

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

1. *A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
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.*
10. *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.*

Historic Hill Heritage Preservation District - Guidelines for Design Review

Sec. 74.64. - Restoration and rehabilitation.

(a) *General Principles:*

- (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.*

(f) *Porches and Exterior Architectural Features:*

(1) *Porches and steps which are appropriate to the building and its development should be retained. Porches and additions reflecting later styles of architecture are often important to the building's historical integrity and, whenever possible, should be retained. Porches and steps removed from the building should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. In replacing porch railings, it is important to maintain the original spacing, section and profile of the balustrades.*

(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)

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). 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. According to records in the Assessor's office, the residence was constructed in 1894 and is categorized as pivotal to the character of the Historic Hill Heritage Preservation District.
3. The Sanborn Fire Insurance map from 1903-1925 does not show the two-story southeast addition. The addition is shown as a pasted overlay in the 1927-1955 Sanborn map; it does not identify the top of the addition as a walkout or a porch. The door opening, and possibly the east dormer, were added after 1927 along with, or after, the addition.
4. *Leg. Code §74.64(a)(3)* Staff was unable to find any evidence of a balustrade/railing existing atop the roof of the residence. The feature is proposed at the front and front-side elevations of the house and would have a high degree of visibility. The preservation program states, "*changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*" The proposal does not comply with this guideline.
5. *Leg. Code §74.64(a)(4)* The period of significance for the Historic Hill District is 1858-1930; the HPC recognizes that construction, alterations, and additions that have taken place during this period and retain integrity are contributing to the district. Based on information illustrated in the 1927-1955 Sanborn Insurance Map, the two-story addition was added to the southeast corner of the building at the end of the period of significance or after. Staff have not found evidence of balustrade or railing atop the roof during the period of significance to demonstrate that it was a part of the history or development of the site.
6. The proposal to install a wood balustrade atop the roof of the residence at 511 Grand Hill will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)).

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the application to construct a wood balustrade atop the three-season porch at the southeast corner of the residence. Staff would encourage the applicant to consider the options of either fixing the dormer door in place, installing a visually unobtrusive barrier in the opening to block access to the rooftop, or altering the door opening to become a window similar in style to the window in the front dormer.

F. ATTACHMENTS:

1. HPC design review application
2. Drawings, email and photos submitted by applicant
3. 1903-1925 Sanborn Fire Insurance Map – Sheet 57
4. 1927-1955 Sanborn Map image
5. Photographs by HPC staff June 5, 2019
6. Structural letter submitted by applicant 6-13-19
7. Balcony examples submitted by owner 6-13-19



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 checked="" 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: 511 Grand Hill Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Michael Fuller
Company: Renaissance Man LLC
Street and number: 825 5th Ave S.
City: South Saint Paul State: MN Zip Code: 55075
Phone number: 651-280-7984 e-mail: renmancontracting@gmail.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: Adam Foss and Scott Fletcherty
Street and number: 511 Grand Hill
City: St. Paul State: MN Zip Code: 55102
Phone number: 314-920-8117 e-mail: foss0196@umn.edu

5. PROJECT ARCHITECT (If applicable)

Contact person: n/a
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.

building railing on top of 3-season porch on S.E. corner of house due to existing door in dormer providing access to roof. Inspector red flagged due to safety issue, children in home. Railing to match existing railing on side of house. (see drawing)

Total Project Value: \$2450.00 Attach additional sheets if necessary



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.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Restoration /Repair/Rehabilitation
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
<input type="checkbox"/>	<input type="checkbox"/>		Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>		Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>		Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>		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:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		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.
<input type="checkbox"/>	<input type="checkbox"/>		Digital copies of the plans and photos submitted on CD or USB.

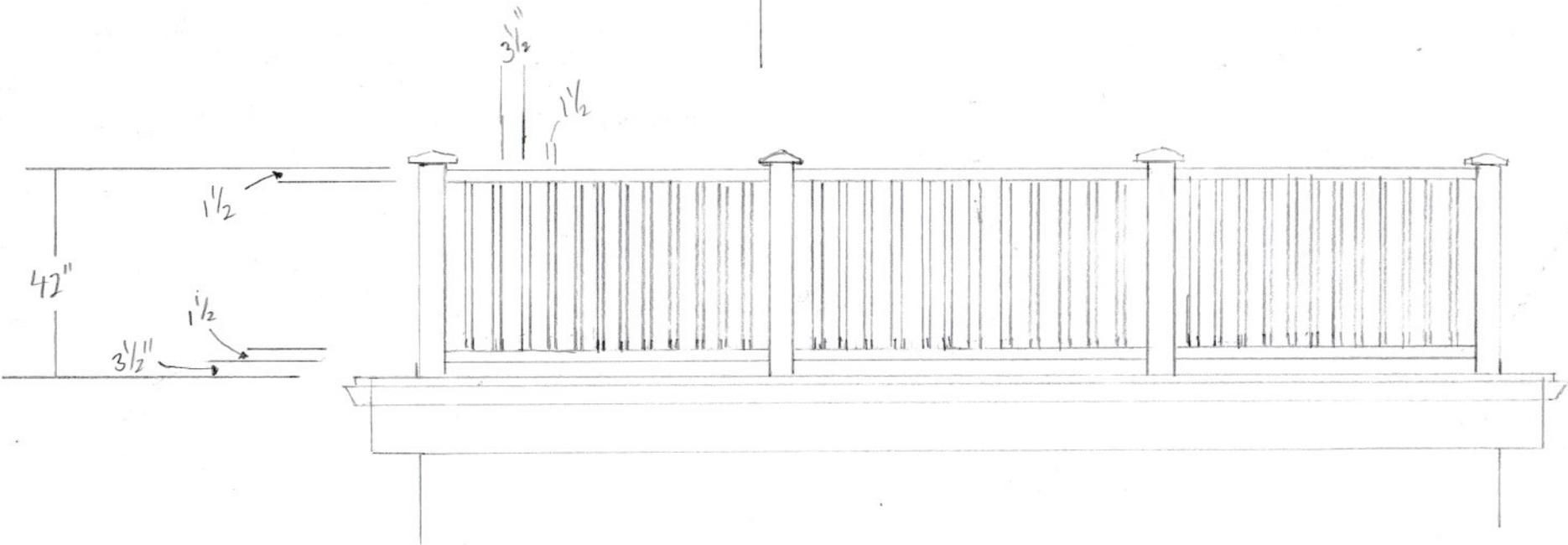
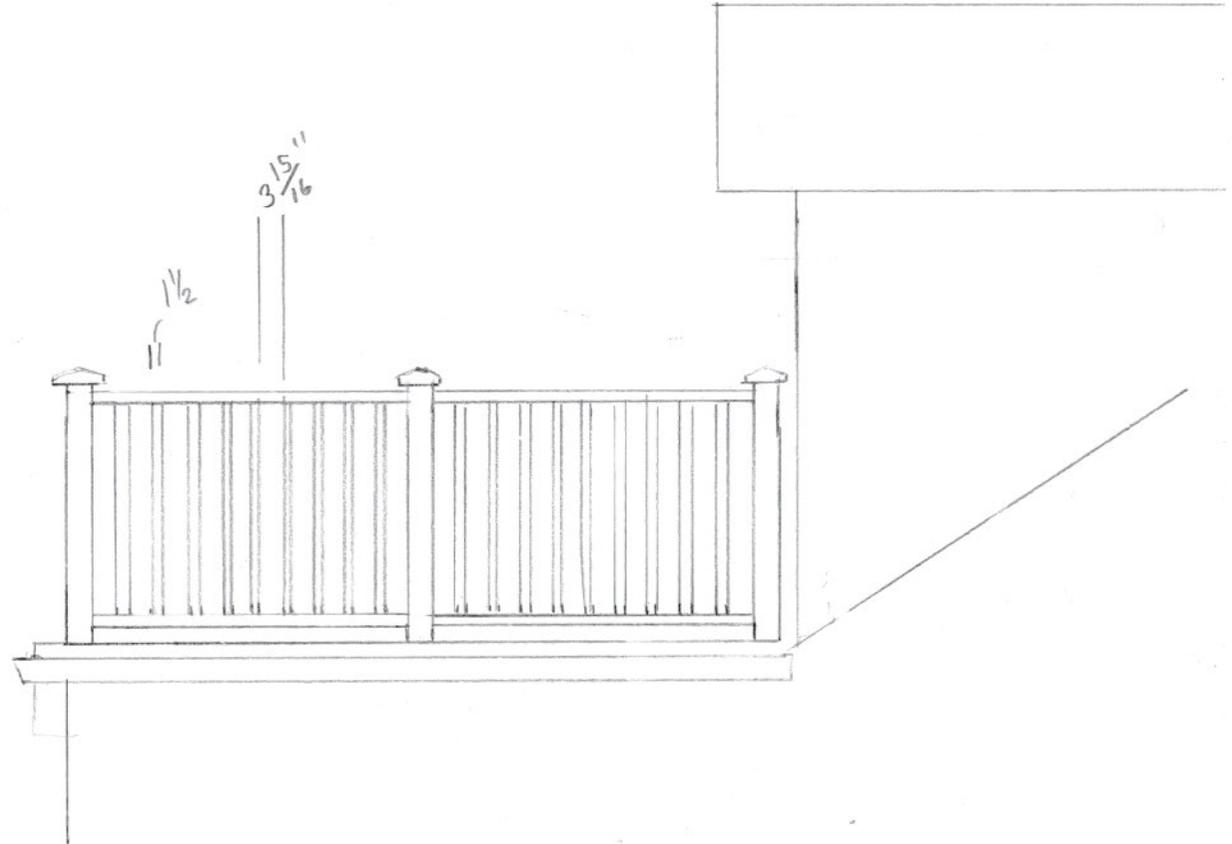


