CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 449 Selby Avenue

APPLICANT: John Wiik, Sussel Builders

OWNER: Michael Allen

ARCHITECT: N/A

DATE OF APPLICATION: May 18, 2017

DATE OF PUBLIC HEARING: June 22, 2017

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: Demolition and New Construction **WARD:** 1 **DISTRICT COUNCIL:** 8

INVENTORY NUMBER: N/A

CLASSIFICATION: Demo Permit and Building Permit

PERIOD OF SIGNIFICANCE: 1858-1930 **ZONING:** RT2

BUILDING PERMIT #: 17-040370

STAFF INVESTIGATION AND REPORT: Allison Suhan

DATE OF REPORT: June 15, 2017

A. SITE DESCRIPTION:

The William M.A. Hastie House was constructed by M.P. Ryan in 1884 in a Victorian style with limestone foundation and wood lap siding. The front façade has an open porch consisting of chamfered square columns, simple balustrade, and a pedimented entrance. The second story contains a small shed roofed porch of similar design under the gable with an eight light fixed window and gable woodwork detailing. Scroll brackets are found at the eaves and gable returns. The fenestration is one-over-one double hungs with a triangle two sided bay window within the first story porch. The house is classified as contributing to the district. The 18 ft. x 20 ft. two stall garage was constructed in 1927 and is sited behind the house at the rear of the lot and accessed from the street. It is a simple design with lap siding and corner boards that relate to the house.

B. PROPOSED CHANGES:

The applicant proposes to demolish the existing two stall garage and construct a 32 ft x 20 ft three stall garage sited at the rear of the property and accessed from the street. It is proposed to have a rock face block foundation and be clad in smooth Hardie lap siding with a 4” exposure with 6” Miratech corners and an 8” Miratech water table. Colors were not specified. The roof will have 8” Miratech freize boards and 6” fascia. The roof is proposed to have a 12:12 pitch and be 14’ 3” at the midpoint. The south facing roof plane is proposed to have an array of 30 Itek Energy SE solar panels that will be parallel to the roof and attached by a SnapNrack Series 100 residential roof mound system. The garage doors are proposed to be a 9’ x 7’ Clopay paneled single overhead door on the eastern bay of the south elevation and a 16’ x 7’ Clopay paneled door for the western double bay. A six paneled service door is proposed for the west elevation. The setback of the proposed garage is 3’ from each property line.

C. GUIDELINE CITATIONS:

Hill Historic District Design Review Guidelines

Sec. 74.64. *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. Theses 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.*

Sec. 74.65. - New construction.

(a) *General Principles:* The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.

(b) *Massing and Height:* New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)

(c) *Rhythm and Directional Emphasis:* The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical facade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous facade. The directional expression of new construction should relate to that of existing adjacent structures.

(d) *Material and Details:*

(1) Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.

(2) The materials and details of new construction should relate to the materials and details of existing nearby buildings.

(3) Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.

(4) Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.

(e) *Building Elements:* Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.

(1) *Roofs:*

a. There is a great variety of roof treatment in the Historic Hill District, but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings.

b. Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.

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

(2) *Windows and doors:*

a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.

b. Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.

c. Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.

(3) *Porches and decks:*

a. In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.

b. Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.

c. Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.

(f) *Site:*

(1) *Setback.* New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.

(2) *Landscaping:*

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

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

(3) *Garages and parking:*

a. If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.

b. Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output and design of parking lot lighting should be compatible with the character of the district.

(g) *Public infrastructure:*

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

(2) Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring.

Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.

(3) Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.

(Ord. No. 17815, § 3(III), 4-2-91)

Sec. 74.67. Demolition.

When reviewing proposals for demolition of structures within the district, the heritage preservation commission refers to Section 73.06(i)(2) of this Code, which states the following:

"In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the buildings as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings."

Secretary of the Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings (2011)
Solar Technology
Recommended

- *Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.*
- *Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.*
- *Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.*
- *Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.*
- *Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.*
- *Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.*
- *Installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility.*
- *Investigating off-site, renewable energy options when installing on-site solar devices would negatively impact the historic character of the building or site.*

Not Recommended

- *Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.*
- *Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.*
- *Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.*

- *Installing a solar device on the historic building without first considering other locations.*
- *Installing a solar device in a prominent location on the building where it will negatively impact its historic character.*
- *Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.*
- *Removing historic roof features to install solar panels.*
- *Altering a historic, character-defining roof slope to install solar panels.*
- *Installing solar devices that are not reversible.*

Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.

D. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).

2. The William M.A. Hastie house is classified as contributing to the Historic Hill Heritage Preservation District. The corresponding garage was constructed within the period of significance of the district (1858-1930).

3. Sec. 74.67. Demolition. The guidelines state that the commission shall make written findings on the following:

a. The architectural and historical merit of the building: While the existing garage was constructed within the period of significance, it does not convey architectural details or features that contribute to the overall character of the district.

b. The effect of the demolition on surrounding buildings: The demolition of the existing detached garage would not impact the house or surrounding buildings.

c. The effect of any proposed new construction on surrounding buildings: The proposed three stall garage will be taller than the existing garage, but will not block or detract from the surrounding buildings.

d. The economic value or usefulness of the buildings as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings: The new garage will accommodate more vehicles and will support a solar array which will be more economical and sustainable for the property long term.

4. Sec. 74.65(b) Massing and Height: The proposed garage is *compatible with the size, scale, massing, height, rhythm, color, material and building elements of surrounding structures and the area.* The proposed materials and design are complimentary to the residence and comply with the guideline.

5. Sec. 74.65(d) Materials and Details: The *materials and details* of the proposed garage *relate* to those of the residence, but in a more simple design.

6. Sec. 74.65(e)(1) Roofs. The roof shape and material relates to that of the residence and complies with the guideline so long as it is an architectural shingle in a color that is medium to dark grey or medium to dark brown. A specific shingle was not specified

7. Sec. 74.65(e)(2) Windows and Doors. The service door and garage doors are proposed to be paneled, meeting the guideline. Material was not specified..

8. Sec. 74.65(f)(1) Setback. The proposed setback relates to the setback of nearby garages that are accessed from the street and is setback the same distance from the house as the existing garage.

9. Sec. 74.65 (f)(3) Garages and Parking. The guidelines state that *Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable.* The proposed siting of the garage relates to the historic auto use on the property. *Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors. Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. All parking spaces should be adequately screened from the street and sidewalk by landscaping.* The garage doors are appropriately styled as paneled doors. A single garage door is proposed for the portion of the garage that is visible from the public right of way, thus complying with the guideline. The material and finish of the garage doors was not specified. The new garage will be accessed by the existing curb cut. A site plan for hardscaping was not provided.

10. The SOI Standards recommend *installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.* The proposed solar array has a low profile and is visible from the public right of way, but partially screened by the house.

11. The SOI Standards state that a solar device should be installed *in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.* The new garage would be considered new construction on the site of a contributing building to the district. The garage is sited at the rear of the property and the solar array will be partially screened from the public right of way by the house.

12. The SOI Standards recommend that solar roof panels should be installed *horizontally—flat or parallel to the roof—to reduce visibility.* The proposed solar panels are flat and are parallel to the roof pitch.

13. Provided the conditions are met, the proposal to demolish the existing garage and construct a new garage with a solar array in its place will not have an adverse effect on the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit application, subject to the following conditions:

1. The asphalt shingle color shall be a medium-to-dark brown or gray – the final color and style shall be submitted to HPC staff for final review and approval.
2. A site plan noting all alterations, materials and dimensions of the driveway shall be submitted to HPC staff for final review and approval.
3. All final materials and details shall be submitted to HPC staff for final review and approval.
4. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
5. The HPC stamped approved construction drawings shall remain on site for the duration of the construction.

F. ATTACHMENTS:

1. HPC Design Review Application
2. Project Description
3. Plans and photos
4. Historic Garage Permit

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: 449 Selby Ave

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

- ☐ Repair/Rehabilitation
- ☐ Moving
- ☐ Demolition
- ☐ Sign/Awning
- ☐ Fence/Retaining Wall
- ☒ Other GARAGE REPLACEMENT
- ☐ New Construction/Addition/ Alteration
- ☐ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 449 SELBY AVE Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: JOHN WIIK.

Company: SOSSEL BUILDERS

Street and number: 1054 TRANSFER ROAD STE 106B

City: SAINT PAUL State: MN Zip Code: 55114

Phone number: 651-230-4561 e-mail: JWIIK@SOSSELBUILDERS.COM.

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

Name: MICHAEL ALLEN.

Street and number: 449 SELBY AVE.

City: SAINT PAUL State: MN Zip Code: 55102

Phone number: 612-545-8033 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.

REMOVE EXISTING SINGLE CAR DETACHED GARAGE AND CONSTRUCT A NEW 3 CAR DETACHED GARAGE AS PER ATTACHED PLANS.

Total Project Value: $33,000

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.

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

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).
☐	☐		Sample or specifications of proposed material(s).
☐	☐		Sample colors.
☐	☐		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.
☐	☐		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.
☐	☐		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.

Applicant Submitted	Staff Received	Date Received	Other Items Requested by HPC Staff:
☐	☐		
☐	☐		
☐	☐		
☐	☐		
☐	☐		

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

Are you applying for the Investment Tax Credits? YES ☐ NO ☒

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____ Date: 5/16/17

Typed name of applicant: JOHN WIIK

Signature of owner: _____ Date: 5/16/17

Typed name of owner: Michael Allen

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.

