

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

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FILE NAME: 535 Dayton Avenue  
DATE OF APPLICATION: October 2, 2015  
APPLICANT: Jason Timmers, Custom Renovations & Builders  
OWNER: Anastasios & Carey Pappas  
DATE OF PUBLIC HEARING: May 12, 2016 (October 22, 2015, different applicant)  
HPC SITE/DISTRICT: Hill Heritage Preservation District  
CATEGORY: New Construction  
CLASSIFICATION: Building Permit  
STAFF INVESTIGATION AND REPORT: Bill Dermody  
DATE: April 29, 2016

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**A. SITE DESCRIPTION & BACKGROUND:**

The subject lot is the westernmost of two vacant lots that were created via a lot split that was reviewed by the HPC in March 2015. Both lots created by the lot split are intended for single-family homes. The subject lot includes the eastern 10' of the originally platted Lot 16, plus the adjacent western 45' of Lot 17, resulting in a lot size of approximately 9,350 sq. ft. Beyond the neighboring vacant lot to the east is the Dayton Avenue Presbyterian Church parking lot and building. On the same block face to the west are three (3) contributing properties to the local and national district: 541, 549, and 557 Dayton Avenue. The subject site previously contained a two-story frame residence with the address of 533 Dayton Avenue that was constructed pre-1884 and demolished in 1970. The lot rises a few feet from grade at the sidewalk, with its eastern portion (~16') contained by a stone retaining wall that is a semi-coursed ashlar comprised of mixed stones including sandstone, limestone, and granite. The retaining wall is interrupted by a staircase and concrete walkway that led to the historic house. The retaining wall and staircase are believed to be from the period of significance (1930 or previous) and, if so, are required to be preserved and incorporated into any new construction as a condition of the HPC's lot split approval.

HPC staff met in September with the owner and builder to discuss the proposal. At that time, staff requested several changes that have been incorporated in the subject application, including detaching the garage, adjusting the roof pitch, modifying the scale of porch elements, and modifying the roof dormer.

HPC held a public hearing on October 22, 2015 and voted to lay over the item until sufficiently scaled and dimensioned drawings could be provided. The property owners have since changed their design team, who submitted updated plans that are attached to this staff report.

**B. PROPOSED CHANGES:**

The applicant is proposing to construct a two-story, single-family home with a three-stall, detached garage accessed from the alley. The footprint of the main residence is approximately 36' wide by 62' feet long and the height is approximately 31' tall (38' to peak). A two-story, open, full front porch is proposed of approximately 8' depth. The front of porch is set back approximately 26' from the sidewalk, as compared to 30', 24', and 20' for the neighboring homes to the west on this block face, which also all have front porches. Side setbacks are approximately 11'6" on the west and 7'6" on the east.

The new residence is a symmetrical design, including a centered front entrance accessed via the porch. Its longitudinal hipped roof has a 9:12 pitch and asphalt architectural shingles.

Fenestration is both grouped and irregular in placement. Most of the windows are double-hung with a four-over-four division, arranged either in pair or solo. Pair of full-height windows are located in front on the second floor, one of which is also a hinged door for balcony access. The front porch has 4 columns on each floor facing the street, while its 2<sup>nd</sup> floor balcony also has a guardrail with white painted spindles. The painted siding is 3" to 6" lap (TBD) with smooth finish. The fascia and soffit are aluminum; there might be gutters, as well. Materials details such as catalog cuts were not provided with the application.

The 1-story garage is approximately 36' wide by 24' deep, with two garage doors facing the alley (a 1-car door and a 2-car door), with a solid man door and a grouped pair of windows facing the main house. Its hipped roof has a 6:12 pitch and appears to utilize the same asphalt shingles as the main house's roof.

### **C. GUIDELINE CITATIONS:**

#### **Hill Historic District Design Review Guidelines**

##### **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.*

##### **New Construction**

##### **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.*

*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 25 to 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.)*

*Rhythm and Directional Emphasis:*

*The existence of uniform narrow lots in the Historic Hill naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one 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.*

*Materials and Details:*

*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.*

*The materials and details of new construction should relate to the materials and details of existing nearby buildings.*

*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. 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.*

*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 Heritage Preservation Commission approval*

*Building Elements:*

*Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements for new construction should compliment existing adjacent structures as well.*

*Roofs.*

*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.*

*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.*

*Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.*

#### *Windows and Doors.*

*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 the building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.*

*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.*

*Although not usually improving the appearance of a 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 (sliver) aluminum should be avoided.*

#### *Porches and Decks:*

*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 structures. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.*

*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 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.*

*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.*

#### Site

*Setback. New buildings should be sited at a distance not more than 5% 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.*

*Landscaping. Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence.*

*The buildings, landscaping elements in front yards, and boulevard trees together provide a "wall of enclosure" for the street "room". Generally, landscaping which respects the street as a public room is encouraged. Enclosures which allow visual penetration of semipublic spaces, such as wrought-iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedge rows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.*

*For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant, as green space or parking area, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by providing a wall of enclosure from the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape, and should be maintained.*

*Garages and Parking. 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.*

*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.*

### Public Infrastructure

*The traditional pattern of public streets, curbs, boulevards, and sidewalks in the area should be maintained. Distinctive features of public spaces in the area, such as brick alleys, stone slab sidewalks, granite curbs, and the early twentieth century lantern style street lights, should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.*

*Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a 2 foot square or 18 inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.*

*Electric, telephone and cable TV lines should be placed underground or along alleys, and meters*

*should be placed where inconspicuous.*

**D. 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 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 lot is vacant, but an existing retaining wall and stairs should be maintained and utilized in the new site design, unless they are found to be from outside the period of significance.

3. The proposed two-story, single family residence has some Colonial detailing and proportions, which are not as common in the district, but are occasionally present. The proposal is differentiated from the historic residences along this block in materials, detailing, and placement and size of fenestration on the primary elevation. While this is not discouraged under the Secretary of the Interior's Standards or the Hill Historic District design review guidelines, the whole of the design should be compatible with the established character of the street and historic district.

**4. *Massing and Height:*** The proposed new construction is similar in *massing and volume* to the adjacent residences, compatible with other residences in the neighborhood, and generally conforms to the *scale of existing adjacent structures*. The proposed height is compatible with that of the neighboring houses, and consistent with the proposed design and roof style.

**5. *Rhythm and Directional Emphasis:*** The proposed symmetrical design with two-story porch is consistent with the block's established rhythm, as the block contains two houses with one-story front porches, and a third with a two-story front porch, one of which (next door) being symmetrical. The placement and divisions in the windows, and porch design and proportions continue the established rhythm and directional emphasis of the block.

**6. *Materials and Details:*** For the most part, the *materials and details* proposed visually *relate to the materials and details of existing nearby buildings*. Materials and details are addressed below by building element.

**7. *Materials and Detail: Paint.*** Paint and stain colors were not specified; materials and details where colors/finishes are inherent in the product will require review. The guideline states, "*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.*" The colors and finishes of the exterior of the house and garage will have an impact on the surrounding historic district. The guideline states, "[While the] *Heritage Preservation Commission may review and comment on paint color, paint color is not subject to Heritage Preservation Commission approval.*" There should not be any raw wood or translucent stains.

**8. *Materials and Detail: Roof.*** The asphalt shingles are permissible for new construction.

**9. *Building Elements: Roof.*** The 9:12 roof pitch is similar to the historic homes' roof pitches in the area. The hip-and-ridge roof *relates to the predominant roof shape of several of the adjacent buildings* and complies with the guideline. Though not all details were shown on the plan, the guideline states *skylights, vents, and metal pipe chimneys should not be placed on the front roof plane*. A hipped dormer breaks up the front roof plane and is a feature found nearby,

including next door. If installed, a continuous ridge vent may obviate the need for additional vent placement.

**10. Building Elements: Doors and Windows.** The doors and windows on the front elevation are compatible in *proportion, size and rhythm with that of existing adjacent buildings*. The guidelines state “*Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows.*” The square and horizontally oriented windows do not follow the traditional vertical emphasis of the Hill Historic district, but individually and grouped relate to historic piano windows and comply with the guideline which states that *individual windows can sometimes be square or horizontal if the rest of the building conveys the appropriate directional emphasis*.

Final window details and any egress wells will need to be reviewed and approved.

**11.** Materials and details were not provided for the doors. The front door is  $\frac{3}{4}$  lite with divided panes and sidelights, which is appropriate for the style and proportion of the new construction. A final door and window schedule as well as materials scheduled will need to be submitted to determine full compliance with the guidelines. At a minimum, front doors should be wood.

**12. Building Elements: Porches and Decks.** The proposed full-width, two-story open front porch is compatible with the established rhythm of one- and two-story full-front open porches nearby. The open *porch treatment relates to the porch treatment of existing adjacent structures*, which are mostly open and have columns supporting the roof. The columns visually carry the weight of the porch to grade, and they do not interrupt the horizontal line of the porch floor which is a traditional detail. The column bases will be smooth wood finish or clad in stone. Final porch materials and details such as flooring, skirting, treads, risers, and balustrade still need to be provided and reviewed to determine full compliance with the guidelines. The whole porch is raised and at an elevation that appears to be consistent with its neighbors, if perhaps slightly lower. The 2<sup>nd</sup> story balustrade is simple in design.

**13.** The foundation entails concrete masonry units with a stucco finish above grade. Instead, it should utilize a rock-faced finish of a limestone color relating to the historic limestone foundations in the district, or be a brick or stone veneer or cultured stone product.

**14. Setback.** As called for by the guidelines, the building is *sited at a distance not more than 5% out-of-line from the setback of existing adjacent buildings*. That is, the proposed setback of 26' from the sidewalk to front of porch is in line with the block face's average setback of 24'.

**15. Garages and Parking.** The detached garage is appropriately oriented toward the alley. Also, it appropriately uses similar materials and design as the main house, though with a flatter roof pitch and fewer windows.

**16. Public Infrastructure.** There is a streetlight in front of the property, but otherwise there are no *brick alleys, stone slab sidewalks, granite curbs* or other historic public infrastructure at this site. The streetlight should be maintained.

**17.** The guideline that states, “*electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous*” should be followed when utilities are installed at the property. Air conditioning units should be located at the rear of the property or screened by a fence in the rear portion of the side yard. Gas fireplace vents should not be located on primary elevations and should be low-profile and painted/finished to match the surrounding material.

**18. Siding and Trim.** The painted siding is proposed as 3" to 6" lap with a smooth finish. The smooth, hardboard siding is acceptable, and the lap should be 4" in accordance with the guidelines. The proportions and pattern of the siding and trim recall the division of materials and details evident on early 20<sup>th</sup> century residences, including the Colonial style. All siding and trim should have a smooth texture.