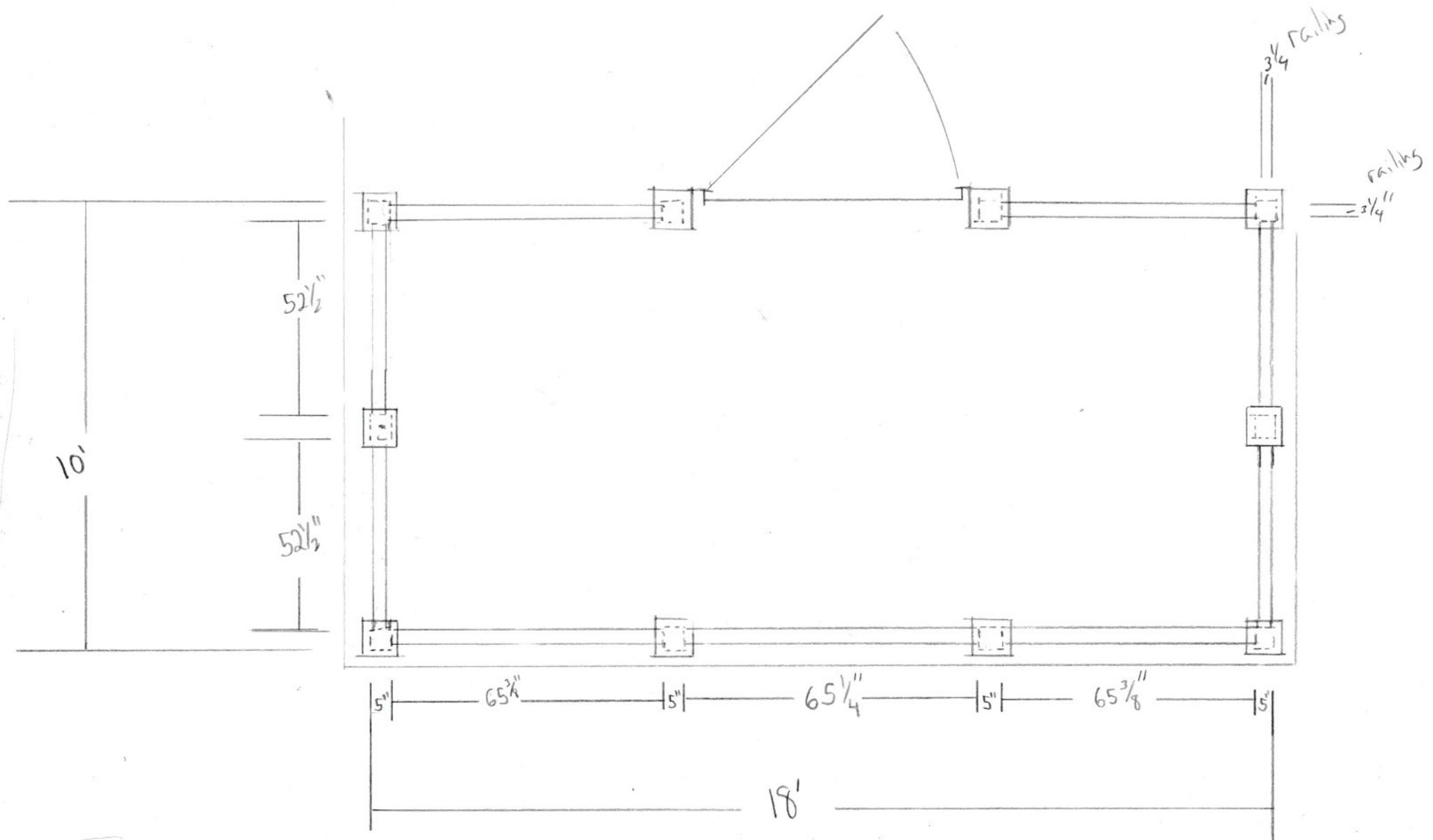
<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Fencing/Retaining Wall:
<input type="checkbox"/>	<input type="checkbox"/>		A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.
<input type="checkbox"/>	<input type="checkbox"/>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





Post: 4x4 Green treat w/cedar wrap
Railings: cedar
baluster: cedar
Paint: painted to match existing
1st floor east side deck
railing (see picture)





Boulware, Christine (CI-StPaul)

From: Scott Flaherty <scott.flaherty@gmail.com>
Sent: Thursday, May 23, 2019 3:07 PM
To: Boulware, Christine (CI-StPaul)
Cc: Michael Fuller; Adam Foss; Gause, George (CI-StPaul)
Subject: Re: 511 Grand Hill railing-drawings and pics

Think Before You Click: This email originated outside our organization.

Hello Christine,

I can answer your questions, below.

As to 1, the inspector that Wells Fargo (our lender) sent out prior to closing insisted on a balcony or a exterior door block visible from the street. I temporarily installed the door block so that we could close on the loan, and have since removed it. It was sufficiently unsightly that I cannot imagine it would have passed muster with the HPC.

As to 2, I'm not sure whether changing the door to a window or Juliette balcony would work, but the space there is clearly intended to be a balcony. Although other some houses in that historic district have Juliette balconies, none that I've seen have them adjacent to an un-railed balcony.

As to 3, you raise a good point, and we'll retain an engineer to confirm the load will work.

Please let me know if you have any questions, and thanks again!

