

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

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**FILE NAME:** 191 Maple Street – Jane T. Carver House

**APPLICANT:** Lance Rosenberg, Lance Rosenberg Inc. Construction

**OWNER:** Julia Castillo

**ARCHITECT:** N/A

**DATE OF APPLICATION:** August 29, 2016

**DATE OF PRE-APPLICATION REVIEW:** October 6, 2016

**HPC SITE/DISTRICT:** Dayton’s Bluff Heritage Preservation District

**CATEGORY:** Non-Contributing    **WARD:** 7                    **DISTRICT COUNCIL:** 4

**INVENTORY NUMBER:** RA-SPC-2157

**CLASSIFICATION:** Pre-Application Review

**PERIOD OF SIGNIFICANCE:** 1857-1930

**BUILDING PERMIT #:** N/A

**STAFF INVESTIGATION AND REPORT:** Allison Suhan

**DATE OF REPORT:** September 30, 2016

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**A. SITE DESCRIPTION:** The Jane T. Carver House, at 191 Maple Street, is a one and a half story residence with a limestone foundation, aluminum siding over clapboard, Permastone cladding on the front façade, and a wide front-gabled asphalt roof. The gabled front entrance stoop is sited on the far left of the front façade and is clad in Permastone. Historically, there was a full-width, open, front porch. The windows are double-hung with a few historic windows remaining. There is a two-stall garage sited at the rear of the property that is categorized as non-contributing. The residence was constructed during the period of significance, but due to alterations and loss of architectural integrity, it is categorized as non-contributing.

**B. PROPOSED CHANGES:** The applicant proposes to construct a new, one-and-one-half story, single-family home at the property. The proposed house will have a 23’ x 42’ footprint with a 25’ front set back from the street. The applicant proposes Georgia-Pacific Chatham Ridge Triple 3” smooth vinyl siding with 6” and 8” trim boards, GAF Timberline ‘Weathered Wood’ shingles, and the windows are proposed to be Simonton vinyl one-over-one single hung windows. Colors were not specified. The existing garage sited at the rear of the lot will remain.

**C. BACKGROUND:**

- June 18, 2016 - Fire at the residence causing \$61,000 in property damage.
- June 23, 2016 - Residence is categorized as a Category I Vacant Building
- August 26, 2016 - Applicant discussed demolition and new construction with HPC staff
- August 29, 2016 - The applicant applied to the HPC for demolition of the property

- August 30, 2016 – Staff informed the applicant that interior photos of the property as well as a scaled and dimensioned site plan were still needed.
- September 6, 2016 – Staff informed the applicant that the drawings need to show the foundation and how it relates to the grade of the site as well as to include any roof venting and proposed siding colors.
- September 15, 2016 Public Hearing, the HPC laid over the proposal to demolish the house at 191 Maple Street, as neither the applicant or owner were present to speak about the proposal or answer questions
- September 16, 2016 – Staff asked the applicant for the forwarding address of the owner.
- October 6, 2016 – The HPC will review the proposal to demolish the Jane T. Carver House.

#### **D. 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.*

#### **E. GUIDELINE CITATIONS:**

##### **Dayton's Bluff Heritage Preservation District - Guidelines for Design Review**

##### **Sec. 74.90. – New Construction and Additions.**

*(a) New construction—whether in the form of an addition to an existing building or construction of a new dwelling, garage or commercial building—should be compatible with the historic character of Dayton's Bluff. There is a great diversity of building styles, types, sizes and siting characteristics in the district and consequently there is no specific formula*

*for the design of new buildings. However, the development of every proposal for new design must involve careful assessment of the architectural character of nearby buildings and streetscapes.*

*The objective of guidelines for new construction in the Dayton's Bluff Historic District is to encourage a high standard of historically compatible new design. New buildings and structures should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design and character of surrounding structures as well as the broad context of the district.*

*(b) General guidelines:*

- (1) Site evaluation. Existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.*
- (2) General character. New construction should reinforce the historic architectural and visual character of the area. Specifically, it should refer to the traditional two- and three-story dwelling and commercial building module and typical setbacks already established in the district and in the adjacent area.*
- (3) Pedestrian circulation and parking. New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be placed at the rear of buildings wherever possible or screened with landscaping, low walls or appropriately detailed fences.*
- (4) Views and vistas. Exceptional views of the city and river valley provided from the public way should not be obstructed by new buildings or structures.*

