

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

FILE NAME: 485 Dayton Avenue

APPLICANT: Bruce Nelson

OWNER: ME Nelson Properties LLC

ARCHITECT: N/A

DATE OF APPLICATION: August 10, 2016

DATE OF PUBLIC HEARING: August 25, 2016

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: Contributing **WARD:** 1 **DISTRICT COUNCIL:** 8

INVENTORY NUMBERS: Historic Hill Heritage Preservation District - RA-SPC-4581
House - RA-SPC-0928

CLASSIFICATION: Building Permit

BUILDING PERMIT #: not applied for

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE OF REPORT: August 17, 2016

A. SITE DESCRIPTION: The building at 485 Dayton Avenue is a brick, two-story, duplex constructed in 1908 by owner/contractor John M. Carlson. The brown brick exterior is laid in a stretcher bond and the foundation and porch steps and piers are coursed limestone. The roof is a peaked, intersecting hip-and-gable with a gabled dormer on the front roof plane. Windows are rectangular, mostly one-over-one, double-hung. The front porch spans the width of the façade and the original, first-floor balustrade is intact. Sanborn Fire Insurance maps show that the porch was originally half the width, but there are not photos or plans showing the condition. A door opening on the façade, which appears to be original to the building, exits onto the current roof. There are shadow-lines and scarring on the façade above the front porch where an earlier balustrade attached. The property is categorized as contributing to the character of the Hill Heritage Preservation District.

B. PROPOSED CHANGES: The applicant is proposing to construct a wood balustrade and install wood decking atop the front porch. The new balustrade will need to be 36" tall to meet code (the original was 26"-27") and is proposed to be a design that relates to the existing balustrade.

C. BACKGROUND:

The HPC initially reviewed and conditionally approved this proposal at a public hearing on April 23, 2015 (HPC File #15-027). The applicant did not obtain a building permit nor request an extension of the HPC approval within a year of the HPC approval date as stipulated in 73.06(k) of the City of Saint Paul Legislative Code.

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.

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. The duplex was constructed in 1908 and is categorized as contributing to the character of the Historic Hill Heritage Preservation District.
3. The Sanborn Fire Insurance map from 1903-1925 indicates that the porch had a smaller footprint at one time, but shadow lines and scarring show that a balustrade did exist above the current porch in a similar location, size and profile as the existing, historic balustrade. The door opening at the second floor of the façade is original to the design of the building.
4. Leg. Code §74.64(a)(3) The proposal to install decking and a balustrade atop the existing porch *seeks to [re]create an earlier appearance* [feature] that has *historical basis* supported by the existence of shadow lines and scarring on the façade. This complies with the general principle.
5. Leg. Code §74.64(a)(6) The *replacement of [the] missing architectural features is substantiated by physical evidence*. The size and design of the proposed balustrade cannot match the existing historic balustrade do to building code requirements, but the applicant has indicated that the design is inspired by and will relate to the historic balustrade extant on the front porch which complies with the general principle.
6. Leg. Code §74.64(f)(1) Details of the balustrade design and attachment to the building will need to be supplied to HPC staff for further review to determine the *compatibility in design and detail with the historic balustrade and the period and style of the building*. The guideline states, *"it is important to maintain the original spacing, section and profile of the balustrades."* Additional required plans will need to demonstrate how closely these details can be replicated while also complying with the building code requirements.
7. Leg. Code §74.64(f)(2) The proposed balustrade and decking are constructed of wood which relates to the materials used for these elements historically and at this residence. Although the wood decking is of a modern design, it is not affixed to the building, is reversible, and will not have an adverse visible impact.
8. The proposal to construct a wood balustrade and install wood decking atop the front porch at 485 Dayton Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit application to construct a wood balustrade and install wood decking atop the front porch with the following conditions:

1. A final balustrade design, scaled and dimensioned, shall be submitted to HPC staff for

review and approval. The plans shall include elevation and section drawings of the balustrade, and illustrate how the balustrade design will terminate, whether it is adjusted to attach to the façade with the least amount of physical impact or is anchored to the porch roof without façade attachment.

2. The piers in the balustrade shall line up with the porch columns below.
3. If the balustrade must attach to the façade, then it should be through mortar joints as much as possible.
4. The work shall be painted within one year of permit issuance.
5. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
6. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.

F. ATTACHMENTS:

- 1.HPC design review application
- 2.Supporting information submitted by applicant
- 3.1903-1925 Sanborn Fire Insurance Map – Sheet 41
- 4.Supplemental materials provided by applicant
- 5.Photographs by HPC staff 4-16-15
- 6.Minutes from April 23, 2015 HPC public hearing
- 7.HPC decision letter from April 23, 2015



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 checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 485 Dayton Ave Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Bruce Nelson
Company: M 2 Nelson Prop. LLC
Street and number: 485 Dayton Ave.
City: St. Paul State: MN Zip Code: 55102
Phone number: 651 470-7067 e-mail: brucenelson84@gmail.com

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

Name: Maxine Nelson
Street and number: 801 North Shore Drive
City: Detroit Lakes State: MN Zip Code: 56501
Phone number: 701-212-8118 e-mail: maxnelson@arvig.net

5. PROJECT ARCHITECT (If applicable)

Contact person: Dave
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.

Restore 2nd Floor Porch Balustrades on South Facing (street) side of home.

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 checked="" 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 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 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.



<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			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.

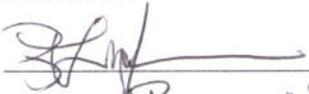


Applicant Submitted	Staff Received	Date Received	
			Other Items Requested by HPC Staff:
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input 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:  Date: 8-1-16

Typed name of applicant: Bruce Nelson

Signature of owner:  Date: 8-1-16

Typed name of owner: Maxine Nelson

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

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

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



FOR HPC OFFICE USE ONLY

Address: _____

Date received: _____

Date complete: _____

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 _____





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

COPY

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 checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 485 Dayton Ave Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Bruce Nelson
Company: Home Owner
Street and number: 485 Dayton Ave
City: St. Paul State: MN Zip Code: 55102
Phone number: (651) 470 7067 e-mail: brucenelson84@gmail.com

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

Name: M&E Nelson Properties LLC
Street and number: 801 North Shore Drive
City: Detroit Lakes State: MN Zip Code: 56501
Phone number: (701) 212-8118 e-mail: MENelson@ARVig.net

5. PROJECT ARCHITECT (If applicable)

Contact person: None

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 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.

Restore original 2nd floor exterior
banisters & decking on South facing
(Street side) of Duplex located at
485 Dwyer Ave.

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.
****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES

Will any federal money be used in this project?
Are you applying for the Investment Tax Credits?

YES _____ NO X
YES _____ NO X

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: [Signature] Date: 3/16/15

Signature of owner: Maurice Nelson Date: 3/16/15

FOR HPC OFFICE USE ONLY

Date received: _____ FILE NO. _____
Date complete: _____
District: _____/Individual Site: _____
Pivotal/Contributing/Non-contributing/New Construction/Parcel:
Type of work: Minor/Moderate/Major

____ 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:

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 _____

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: _____

City Permit # _____ - _____



CITY OF ST PAUL

Department of Safety and Inspections
375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at www.stpaul.gov/dsi

PROJECT ADDRESS: Number 485, Street Name Dayton Ave., St. Ave. Blvd. Etc. N S E W, Suite/Apt, Building Name, Date. Contractor Name, State Building Contr. Lic. #, Property Owner ME Nelson, Architect Name.

Select the Type of Work: New Structure, Addition, Remodel/Alter, Repair. Select Applicable Installation Below: Windows, Roofing, Siding. Select Type of Use: Residential, Commercial. # of Existing Dwelling Units: 2. Est. Start Date: 4/1/15, Est. Finish Date: 6/30/15, Total Value: \$1,600.