Best,
Scott Flaherty

On Thu, May 23, 2019 at 12:56 PM Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us> wrote:

Hi Michael,

It was nice speaking with you last week. Thank you for the photos and drawings.

I have a few questions:

1. Which building inspector is requiring the railing on the roof?
2. If the dormer opening were changed to a window or Juliette balcony, would that satisfy code and not require a railing around the roof?
3. Can the roof over that sleeping porch handle the weight of a deck above? I don't see a floor system in the plans, nor do I see any engineers review of the structure to indicate that it can handle the additional load.

511 Grand Hill is located in the Historic Hill Heritage Preservation District and exterior work at the property requires HPC review and approval.

Because this alteration is proposed at the front corner of the house, and I cannot find any physical or photographic evidence that a deck feature existing in this location historically, the HPC will need to review the proposal at a public hearing on Monday, June 17th at 3:30 pm at City Hall.

I look forward to your reply.

Best,

Christine



Christine Boulware
Historic Preservation Specialist
Planning & Economic Development
25 Fourth Street West, Ste. 1400
Saint Paul, MN 55102

Pronouns: She/Her

The Most Livable
City in America

P: 651-266-6715

christine.boulware@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: Michael Fuller <renmancontracting@gmail.com>

Sent: Thursday, May 16, 2019 4:40 PM

To: Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us>; Scott Flaherty <scott.flaherty@gmail.com>; Adam Foss <foss0196@umn.edu>

Subject: 511 Grand Hill railing-drawings and pics

Think Before You Click: This email originated outside our organization.

HiChristine,

Nice to meet you today. Please see the attached drawings and pics. Let me know if there is anything else you need from me.

Regards,

Michael Fuller

Owner

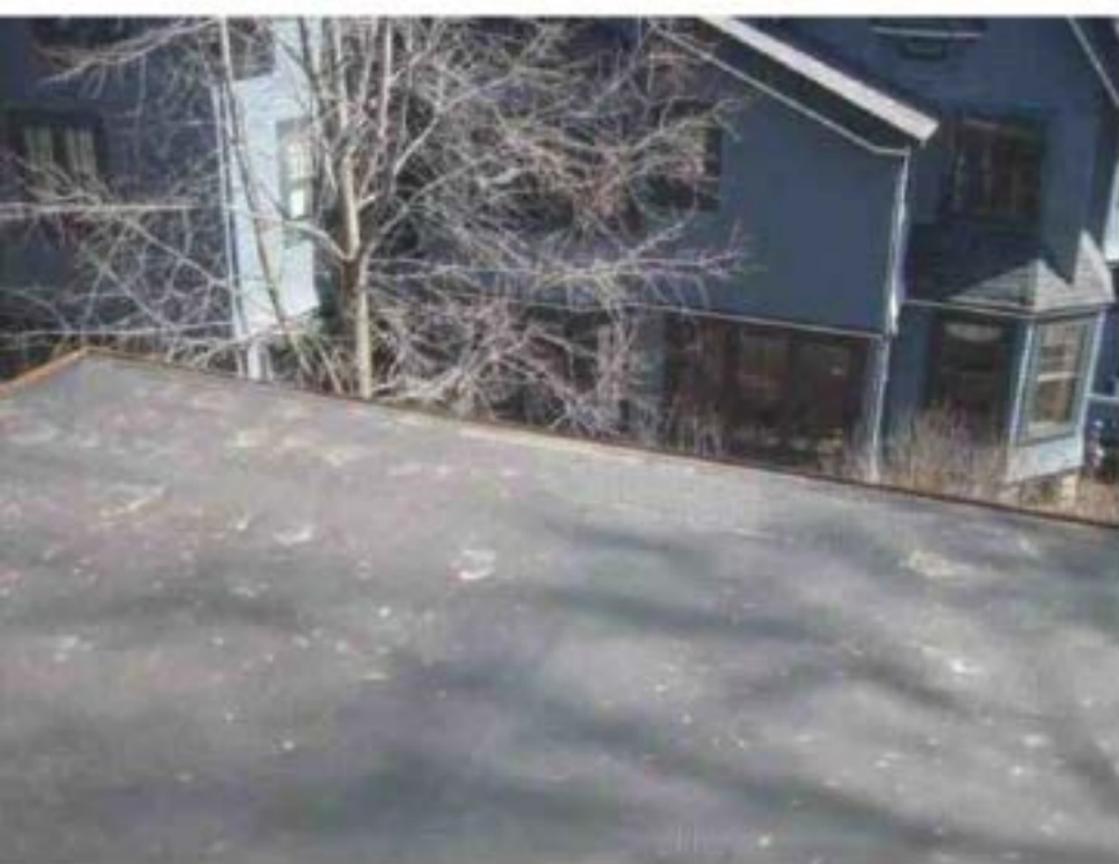
The Renaissance Man

"Licensed and Insured Builder, Remodeler and Handyman"

Phone: 651-280-7984

<https://www.facebook.com/renmancontracting>

<https://www.thumbtack.com/-Saint-Paul-MN/service/3938540>



Third Floor Balcony (no safety rail)