*(c) Principal buildings; additions:*

- (1) Massing and scale. New construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area. New dwellings and commercial buildings should be compatible with the height of existing adjacent buildings.*
- (2) Materials and details. Materials and details should relate to those of existing nearby buildings. Wood or masonry construction is typical for existing residential buildings in the district, while masonry is typical of commercial buildings. These materials are preferable to vinyl, metal or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure. The use of vinyl, metal or hardboard siding will be considered by the commission on a case-by-case basis. These materials may be permissible in new construction of principal buildings if appropriately detailed.*

*(d) Building elements:*

- (1) Roofs. The gable and hip roof or their variants are the primary historic roof forms in the district, with many variations and combinations. In new*

*construction, the skyline or roof profile should relate to the predominant roof shape of nearby buildings. Highly visible secondary structure roofs should be compatible with the roof pitch, color and material of the main structure.*

*The roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.*

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

- (2) *Windows and entries. Vertically oriented, double-hung sash are the predominant historic window type in the district. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.*
- (3) *Porches and decks. Porches are a standard feature of many historic houses in the district and whether enclosed or unenclosed they are an important part of the streetscape. In new construction, the front entry should be articulated with a design element such as a porch, portico or landing which provides a transitional zone between the semipublic and public exterior zones and the private interior zone. This design element should be appropriately detailed and compatible with the size and scale of the building.*

*Decks should be constructed at the rear of the building and should be integrated into the overall design. Decks should be appropriately detailed and should not be raised in a manner which makes them conspicuous.*

*(e) Accessory buildings. Garages and other accessory buildings should be compatible with the overall design and materials of the existing building on the lot. New garages should be located off rear alleys wherever possible. Garages should not be attached to the front of the building and should only be attached if not visible from the public way.*

*(f) Site considerations:*

- (1) *Setback and siting. The setback of new buildings in most residential and commercial areas should be compatible with the setback of existing adjacent buildings.*
- (2) *Parking. Residential parking areas should be confined to the rear of existing or new buildings. Parking spaces should be screened from view from the public street by landscaping such as hedges, grade changes or low fences.*
- (3) *Fences. Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Fences of wrought iron or wood which enclose the front yard should be no higher than three and one-half (3½) feet. Cyclone fences should not be used to enclose front yards in the front half of side yards.*
- (4) *Retaining walls. Stone, brick and split face concrete block are preferable to landscape timber for the construction of retaining walls. Masonry retaining walls*

*should be finished with caps or appropriate details.*

- (5) *Public improvements. New street and landscape improvements, lighting, street furniture and signs should be compatible with the character of the historic district. The historic urban pattern of grid plan streets should be retained and enhanced in improvement projects.*
- (6) *Signs. Sign materials and design should complement the materials and design of the building and adjacent buildings. (See also: Storefront Guidelines.)*
- (7) *Views and vistas. New buildings or other structures should not block key views and vistas of the river valley and the downtown skyline.*

(C.F. 92-900, § 2(l)(B), 7-23-92)

#### **F. FINDINGS:**

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). 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 demolition within designated heritage preservation sites §73.04.(4).
2. The existing house was constructed in 1885 and is categorized as non-contributing to the character of the Dayton's Bluff Heritage Preservation District given that exterior alterations have compromised the architectural integrity.
3. The building was extensively damaged by a fire on June 18, 2016 and is proposed to be demolished (File #16-038).
4. Leg. Code §74.90(b)(2) The 25' setback generally relates to the *typical setbacks already established in the district and in the adjacent area*. This complies with the general principle.
5. Leg. Code §74.90(f)(1) *The setback of the proposed new construction is compatible with the setback of existing adjacent buildings.*
6. Leg. Code §74.90(c)(1) The proposed new construction *massing, volume, height, facade proportions and scale* generally relates to the surrounding buildings and is *visually compatible* with the district. An elevation comparison of the streetscape was not provided.
7. Leg. Code §74.90(c)(2) The guidelines state that *materials and details should relate to those of existing nearby buildings. Wood or masonry construction is typical for existing residential buildings in the district, while masonry is typical of commercial buildings. These materials are preferable to vinyl, metal or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure. The use of vinyl, metal or hardboard siding will be considered by the commission on a case-by-case basis. These materials may be permissible in new construction of principal buildings if appropriately detailed.* While the proposed vinyl siding is not preferred, the triple 3" lap siding with a smooth texture relates to the dimensions of historic wood

siding. Foundation materials are not present in the drawing and must be submitted by the applicant.

