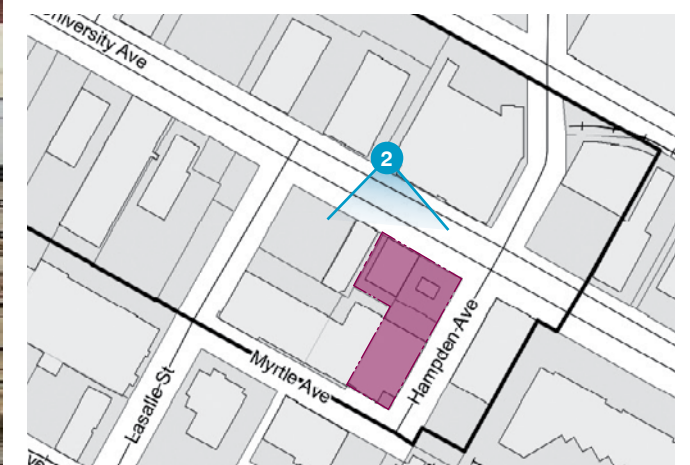
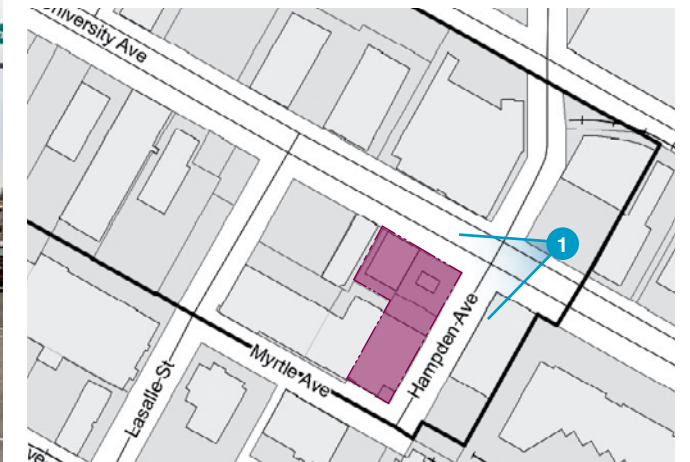
LOCATION