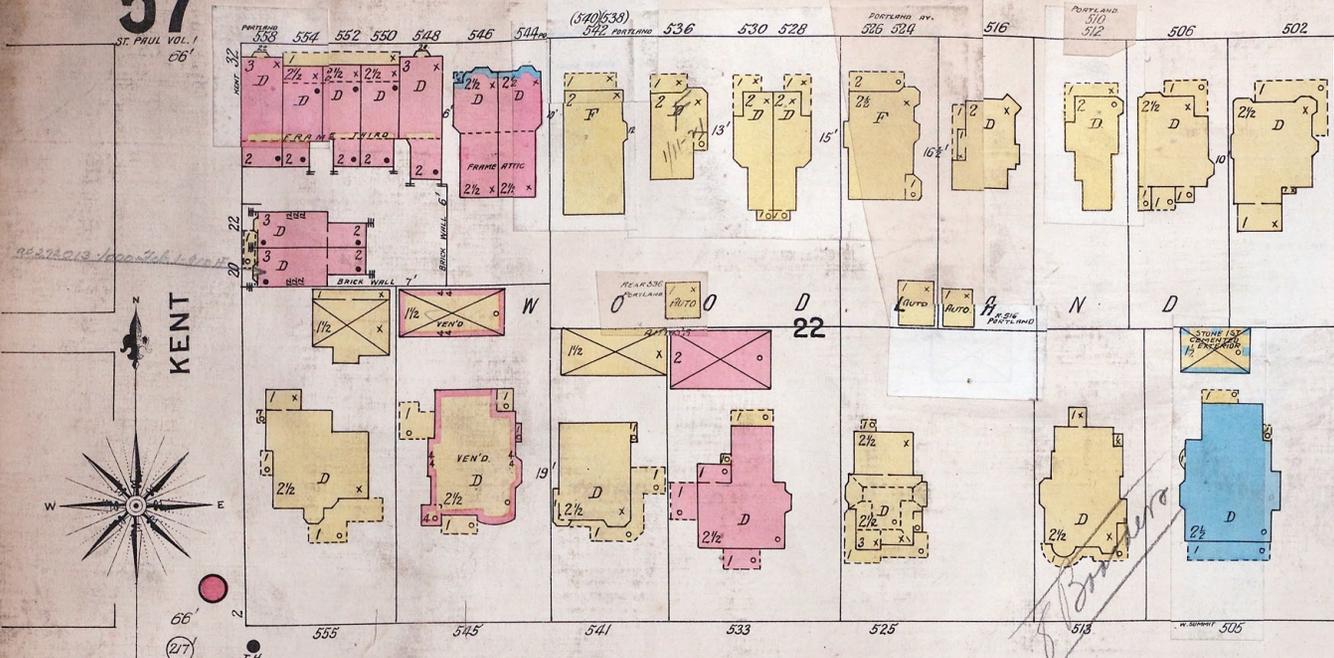




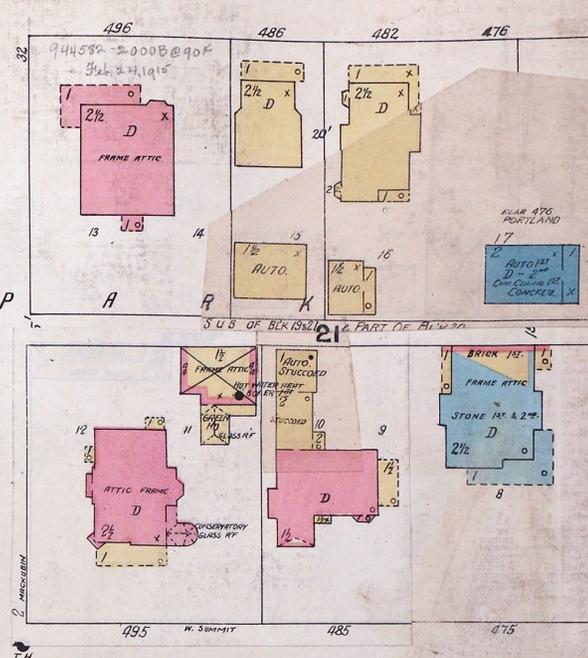


PORTLAND 6" W.P. AV.

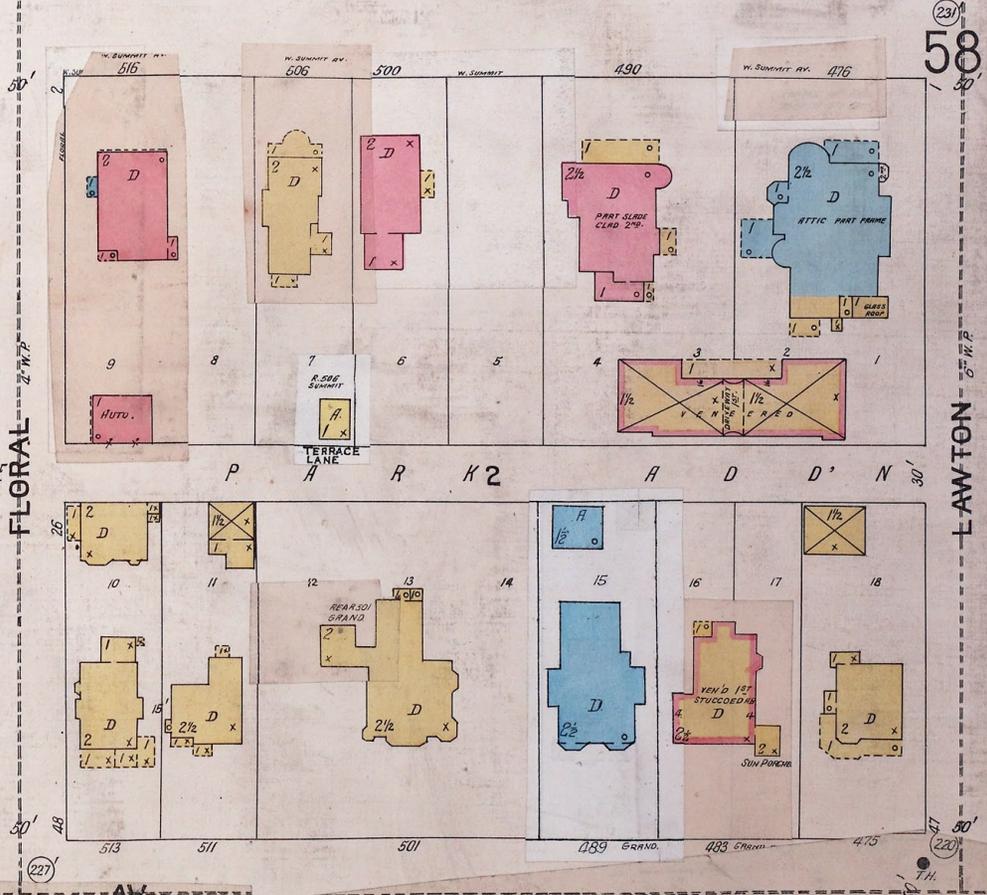
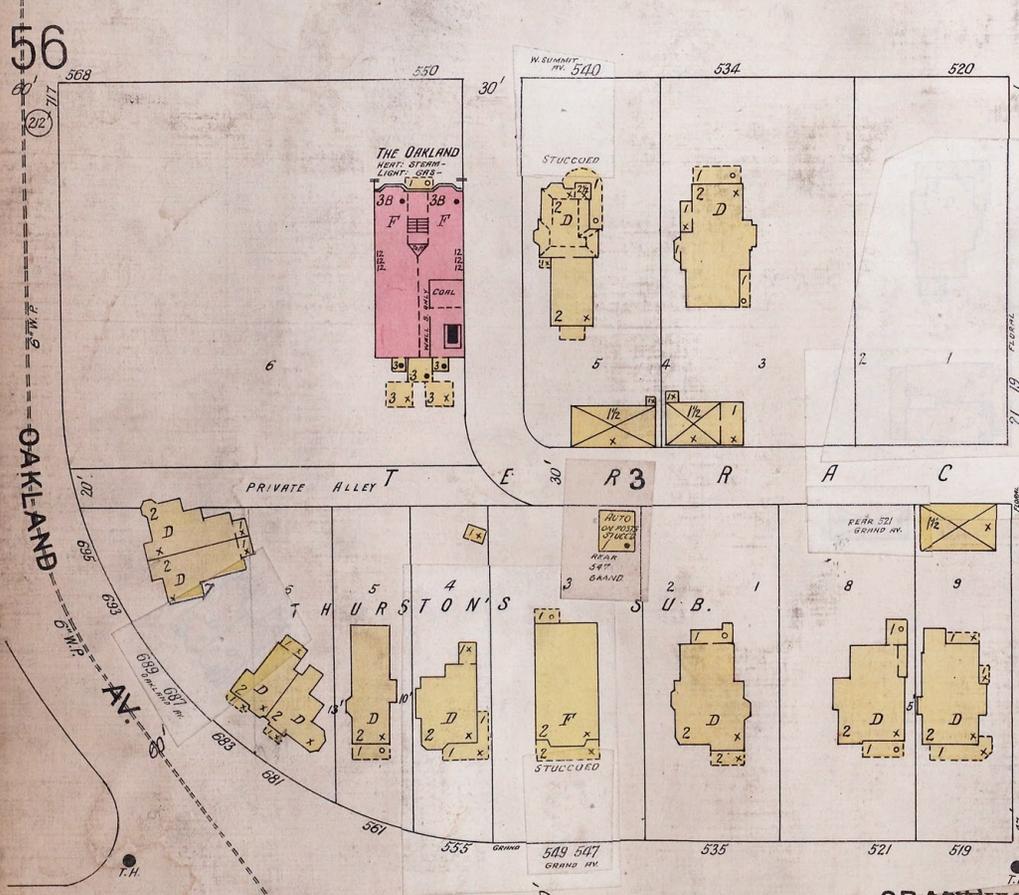
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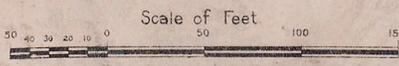
MACKUBIN 6" W.P.