8. Leg. Code §74.90(d)(1) The cross- *gable roof* with dormers relates *to the predominant roof shape of nearby buildings*. The proposed GAF Timberline shingles in Weathered Wood comply with the district guidelines and relate to the historic roofs in the district. *Roof hardware such as skylights, vents and metal pipe chimneys* were not articulated on the submitted drawings but they should be inconspicuously placed and *should not be placed on the front roof plane*.
9. Leg. Code §74.90(d)(2) The guidelines state that *vertically oriented, double-hung sash are the predominant historic window type in the district. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures*. While the style and size of the proposed vinyl single-hung windows is similar to historic styles, the profile of the sashes is not. The submitted drawings show a paired window on the rear elevation that intersects with the 8" trim. Windows should not engage with the trim. Windows shown in the side dormers should not be lower than or align with the trim boards. The soffit and eaves should be uninterrupted by the placement of the dormer. Dimensions were not provided for the proposed windows. Door specifications were not provided, but the drawings show a paneled front and rear door. The front door should not be solid but have a lite in it.
10. Leg. Code §74.90(d)(3) The *front entry is articulated with a small porch* which complies with the guideline. The porch is *compatible with the size and scale of the building*, but details have not been provided.
11. Leg. Code §74.90(d)(3) The existing garage will remain on site, thus meeting the guideline.
12. Leg. Code §74.90(f) The site grade currently goes down towards the rear of the lot. The foundation is not illustrated in the submitted plans. Plans for construction should accurately display the grade and identify materials and any openings.
13. Final construction level plans submitted to the HPC for review at a public hearing should incorporate revisions to features/elements identified in the findings and direction provided by the HPC at the Pre-Application Review. Plans not reflecting HPC direction will likely not be approved.

**E. ATTACHMENTS:**

1. HPC Design Review Application
2. Site Plan of Proposed New Construction
3. Lot Survey
4. Drawings of New Construction Proposal
5. New Construction Materials Proposed
6. Photographs and Street views of neighborhood context



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](http://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/<br>Alteration |
| <input type="checkbox"/> Moving                | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only                         |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other _____          |  |

### 2. PROJECT ADDRESS

Street and number: 191 Maple ST Zip Code: 55106

**3. APPLICANT INFORMATION**

Name of contact person: Lance Rosenberg  
Company: Lance Rosenberg Inc Construction  
Street and number: 13 Westwood Rd  
City: Minnetonka State: MN Zip Code: 55305  
Phone number: 952 994 8852 e-mail: lancerosenberg@msn.com

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

Name: Julia Castillo  
Street and number: 191 Maple St  
City: St Paul State: MN Zip Code: 55106  
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.

Demo old house due to fire.  
Replace home w/ new construction single family home.  
Garage remains

*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](mailto: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](mailto:applyhpc@stpaul.gov) for assistance on how to complete an application.

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



Applicant  
Submitted

Staff  
Received

Date  
Received

**Fencing/Retaining Wall:**

A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.

An elevation drawing or photo of the proposed fence/wall.

**Roofing:**

Sample or description of existing material(s).

*Timberline*

Sample or specifications of proposed material(s).

Sample colors.

*Weathered wood*

Photographs of all exterior sides affected by the proposed work.

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**

Site plan showing location of condenser in relation to the building(s) and property lines.

Photographs of the proposed location of any condensers or venting.

*All In back elevation*

Photographs demonstrating that the proposed unit is not visible from the street.

A screening plan if a condenser is in the side yard.

Drawing or photograph demonstrating where and how conduit will be attached to the building.

**Window/Sash Replacement:**

Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.

*headlines from*

Existing window design and dimensions.

Proposed window design, dimensions, and manufacturer's specifications including shop drawings.

Existing type of exterior storm windows.

Proposed style of exterior storm windows.

Existing exterior window trim material.

Proposed exterior window trim material and style.

Photographs of all exterior sides where window replacement is being proposed.