Description of Project: replace 2nd floor Deck, Balustrades & Railings. Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued. Applicant's Signature: [Signature]

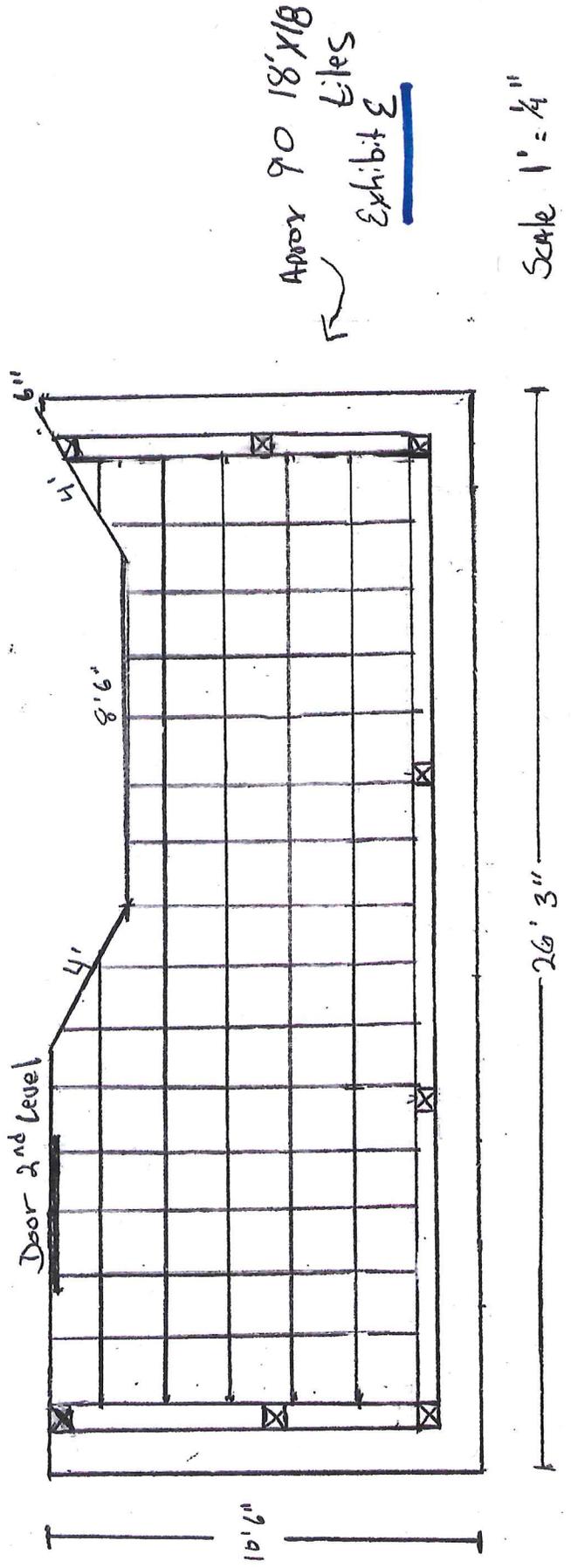
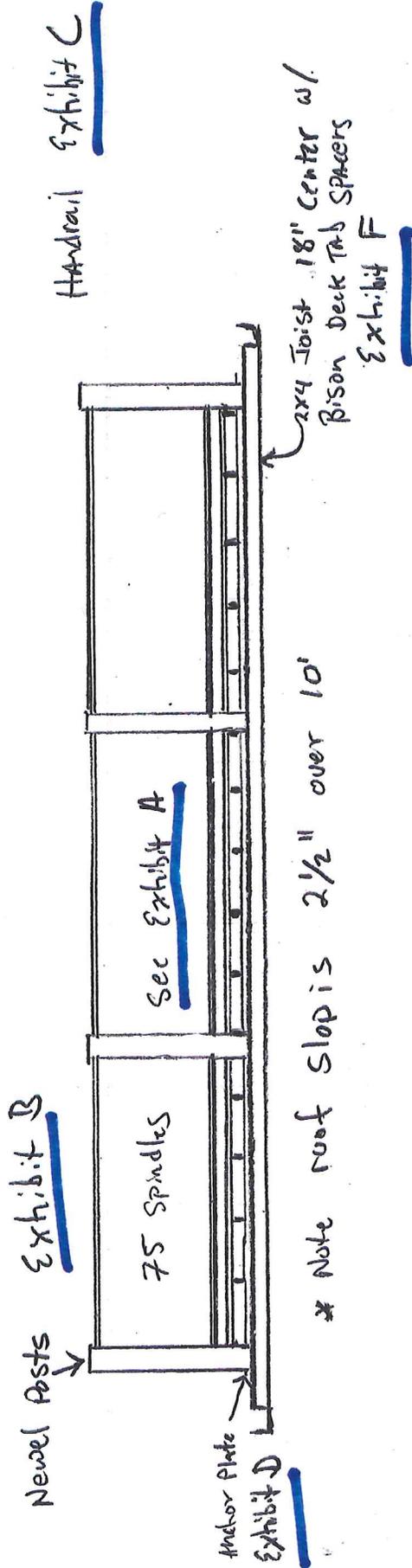
PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION. Structure Dimensions (In Feet): Width, Length, Height, Total Square Feet, Basement, # of Stories. Is a Fire Suppression System Available? (i.e. - Sprinklers) Yes No.

Lot Dimensions (In Feet): Lot Width, Lot Depth, Front, Back, Side 1, Side 2. Set Backs from Property Lines.

For Office Use Only. Change/Expansion of Use? Yes / No. SUMMARY OF FEES: Building Permit Fee, Plan Check Fee, State Surcharge, SAC, SAC Processing Fee, Design Review Fee, Park Dedication Fee, Total Permit Fee. S.A.C. #: Charge Credit, Reviewed By, Date, Warning Folder #, Vacant Bldg. Folder #. State Valuation: \$. PERMIT # HPC 15-018031.

Signature of Cardholder (required for all charges): American Express, Discover, MasterCard, Visa. Expiration Month/Year. Enter Account Number.

485 Dayton Master Plan.



Project House 485 Dayton



Neibar's house 487 Dayton



West View



East View





Select Your Store

Exhibit A

Departments

Project Center

Promotions

Search All

Enter SKU, Model # or Keyword

Cart (0)

Home Building Materials Decking & Deck Products Exterior Railings & Gates Wood Railing

3" x 3" x 36" Colonial Spindle

Model Number: 1113501 | Menards@ SKU: 1113501

Online Price ^①
\$4.49

Description

- Add to Compare
- Add to Wish List
- Add to Gift Registry

Click image for a larger view.
Hover to zoom in.

Description & Documents

This 3" x 3" x 36" treated colonial style railing spindle adds a pleasant aesthetic appeal to your next project.

- AC2 treated
- MicroPro™ lifetime limited warranty
- Built-in water repellent
- Environmentally friendly
- Additional packaging and handling charges may be required

Dimensions: 3" x 3" x 36" nominal
Shipping Dimensions: 36.0 x 2.5 x 2.5
Shipping Weight: 6.0 lbs

MSDS Document: [102067_001.pdf](#) [105724_001.pdf](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 3/16/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

Online Availability

- ✗ **Ship to Home**
Not eligible for Ship to Home
- **Ship to Store - Free!**

Additional Packaging/Handling Charges May Apply.

Quantity 1

Select a Store & Buy

Store Availability

Enter Your ZIP Code for Store Information

Guests Who Viewed This Item Also Viewed These Products

ψψψψψ



Mr. Spindle Colonial 1-7/16" x 1-7/16" x 36" Clear Cedar Spindle

\$5.99

Value Choice 96" Ontario White Toe Kick

\$13.59



Exhibit B.

Rebate Center | Order Tracker | Weekly Ad

Gift Registry | Welcome, Sign In



Select Your Store

Help Center | Services | Credit Center | Gift Cards

Departments | Project Center | Promotions | Search All

Enter SKU, Model # or Keyword

Cart (0)

Home | Building Materials | Decking & Deck Products | Deck Posts & Post Sleeves



Click image for a larger view. Hover to zoom in.