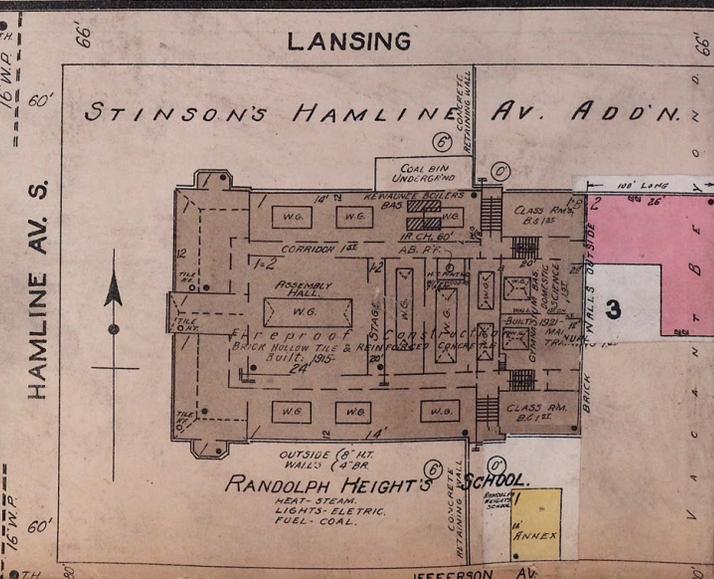
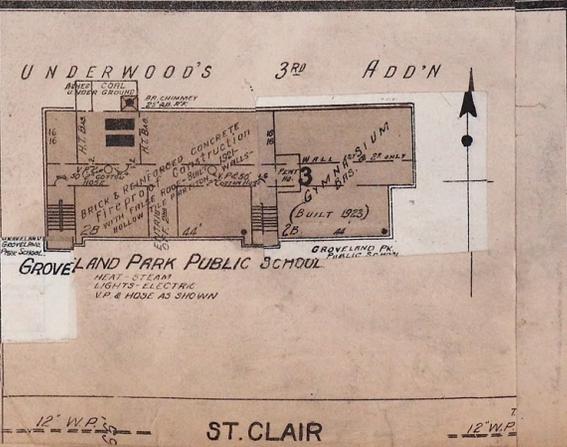
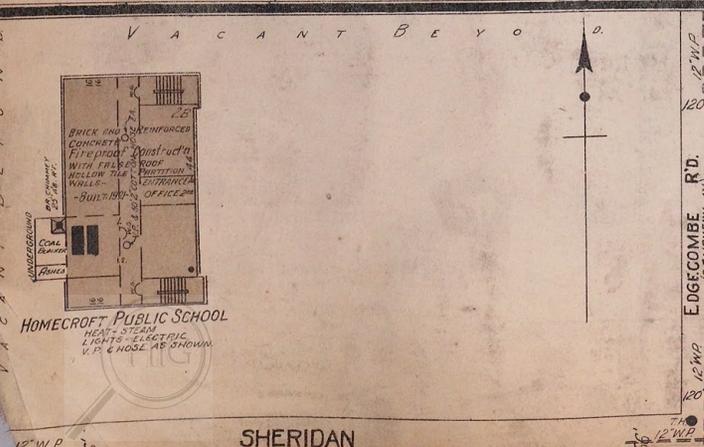
W. SUMMIT 12" W.P. AV.



GRAND 6" W.P. AV.



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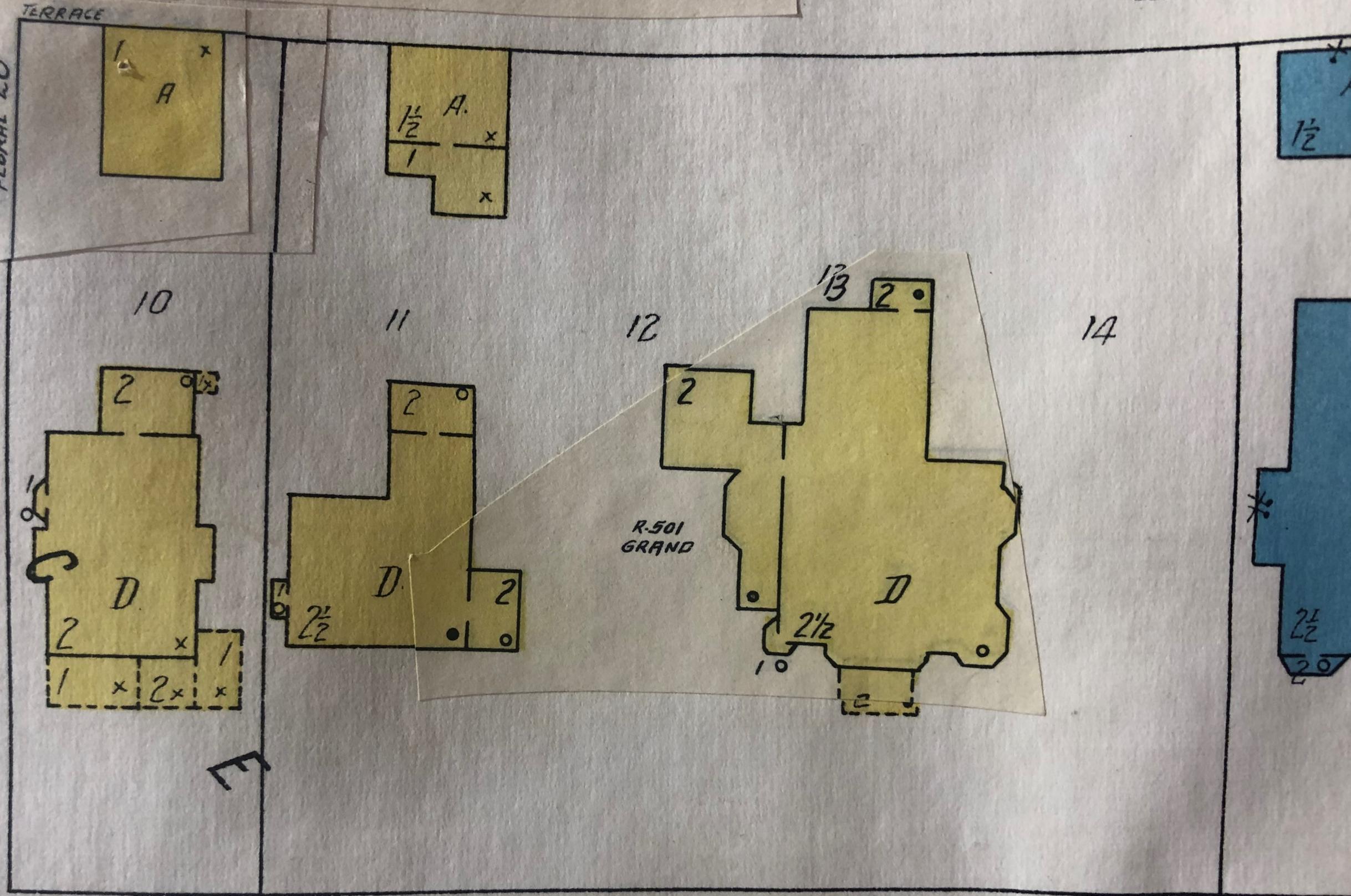
TERRACE
FLORAL 26

FLORAL A

4" W. PIPE

50'

T.H.



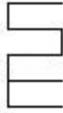
513

511

501

GRAND

AV.