Photographs of existing features/conditions which support window replacement proposal.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
<input type="checkbox"/>	<input type="checkbox"/>		<b>Other Items Requested by HPC Staff:</b>
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

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: *Lance Rosenberg*      Date: 9/29/16

Typed name of applicant: Lance Rosenberg

Signature of owner: \_\_\_\_\_      Date: \_\_\_\_\_

Typed name of owner: \_\_\_\_\_

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

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

**Submit Application**



**FOR HPC OFFICE USE ONLY**

Address: \_\_\_\_\_

Date received: \_\_\_\_\_

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

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

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

**FILE NO.** \_\_\_\_\_

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

**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 1/2" 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**

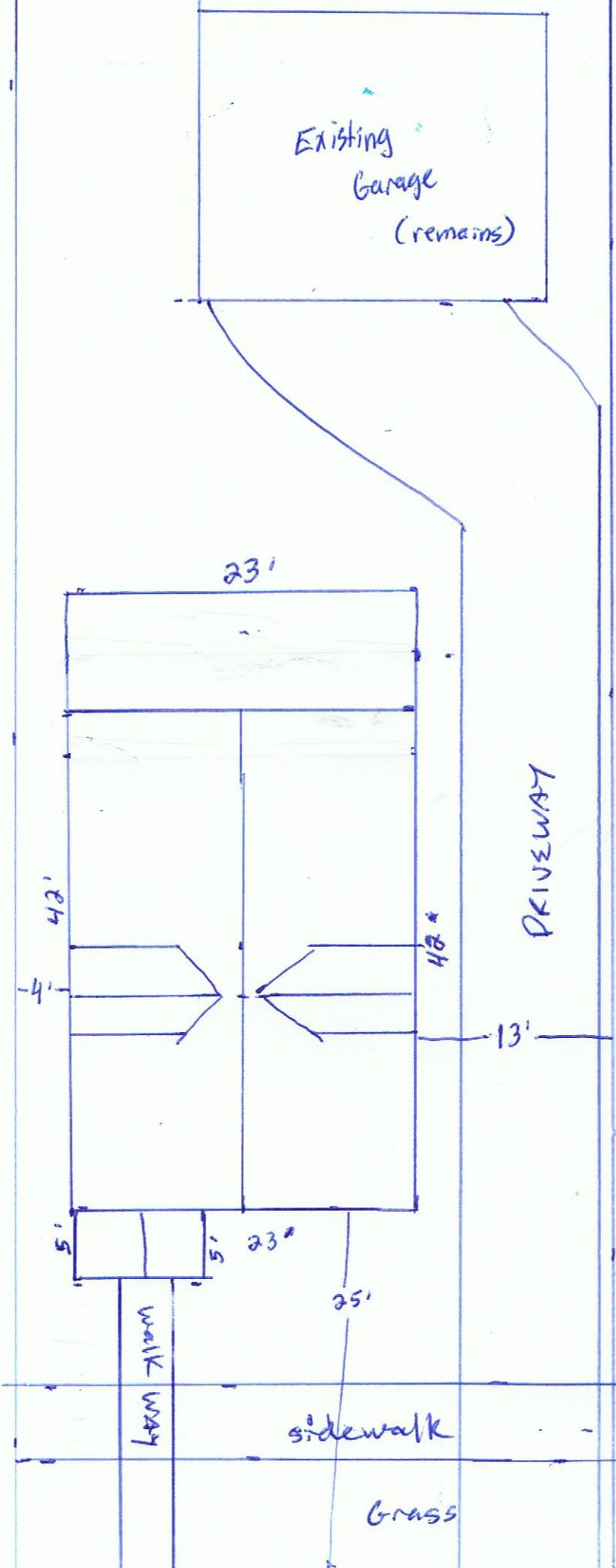
**It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).**

\_\_\_\_\_  
HPC staff approval

Date \_\_\_\_\_



1021



Existing  
Garage  
(remains)

Lot  
40' x 120'

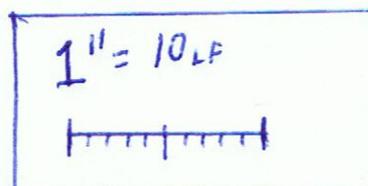
Setback

front 25'  
Left 4'  
right 13'  
Back 48'

House  
23' x 42'