Mr. Spindle Montgomery 6" x 6" x 47" Treated Newel Post

Model Number: TSMP647 | Menards® SKU: 1113080

Online Price \$81.99

Description | Accessories

Add to Compare | Add to Wish List | Add to Gift Registry

Online Availability

Ship to Home (Not eligible for Ship to Home) | Ship to Store - Free!

Quantity 1

Select a Store & Buy

Store Availability

Enter Your ZIP Code for Store Information

Optional Accessories

See All



Mr. Spindle Classic Copper Top 8" Cedar Post Cap

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Copper Pyramid 8" Cedar Post Cap

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle French Acorn 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Handyman's Forgiveness Kit Country Gentleman 4" Cedar Post Trim Ring

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Globe 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Majestic 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart

Guests Who Viewed This Item Also Viewed These Products



OZCO Ornamental Wood Ties 4" x 4" Post Base Kit

\$39.99

R8 2" x 4" x 8" Expanded Polystyrene Insulation

\$12.99 each

Description & Documents

Add a bit of subtle decoration to your porch with the Montgomery 6" x 6" x 47" Treated Newel Post. This post has an 8-1/2" head, 19" turn and a 19-1/2" leg.

Dimensions: 5-1/4" x 5-1/4" x 47

Brand Name: Mr. Spindle



Exhibit C

Rebate Center | Order Tracker | Weekly Ad

Gift Registry | Welcome, Sign In



Select Your Store

Help Center | Services | Credit Center | Gift Cards

Departments

Project Center

Promotions

Search All

Enter SKU, Model # or Keyword

Cart (0)

Home Building Materials Decking & Deck Products Exterior Railings & Gates Wood Railing



2" x 6" x 8' Flat Handrail

Model Number: 1113776 | Menards® SKU: 1113776

Sale:

Everyday Low Price:

You Save:

Sale Price Good Through 03-21-2015

Online Price

\$10.99

~~\$11.99~~

\$1.00

Description

Print Add to Compare Add to Wish List Add to Gift Registry

Click image for a larger view. Hover to zoom in.

Description & Documents

Finish off your deck with this 2" x 6" x 8' Flat Handrail. This treated handrail features a built-in water repellent for durability against the elements.

- MicroPro™ lifetime limited warranty
• Environmentally friendly
• Built-in water repellent
• Additional packaging and handling charges may be required

Dimensions: 2" x 6" x 8' nominal size
Shipping Dimensions: 96.0 x 5.5 x 1.5
Shipping Weight: 23.0 lbs

Brand Name: Madwood

MSDS Document: 102067_001.pdf 105724_001.pdf

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, click here and download it for free from Adobe's site.

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 3/15/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

Online Availability

- X Ship to Home Not eligible for Ship to Home
Ship to Store - Free!

Additional Packaging/Handling Charges May Apply.

Quantity 1

Select a Store & Buy

Store Availability

Enter Your ZIP Code for Store Information

Guests Who Viewed This Item Also Viewed These Products



2" x 4" Rail Hanger Brackets - 2-pk

\$4.99 per bag



6 Step Stringer

\$14.99

Exhibit D

Rebate Center | Order Tracker | Weekly Ad

Gift Registry | Welcome, Sign In



Select Your Store

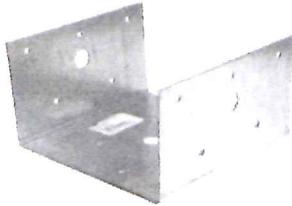
Help Center | Services | Credit Center | Gift Cards

Departments | Project Center | Promotions | Search All

Enter SKU, Model # or Keyword

Cart (0)

Home | Tools & Hardware | Fasteners & Fastener Accessories | Connectors & Reinforcements | Caps & Bases | Post Anchors



Triple Zinc Post Anchor 6 x 6

Model Number: D66-TZ | Menards® SKU: 2271111

Sale:

Everyday-Low-Price:

You Save:

Sale Price Good Through 03-15-2015

Online Price

\$8.94

~~\$40.52~~

\$1.58

Online Availability

Ship to Home Available for immediate shipment

Ship to Store - Free!

Quantity 1

Add to Cart

Description

Add to Compare | Add to Wish List | Add to Gift Registry

Store Availability

Enter Your ZIP Code for Store Information

Click image for a larger view. Hover to zoom in.

Description & Documents

D66-TZ 6 x 6 Post Anchor secures nominal sized posts to wood surfaces for light-duty applications. Constructed of 18 gauge steel with triple zinc finish.

- Use all specified fasteners (10 16d nails for post and 5 16d nails for beam).
Not recommended for fence posts or other unrestrained (not fixed or fastened at top) applications.
While D series post anchors offer some lateral and uplift resistance, they are not recommended as a primary means of anchorage for posts in railings.
Code Reference 2, F20, R12
For use with treated lumber.

Shipping Dimensions: 6.0 x 5.5 x 3.0
Shipping Weight: 0.9 lbs

Brand Name: USP Structural Connectors



Technical Specifications: view PDF file

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, click here and download it for free from Adobe's site.

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day.

Guests Who Viewed This Item Also Viewed These Products



Triple Zinc Post Anchor 2-Sided, 6 X 6

\$17.85



Gold Coat Post Anchor 2-Sided, 6 X 6

\$19.11 each



Post Anchor 2-Sided, 6 X 6 With Display Box

Exhibit E
18" x 18" Fur Tile



Select Language ▼

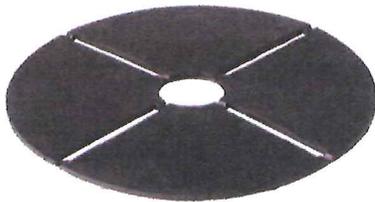
Call Us Today! 1.800.333.4234 | info@bisonip.com



Exhibit F



Home Products Bison Products in Use Resources Company Contact



Model No. B11 Rubber Shim

- Discover Pricing
- Request Sample
- Request Layout

DESCRIPTION:

Model No. B11 Flexible Shim

HEIGHT RANGE:

1/16"

MAX HEIGHT:

1/16"

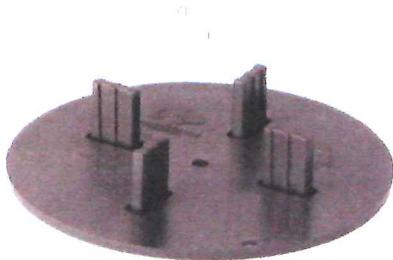
DOWNLOADS:

- [Versadjust Cut Sheet](#)
- [Versadjust Brace Cut Sheet](#)
- [Versadjust Specifications](#)
- [Versadjust Installation Instructions](#)
- [Versadjust CAD Details](#)



Exhibit F

- Home
- Products
- Bison Products in Use
- Resources
- Company
- Contact
- Q



Model No. VT318 or VT316 Deck Tab Spacers

- Discover Pricing
- Request Sample
- Request Layout

DESCRIPTION:

Model No. VT18 or VT316
Use for Ultra Low Height Deck Pedestals (select 1/8" or 3/16" tab size)

HEIGHT RANGE:

1/8" High

MAX HEIGHT:

1/8"

DOWNLOADS:

- Versadjust Cut Sheet
- Versadjust Brace Cut Sheet
- Versadjust Specifications
- Versadjust Installation
- Instructions
- Versadjust CAD Details

Boulware, Christine (CI-StPaul)

From: Bruce Nelson <brucenelson84@gmail.com>
Sent: Wednesday, March 18, 2015 8:57 PM
To: Boulware, Christine (CI-StPaul)
Subject: 485 Dayton Avenue second floor porch project
Attachments: 485 Dayton supplemental photos.pdf

Christine,

Thank you for your time this morning to assist me with the plans on my second floor porch restoration. Based on our conversation this morning you recommended that I add photos of the second floor porch door and suspected areas where we might find "ghost" markings of prior railings. As you review the attached document you will see that you are indeed correct, there are ghost markings on both the east and west sides of the porch structure. After closer examination and reviewing the the railing/balustrade layout on the first floor porch (just below) I am fairly convinced that an identical railing/balustrade system was in place on the second floor. I'm also fairly positive that the second floor porch door is original to the building as I can see no evidence, through viewing the brickwork, that this door was cut in at a later time. Also the door height is quite unusual but upon viewing it with the interior closet, the door matches all the original door heights on the interior of my home also leading me to believe that it is an original feature.