Sigurd Engineering LLC
6721 Harriet Ave S
Richfield, MN 55423
(612) 396-4992
(Structural)

7 June 2019

RE: Foss Deck – Hand Railings (Structural Validation Letter)
511 Grand Hill
St Paul, MN 55102

Dear Mr. Fuller (Michael),

As per your request, I investigated the existing deck structure for supporting hand railings on the existing deck roof for an additional level of occupiable space.

I deduced from elevation measurements that the 2nd Level deck ceiling joists are 2x12 @ 16" o.c. framed perpendicular (in-plan) to the house. I also deduced that there are buried posts, 6 x 6 nominal minimum, at the corners.

I conclude that the structure is sufficient per code with minor modifications to support loads correlating to the occupancy served for gravity loads and hand railing loads.

If Renaissance Man Inc. (RMI) discovers ailing structural members during demolition, Sigurd Engineering will specify new members and provide detailed drawings to the Heritage Preservation Commission (HPC) in advance of RMI continuing construction.

The information and opinions contained herein are based upon the limited investigation described at the beginning of this report. No warranties are expressed or implied regarding the existence of other unknown conditions not specifically addressed. My work is in accordance with generally accepted engineering standards and is not intended to be relied upon or transferred to individuals other than the addressee. Should information or conditions become known which differ from the discussion herein, they may alter the opinions or conclusions of the undersigned.

Please call if you have any questions.

Sincerely,

Erik S. Lund, P.E.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed (#52200) PE (Structural) under the laws of the State of MN.

Erik S. Lund 2:51 PM 7 June 2019

RE: APPROVAL OF RAILING ADDITION AT 511 GRAND HILL

Methodology:

- I. Houses within the historic district
- II. Road-facing balconies (not balconies that only face alleys)
- III. Excluding:
 - a. Apartment buildings
 - b. Covered balconies (raised porches)
 - c. Faux balconies (i.e., lacking a door)

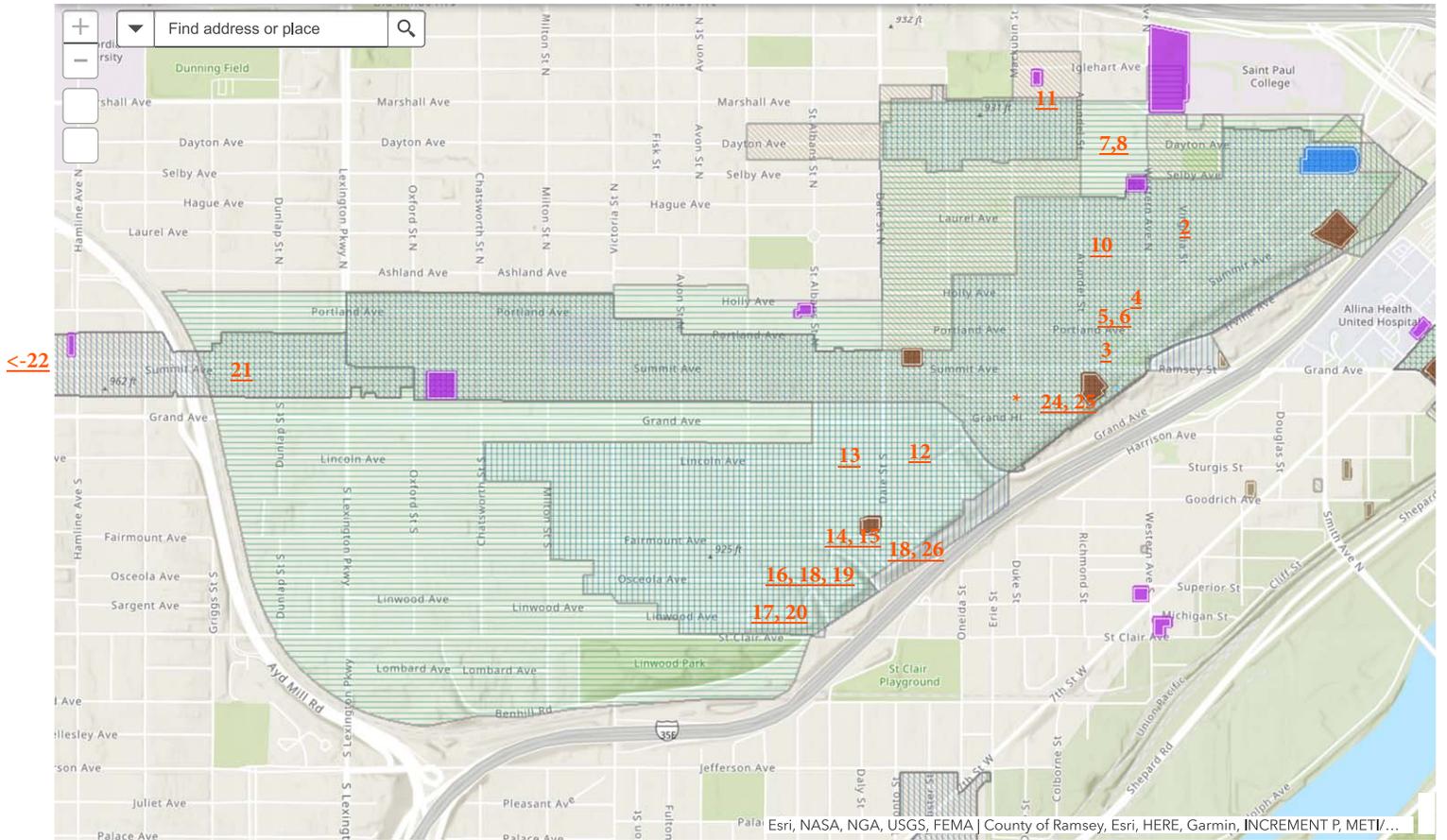
Results with Matching Balconies (W=Wood railings; I=Wrought-iron railings):

- (1) 197 Kent [W]
- (2) 113 Virginia [W]
- (3) 365 Summit [I]
- (4) 400 Holly (two balconies) [W, I]
- (5) 420 Portland [W]
- (6) 467 Portland [W]
- (7) 469 Dayton [W]
- (8) 485 Dayton & 487 Dayton [W]
- (9) 485 Dayton (old, pre-balcony photograph of #8)
- (10) 489 Ashland [W]
- (11) 583 Marshall [W]
- (12) 591 Lincoln [W]
- (13) 641 Lincoln [W]
- (14) 657 Fairmount [W]
- (15) 677 Fairmount [W]
- (16) 708 Osceola [W]
- (17) 710 Linwood [I]
- (18) 712 Osceola [W]
- (19) 716 Osceola [I]
- (20) 719 Linwood [I]
- (21) 1190 Summit [W]
- (22) 1390 Summit [I]
- (23) 18 Crocus Pl [I]
- (24) 19 Summit Ct (from East) [I]
- (25) 19 Summit Ct (from South) [I] (two balconies total)
- (26) 25 Crocus Pl [I]
- (27) 112 Western (Castle House) [W]

Numbered map and photographs follow.