Submit Application

FOR HPC OFFICE USE ONLY

Address: 449 Selby Avenue

Date received: 5-18-2017

Date complete: _____

District: H.U /Individual Site: _____

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

FILE NO: 17-047-376

City Permit # 17-040370

☐ **Requires staff review**

Supporting data: **YES** **NO**
Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

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

_____
HPC staff approval

Date _____

☐ **Requires Commission review**

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

HPC Staff Notes

- where will connections/ conduit go?
- Show hardscaping plan for driveway.
- Eave overhang needs to relate to house.
- HPC?

1642 Carroll Ave
St. Paul, MN 55104
www.allenergysolar.com

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

Re: Energy Efficiency Improvements Made at the Property Located at 449 Selby Avenue

To Whom it May Concern:

The following energy efficiency improvements have been made to the property:

- Consultation with the Energy Squad
- Complete replacement of all lightbulbs to LED lightbulbs
- Complete weatherstripping of all exterior openings
- Updated outdated electrical wiring
- Updated outdated plumbing

The following energy efficiency improvements plan to be made to the property:

- Installation of a solar electric system
- Updating existing appliances to energy rated appliances

Itek ENERGY SE SOLAR MODULES

Design & Engineering Data

itek ENERGY

Building Solar | Powering The Future

GENERAL DATA

Cell type	• 60 high-efficiency monocrystalline p-type cells • 6x10 cell matrix
Solar Glass	• Ultra-clear anti-reflective treatment • Tempered, with low iron content • Anti-glare prismatic subsurface texture
Backsheet	• Multi-layered • Engineered adhesion for maximum weather protection
Frame	• High-strength corrosion-resistant anodized aluminum • Compatible with standard racking, accommodating both top-down clamps and bottom-flange mounting
Cable	• 42" 90C 12 AWG PV wire
Junction Box	• 3 bypass diodes • 1000 VDC MC4 connectors
Grounding	• Certified for Wiley Electronics WEEB™ grounding clips • Eight standard grounding locations per module for reduced ground wire length

QUALIFICATIONS

UL Listing	UL 1703
Fire Rating	Type 2
PID Free	96 + hours

Intertek

Certified Made in Minnesota

ELECTRICAL DATA*

	280 SE	285 SE	290 SE	295 SE	300 SE
Maximum Power - P_{MAX} (Wp)	280	285	290	295	300
Maximum Power Voltage - V_{MPP} (V)	32.3	32.4	32.6	32.8	32.9
Maximum Power Current - I_{MPP} (A)	8.6	8.7	8.8	8.9	9.0
Open Circuit Voltage - V_{OC} (V)	39.2	39.3	39 5	39.7	39.8
Short Circuit Current - I_{SC} (A)	9.3	9.4	9.5	9.6	9.7
Module Efficiency	16.70%	16.99%	17.29%	17.59%	17.89%

NOTE: SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

MECHANICAL DATA

Dimensions	1001mm X 1675mm X 50mm
Weight	43 lbs

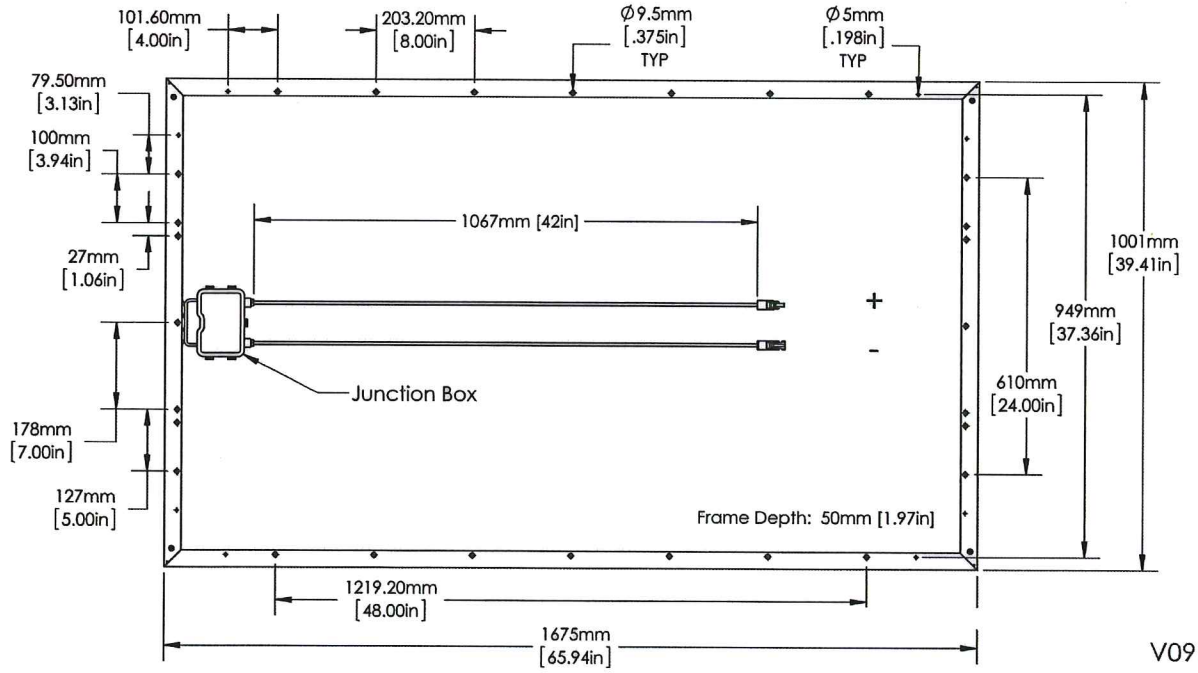
MAXIMUM RATINGS

Operational Temperature	-40...+ 90°C
Maximum System Voltage	1000 VDC
Design Load (UL 1703)	up to 113 lbs/ft²
Maximum Load (UL 1703)	551 kg/m² (5400 Pa)
Maximum Wind Load	113 lbs/ft²
Max Series Fuse Rating	15A
Max Reverse Current	15A

TEMPERATURE RATINGS

Nominal Operating Cell Temperature (NOCT)	45.01°C
Temperature Coefficient of P_{MPP}	-0.39%/°C
Temperature Coefficient of V_{OC}	-0.29%/°C
Temperature Coefficient of I_{SC}	+0.04%/°C
Temperature Coefficient of V_{MPP}	-0.38%/°C

*Electrical characteristics may vary within ±2% of the indicated values at Standard Test Conditions (STC): Irradiance of 1,000W/m², AM 1.5 spectrum, cell temperature at 25°C.

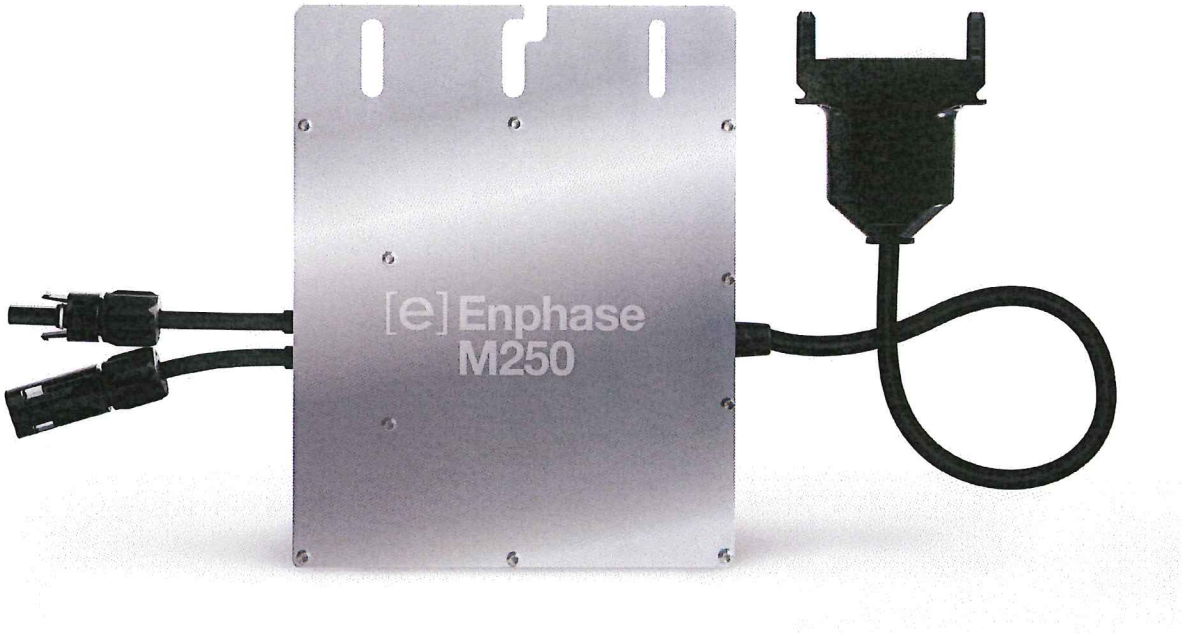


V09.22.16

2746 S 31st Avenue | Minneapolis, MN 55406 | 612. 318.6364 | email:mfleming@itekenergy.com | www.itekenergy.com

Enphase® **Microinverters**

Enphase® **M250**



The **Enphase® M250 Microinverter** delivers increased energy harvest and reduces design and installation complexity with its all-AC approach. With the M250, the DC circuit is isolated and insulated from ground, so **no Ground Electrode Conductor (GEC) is required for the microinverter.** This further simplifies installation, enhances safety, and saves on labor and materials costs.