Looking at the original plot map you gave me circa 1925, it appears that originally my house was designed with a very small partial porch in front of the house and no porches in the rear of the house. At some time after 1925, obviously two levels of porches were added to both the front and rear of my property. Although the low railings on the first floor porch are allowed to remain even though they do not meet current code height, I'm not sure 26 inch high railing/balustrades would meet such safety requirements since I estimate the distance to the ground to be at least 12 feet.

My phone number is listed below, is there a convenient time where you and I may talk via telephone to discuss how to package this project up for the April 2 deadline?

Once again, thank you for your time and help!

--

Bruce Nelson
Nova Restaurant Group
6400 Flying Cloud Drive, Suite 215
Eden Prairie, MN 55344
Office 952.942.1089
Mobile 651.470.7067
Fax 952.942.1093
brucenelson84@gmail.com

www.hazellewoodgrill.com
www.tavern4and5.com
www.chesterskb.com
www.pescarafresh.com



Interior Door, note Casing match Closet Height



Exterior Photo of Door



East side Outline of wide railing Aprox. 26" from Deck West Side Hole Filled aprox 26" from Deck



Wider view of west side patch from original railing



Close-up of the east side where sandstone eroded around original railing



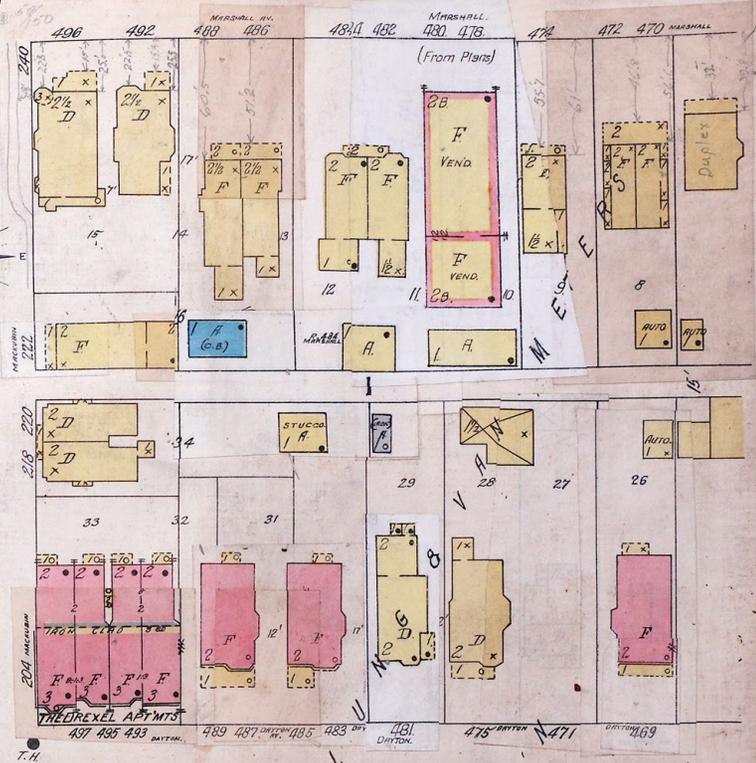
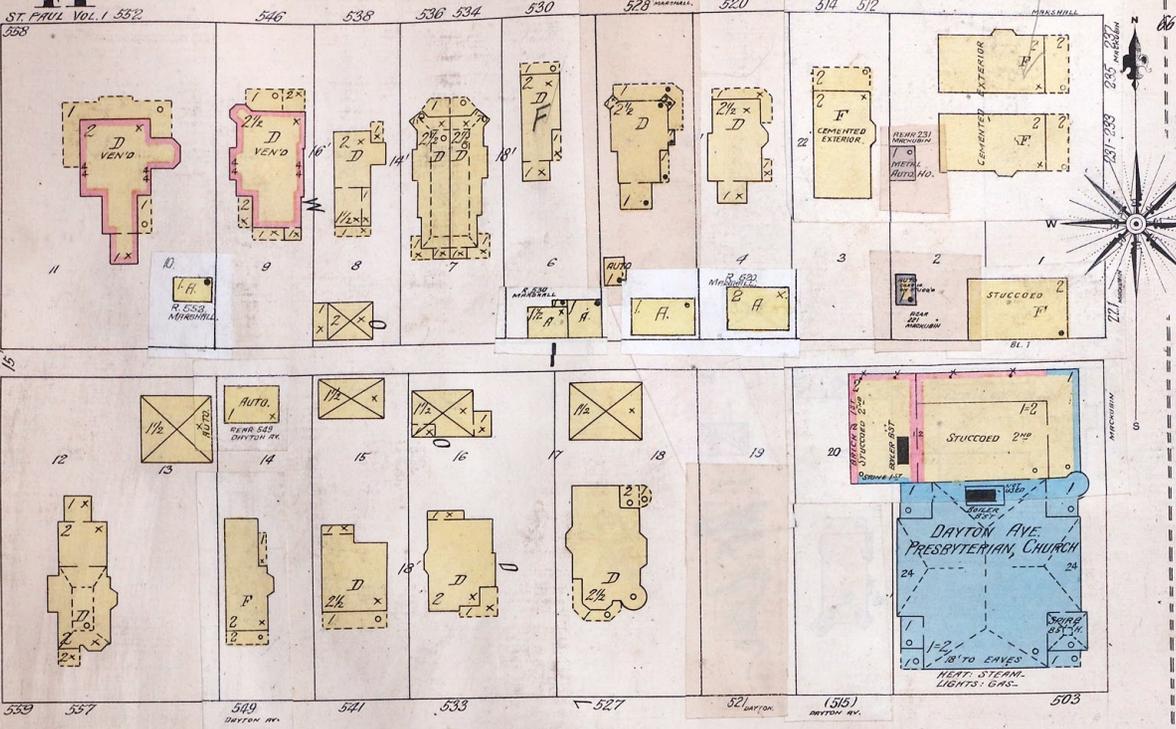
Lower-level balustrades close-up



First floor porch-Westside approximately 26 inches high. First floor porch Eastside approximately 26 inches high