DRIVEWAY

Scale



**DESCRIPTION OF PROPERTY SURVEYED**

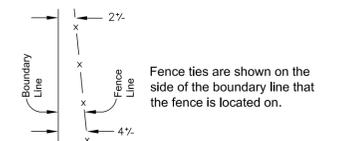
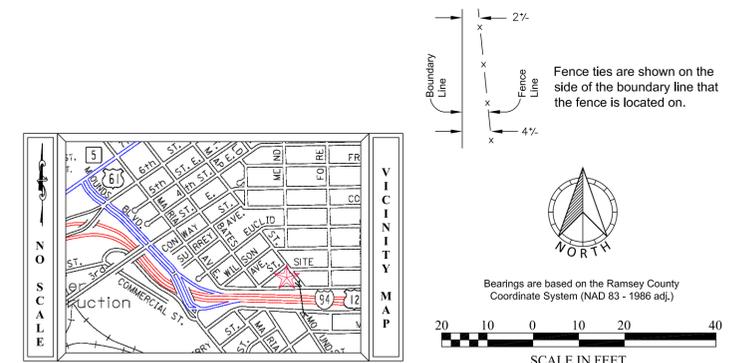
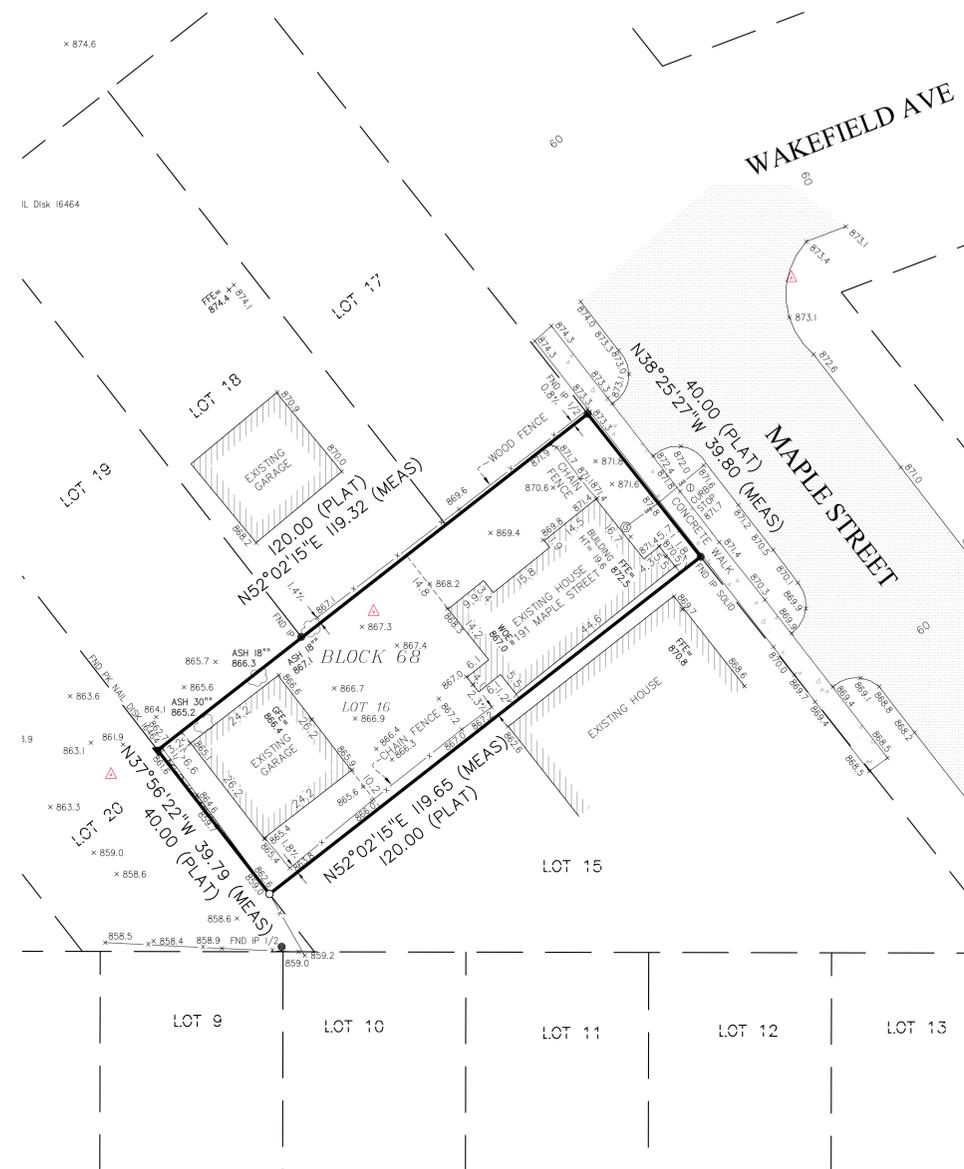
Lot 16, Block 68, SUBDIVISION OF BLOCK 68 LYMAN DAYTONS ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota

- 1) **Site Address:** 191 Maple Street, St. Paul, Minnesota 55106
- 2) **Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27123C0104G, effective date of June 4th, 2010.
- 3) **Parcel Area Information:** Gross Area: 4,755 s.f. ~ 0.109 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 6283 AK which has an elevation of: 868.066 feet (NAVD88).
- 5) **Zoning Information:** The current Zoning for the subject property is RT1 (Two-Family) per the City of St. Paul's zoning map dated April 9, 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of St Paul found on their web site on the date of September 24th, 2016 and are as follows:
  - Principal Structure Setbacks - Front: 25 feet (Maple Street)
  - Side: 9 feet
  - Rear: 25 feet
  - Height: 3 stories
  - Building Coverage: 35 percent of lot area

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- 6) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

<b>Hardcover</b>	
Lot Area	= 4,755 S.F.
House Area	= 932 S.F.
Garage Area	= 634 S.F.
Total Area	= 1,566 S.F.
Coverage	= 32.9%



**SURVEY LEGEND**

● CAST IRON MONUMENT	WOE WALKOUT ELEVATION	BITUMINOUS
⊠ CATCH BASIN	FFE FIRST FLOOR ELEVATION	— BUILDING SETBACK LINE
◁ FLARED END SECTION	GFE GARAGE FLOOR ELEVATION	— CTV CABLE TV
⊠ GATE VALVE	TOF TOP OF FOUNDATION ELEV.	— CONCRETE CURB
< GUY WIRE	LOE LOWEST OPENING ELEV.	— CONCRETE
⊕ HYDRANT	⊠ CABLE TV PEDESTAL	— 960 CONTOUR EXISTING
○ SURVEY MONUMENT SET	⊠ ELECTRIC TRANSFORMER	— 960 CONTOUR PROPOSED
● SURVEY MONUMENT FOUND	⊠ ELECTRIC MANHOLE	— GUARD RAIL
⊠ SURVEY CONTROL POINT	⊠ ELECTRIC METER	— DT DRAIN TILE
⊕ LIGHT POLE	⊠ GAS METER	— ELC ELECTRIC UNDERGROUND
⊕ POWER POLE	⊠ GAS VALVE	— X FENCE
⊕ SANITARY MANHOLE	⊠ HAND HOLE	— FO FIBER OPTIC UNDERGROUND
⊕ SANITARY CLEANOUT	⊕ SOIL BORING	— GAS GAS UNDERGROUND
— SIGN	☀ TREE CONIFEROUS	— OHU OVERHEAD UTILITY
972.4 GROUND ELEVATION	☀ TREE DECIDUOUS	##### RAILROAD TRACKS
⊕ STORM DRAIN	⊕ TELEPHONE MANHOLE	— SANITARY SEWER
⊕ STORM MANHOLE	⊕ TELEPHONE PEDESTAL	— STORM SEWER
⊕ YARD LIGHT	— TRAFFIC SIGNAL	— TEL TELEPHONE UNDERGROUND
⊕ A/C UNIT	⊕ UTILITY MANHOLE	— UTL UTILITY UNDERGROUND
⊕ WELL	⊕ UTILITY PEDESTAL	— W WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CT GH				
DRAWN				
EMW				
CHECKED				
DBP				
DATE				
09-16-16				

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

Dated this 26th day of September, 2016.

*David B. Pemberton*  
 David B. Pemberton, PLS  
 Minnesota License No. 40344  
 pemberton@sathre.com


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**St. Paul,  
 MINNESOTA**

**CERTIFICATE OF SURVEY**  
 PREPARED FOR:  
**LANCE ROSENBERG**

FILE NO.  
 49365-002  
**1**  
**1**



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

**PROJECT LOCATION**

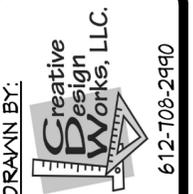
ADDRESS:

**ST. PAUL  
RESIDENCE**

PLAN DATE: 07/18/2016

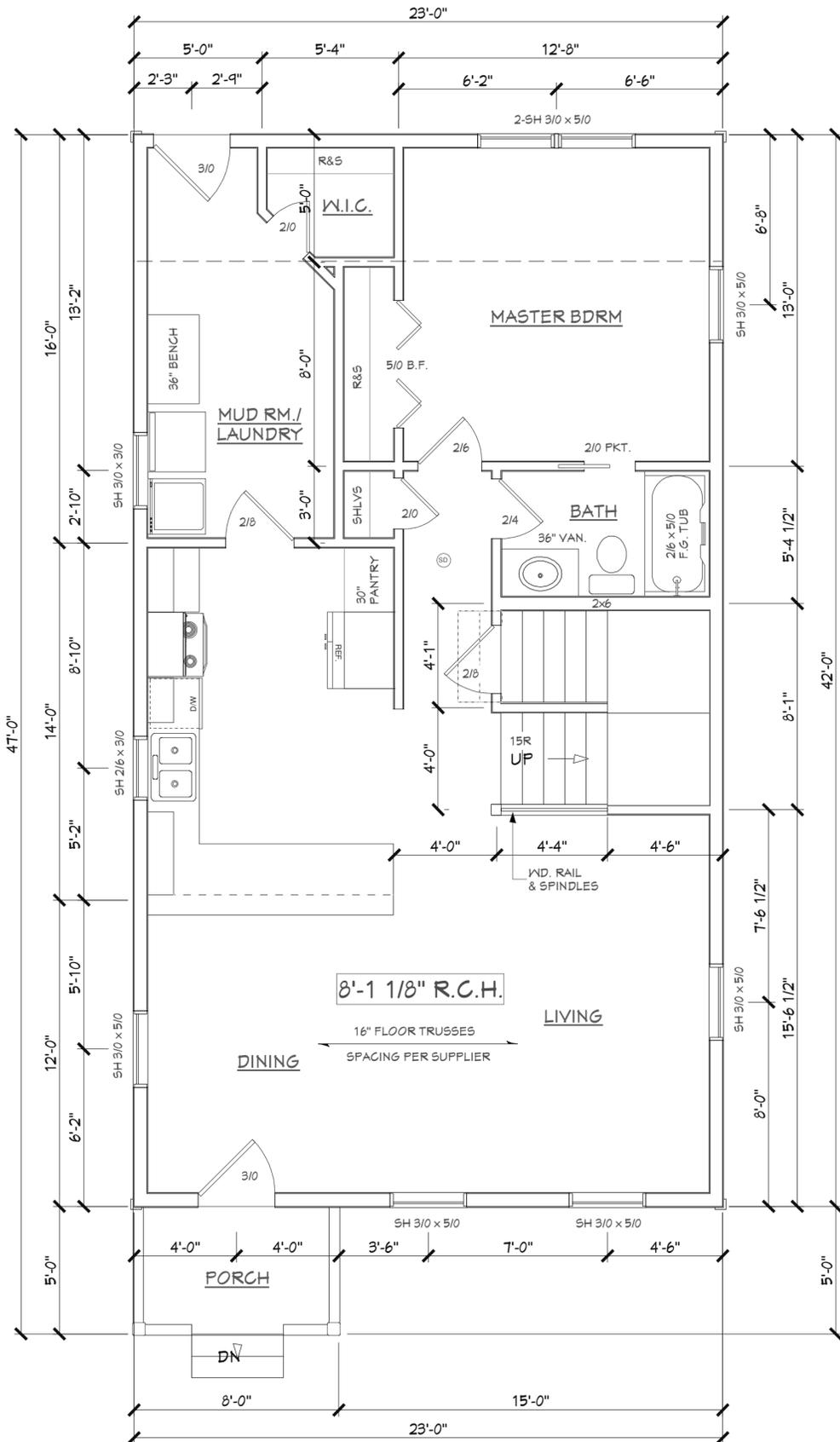
REVISIONS:

- 1.
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- 3.
- 4.
- 5.