The fascia and soffit materials and finish were not described in the materials, but have been verbally conveyed as aluminum. They should have a smooth finish and be of a similar or more reserved tone than the siding so as to downplay the aluminum material.

**19.** The proposal to construct a new single-family residence will not adversely affect the program for preservation and architectural control of the Hill Historic District (Leg. Code 73.06 (e)) so long as the conditions are met.

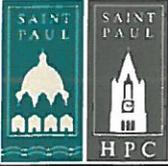
**E. STAFF RECOMMENDATIONS:**

Based on the findings staff recommends approval of the building permit application provided the following condition(s) are met:

1. The stair treads and risers at the front porch shall be solid wood. Any handrails shall be submitted to staff for review and approval.
2. All CMU block used above grade on the house and garage shall be rock-faced or split-faced, and in a limestone color, or a brick or stone veneer.
3. A final door and window schedule shall be submitted to HPC staff for final review and approval. The front door shall be wood. All divided lights shall be simulated or true divided.
4. All materials shall be painted or stained within one year of permit issuance. There shall be no materials left raw and any stains or finishes applied to the exterior shall be opaque. The lap siding shall have a 4" lap exposure. The aluminum soffit shall be flat.
5. A detailed masonry specification for any retaining wall and steps repair shall be submitted to staff for final review.
6. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
7. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
8. The HPC stamped approved plans shall remain on site for the duration of the project.

**Attachments**

1. Minutes from October 22, 2015
2. Application materials



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

## 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 checked="" type="checkbox"/> New Construction/Addition/<br>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: 535 Dayton Ave. Zip Code: 55102

### 3. APPLICANT INFORMATION

Name of contact person: Jason Timmers

Company: Custom Renovations & Builders

Street and number: 1464 Selby Ave.

City: Saint Paul State: Minn Zip Code: 55104

Phone number: (651) 245-8146 e-mail: jason@customrmn.com

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

Name: Anastasios & Carey Pappas

Street and number: 19211 Shamrock Lane

City: Shafer State: Minn Zip Code: 55074

Phone number: (651) 354-8111 e-mail: carey.pappas@frontiernet.net

### 5. PROJECT ARCHITECT (If applicable)

Contact person: Nate Hansen

Company: Hansen Engineering and Design

Street and number: 1464 Selby Ave.

City: Saint Paul State: Minn Zip Code: 55104

Phone number: (651) 335-4929 e-mail: nate@hansened.com

**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.

*Attach additional sheets if necessary*

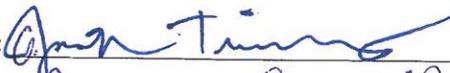
**7. ATTACHMENTS**

Please list any attachments that are included in this application. Refer to the [Design Review Application Process Checklist](#) for required information or attachments.

*Attach the above listed to this application or attach in an email to [ApplyHPC@stpaul.gov](mailto:ApplyHPC@stpaul.gov)*

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: 4-20-16  
Signature of owner:       Date: 4-20-16

Send completed application with the necessary attachments to [ApplyHPC@stpaul.gov](mailto: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

**FOR HPC OFFICE USE ONLY**

Date received: \_\_\_\_\_ **FILE NO.** \_\_\_\_\_

Date complete: \_\_\_\_\_

District: \_\_\_\_\_ / Individual Site: \_\_\_\_\_

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

**Requires staff 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 \_\_\_\_\_

**Requires Commission review**

- 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: \_\_\_\_\_

City Permit # \_\_\_\_\_ - \_\_\_\_\_

**HPC Staff Notes**

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**ACTION MINUTES OF THE HERITAGE PRESERVATION COMMISSION  
CITY OF SAINT PAUL, MINNESOTA  
City Hall/Court House, 15 Kellogg Boulevard West, Lower Level - Room 40,  
October 22, 2015**

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**Present:** Richard Dana, Matt Hill, Renee Hutter Barnes, Barbara Bezat, Robert Ferguson, Bill Lightner, Matt Mazanec, Amy Meller, Steve Trimble, Diane Trout-Oertel, David Wagner

**Absent:** , David Riehle (excused), Michael Justin (excused)

**Staff Present:** Amy Spong, Christine Boulware, Bill Dermody, Allison Suhan

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**PUBLIC HEARING/DESIGN REVIEW**

- I. **Call to Order:** 5:06 pm
- II. **Approval of the Agenda:** *Chair Dana proposed to revise the agenda to move item V.A. after the public hearings. Commissioner Bezat moved to approve the revised agenda. Commissioner Mazanec seconded the motion. **Motion passed 9-0.***
- III. **Conflicts of Interest:** *None stated.*
- IV. **Old Business**
  - A. **500 Cedar Street, Central Presbyterian Church – Individual Heritage Preservation Site**, by Fluryanne Leach, representative for Central Presbyterian Church, for a building permit to replace the asphalt single roof with stone-coated, steel shingles. **File #15-036 (Suhan/Spong, 266-6714) An HPC condition to require metal roof ridges was appealed by the Church and heard by the City Council on October 7th. The City Council laid over a decision for three weeks in order to refer the item back to the HPC for the appellant to submit new information and estimates related to providing a continuous roof ridge.**  
  
*The Commission provided a recommendation to the city Council that the HPC did not err in their modified decision (October 22) and the additional conditions and findings are consistent with the adopted Preservation Program. The HPC would also recommend the Council approve the **amended decisions** (allowing DECRA shingle ridges where there are asphalt shingle ridges, requiring the preservation of ALL copper and requiring galvanized metal valleys) herein and **adopt the original HPC conditions 1, 3, 4, 5, 6 and 7** as outlined in the HPC decision letter dated August 28, 2015.*
  - B. **Como Community Plan (District 10)**, by the Department of Planning and Economic Development, adopt resolution providing recommendations to the Mayor, City Council and Planning Commission. File #15-COMOPLAN (Boulware, 266-6715). **Laid over from the October 8<sup>th</sup> business meeting**  
  
*Commissioner Bezat moved to approve the plan with minor changes. Commissioner Trout-Oertel seconded the motion. **Motion passed 9-0.***
- V. **Plan Review and Comment**
  - A. **Koch-Mobil Redevelopment Plan**, by the Department of Planning and Economic Development, to review and comment on an amendment to the Plan by expanding the boundaries to a portion of the **Schmidt Brewing Company Historic District**. (Spong, 266-6714)  
  
*Commissioner Lightner moved to adopt the drafted resolution. Commissioner Hill seconded the motion. **Motion passed 6-0.***
- VI. **Public Hearings/Design Review**

PROJECT NAME	
DATE	
NO.	
REV.	

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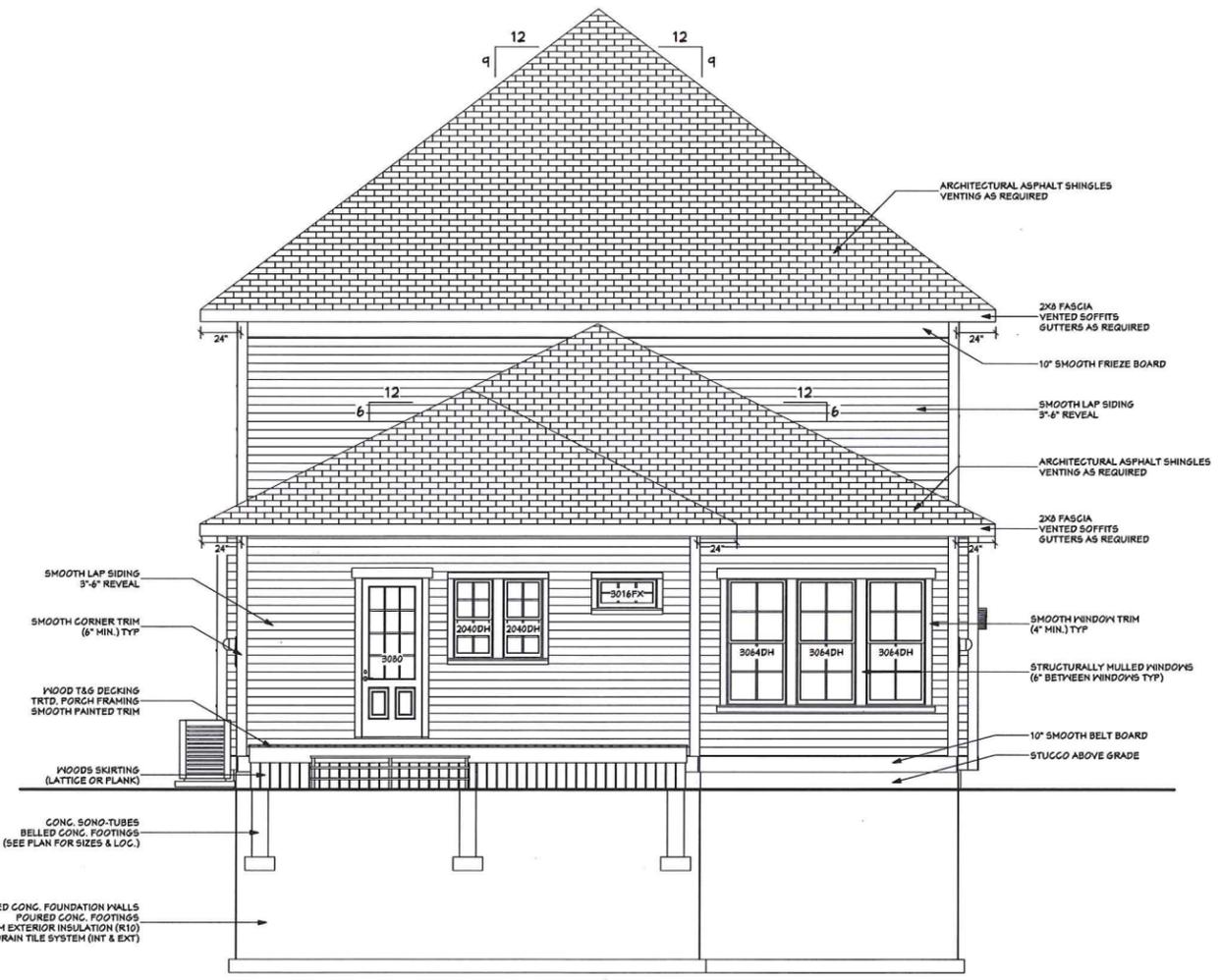
**SUBJECT DESCRIPTION:**  
 OWNER  
 ADDRESS  
 CITY, STATE, ZIP