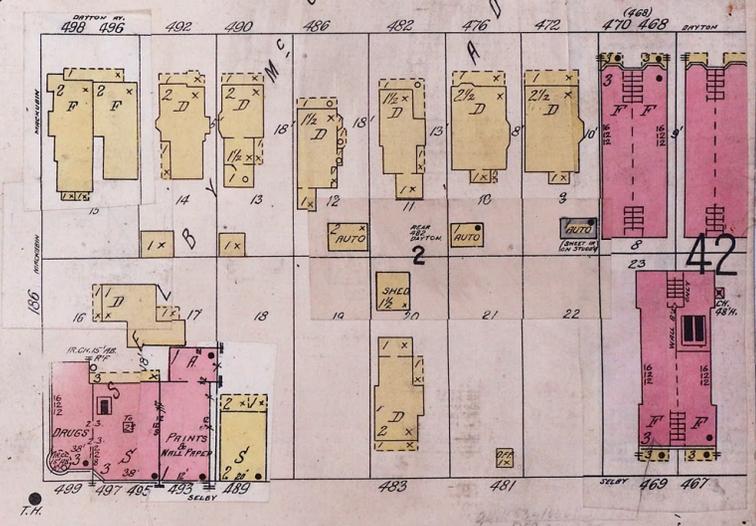
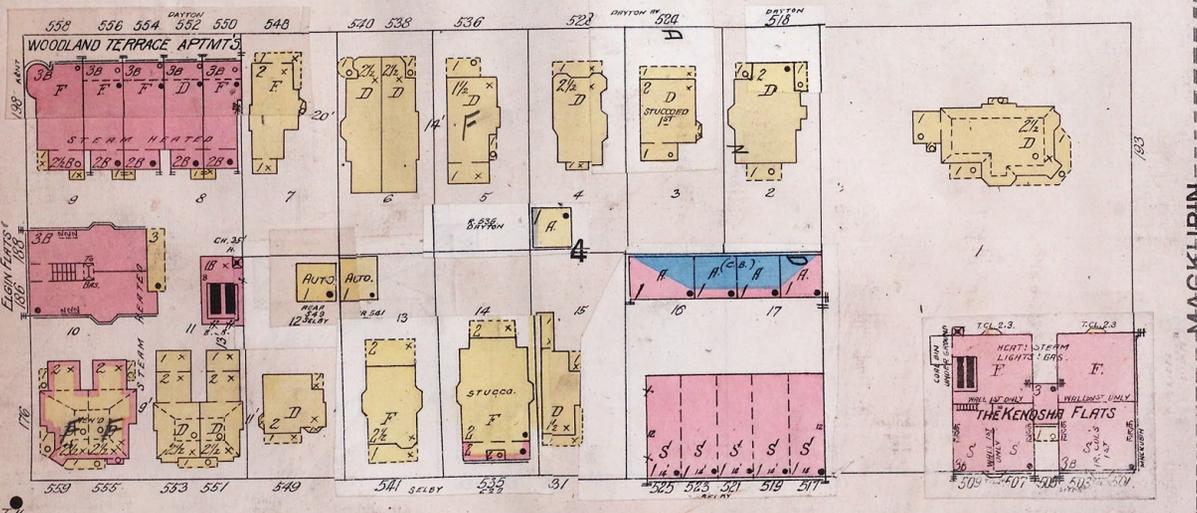
41

MARSHALL 6th W.P. AV.

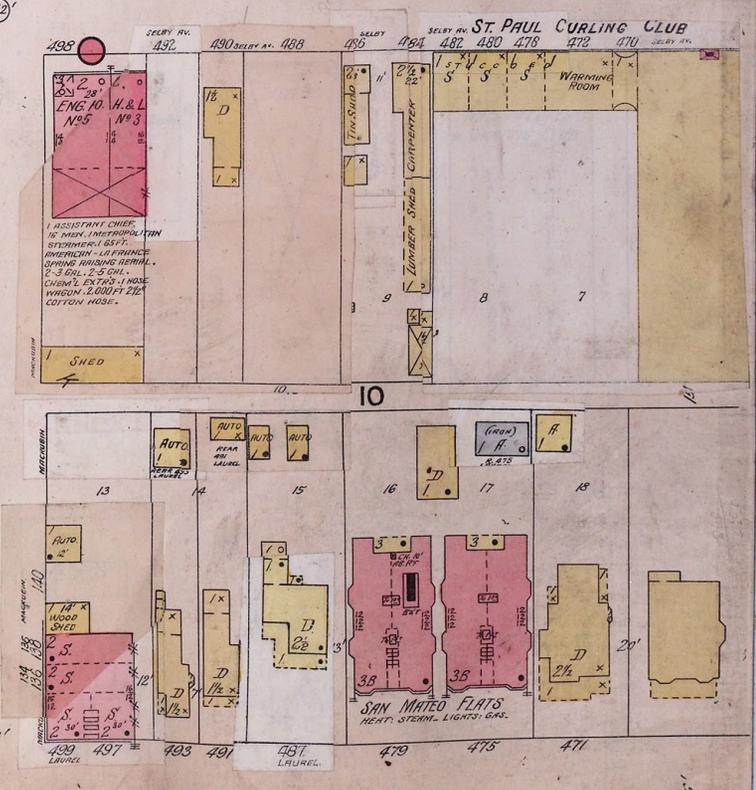
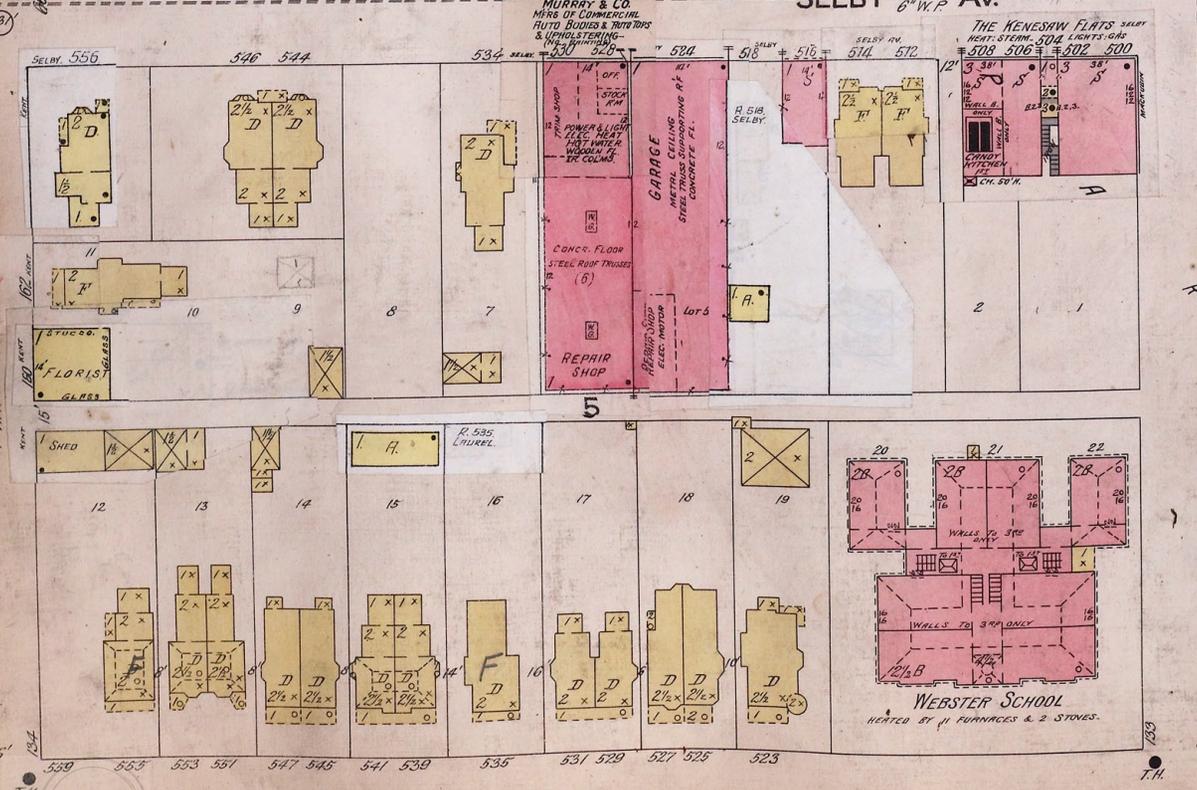


DAYTON 12th W.P. AV.

40

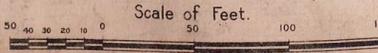


SELBY 6th W.P. AV.



LAUREL 6th W.P. AV.