The Enphase M250 integrates seamlessly with the Engage® Cable, the Envoy® Communications Gateway™, and Enlighten®, Enphase's monitoring and analysis software.

PRODUCTIVE

- Optimized for higher-power modules
- Maximizes energy production
- Minimizes impact of shading, dust, and debris

SIMPLE

- No GEC needed for microinverter
- No DC design or string calculation required
- Easy installation with Engage Cable

RELIABLE

- 4th-generation product
- More than 1 million hours of testing and millions of units shipped
- Industry-leading warranty, up to 25 years

[e] enphase® ENERGY

C US

Enphase® **M250** Microinverter // DATA

INPUT DATA (DC)	**M250-60-2LL-S22**	
Recommended input power (STC)	210 - 310 W	
Maximum input DC voltage	48 V	
Peak power tracking voltage	27 V - 39 V	
Operating range	16 V - 48 V	
Min/Max start voltage	22 V / 48 V	
Max DC short circuit current	15 A	
OUTPUT DATA (AC)	**@208 VAC**	**@240 VAC**
Peak output power	250 W	250 W
Rated (continuous) output power	240 W	240 W
Nominal output current	1.15 A (A rms at nominal duration)	1.0 A (A rms at nominal duration)
Nominal voltage/range	208 V / 183-229 V	240 V / 211-264 V
Nominal frequency/range	60.0 / 57-61 Hz	60.0 / 57-61 Hz
Extended frequency range*	57-62.5 Hz	57-62.5 Hz
Power factor	>0.95	>0.95
Maximum units per 20 A branch circuit	24 (three phase)	16 (single phase)
Maximum output fault current	850 mA rms for 6 cycles	850 mA rms for 6 cycles
EFFICIENCY		
CEC weighted efficiency	96.5%	
Peak inverter efficiency	96.5%	
Static MPPT efficiency (weighted, reference EN50530)	99.4 %	
Night time power consumption	65 mW max	
MECHANICAL DATA		
Ambient temperature range	-40°C to +65°C	
Operating temperature range (internal)	-40°C to +85°C	
Dimensions (WxHxD)	171 mm x 173 mm x 30 mm (without mounting bracket)	
Weight	2.0 kg	
Cooling	Natural convection - No fans	
Enclosure environmental rating	Outdoor - NEMA 6	
FEATURES		
Compatibility	Compatible with 60-cell PV modules	
Communication	Power line	
Integrated ground	The DC circuit meets the requirements for ungrounded PV arrays in NEC 690.35. Equipment ground is provided in the Engage Cable. No additional GEC or ground is required. Ground fault protection (GFP) is integrated into the microinverter.	
Monitoring	Free lifetime monitoring via Enlighten software	
Compliance	UL1741/IEEE1547, FCC Part 15 Class B, CAN/CSA-C22.2 NO. 0-M91, 0.4-04, and 107.1-01	

* Frequency ranges can be extended beyond nominal if required by the utility

To learn more about Enphase Microinverter technology, visit **enphase.com**

[e] enphase® ENERGY

Norman
Scheel
Structural
Engineer

5022 Sunrise Blvd.
Fair Oaks, CA 95628
(916) 536-9585
(916) 536-0260 (fax)

1989-2013
24 years of excellence

Norman Scheel, S.E.
LEED AP BD+C
LEED AP Homes
Fellow –SEAOC
Fellow-ASCE
E-mail: norm@nsse.com

Rob Coon
General Manager
E-mail: robcoon@nsse.com

Steve Smith P.E.
Project Manager
E-mail: stevesmith@nsse.com

Steven Cooksey
CAD Supervisor
E-mail: steve@nsse.com

Jackie Winslow
Office Manager
E-mail: jackie@nsse.com

Friday, January 31, 2014

SnapNrack
775 Fiero Lane, Suite 200
San Luis Obispo, CA 93401

SnapNrack™
PV Mounting Systems

"Series 100 Roof Mount" Cover Letter

To Whom It May Concern,

We have performed calculations for the 100 series roof mount PV system based on the information provided by SnapNrack. Included with this letter are the report and calculations. We did the calculations in accordance with the 2012 IBC, ASCE 7-10, 2012 NDS, and guidelines stated in the Solar America Board for Codes and Standards.

Some of the components in the SnapNrack test data were used to determine the capacity and section properties of materials. We collected the test data using the procedures outlined in the 2012 IBC Chapter 17.

We included the following types of load combinations and building parameters into our calculations:

- ASCE 7-10 wind speeds from 110 mph to 190 for B and C exposure categories
- ASCE 7-10 Seismic Design Category E
- ASCE 7-10 Snow Loads up to 120 psf ground snow
- Buildings with mean roof heights up to 60 foot tilt angles / roof pitches from 0 degrees to 60 degrees.

The calculations have also been completed in accordance with the 2006 IBC, 2009 IBC, and ASCE 7-05. To use the data contained in this packet for projects that are being evaluated to the older ASCE 7-05 wind speeds, refer to Appendix A for a wind speed conversion chart. Find the ASCE 7-05 (IBC 2006/2009) wind speed in the Chart in Appendix A, identify the corresponding ASCE 7-10 (IBC 2012) wind speed value, and proceed with using the charts contained in this packet with the adjusted wind speed value.

In our opinion, the mounting system, outlined by SnapNrack Series 100 PV Mounting System Code Compliance Installation Manual, is acceptable and meets the loading requirements as stated above. See the report and calculations included with this letter for more information.

If there are any further questions, please contact Norm Scheel.

Norman Scheel PE, SE
LEED-AP BD+C, LEED-AP Homes
Fellow SEAOC
Fellow A.S.C.E.

NORMAN J. SCHEEL
REGISTERED PROFESSIONAL ENGINEER
No. 21393
STATE OF MINNESOTA

CERTIFICATE OF COMPLIANCE

Certificate Number	20140204-E359313
Report Reference	E359313-20140201
Issue Date	2014-FEBRUARY-04
Issued to:	SNAPNRACK STE 200 775 FIERO LANE SAN LUIS OBISPO CA 93401
This is to certify that representative samples of	MOUNTING SYSTEMS, MOUNTING DEVICES, CLAMPING DEVICES AND GROUND LUGS FOR USE WITH PHOTOVOLTAIC MODULES AND PANELS USL – Series 100 Mounting and Bonding Systems for use with Photovoltaic Modules Have been investigated by UL in accordance with the Standard(s) indicated on this Certificate.
Standard(s) for Safety:	UL Subject 2703-the Outline of Investigation for Mounting Systems, Mounting Devices, Clamping/Retention Devices, And Ground Lugs for use with Flat-Plate Photovoltaic Modules and Panels
Additional Information:	See the UL Online Certifications Directory at www.ul.com/database for additional information

Only those products bearing the UL Listing Mark should be considered as being covered by UL's Listing and Follow-Up Service.

The UL Listing Mark generally includes the following elements: the symbol UL in a circle: UL with the word "LISTED"; a control number (may be alphanumeric) assigned by UL; and the product category name (product identifier) as indicated in the appropriate UL Directory.

Look for the UL Listing Mark on the product.

William R. Carney, Director, North American Certification Programs

UL LLC

SnapNrack™
Solar Mounting Solutions

snapnrack.com

Series 100 Residential Roof Mount System

The SnapNrack Series 100 UL Roof Mount System is an efficient, visually appealing, photovoltaic (PV) module installation system. Series 100 UL is listed to the UL 2703 for grounding/bonding and fire classification. The System's components provide an adequate bonding path which has eliminated the need for grounding lugs and washers at each module, and bonding jumpers between splices. In addition to grounding and bonding, the roof mount system, Series 100 UL, is Class A Fire Rated when installed with Type I and Type II Modules. SnapNrack's UL 2703 Certification and Compliance ensures that SnapNrack installers can continue to provide the best in class installations in quality, safety and efficiency.

- Appealing design with built-in aesthetics
- No grounding lugs required for modules
- All bonding hardware is fully integrated into the components
- Rail splices bond rails together, no rail jumpers required
- Proprietary SnapNrack grounding lug snaps in the rail channel
- No drilling of rail or reaching for other tools required
- Class A Fire Rating for Type 1 and 2 modules