**DRAWINGS PROVIDED BY:**  
 HANSEN ENGINEERING  
 144 SELBY AVE  
 SUITE 104  
 97025-2705

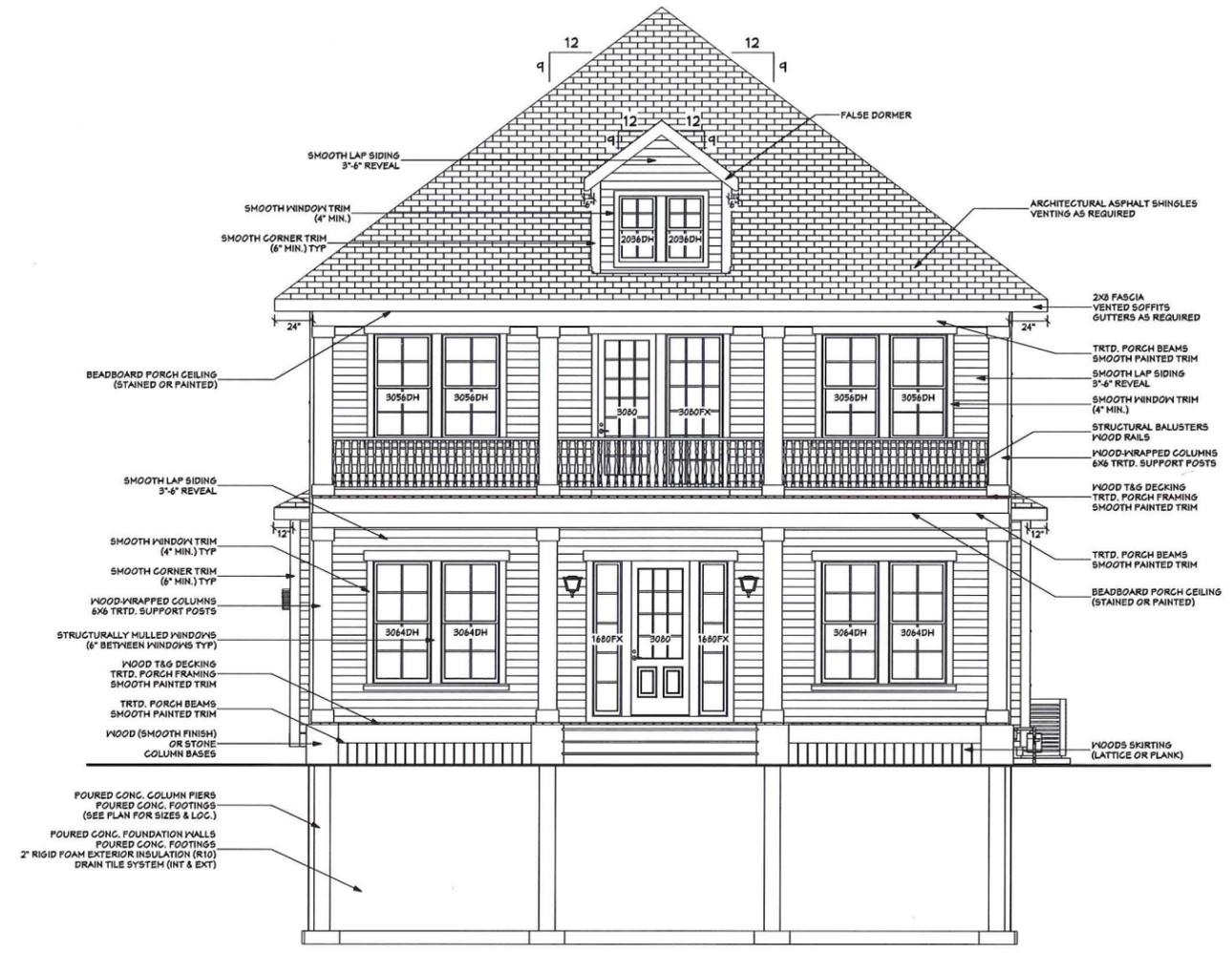
**DATE:**  
 4/21/2016

**SHEET:**  
 A-1

**SHEET SIZE:**  
 ARCH D (24" x 36")



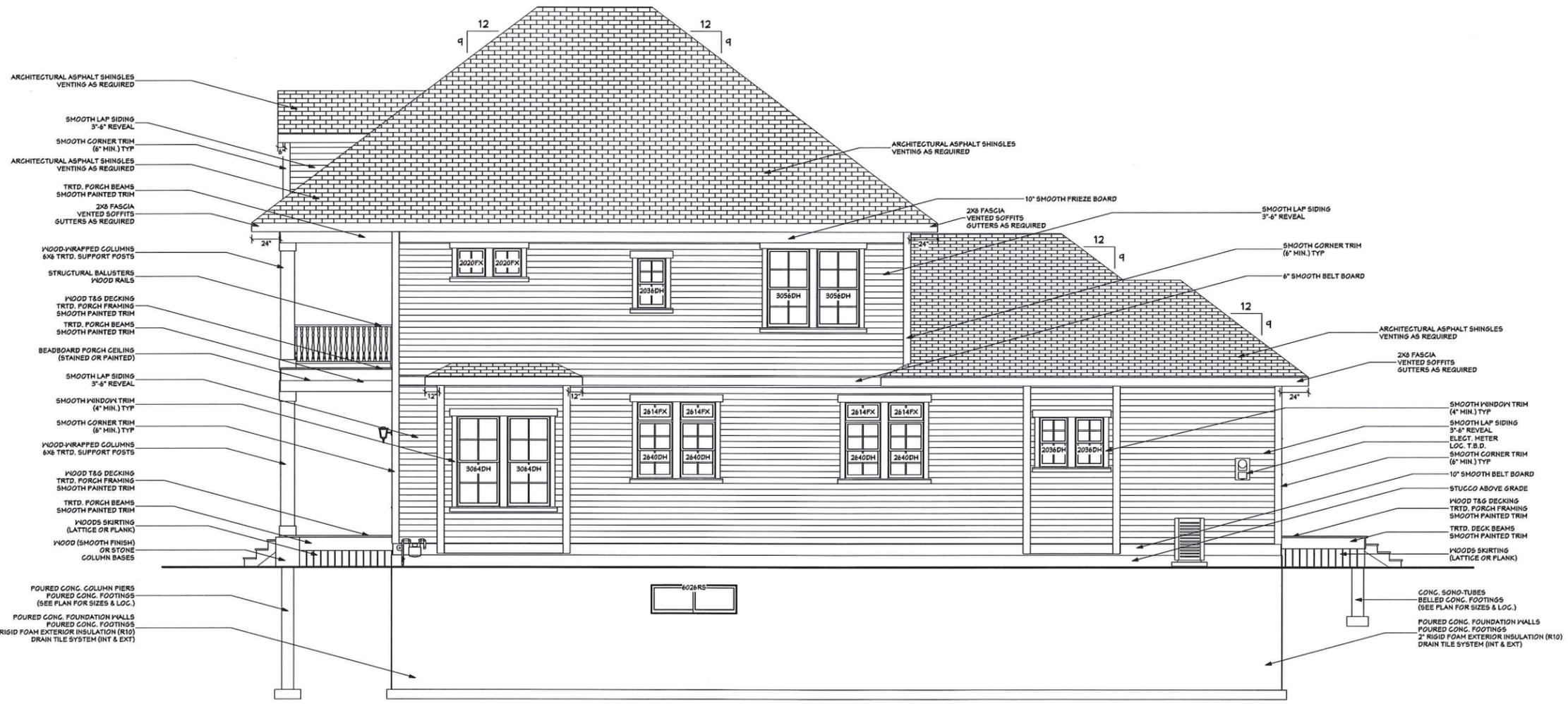
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

POURED CONG. COLUMN PIERS  
 POURED CONG. FOOTINGS  
 (SEE PLAN FOR SIZES & LOC.)  
 POURED CONG. FOUNDATION WALLS  
 POURED CONG. FOOTINGS  
 2" RIGID FOAM EXTERIOR INSULATION (R10)  
 DRAIN TILE SYSTEM (INT & EXT)

POURED CONG. FOUNDATION WALLS  
 POURED CONG. FOOTINGS  
 2" RIGID FOAM EXTERIOR INSULATION (R10)  
 DRAIN TILE SYSTEM (INT & EXT)



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISION	DATE	BY

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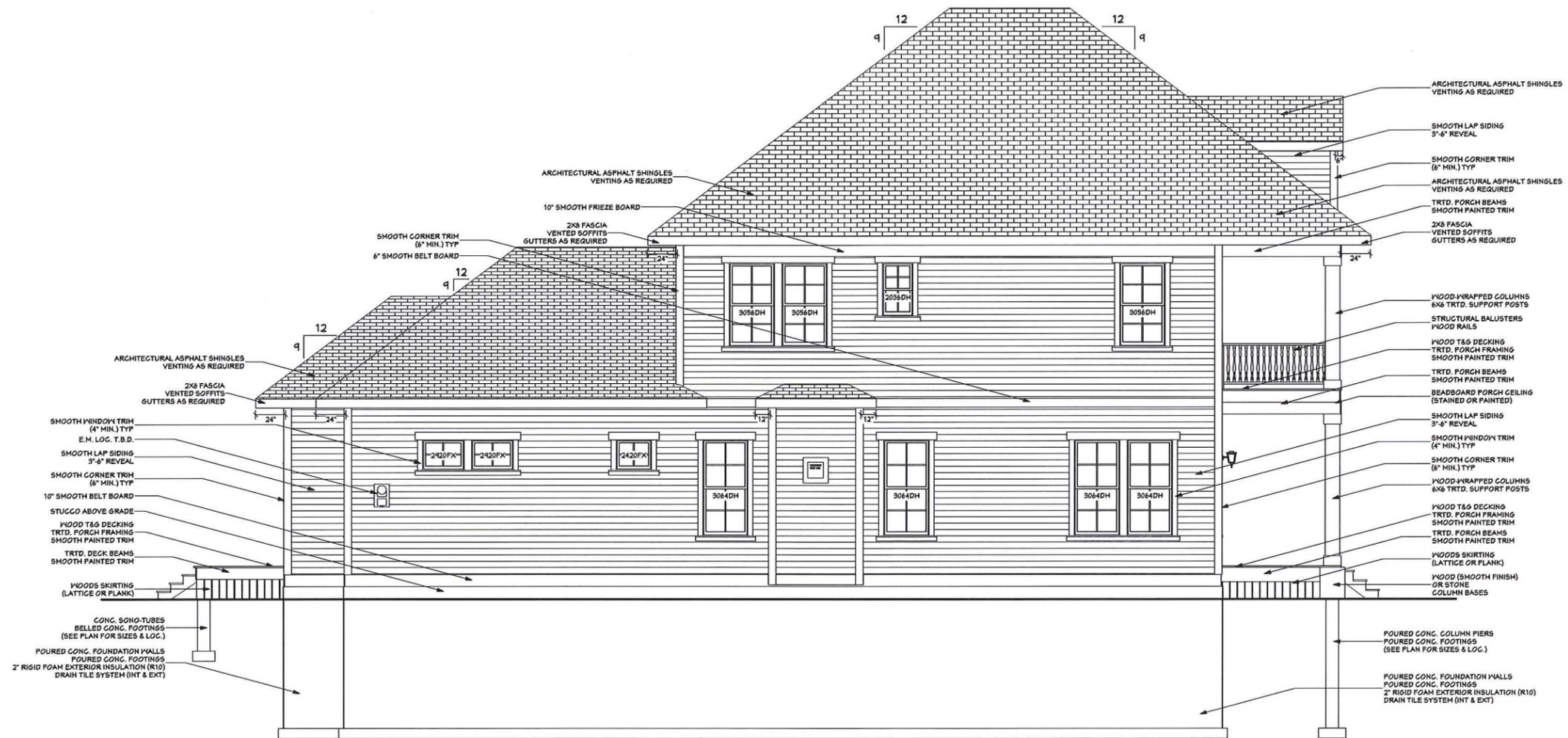
**BUILDER:**  
CUSTOM RENOVATIONS & BUILDERS, LLC  
1444 SELBY AVE.  
SAINT PAUL, MN 55104  
www.customrenovations.com