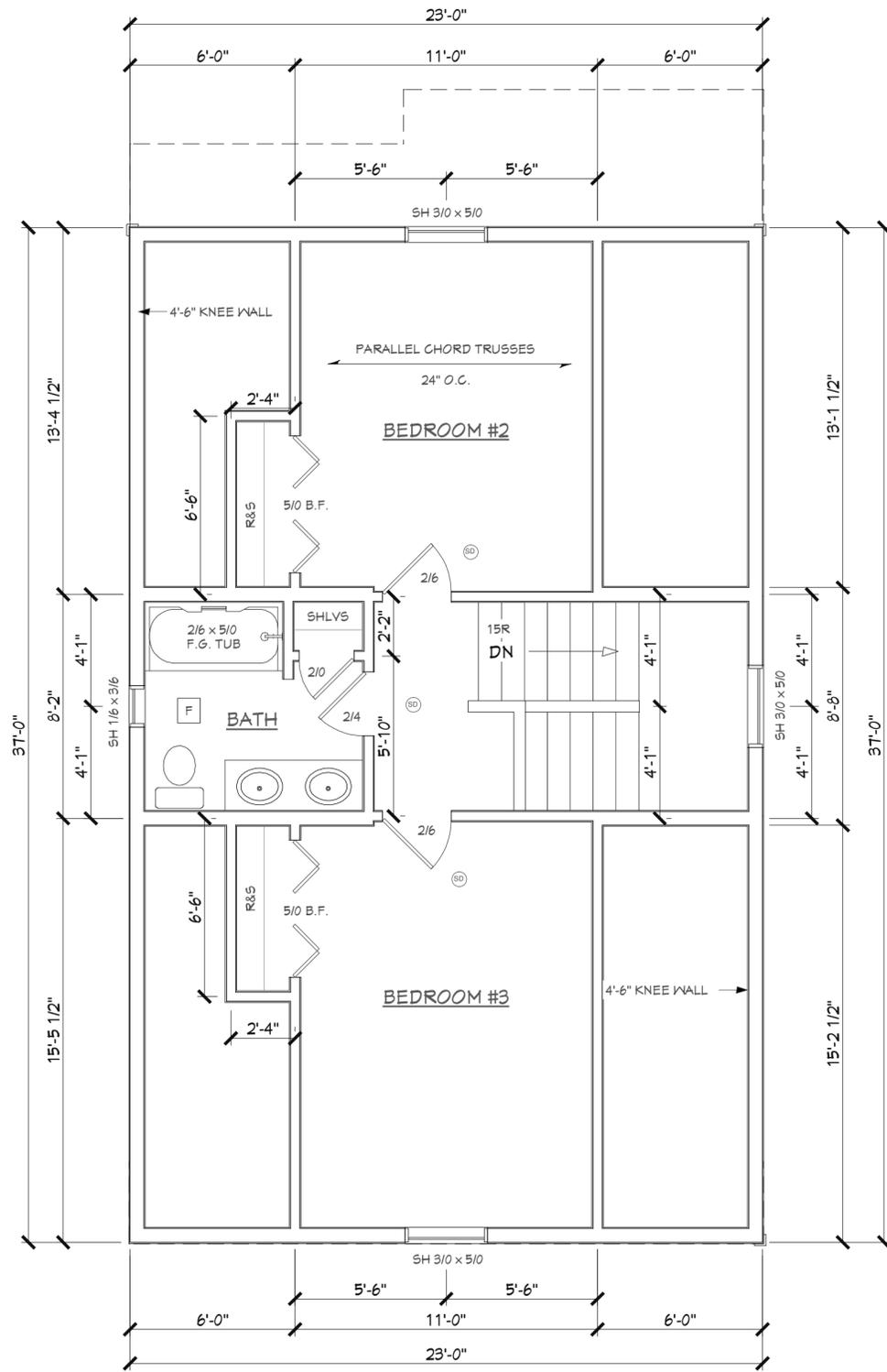


DRAWN BY:





**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"



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

**PROJECT LOCATION**

ADDRESS:

**ST. PAUL  
RESIDENCE**

PLAN DATE: 07/18/2016

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.

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# Chatham Ridge

## Chatham Ridge Triple 3" Siding

3" Traditional lap siding is often the profile of choice for restoration of older homes or as an accent panel. \*Due to screen resolution limitations, product colors may not be exactly as shown.

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# Single Hung Windows





*Not all features & options are available on all styles or regions of the country.*

## Single Hung Windows

With a classic appearance, single hung windows can be raised from the bottom to allow air flow, while the top part remains stationary. All windows are available in custom sizes to suit your needs.

*All windows are available in custom sizes to suit your needs. Contact a pro for more.*

Exterior Color



Interior Color



Hardware Finishes



Grid Styles & Patterns



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