System Features Include

Snap in Hardware

Single Tool Installation

Easy Leveling

No Cutting or Drilling

Integrated Wire Management

Preassembled hardware

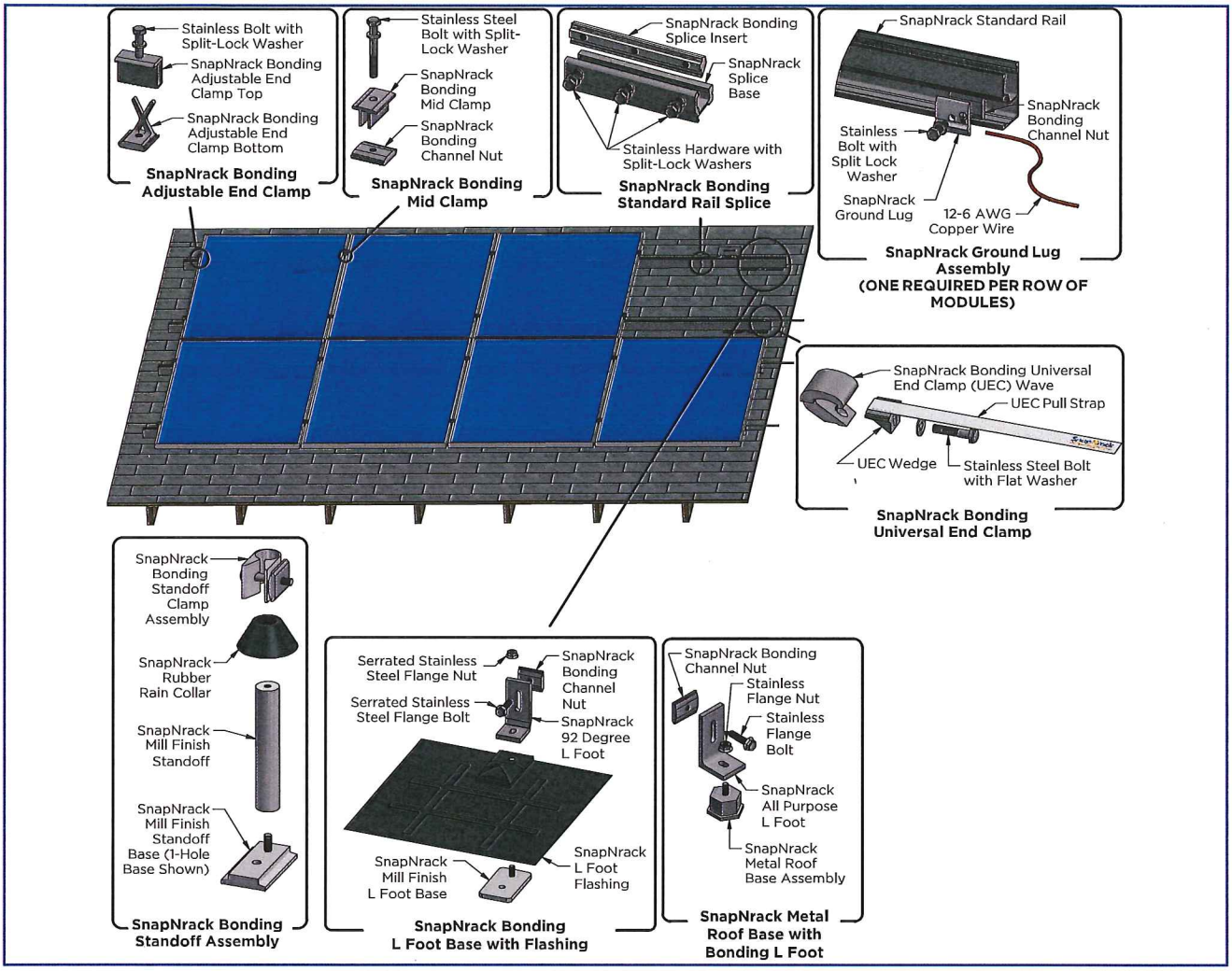
Integrated bonding

UL 2703 Certified

Resources snapnrack.com/resources | **Design** configure.snapnrack.com | **Where to Buy** snapnrack.com/buy