**PROJECT DESCRIPTION:**  
OWNER  
ADDRESS  
CITY, STATE, ZIP

**DRAWINGS PROVIDED BY:**  
HANSEN ENGINEERING  
and DESIGN, LLC  
SAINT PAUL, MN 55104  
651-252-5750

**DATE:**  
4/21/2016

**SHEET:**  
A-2



**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	DATE

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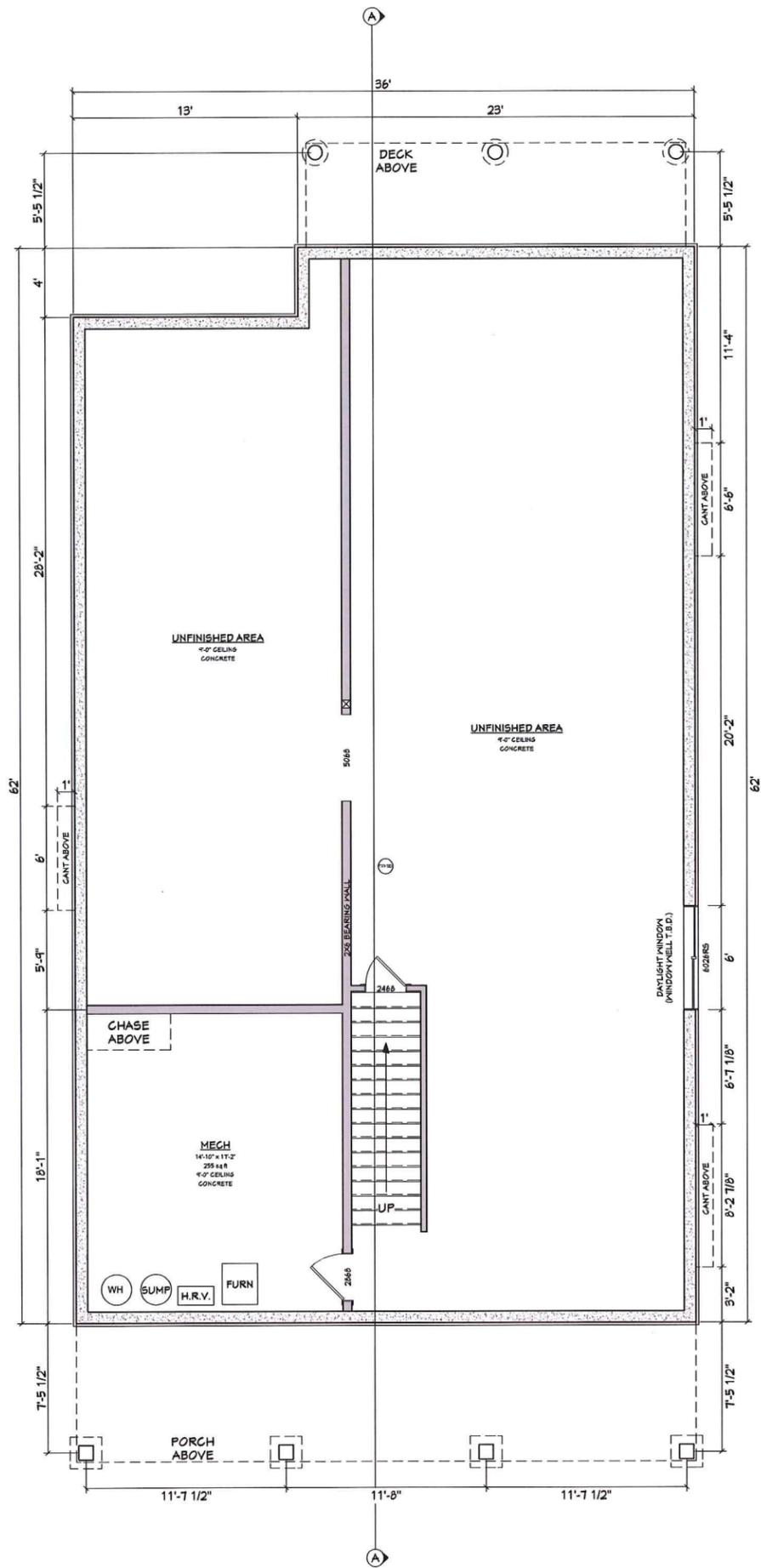
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**OWNER:**  
**ADDRESS:**  
**CITY, STATE, ZIP:**

**DRAWINGS PROVIDED BY:**  
**HANSEN ENGINEERING AND DESIGN, LLC**  
 3001 E. WASHINGTON AVE.  
 SAINT PAUL, MN 55104  
 65125276