UNIVERSITY-RAYMOND COMMERCIAL HERITAGE PRESERVATION DISTRICT



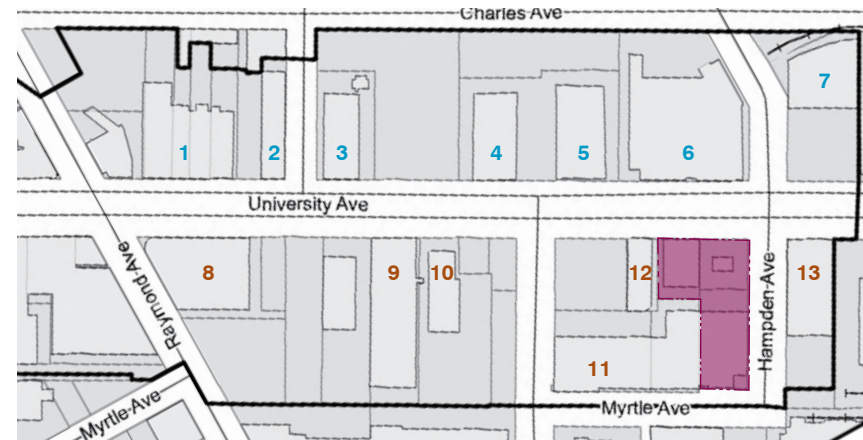
EXISTING



EXISTING



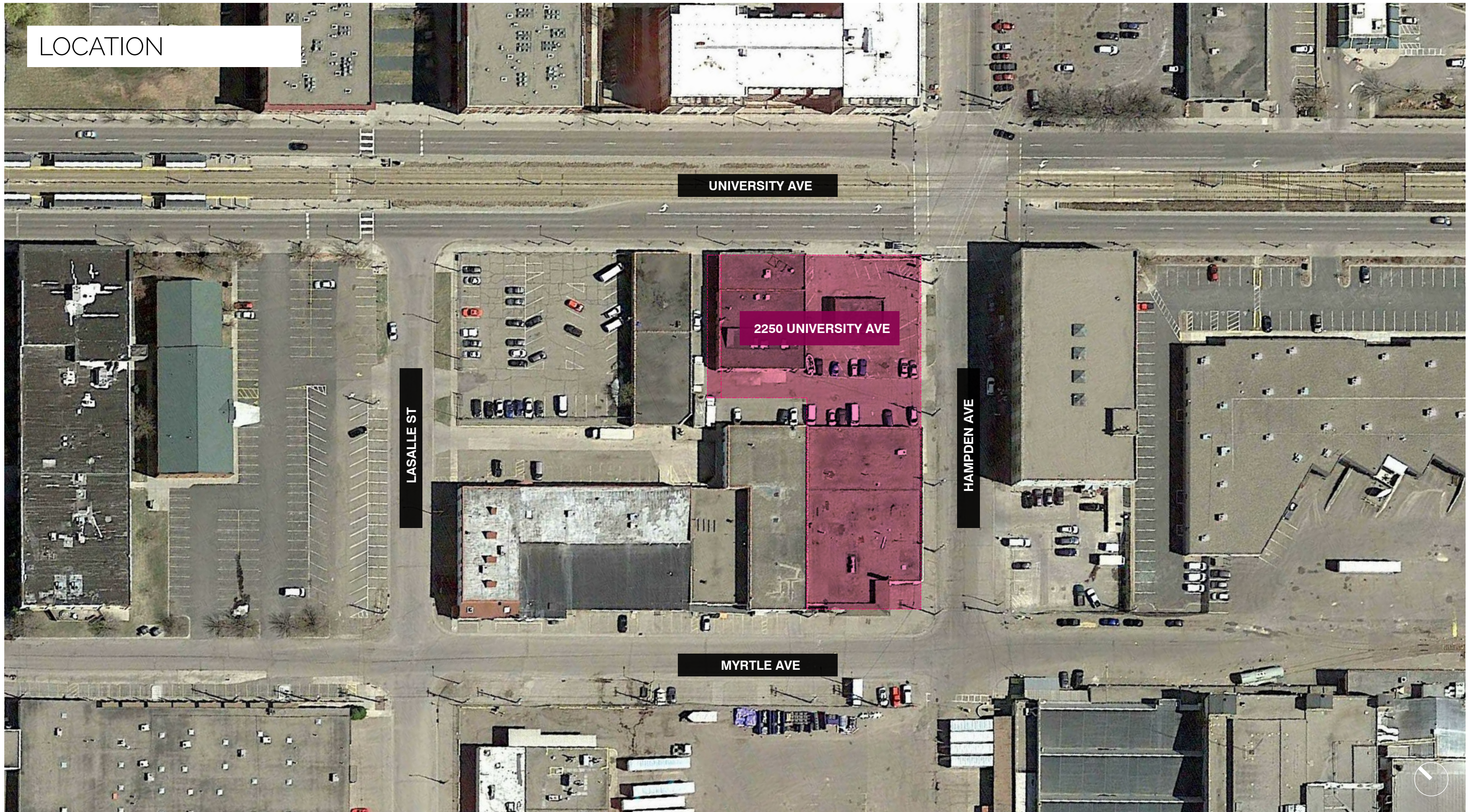
CONTEXT



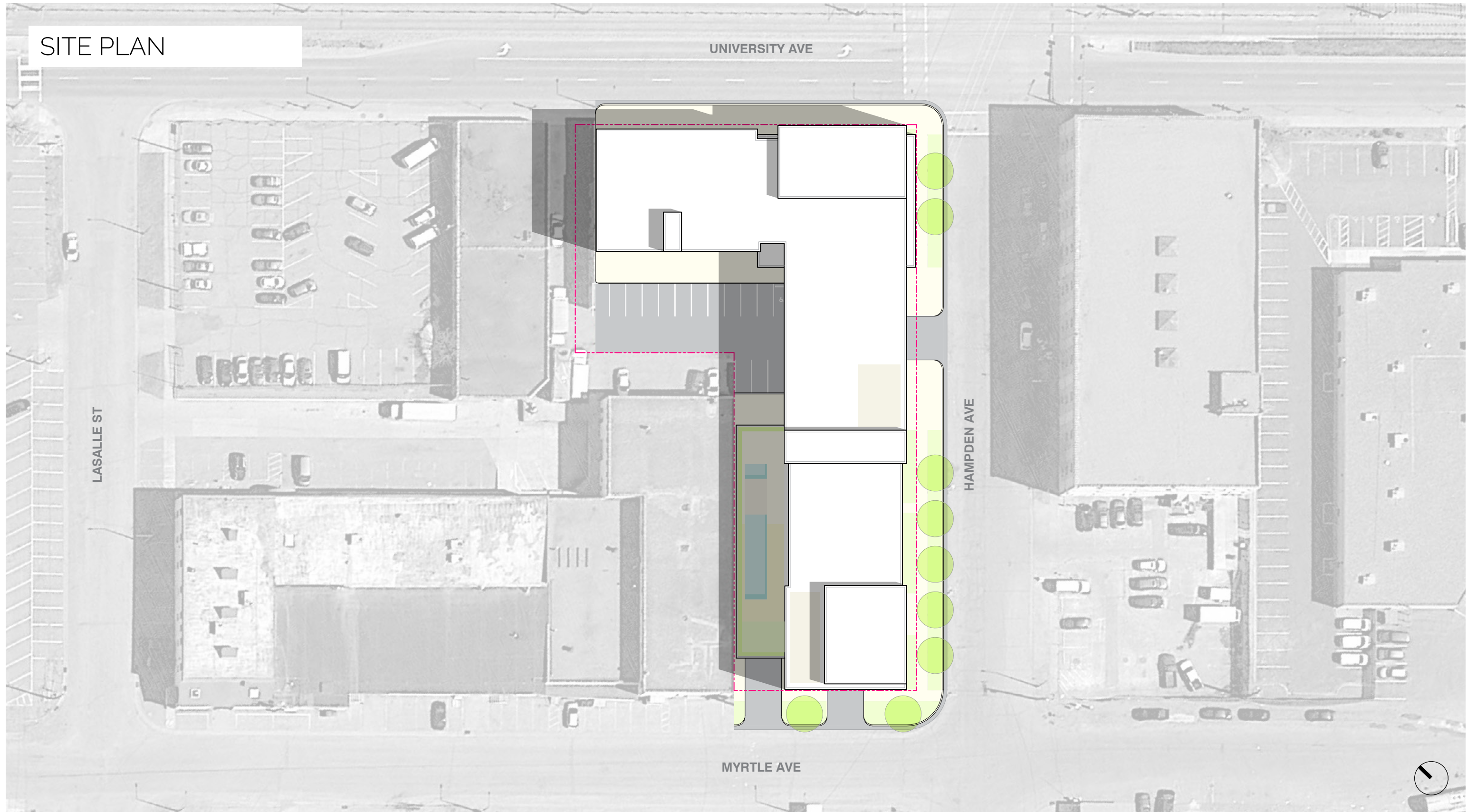
HISTORIC MAPS



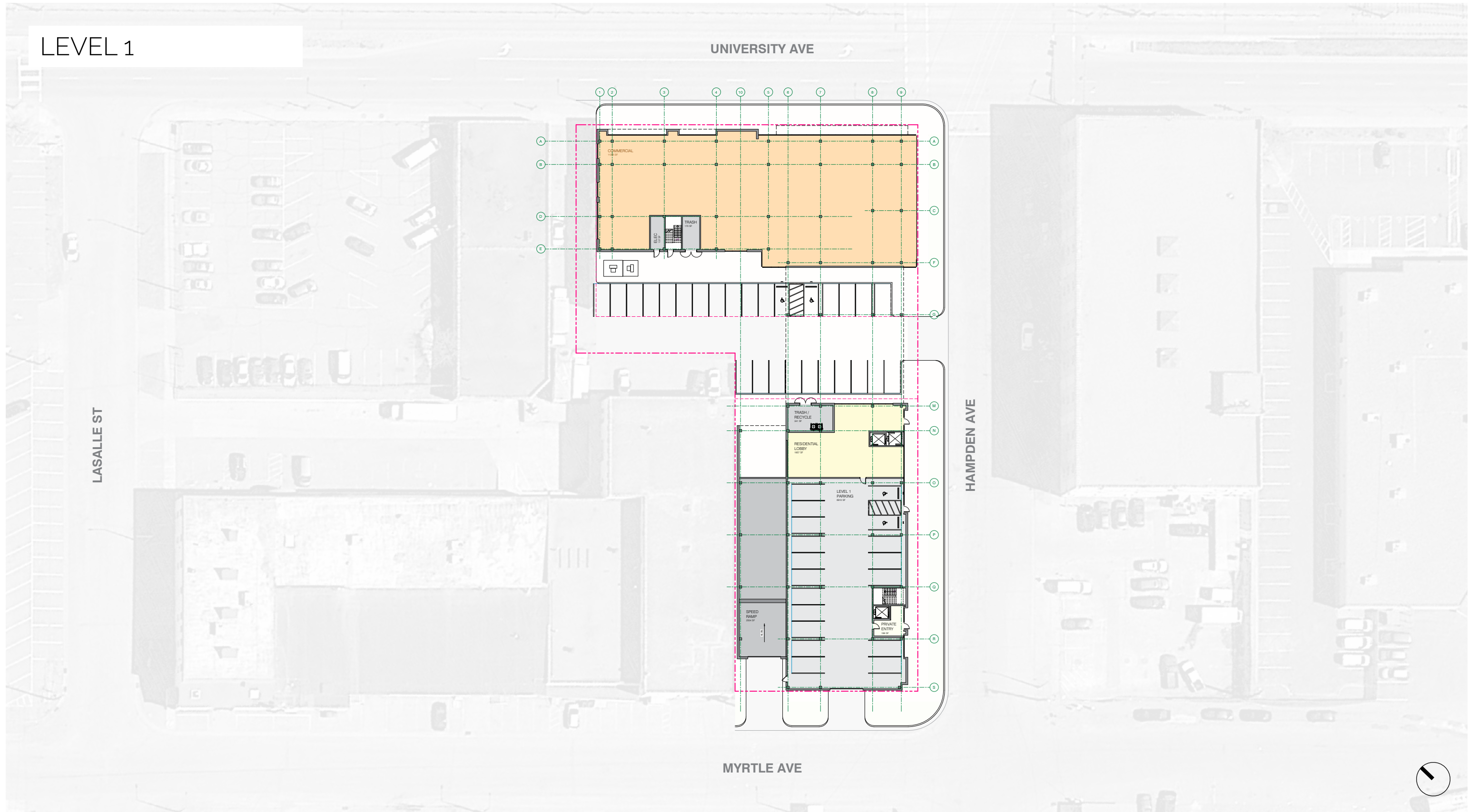
LOCATION



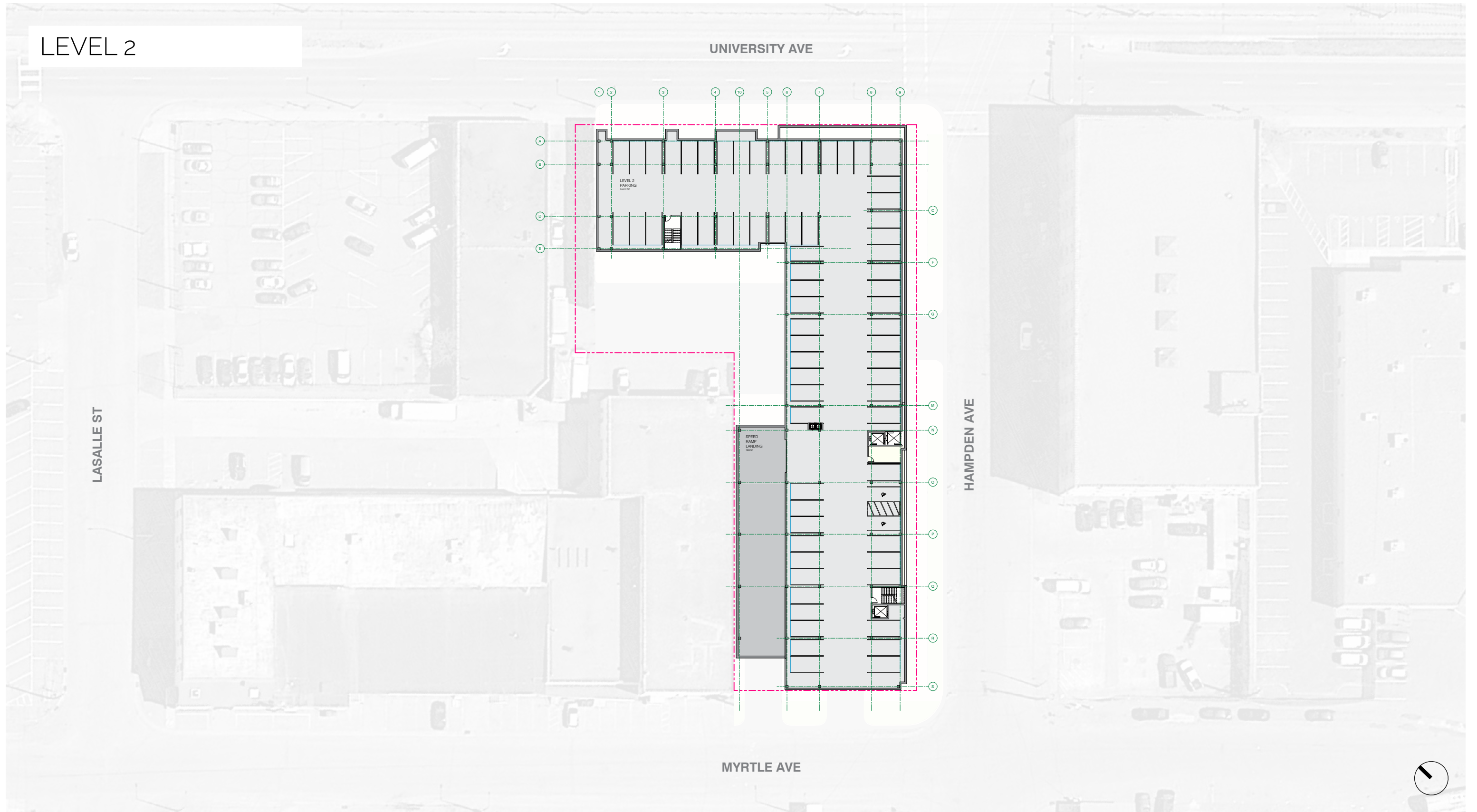
SITE PLAN



LEVEL 1



LEVEL 2



LEVEL 3



LEVELS 4-5



LEVEL 6



EXTERIOR



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



FIBER CEMENT PANEL (COLOR 2)

METAL COPING

FIBER CEMENT PANEL (COLOR 2)

HUNG BALCONY WITH GLASS RAIL

FIBER CEMENT INFILL PANEL (BLACK)