SnapNrack™
Solar Mounting Solutions

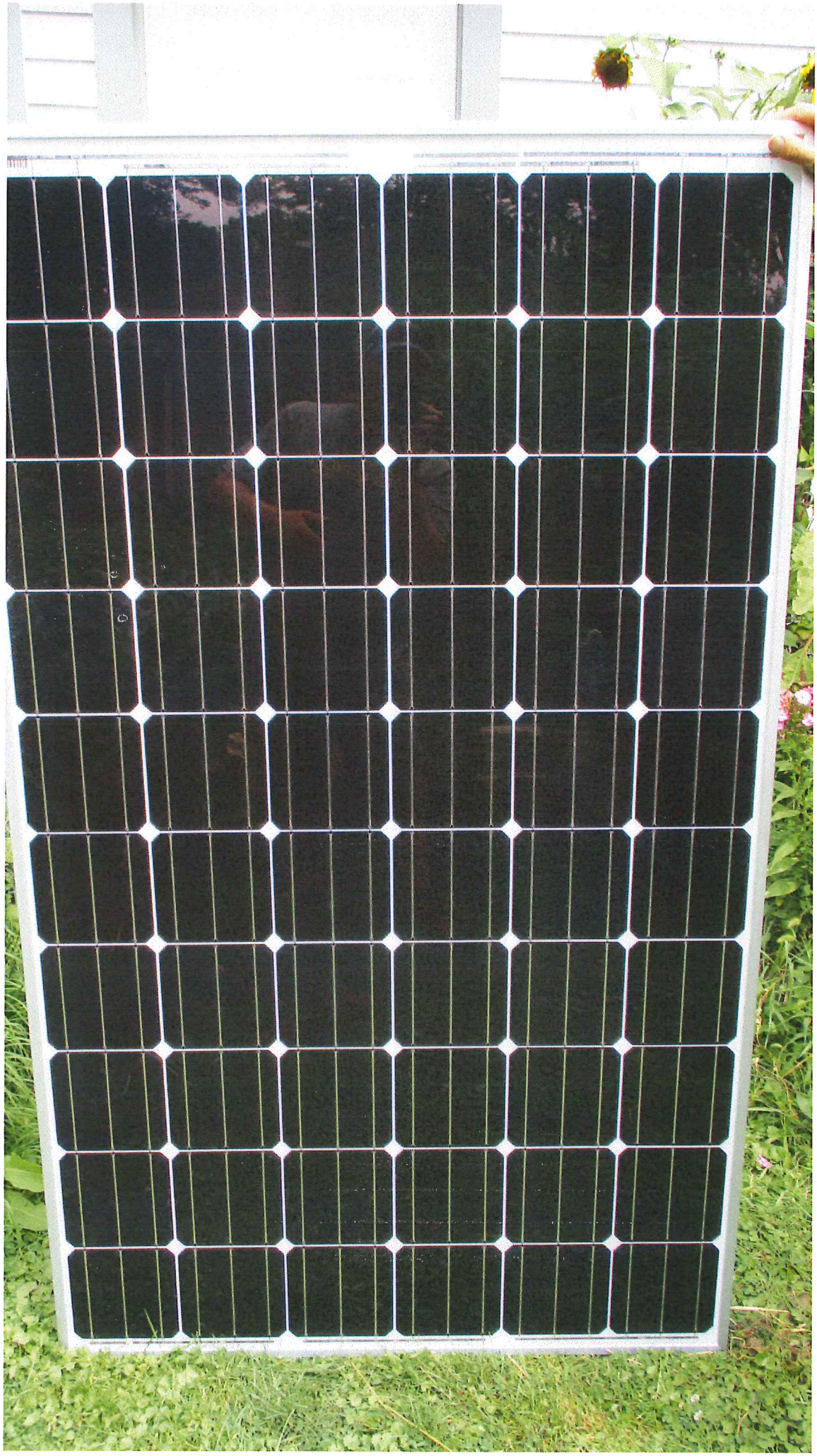
snapnrack.com

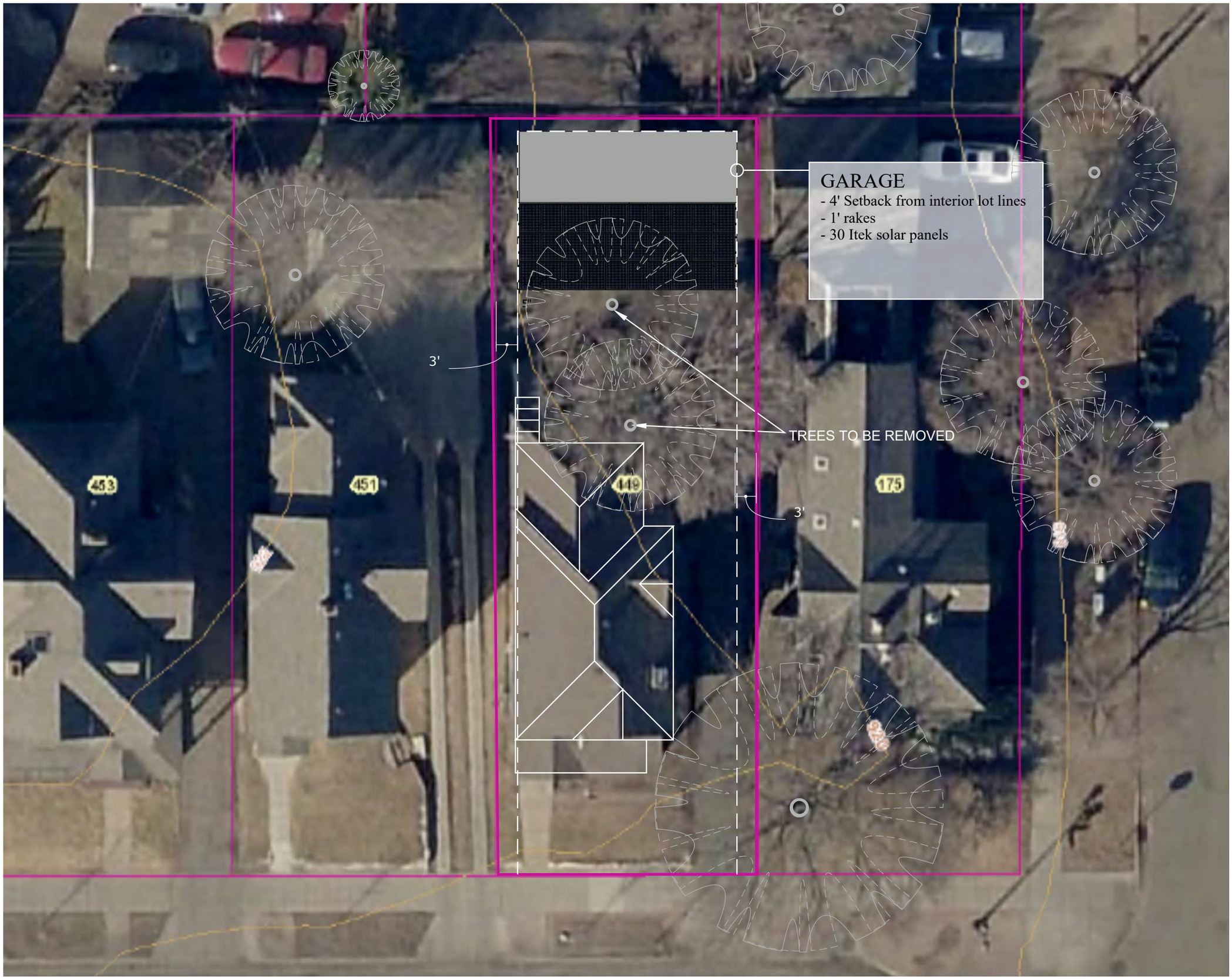


SERIES 100 TECHNICAL DATA

Materials	• 6000 Series aluminum • Stainless steel • Galvanized steel and aluminum flashing
Material Finish	• Clear and black anodized aluminum • Mill finish on select components
Calcs. & Certifications	• Listed to UL Standard 2703 for Grounding/Bonding and Fire Classification • Class A Fire Rating Type 1 and Type 2 modules • Stamped Structural Engineering Reports for all 50 States
Grounding	• SnapNrack Grounding Lug (One lug per individual row of modules) • Integrated bonding components
Warranty	10 year limited product warranty; 5 year limited finish warranty

877-732-2860 | **www.snapnrack.com** | **contact@snapnrack.com**





ALL ENERGY | SOLAR |

COMPANY INFORMATION

ALL ENERGY SOLAR, INC
1642 CARROLL AVE
ST PAUL, MN 55104
(800) 620-3370
INFO@ALLENERGYSOLAR.COM

CLIENT INFORMATION

MICHAEL ALLEN
449 SELBY AVE
ST PAUL, MN 55102
PO 13551

SYSTEM DETAILS

NOTES:

1. (30) ENPHASE M250 INVERTER(S)

2. ARRAY 1:
180° AZIMUTH, 45° TILT
(30) ITEK 285W = 8.55kW

REVISIONS

LAST: 05/16/17 DM
03/15/17 DM
03/08/17 DM

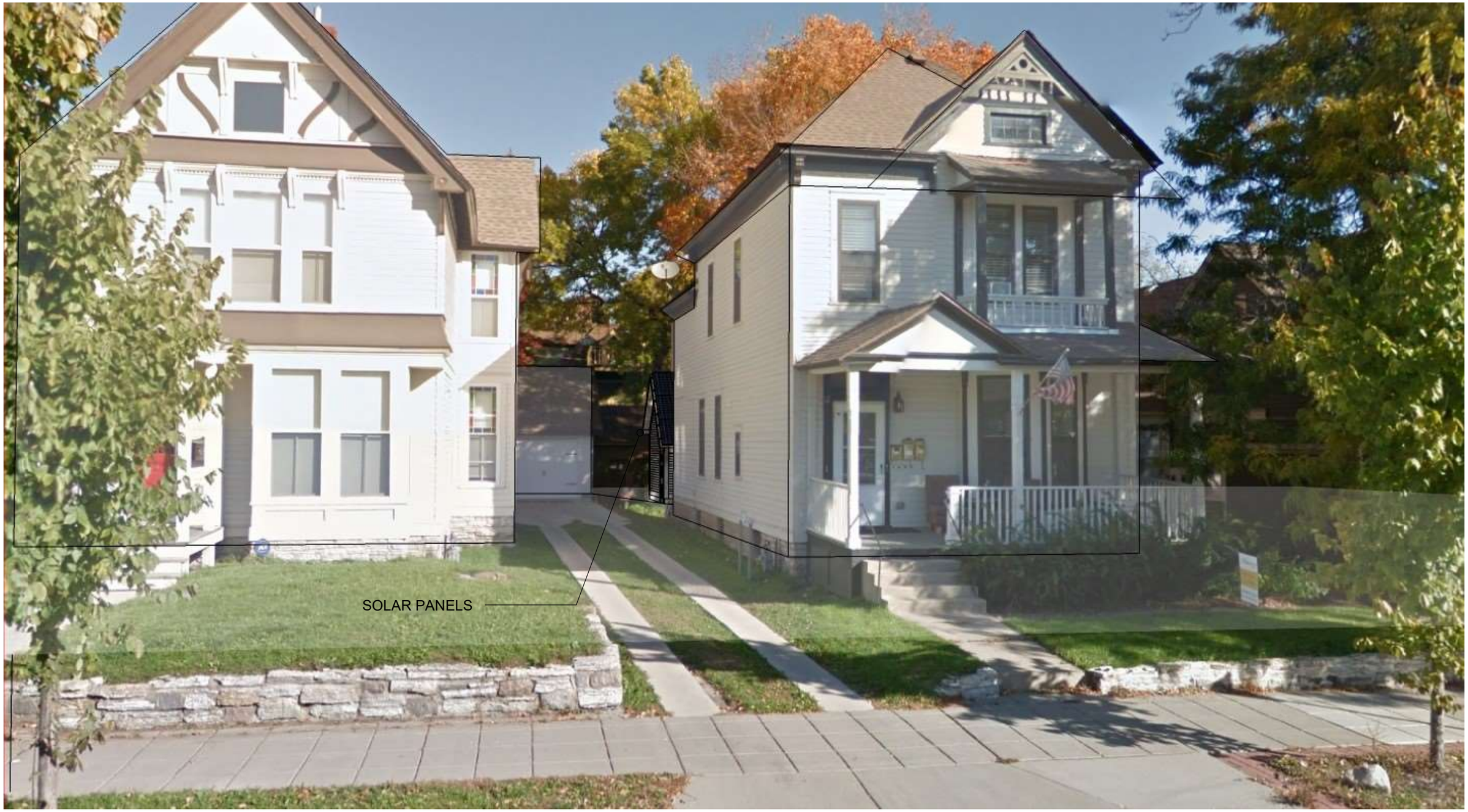
AZIMUTH

PROJECT-PAGE TITLE

SITE MAP

PAGE NUMBER

A0



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MICHAEL R ALLEN
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PROJECT-PAGE TITLE

PERSPECTIVE

PAGE NUMBER

A1

ALL ENERGY SOLAR, INC
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MICHAEL R ALLEN
449 SELBY AVE
ST PAUL, MN 55102
PO 13551