49



485 - First Floor Existing Railings

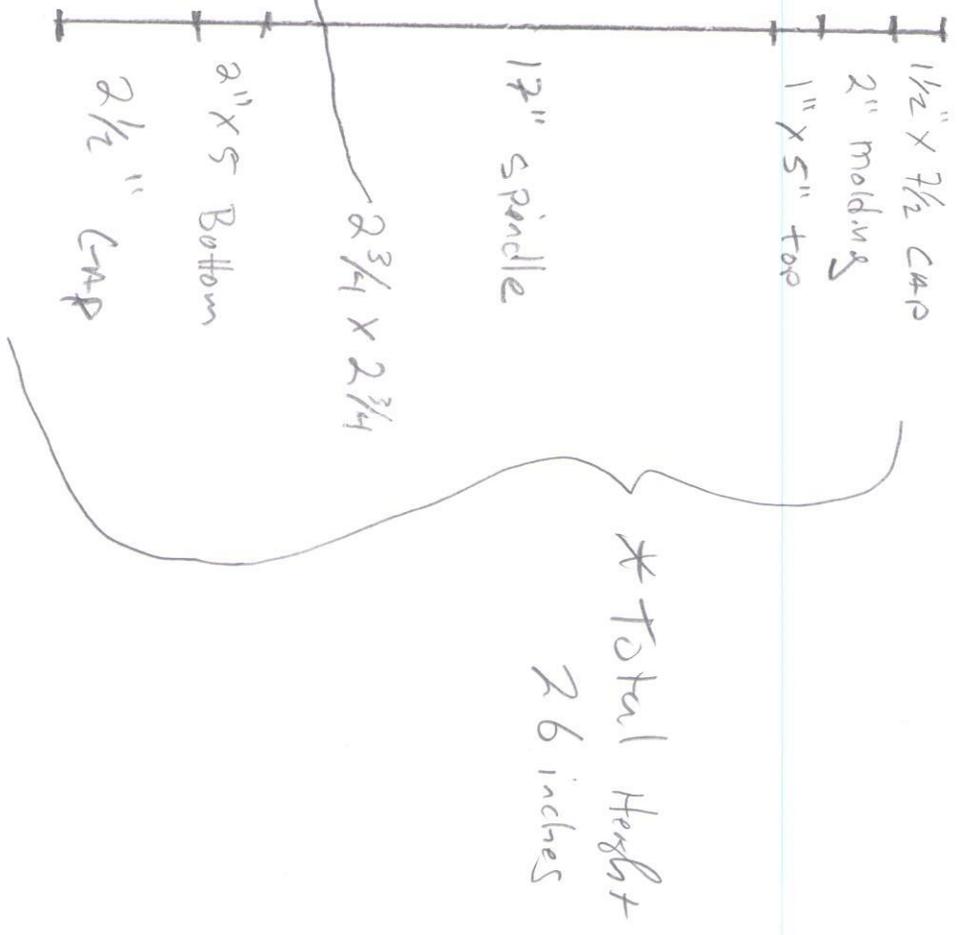
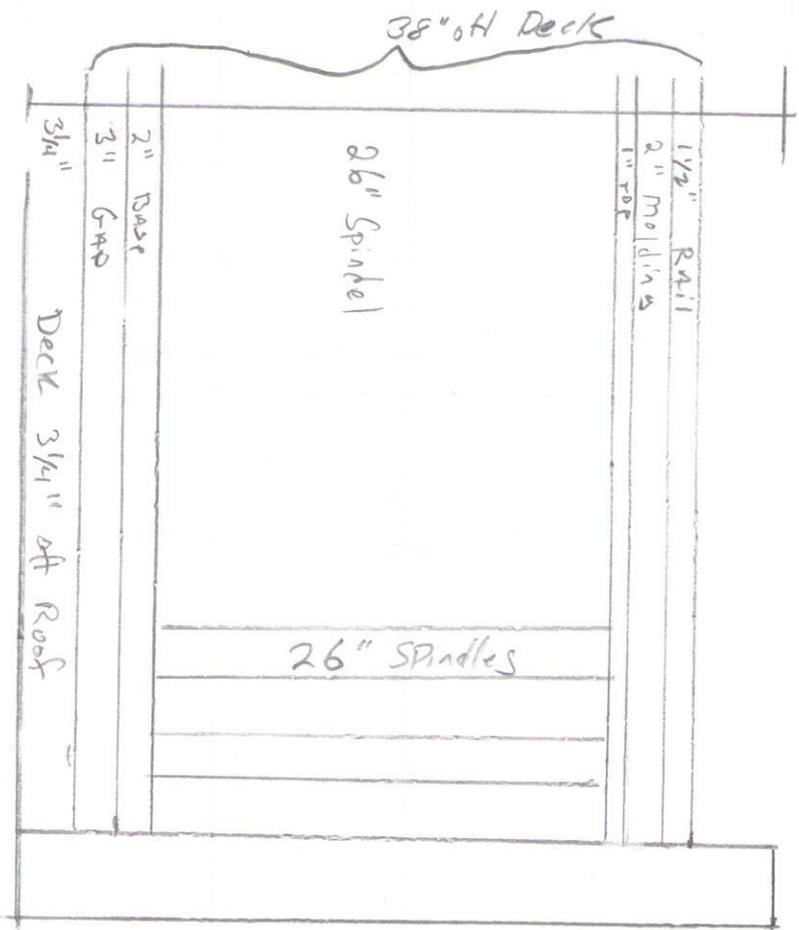


Exhibit 6



Scale $\frac{1}{4}'' = 3''$

6" x 6" x 47" Post

$\left\{ \begin{array}{l} 1\frac{1}{2}'' \times 3\frac{1}{2}'' \text{ CAP} \\ 2'' \text{ moldings} \\ 1'' \times 5'' \text{ TOP} \end{array} \right.$

2" x 5" Base

Materials:

- Newel - Exhibit B
- Spindle - Exhibit A
- Top, Base & Rail are custom build by home owner

Exhibit B.

Rebate Center | Order Tracker | Weekly Ad

Gift Registry | Welcome, Sign In



Select Your Store

Help Center | Services | Credit Center | Gift Cards

Departments | Project Center | Promotions | Search All

Enter SKU, Model # or Keyword

Cart (0)

Home > Building Materials > Decking & Deck Products > Deck Posts & Post Sleeves



Click image for a larger view. Hover to zoom in.

Mr. Spindle Montgomery 6" x 6" x 47" Treated Newel Post

Model Number: TSMP647 | Menards® SKU: 1113080

Online Price [Ⓜ]
\$81.99

Description | Accessories

Add to Compare | Add to Wish List | Add to Gift Registry

Online Availability

- Ship to Home
Not eligible for Ship to Home
- Ship to Store - Free!

Quantity

Select a Store & Buy

Store Availability

Enter Your ZIP Code for Store Information

Optional Accessories

See All



Mr. Spindle Classic Copper Top 8" Cedar Post Cap

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Copper Pyramid 8" Cedar Post Cap

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle French Acorn 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Handyman's Forgiveness Kit Country Gentleman 4" Cedar Post Trim Ring

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Globe 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart



Mr. Spindle Majestic 6" Cedar Finial

Please enter your location to get pricing and status for your local store.

Add to Cart

Guests Who Viewed This Item Also Viewed These Products



OZCO Ornamental Wood Ties 4" x 4" Post Base Kit

\$39.99



R8 2" x 4" x 8" Expanded Polystyrene Insulation

\$12.99 each

Description & Documents

Add a bit of subtle decoration to your porch with the Montgomery 6" x 6" x 47" Treated Newel Post. This post has an 8-1/2" head, 19" turn and a 19-1/2" leg.

Dimensions: 5-1/4" x 5-1/4" x 47"

Brand Name: Mr. Spindle





Dedicated to Service & Quality™



Exhibit A

3" x 3" x 36" Colonial Spindle
\$4.49

Product Specifications:
Dimensions: 3" x 3" x 36" nominal
Model Number: 1113501
Menard SKU: 1113501
Shipping Dimensions: 36.0 x 2.5 x 2.5
Shipping Weight: 6.0 lbs

Online Availability
Ship to Home
Not eligible for Ship to Home

Ship to Store - Free!

! Additional Packaging/Handling
Charges May Apply.

Store Availability

Product Description

This 3" x 3" x 36" treated colonial style railing spindle adds a pleasant aesthetic appeal to your next project.