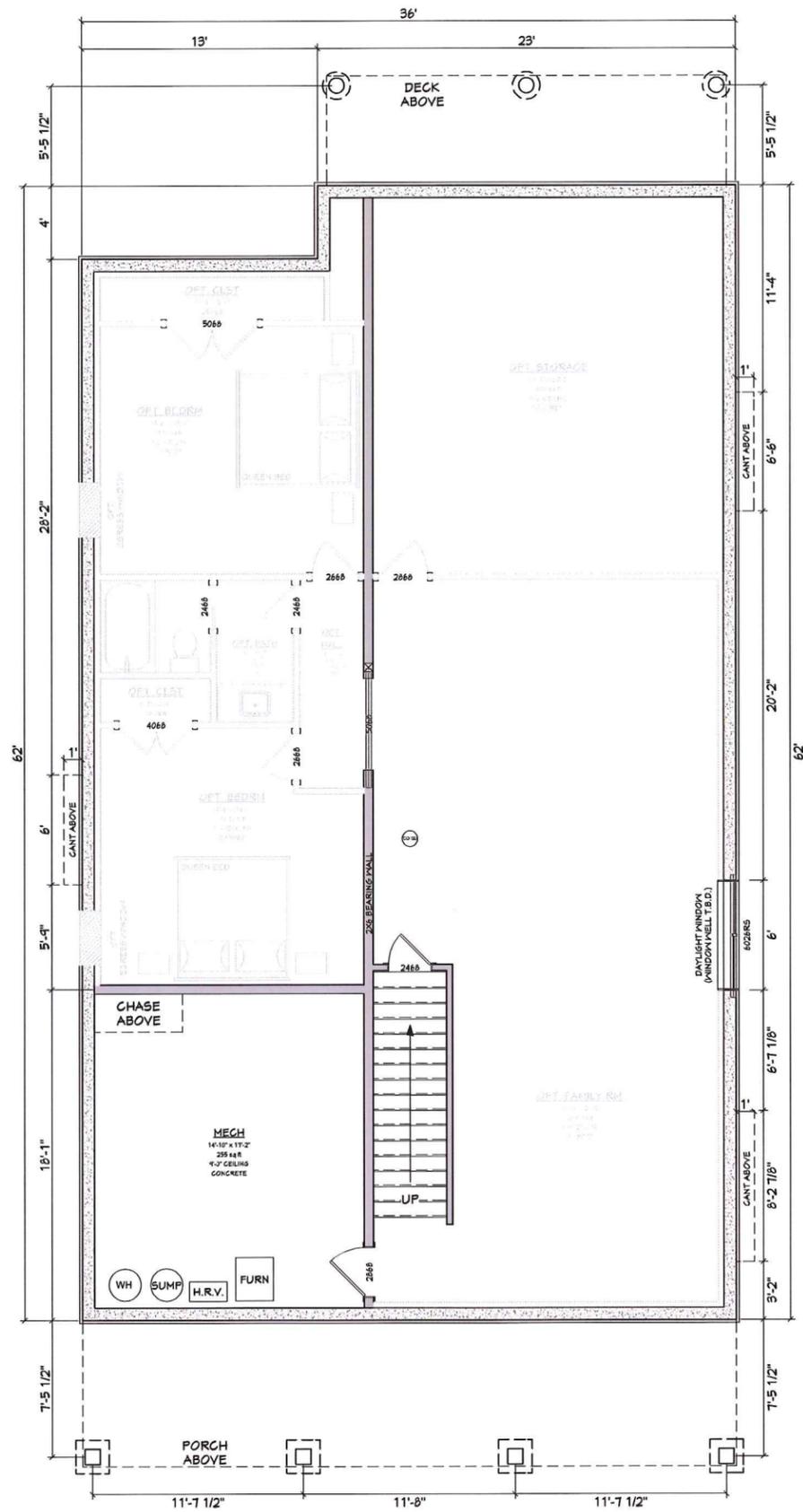
**DATE:**  
 4/21/2016

**SHEET:**  
 A-3

**LOWER LEVEL**  
 SCALE: 1/4" = 1'-0"  
 2180 sq R TOTAL



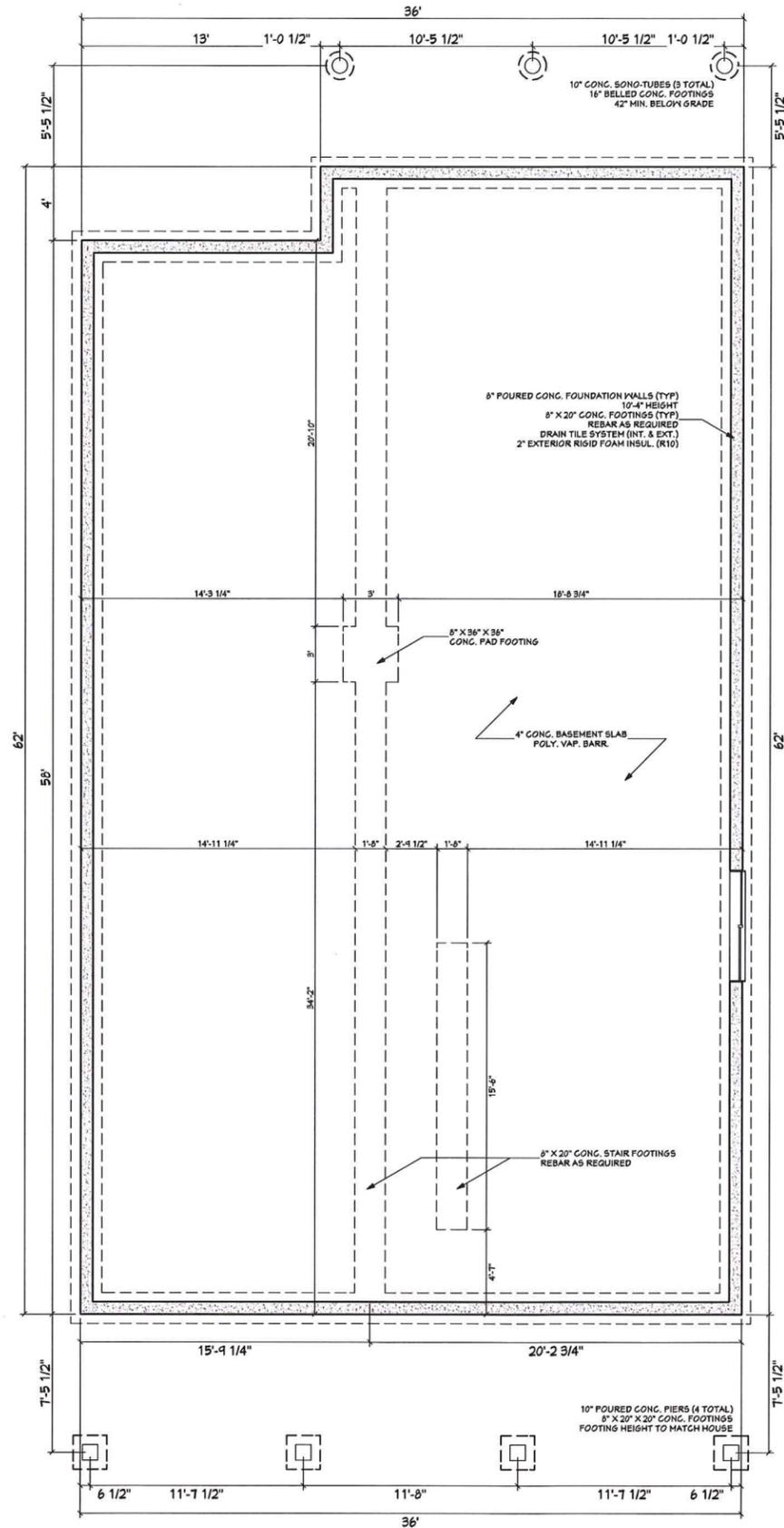
**OPT. FINISHED LOWER LEVEL**  
 SCALE: 1/4" = 1'-0"  
 2180 sq R TOTAL  
 1264 sq R OPTIONAL FINISHED



SHEET SIZE:  
 ARCH D (24' x 36')

REVISIONS PROVIDED BY:	PROJECT DESCRIPTION:	BUILDER:	DATE:
MANSER ENGINEERING AND DESIGN, LLC 1464 SELBY AVE SAINT PAUL, MN 55104 95-885-2118	OWNER: ADDRESS: CITY, STATE, ZIP	CUSTOM RENOVATIONS & BUILDERS, LLC. 1464 SELBY AVE SAINT PAUL, MN 55104 www.CustomRenovationsMN.com	4/21/2016