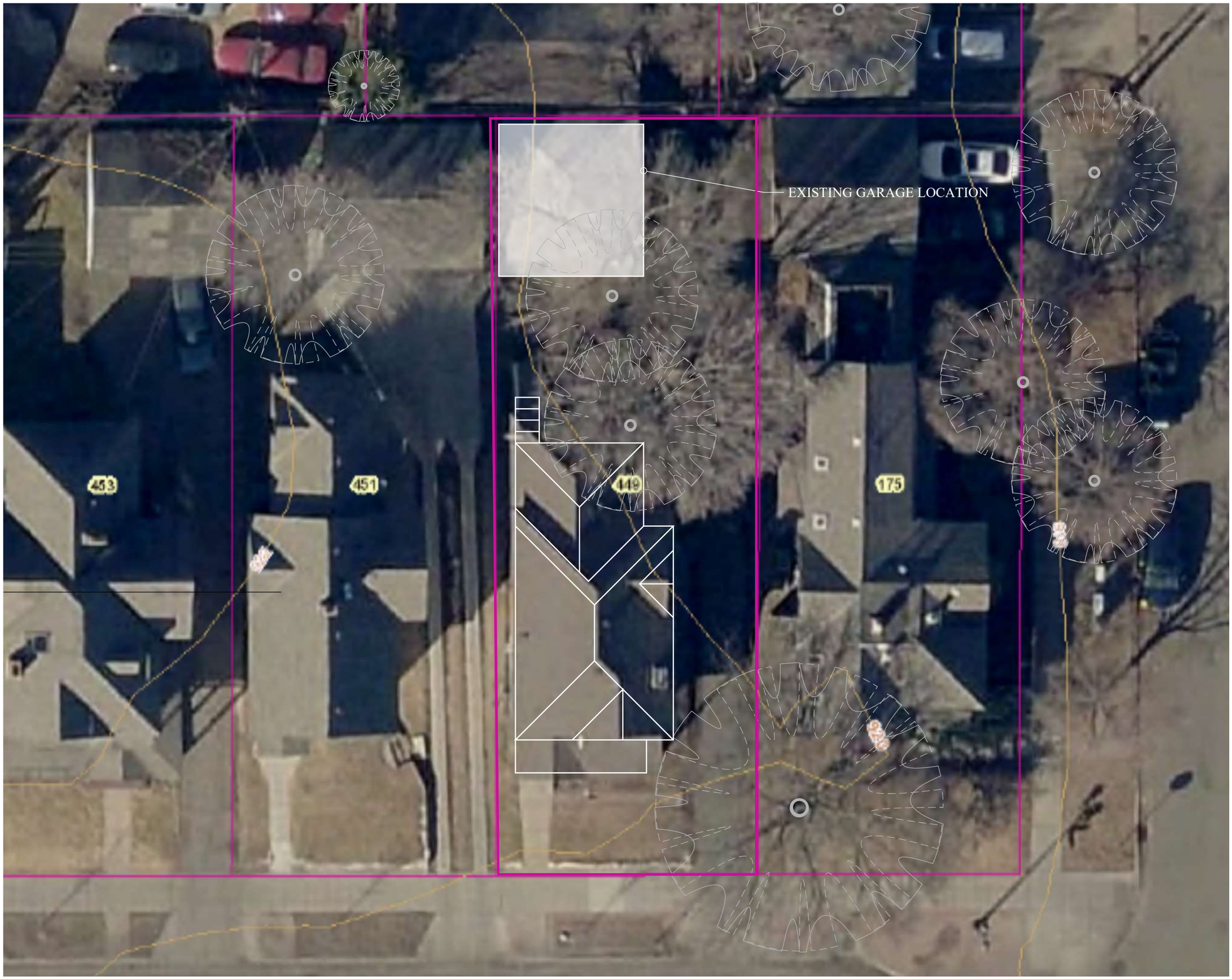
PROJECT-PAGE TITLE

PERSPECTIVE 2

PAGE NUMBER

A2

N



ALL ENERGY | SOLAR |

COMPANY INFORMATION

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CLIENT INFORMATION

MICHAEL R ALLEN
449 SELBY AVE
ST PAUL, MN 55102
PO 13551

SYSTEM DETAILS

REVISIONS

LAST: 05/16/17 DM
03/15/17 DM
03/08/17 DM

AZIMUTH

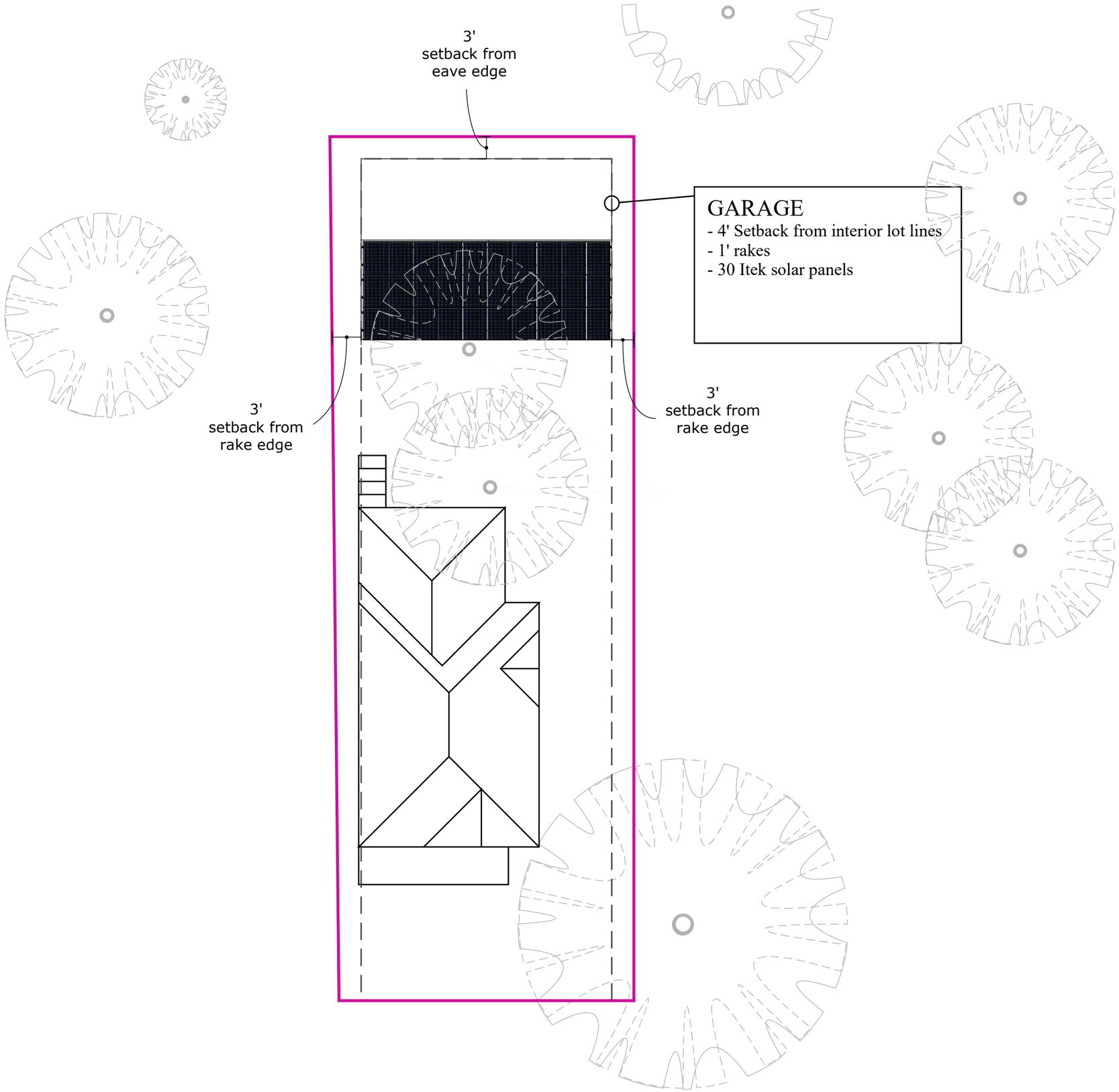
N

PROJECT-PAGE TITLE

SITE MAP

PAGE NUMBER

A3



ALL ENERGY | SOLAR |

COMPANY INFORMATION

ALL ENERGY SOLAR, INC
1642 CARROLL AVE
ST PAUL, MN 55104
(800) 620-3370
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CLIENT INFORMATION

MICHAEL ALLEN
449 SELBY AVE
ST PAUL, MN 55102
PO 13551

SYSTEM DETAILS

NOTES:

1. (30) ENPHASE M250 INVERTER(S)