Saint Paul Historic Districts and Sites

Saint Paul Department of Planning & Economic Development Research Team



NUMBER 1



NUMBER 1

NUMBER 2



NUMBER 2

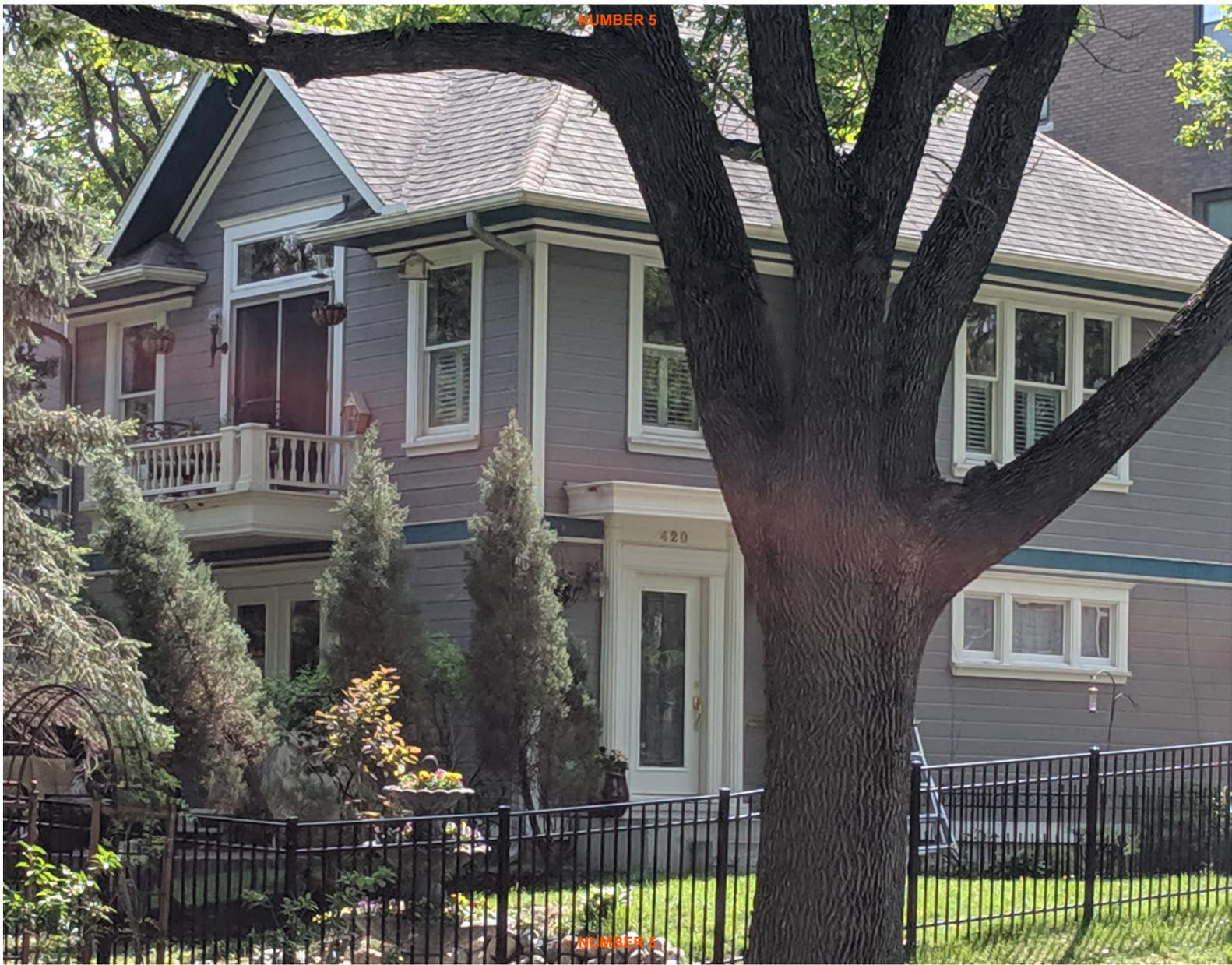
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NUMBER 3