SHEET:	SHEET:		SHEET:
A-4	A-4		A-4

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Number	Description	Revision

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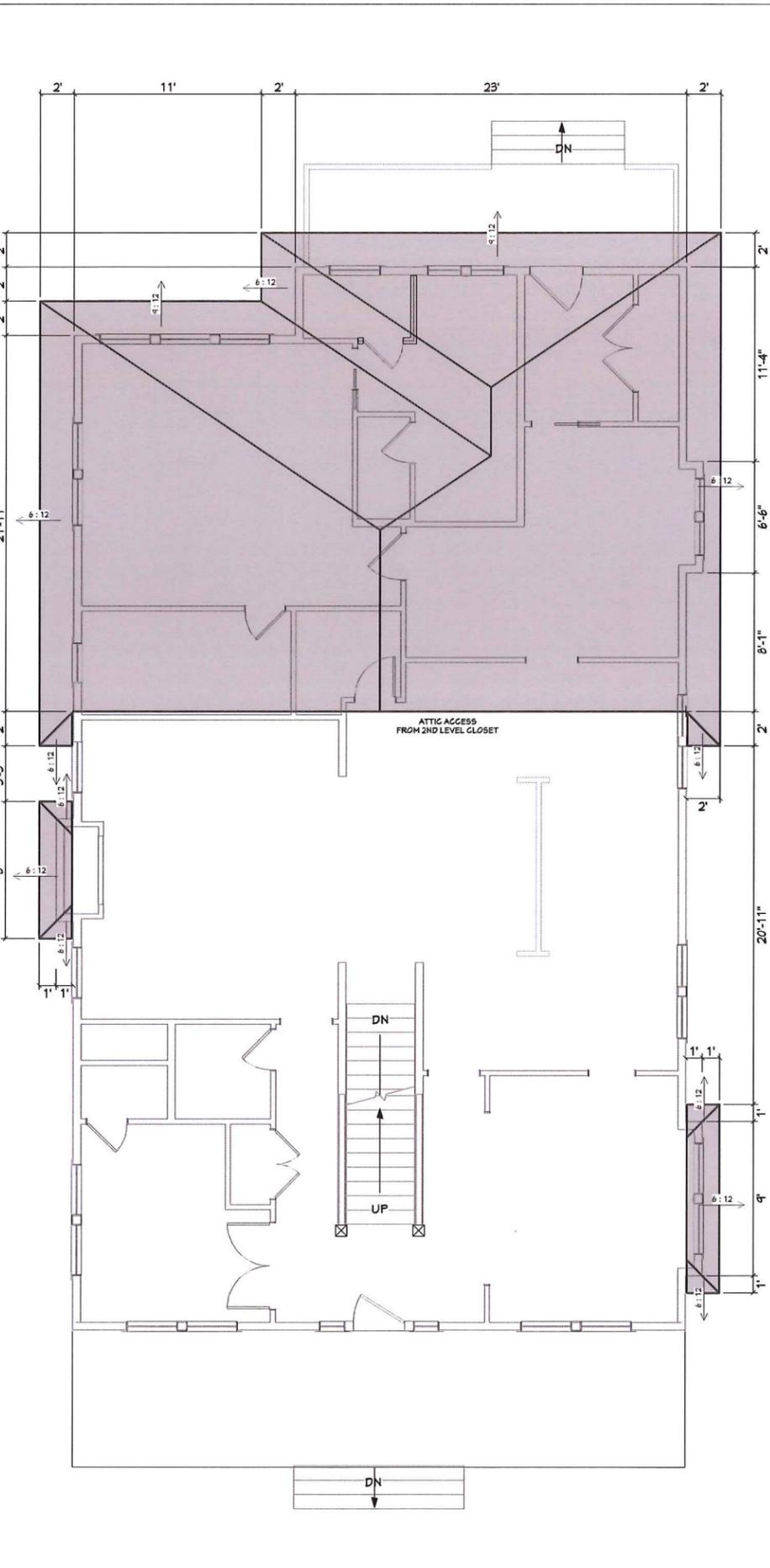
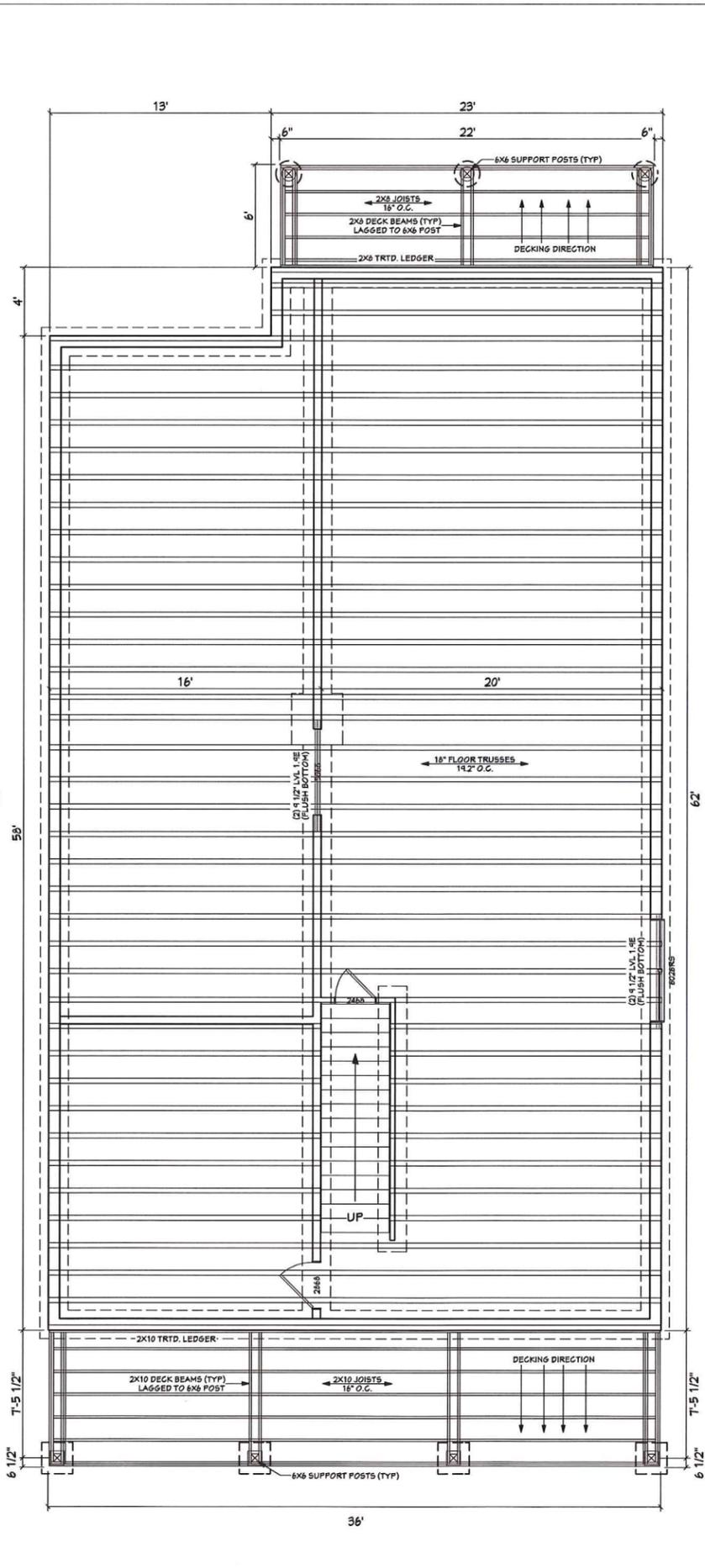
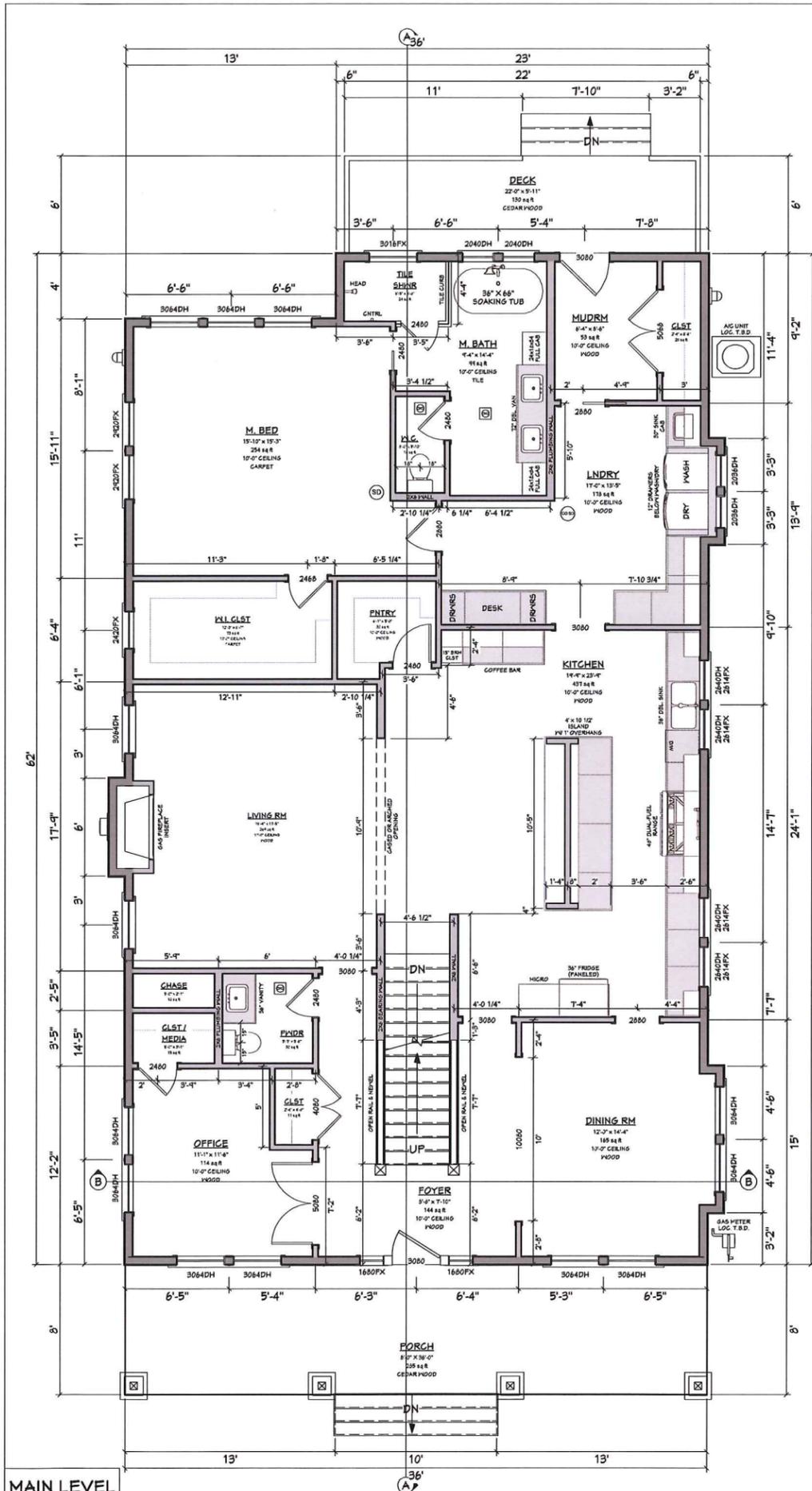
**BUILDER:**  
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 SAINT PAUL, MN 55104  
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 OWNER  
 ADDRESS  
 CITY, STATE, ZIP