2. ARRAY 1:
180° AZIMUTH, 45° TILT
(30) ITEK 285W = 8.55kW

REVISIONS

LAST: 05/16/17 DM
03/15/17 DM
03/08/17 DM

AZIMUTH

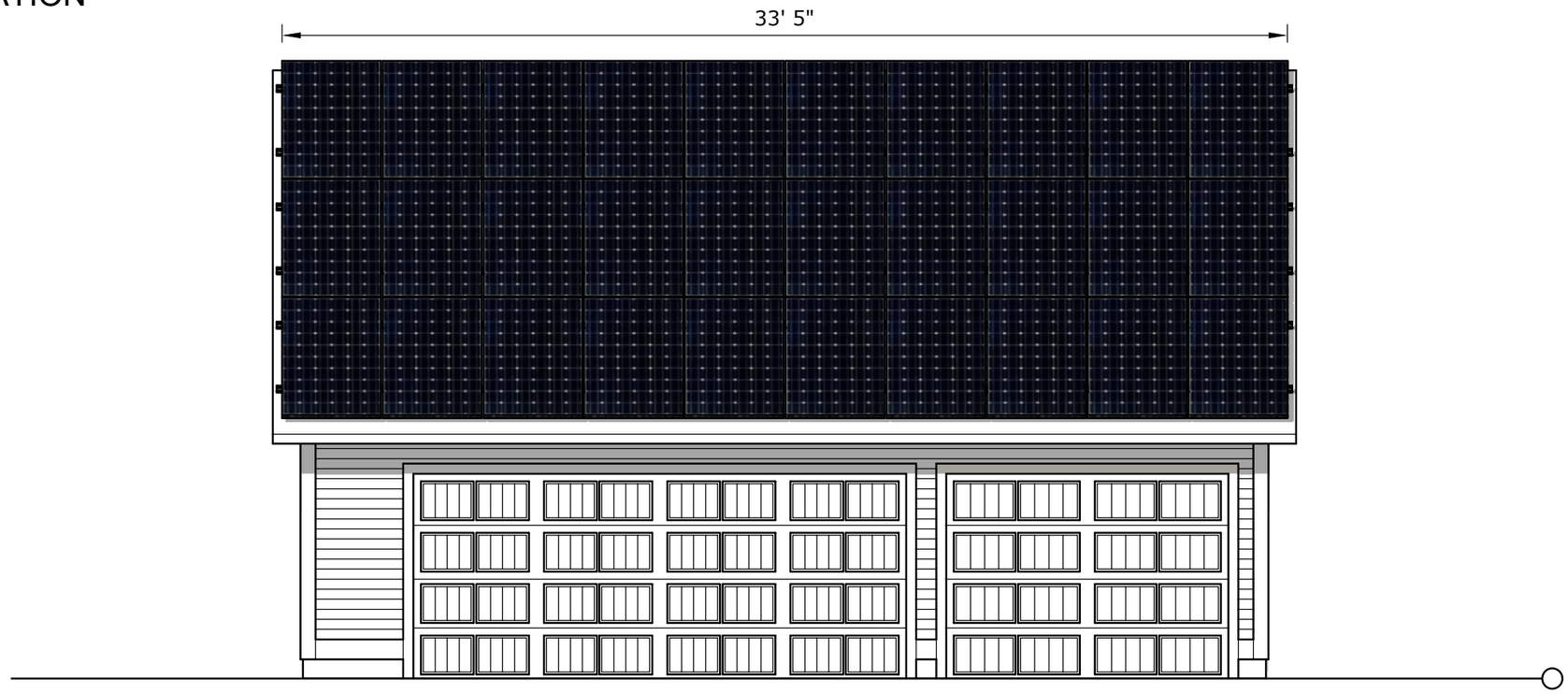
PROJECT-PAGE TITLE

SITE MAP

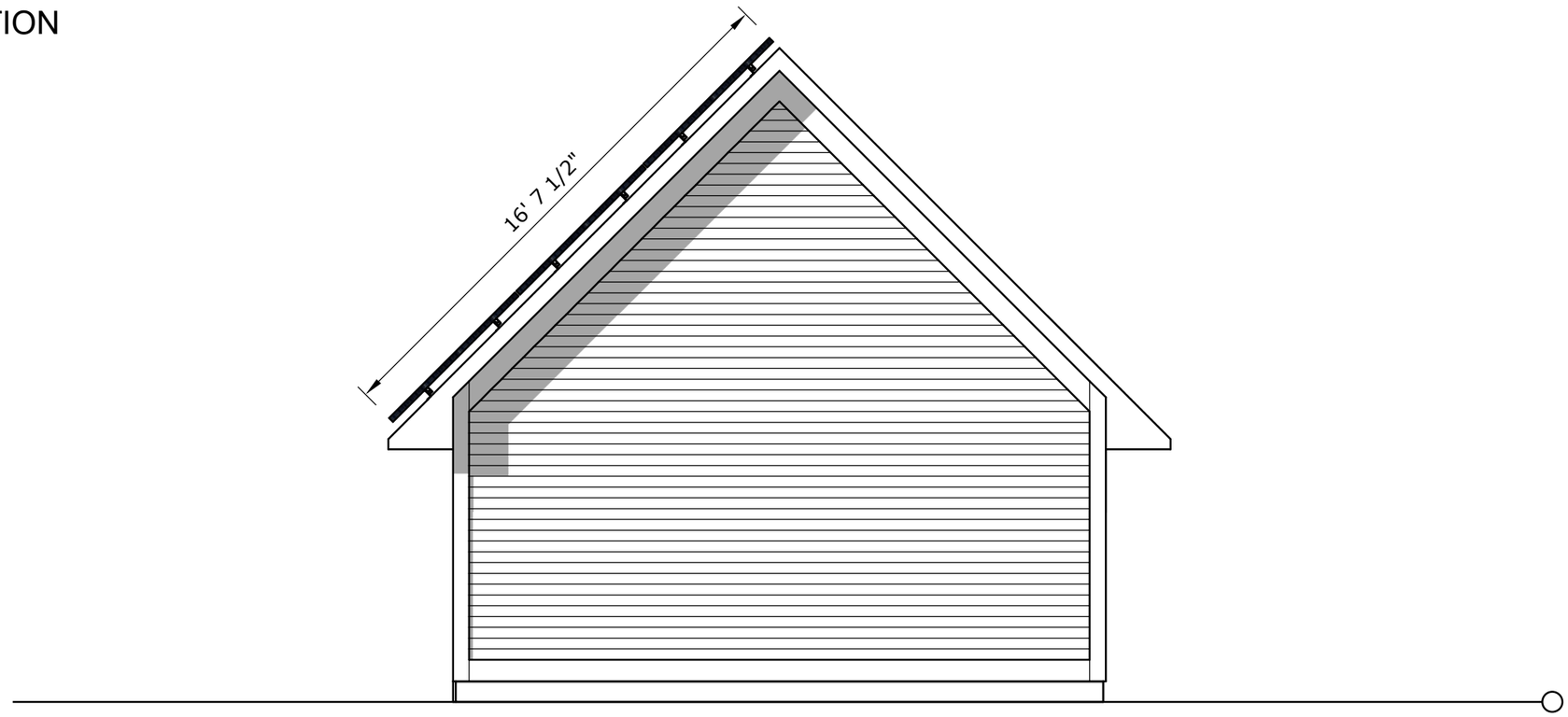
PAGE NUMBER

A4

SOUTH ELEVATION



EAST ELEVATION



ALL ENERGY | SOLAR |

COMPANY INFORMATION

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1642 CARROLL AVE
ST PAUL, MN 55104
(800) 620-3370
INFO@ALLENERGYSOLAR.COM

CLIENT INFORMATION

MICHAEL R ALLEN
449 SELBY AVE
ST PAUL, MN 55102
PO 13551

SYSTEM DETAILS

NOTES:

1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY

2. ROOF TRUSS 24" OC

3. ELEVATION NOT DRAWN TO SCALE.

REVISIONS

LAST: 06/9/17 DM
03/15/17 DM
03/08/17 DM

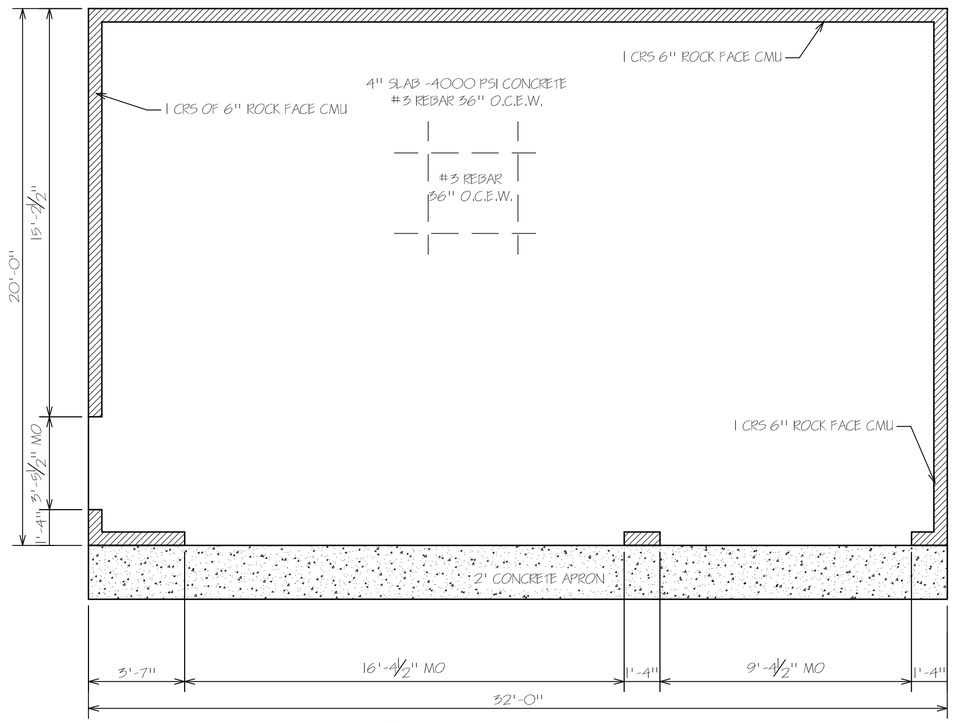
AZIMUTH

PROJECT-PAGE TITLE

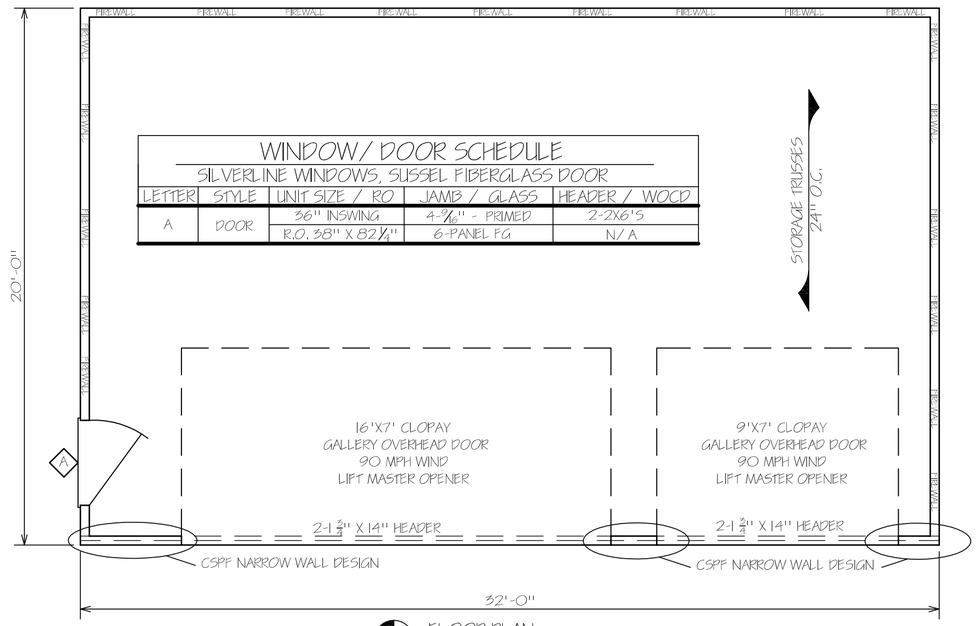
ELEVATION DRAWINGS

PAGE NUMBER

A2



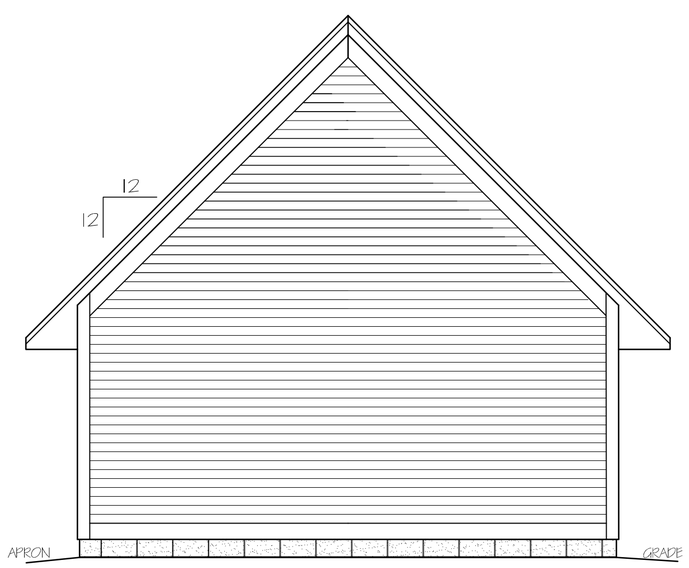
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