- AC2 treated
- MicroPro™ lifetime limited warranty
- Built-in water repellent
- Environmentally friendly
- Additional packaging and handling charges may be required

Brand Name: Slawson

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 4/2/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

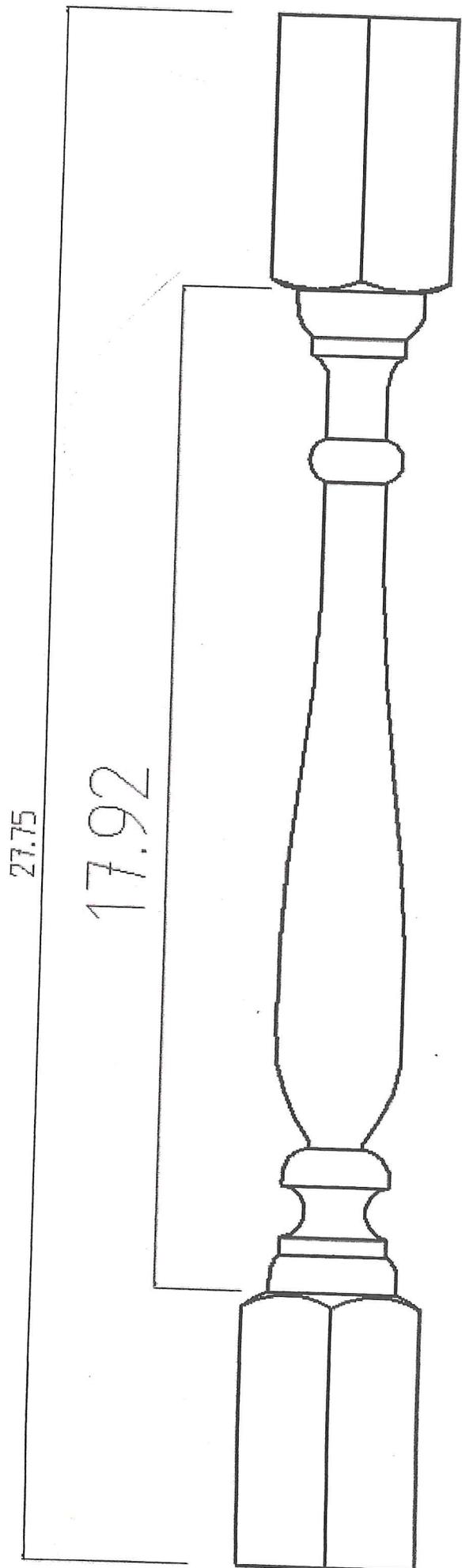
Menards
5106 Menard Drive
Eau Claire, WI, 54703, USA
customerservice@menardsoc.com

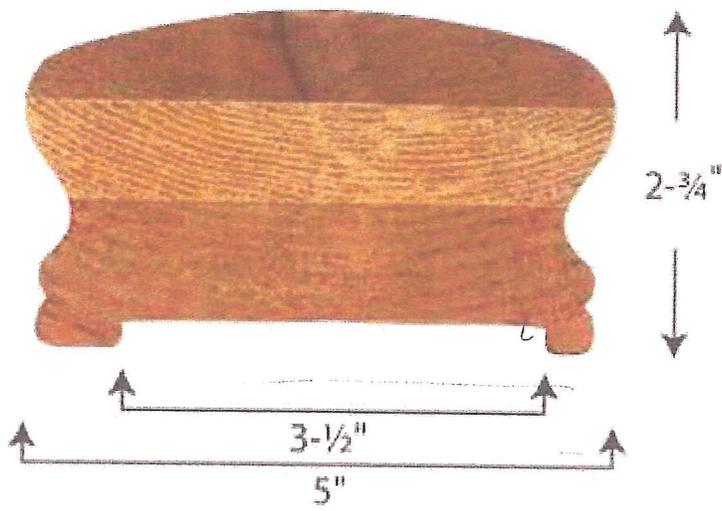
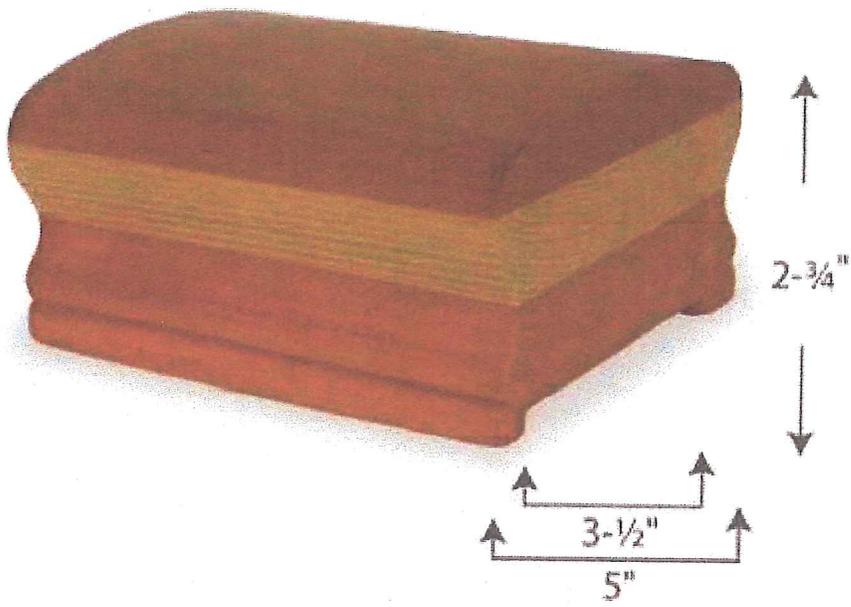