**DRAWINGS PROVIDED BY:**  
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 AND DESIGN, LLC  
 1464 SELBY AVE.  
 SAINT PAUL, MN 55104  
 651-252-5788

**DATE:**  
 4/21/2016

**SHEET:**  
 A-5

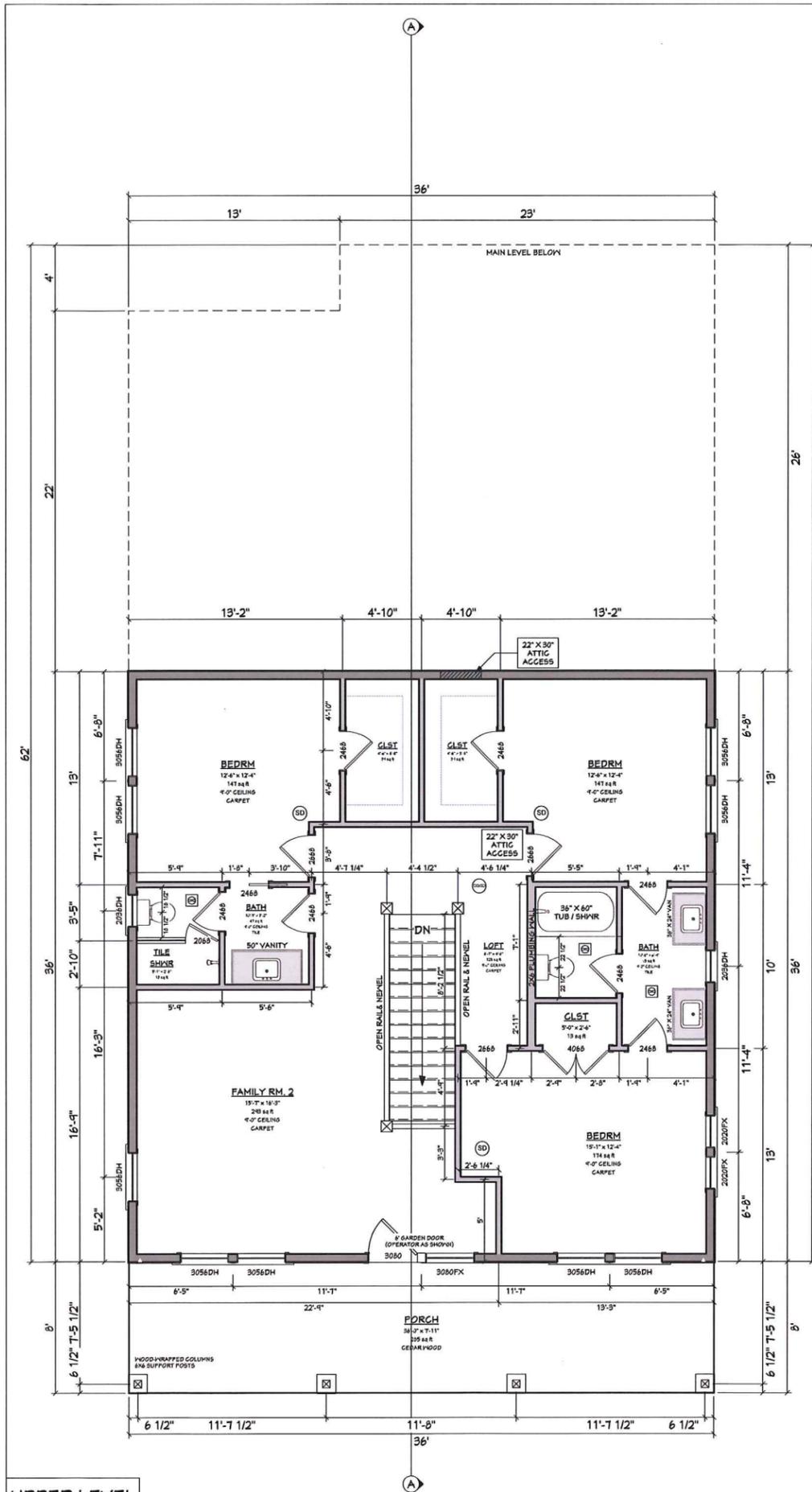


PROJECT DESCRIPTION: OWNER: ADDRESS: CITY, STATE, ZIP	DRAWINGS PROVIDED BY: HANSEN ENGINEERING AND DESIGN, LLC 5001 PINE BLVD SAINT PAUL, MN 55104 612-225-2525	BUILDER: CUSTOM RENOVATIONS & BUILDERS, LLC 1464 SEBELY AVE. SAINT PAUL, MN 55104 www.customrenovationsmn.com	DATE: 4/21/2016	SHEET: A-6
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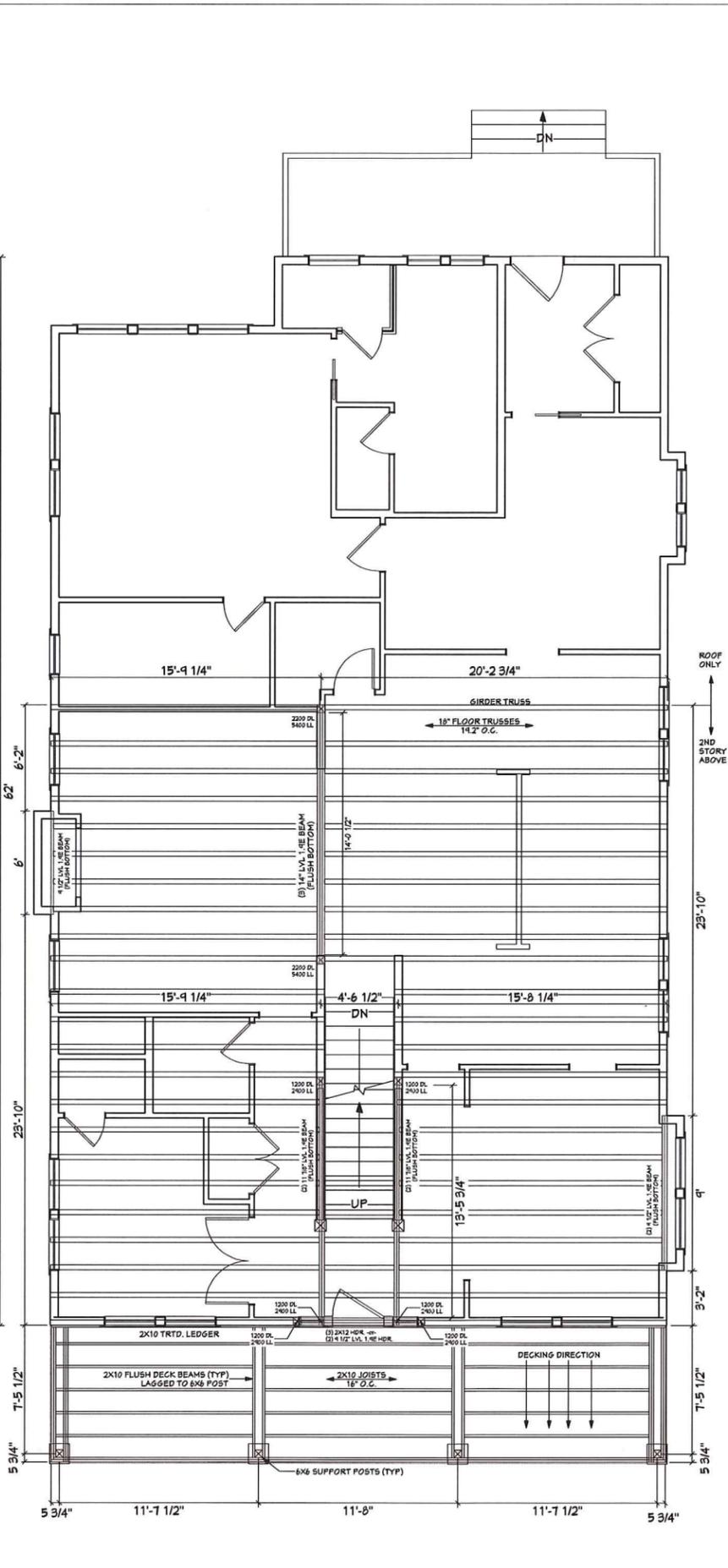
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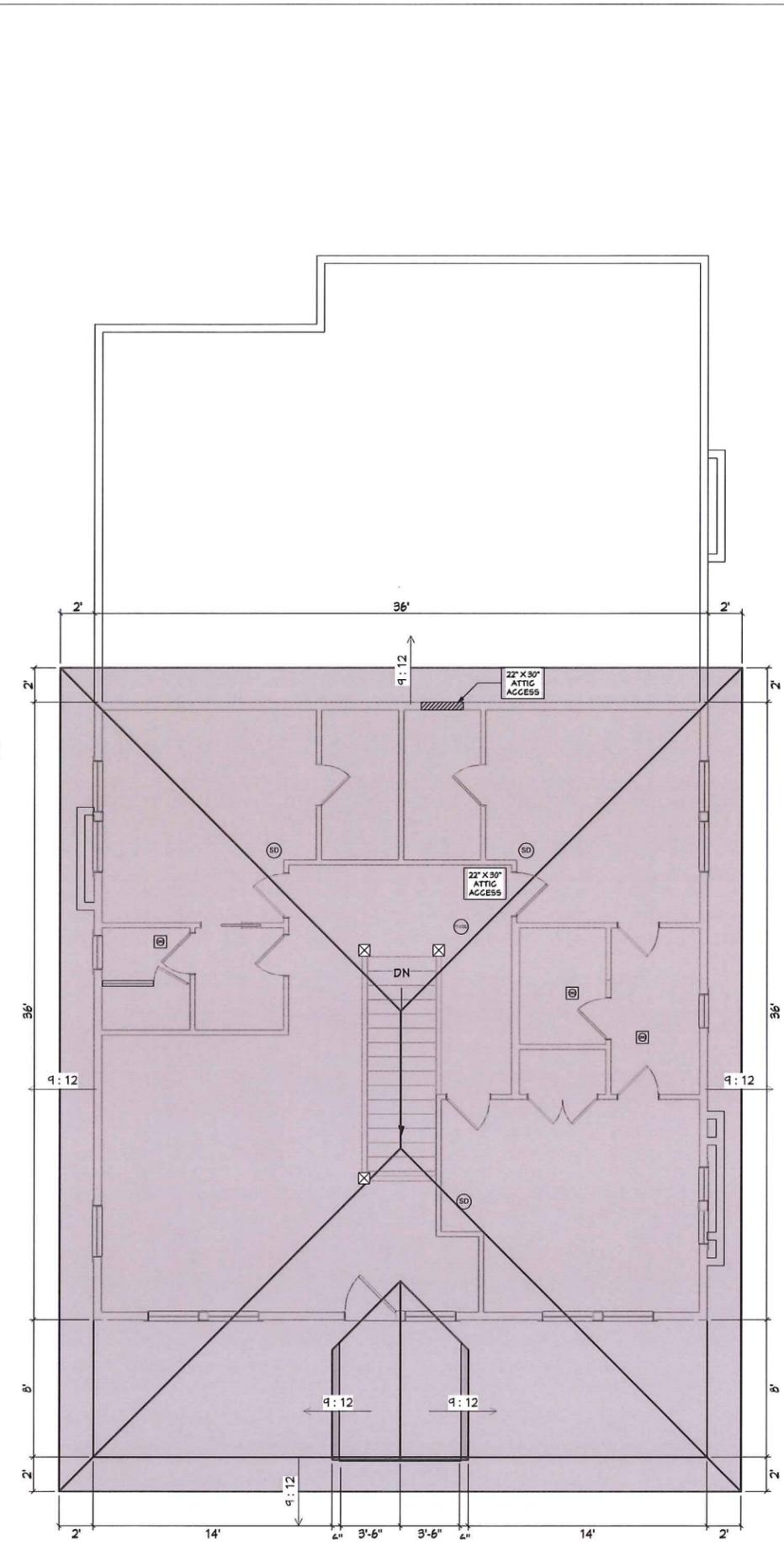
DATE: 4/21/2016  
 SHEET: A-6  
 SHEET SIZE: ARCH D (24" x 36")