NUMBER 5



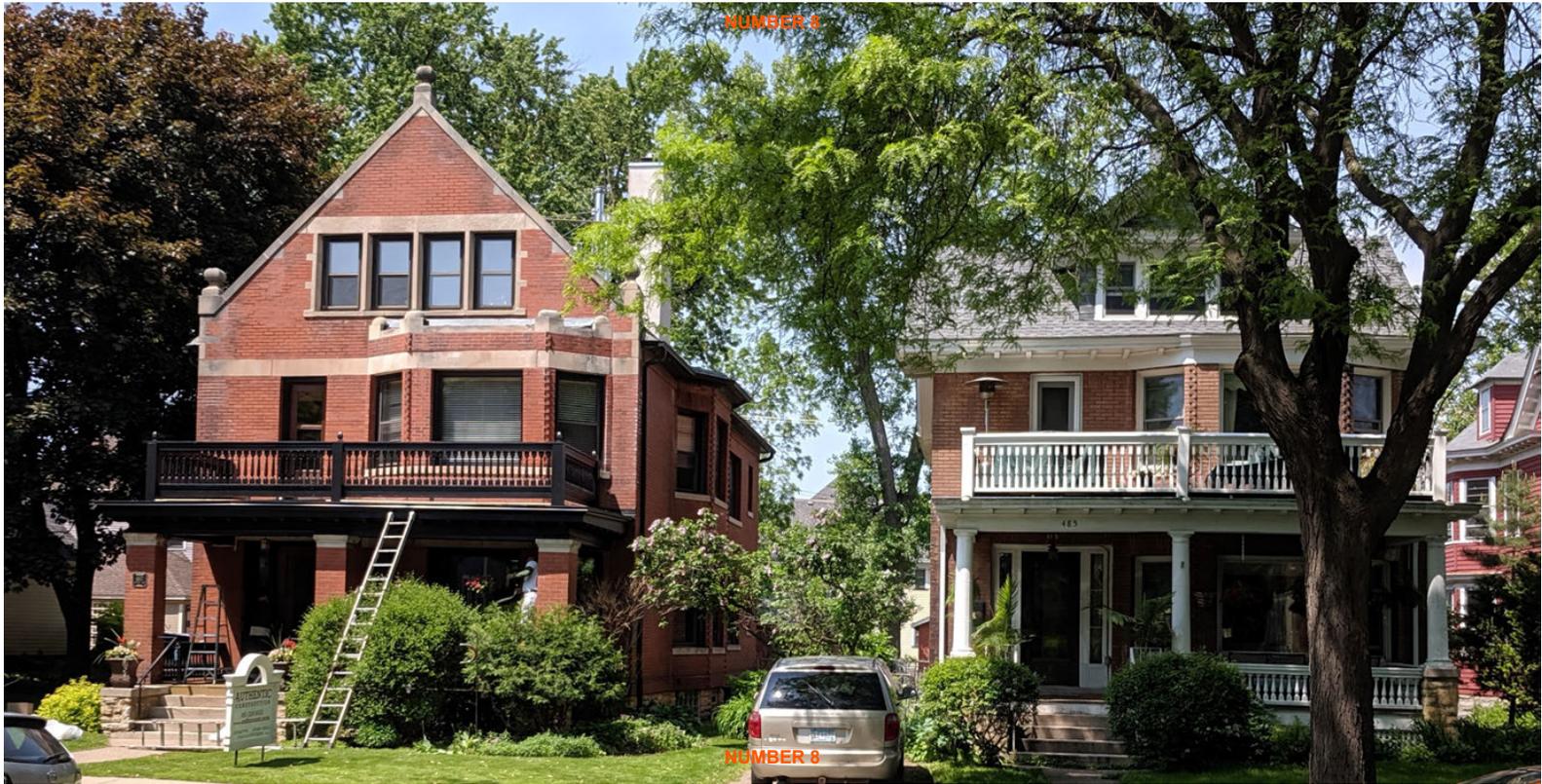
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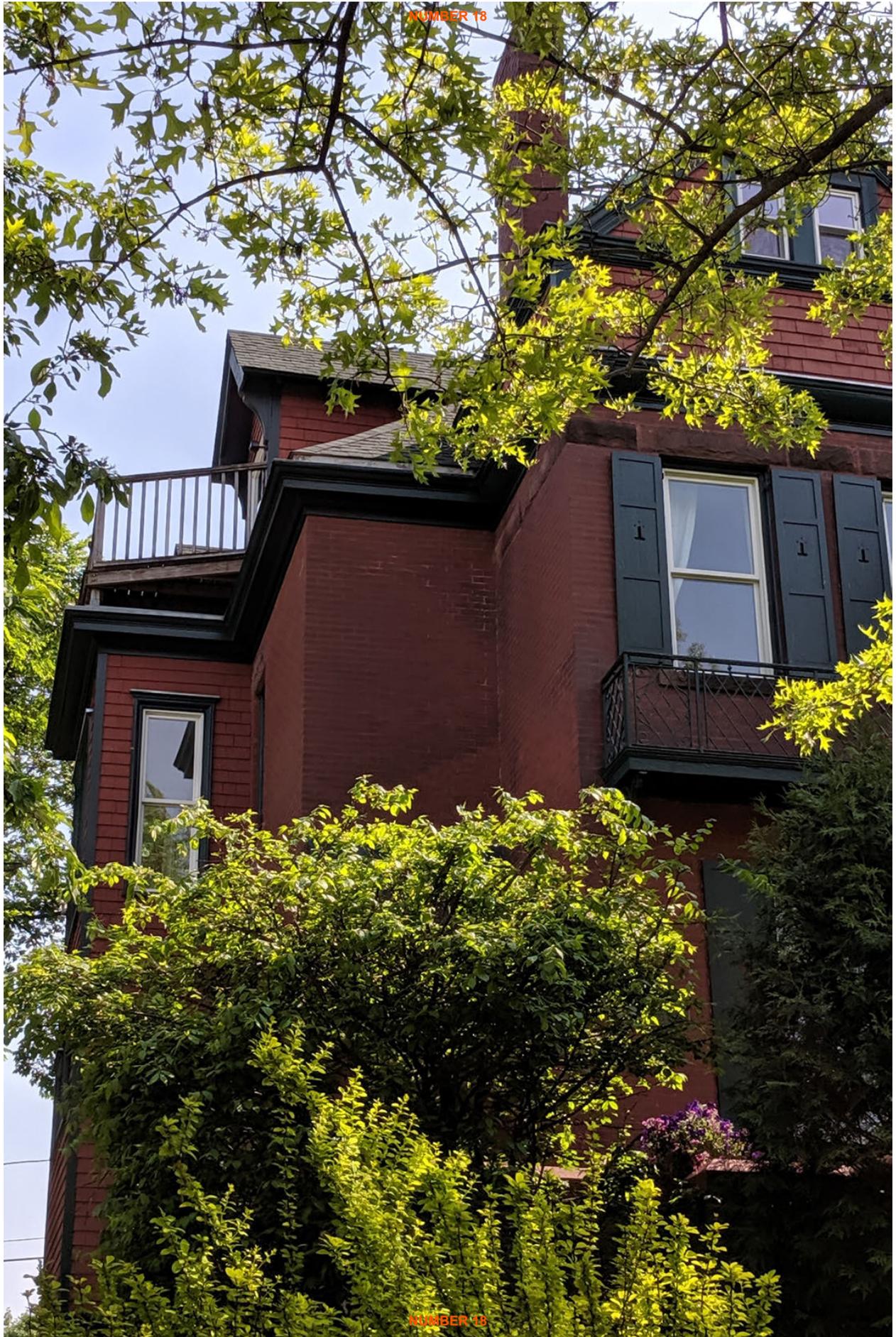
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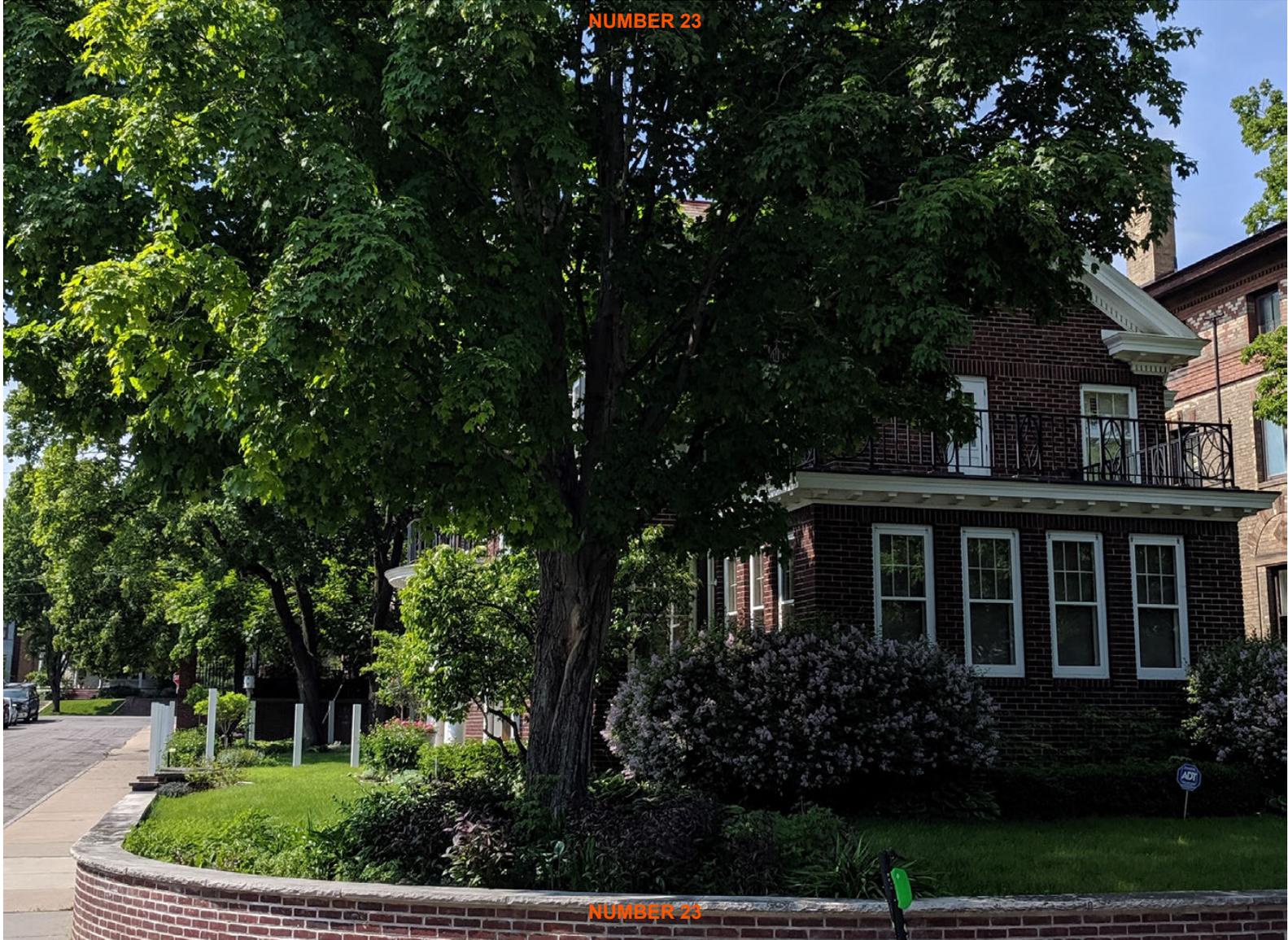
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NUMBER 23



NUMBER 23

NUMBER 24





NUMBER 26



NUMBER 26

NUMBER 27



NUMBER 27