height
not style



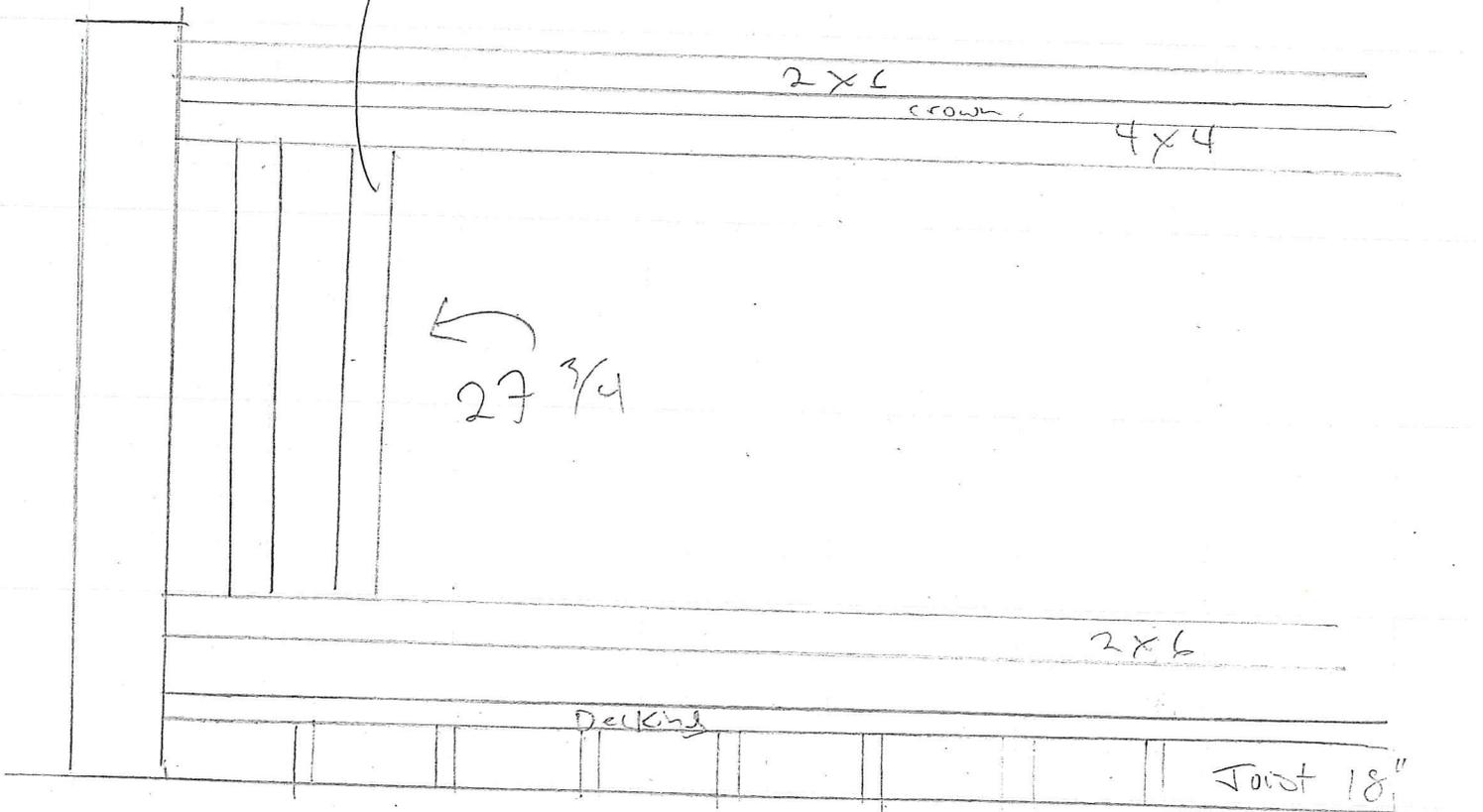


2 1/4

BALUSTRADE Front View

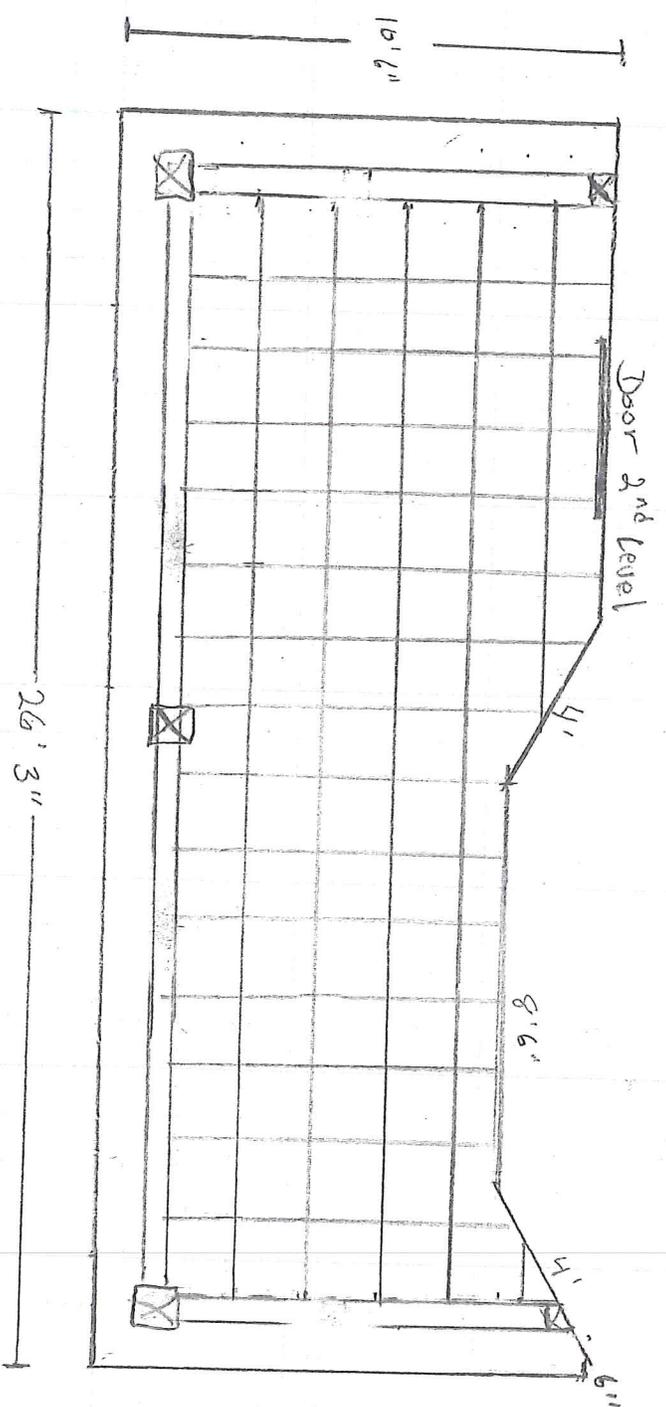
Newell 6" x 6"

See profile detail



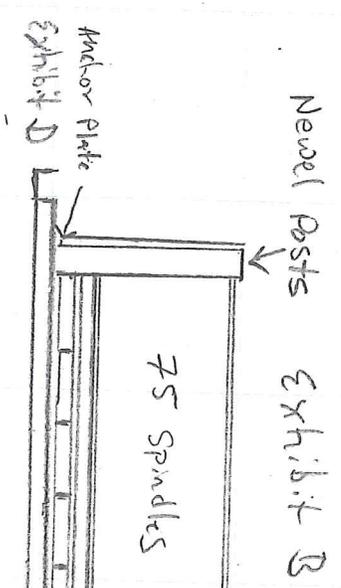
Roof Line

1" = 1"



Scale 1" = 1/4"

Arrow 90 18" x 1/8
 Exhibits E Files



* Note roof Slope is 2 1/2" over 10'

2x4 Joist 18" center w/
 Bison Deck Tab Spacers
 Exhibit F

See Exhibit B

Bruce Nelson
485 Dayton Avenue
St. Paul MN 551062

ME Nelson Properties LLC
801 North Shore Drive
Detroit Lakes MN 55501



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

April 24, 2015

Bruce Nelson
485 Dayton Avenue
St. Paul MN 551062

Re: 485 Dayton Avenue- Hill Heritage Preservation District
April 23, 2015 – Business Meeting/Public Hearing - Agenda Item IV.C, HPC File # 15-027

Dear Mr. Nelson:

The Heritage Preservation Commission (HPC), at the April 23, 2015 public hearing, considered the recommendations of staff concerning your proposal and additional information provided for the replacement of the shake roof and dormer walls at your property. **The HPC voted 9-0 to conditionally approve your application with the recommendations of staff.** This decision was based on the discussion at the public hearing, public testimony, and the findings adopted by the HPC.

The applications will be approved provided the following conditions are met:

1. A final balustrade design, scaled and dimensioned, shall be submitted to HPC staff for review and approval. The plans shall include elevation and section drawings of the balustrade, and illustrate how the balustrade design will terminate, whether it is adjusted to attach to the façade with the least amount of physical impact or is anchored to the porch roof without façade attachment.
2. The piers in the balustrade shall line up with the porch columns below.
3. If the balustrade must attached to the façade, then it should be through mortar joints as much as possible.
4. The work shall be painted within one year of permit issuance.
5. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
6. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.

You or any aggrieved party has the right to appeal the Heritage Preservation Commission's decision to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Such an appeal must be filed within 14 days of the date of the HPC's order and decision. Chapter 73 states:

(h) Appeal to city council. The permit applicant or any party aggrieved by the decision of the heritage preservation commission shall, within fourteen (14) days of the date of the heritage preservation commission's order and

decision, have a right to appeal such order and decision to the city council. The appeal shall be deemed perfected upon receipt by the division of planning of two (2) copies of a notice of appeal and statement setting forth the grounds for the appeal. The division of planning shall transmit one copy of the notice of appeal and statement to the city council and one copy to the heritage preservation commission. The commission, in any written order denying a permit application, shall advise the applicant of the right to appeal to the city council and include this paragraph in all such orders.

Your plans will be forwarded to the Department of Safety and Inspections for further processing. Please note, an HPC approval or conditional approval does not obviate the need for meeting applicable building and zoning code requirements, nor is it a permit to allow for work to commence. HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plans are made, be aware that additional HPC and/or staff review will be required.

Please contact us at 651.266.6715 with any questions you may have.

Sincerely,

Allison Suhan
Historic Preservation Intern

cc: ME Nelson Properties LLC
File