**UPPER LEVEL**  
 SCALE: 1/4" = 1'-0"  
 1296 sq ft TOTAL  
 1225 sq ft FINISHED



**UPPER LEVEL FRAMING**  
 SCALE: 1/4" = 1'-0"

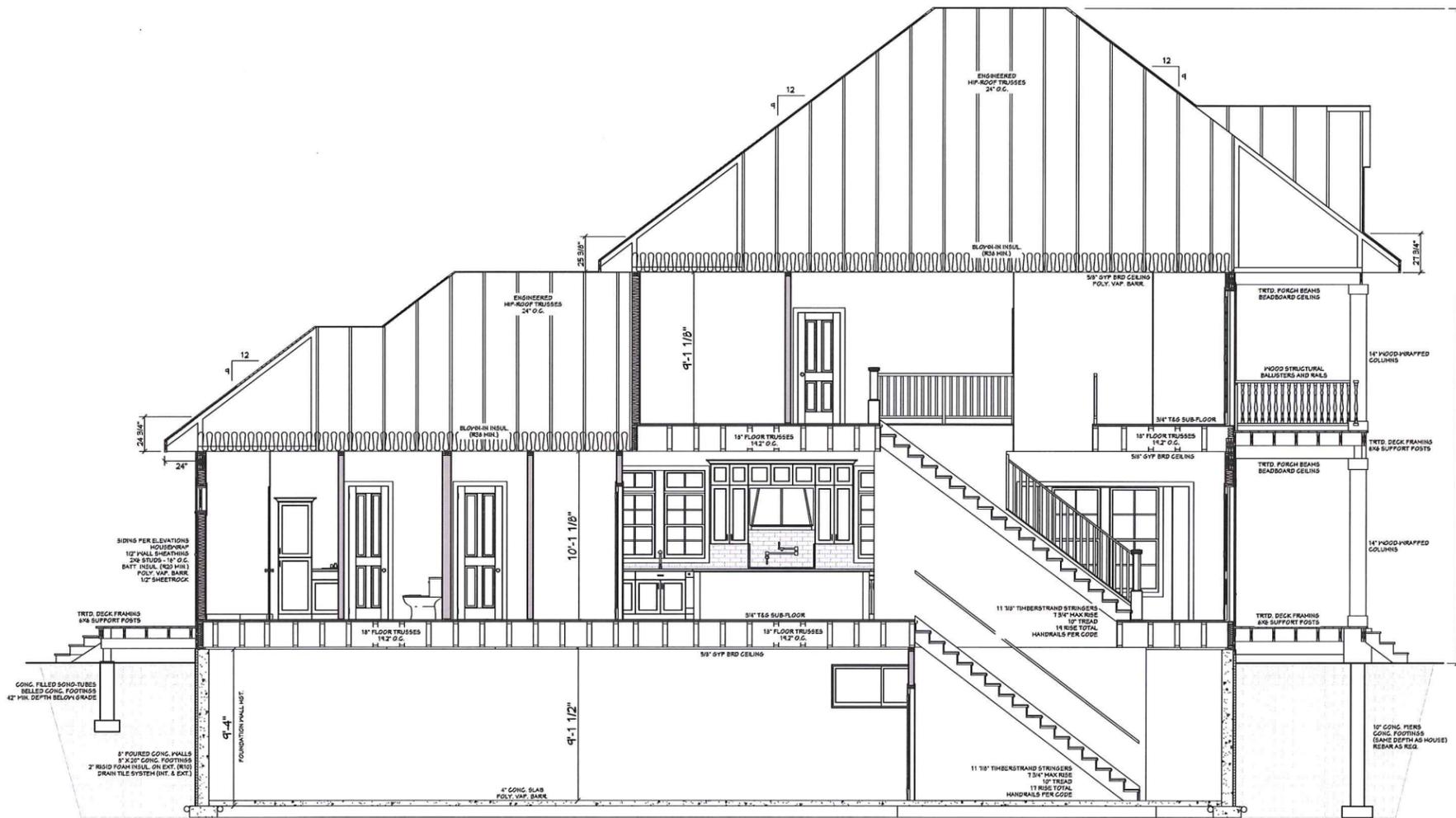


**UPPER LEVEL ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

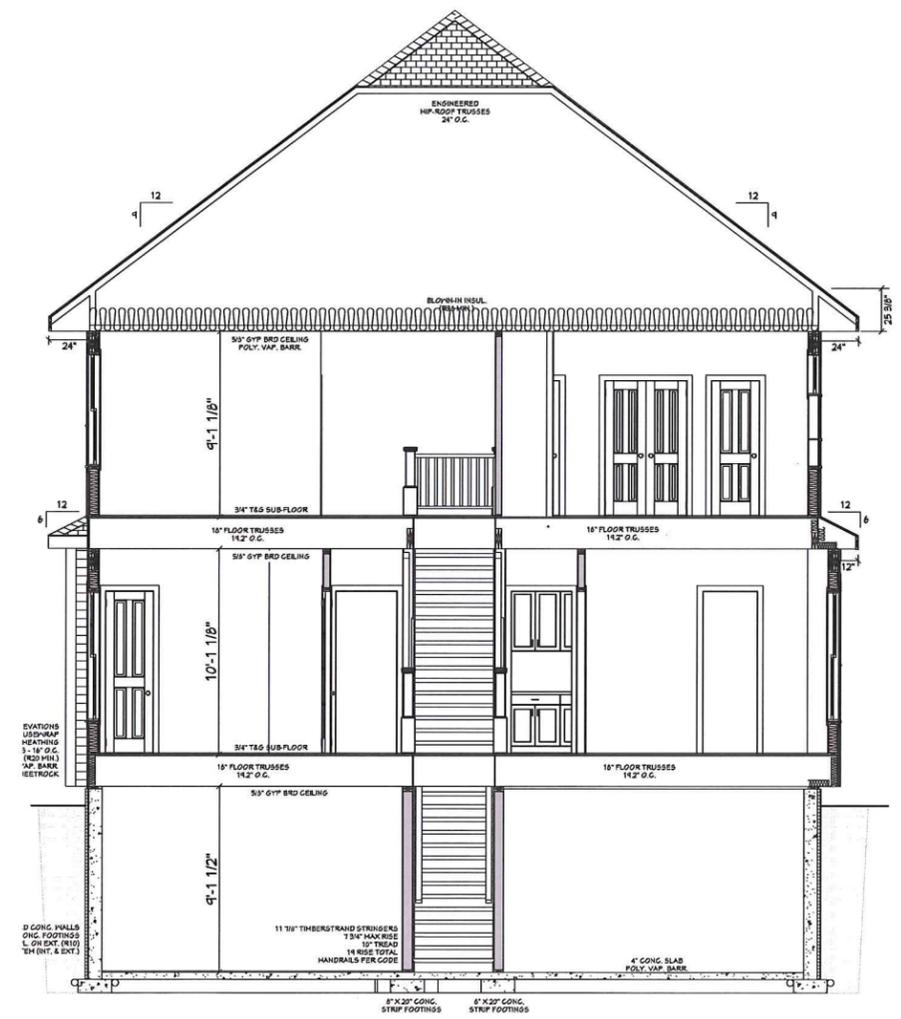
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DATE:	4/21/2016
SHEET:	A-7
DRAMAING PROVIDED BY:	<p><b>OWNER:</b>          HANSEN ENGINEERING          2ND DESIGN, LLC          3001 W. WISCONSIN AVE. SUITE 100          SAINT PAUL, MN 55104          651-352-5758</p>
PROJECT LOCATION:	<p><b>CITY, STATE, ZIP:</b></p>
DATE:	4/21/2016
SHEET:	A-7

SHEET SIZE:  
 ARCH D (24" x 36")

**CROSS SECTION 'A'**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION 'B'**  
SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION

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**PROJECT DESCRIPTION:**  
OWNER  
ADDRESS  
CITY, STATE, ZIP

**DRAWINGS PROVIDED BY:**  
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& DESIGN, LLC  
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SAINT PAUL, MN 55104  
651.252.5758

**DATE:**  
4/21/2016

**SHEET:**  
A-8

**SHEET SIZE:**  
ARCH D (24" x 36")



CERTIFICATE OF SURVEY FOR  
ANASTASIOS PAPPAS

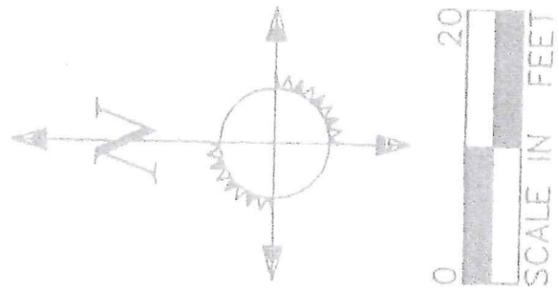
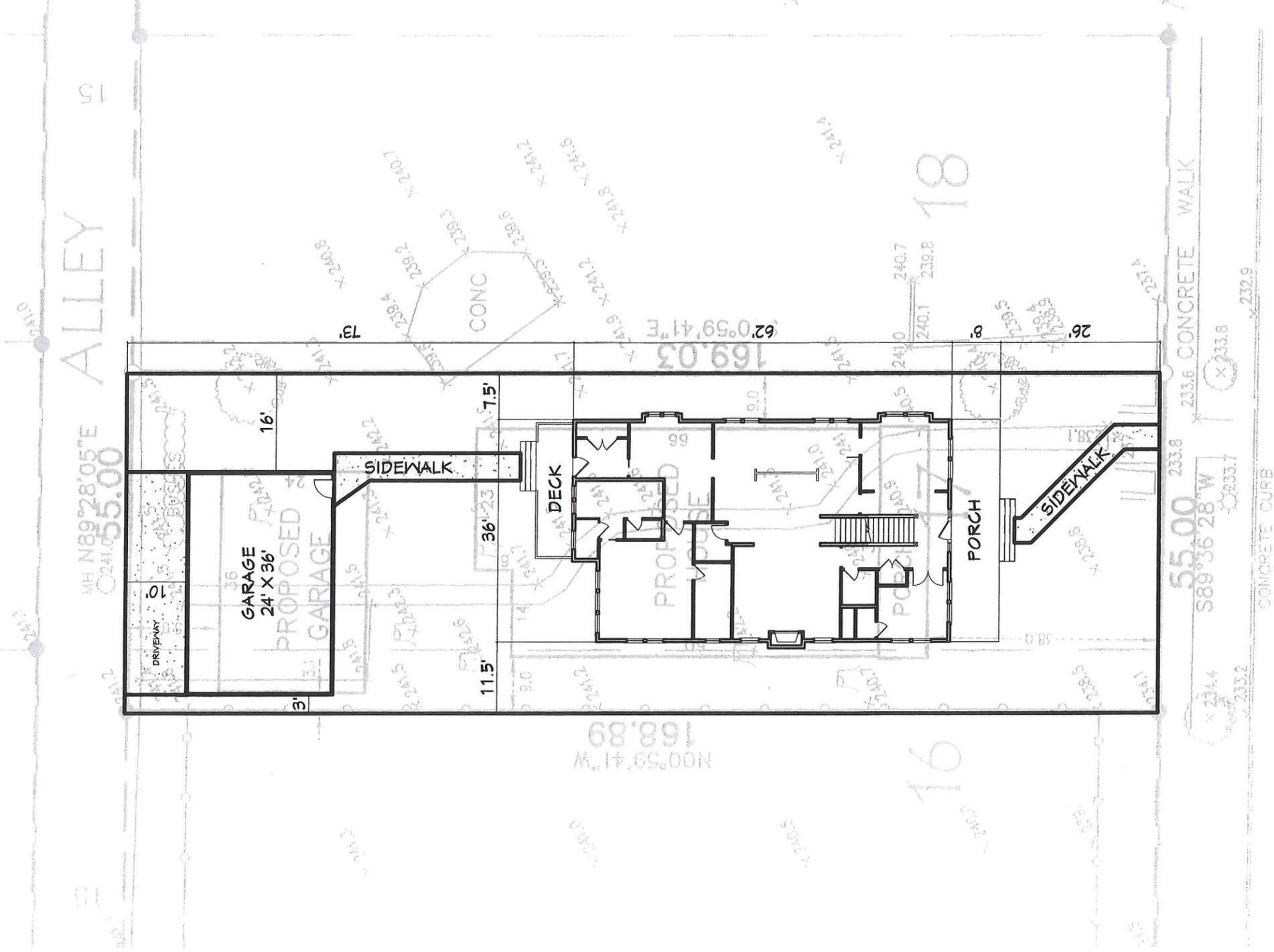
PROPERTY ADDRESS:  
535 Dayton Avenue  
St. Paul, Minnesota

LEGAL DESCRIPTION:

Reorganized from Deed  
Document No. A04574025

Except the East 55 feet,  
easterly 10 feet of Lot 16  
of Lots 17 and 18, Block  
Woodland Park Addition to  
City of St. Paul,  
Ramsey County, Minnesota.  
Subject to easements of r  
if any.

Contains: 9,293 Sq. Ft. n



LEGEND:

- Denotes iron monument four
  - Denotes iron monument set marked with RLS 47223
- Bearings are on an assumed datum.  
Elevations are on City of St datum.  
Bench Mark = TNH NE corn Dayton and Mackubin.  
Elevation = 234.29

NOTES:

- TOP OF BLOCK = 242.0
- LOWEST FLOOR = 233.7
- GARAGE FLOOR = 242.0

DAYTON AVENUE

I hereby certify that this survey, plan report was prepared by me or under direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

*Theresa K. Foster*  
Theresa K. Foster

DATE 11/14/2015 LIC. NO. MN 472

**M&P** Associates  
1440 Arcade St. S  
Saint Paul, MN 55  
Phone: 651-766-0  
Fax: 651-776-020  
E-mail: info@mpas

civil engineering/land surveying/site planning



- A. 535 Dayton Avenue, Historic Hill Heritage Preservation District**, by Josh Hanson of JJH Homes, for permits to construct a new, two-story, single-family home and three-stall, detached garage. **File #16-006** (Dermody, 266-6617)

*Commissioner Wagner moved to layover the HPC decision until sufficient scaled and dimensioned drawings are received. Commissioner Mazanec seconded the motion. **Motion passed 8-0.***

- B. 1812 Summit Avenue, Summit Avenue West Heritage Preservation District**, by Ashley Mitlyng of Sicora Design/Build, for building permits to repair or replace storm windows in-kind on the front façade and to replace wood storm windows with aluminum combination storm/screens on the other elevations. **File #16-007** (Suhan, 266-6643)

*Commissioner Trout-Oertel moved to approve the application with the condition that the historic storm windows on the front, east, and west elevations shall be repaired or replaced in-kind (matching material, size, profile, and detail). Commissioner Trimble seconded the motion. **Motion passed 8-1 (Commissioner Ferguson).***

- VII. Chair Announcements-** *Chair Dana expressed his gratitude for everyone's patience and cooperation.*

- VIII. Staff Announcements-** *Want to thank Commissioner Mazanec for testifying at the City Council for the double house on 668-670 Conway in the Dayton's Bluff Heritage Preservation District. HPC adopted a resolution for it in March asking for a demolition delay. The Legislative Hearing Officer recommended demo with no option for repair. The City Council voted to allow it to come down.*

*The appeal deadline for the possible HRA demolitions that the HPC reviewed on October 8 is tomorrow.*

- IX. Adjourn:** 8:36 pm

Submitted by A. Suhan