GARAGE DOOR (BLACK)

WEST ELEVATION



FIBER CEMENT PANEL (COLOR 2)

FIBERGLASS WINDOW SYSTEM

MECHANICAL LOUVER INFILL PANEL

BRICK (COLOR 2)

FIBER CEMENT INFILL PANEL (BLACK)

ALUMINUM STOREFRONT SYSTEM

FIBER CEMENT PANEL (COLOR 1)

FIBER CEMENT PANEL (BLACK)

MASSING



SUMMARY

DESCRIPTION	TOTAL	PARKING		COMMERICAL		RESIDENTIAL							
	Gross SF	Parking NSF	Total Parking	Commercial GSF	Commercial Parking	Residential Enclosed GSF	Residential Parking NSF	Amenity	Roof Deck	NLSF	Efficiency	Residential Parking	Residential Units
1 Lobby / Commercial / Parking	23,706	9,379	45	10,000	27	13,006	9,379	2,009				18	
2 Parking	26,994	25,574	70			26,994	25,574				386	70	
3 Units	26,994					26,994		5,721	3,157	17,018	63%		26
4 Units	26,994					26,994				21,595	80%		33
5 Units	26,994					26,994				21,595	80%		33
6 Units	26,754					26,754		750		20,803	78%		31
R Roof Deck	1,000					1,000			750				
	158,436 Gross SF	34,953 Parking NSF	115 Total Parking	10,000 Commercial GSF	27 Commercial Parking	148,736 Residential Enclosed GSF	34,953 Residential Parking NSF	8,480 Amenity	3,907 Roof Deck	81,012 NLSF	54% Efficiency	88 Residential Parking	123 Residential Units

METRICS

Site SF	41,896	SF
Site Acreage	0.96	Acres
Dwelling Units	123	DU
Dwelling Unit per Acre	128	DU/Acre
Residential Parking Ratio Per Unit	0.72	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.59	Stalls/Bed
Residential Parking Ratio for 1BR and 2BR	1.44	Stalls/1BR and 2BR Units
Commercial Stalls per Thousand	2.70	Stalls/Thousand
FAR	2.95	

RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Unit NLSF	Total NLSF
Micro	20.3%	25	25	375	9,375
Micro Medium	9.8%	12	12	460	5,520
Micro Large	19.5%	24	24	540	12,960
1 BR	30.1%	37	37	720	26,637
2 BR	19.5%	24	48	980	23,520
Penthouse	0.8%	1	3	3,000	3,000
	100%	123	149	659	81,012