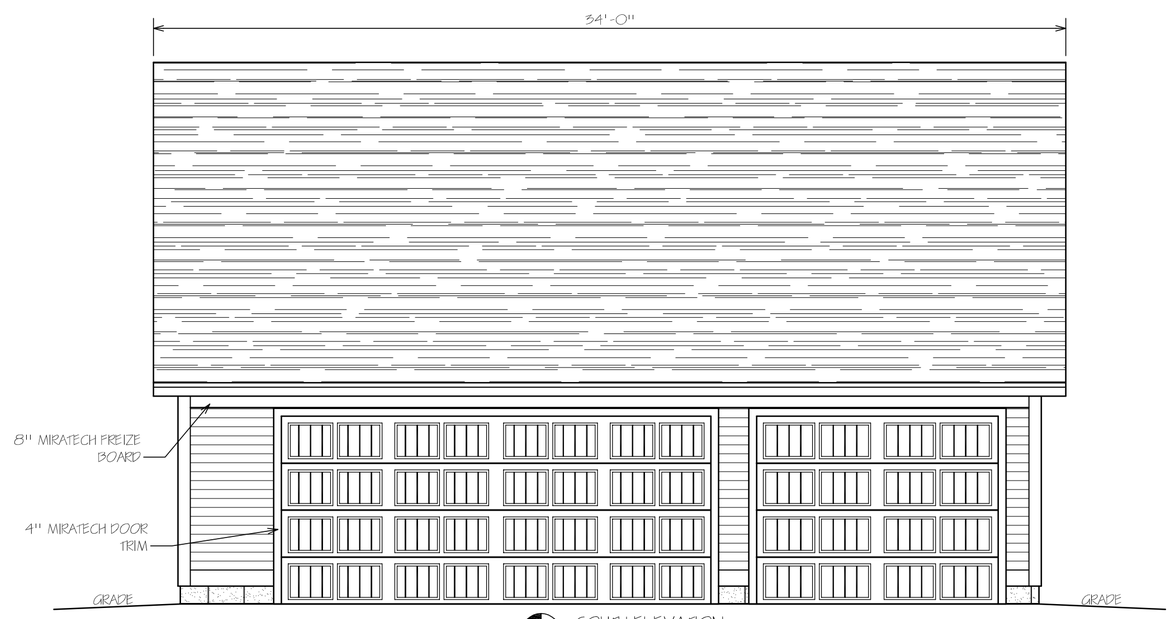
FLOOR PLAN
SCALE 1/4" = 1'-0"

WINDOW/ DOOR SCHEDULE
SILVERLINE WINDOWS, SUSSEL FIBERGLASS DOOR

LETTER	STYLE	UNIT SIZE / RO	JAMB / GLASS	HEADER / WOOD
A	DOOR	36" INSWING	4-9/16" - PRIMED	2-2X6'S
		R.O. 38" X 82 1/4"	6-PANEL FG	N/ A



EAST ELEVATION
SCALE 1/4" = 1'-0"



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

Note:
Written dimensions on these plans shall have precedence over all scaled dimensions, Sussel Builders must be notified of any variations from these dimensions and conditions of the above drawing.

Sussel Builders
654 Transfer Road Saint Paul, MN 55114
Office (651) 645-0331 Fax (651) 645-8371
www.SusselBuilders.com Lic. BC001934

Michael Allen
449 Selby Ave
Saint Paul, MN 55102
JOB # 7359

Customer Approval
- ☐ Plan approved as shown
- ☐ Plan approved as corrected
- ☐ Plan not approved

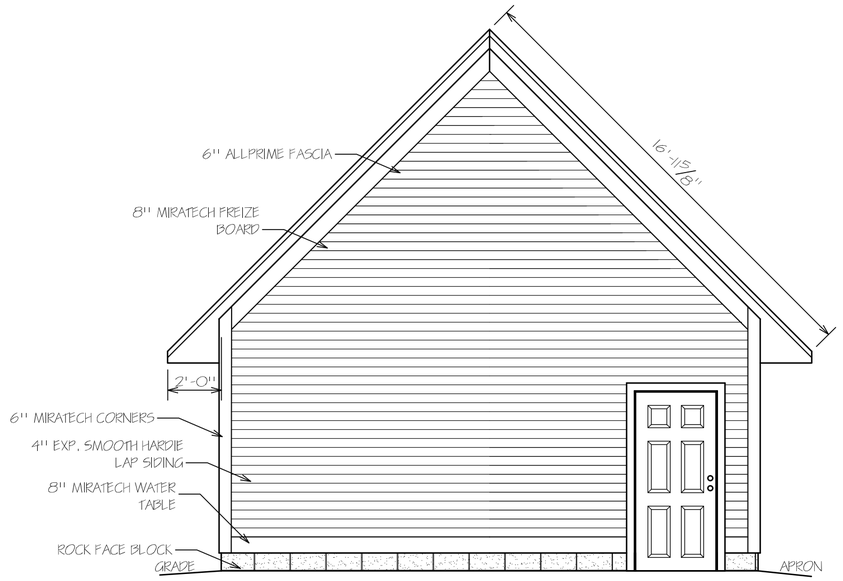
Signature Date

Drawn By:
John W.

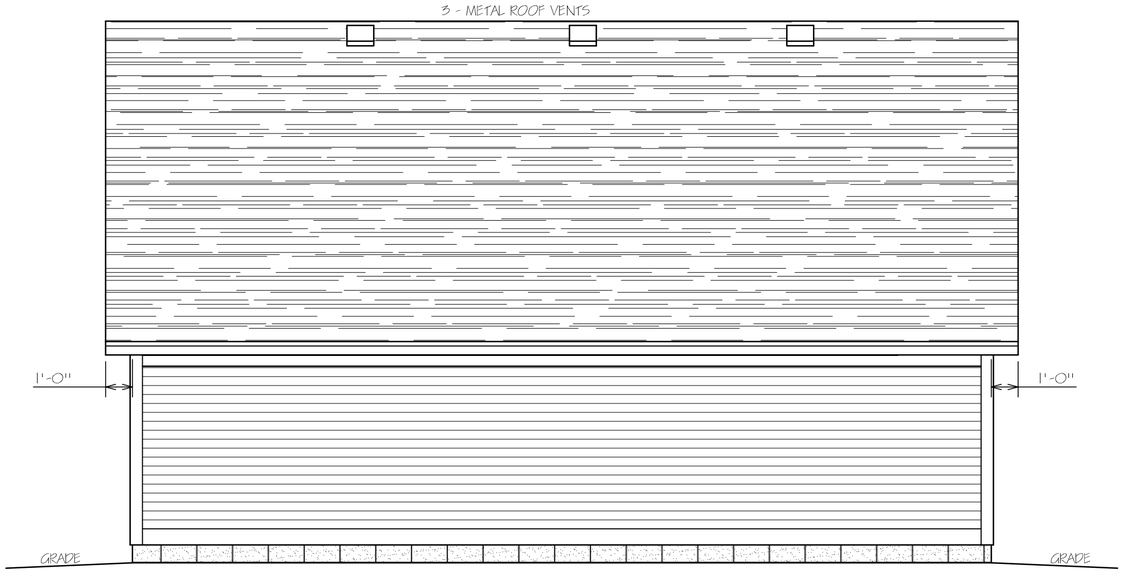
Date
5-15-2017

Sheet
A-1

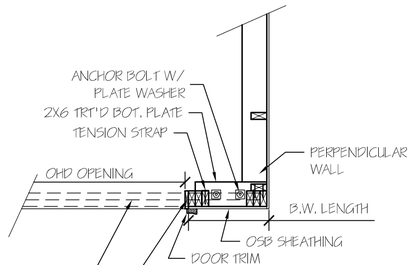
REVISED: 6.9.2017 LW



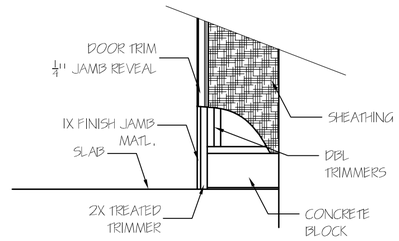
WEST ELEVATION
SCALE 1/4" = 1'-0"



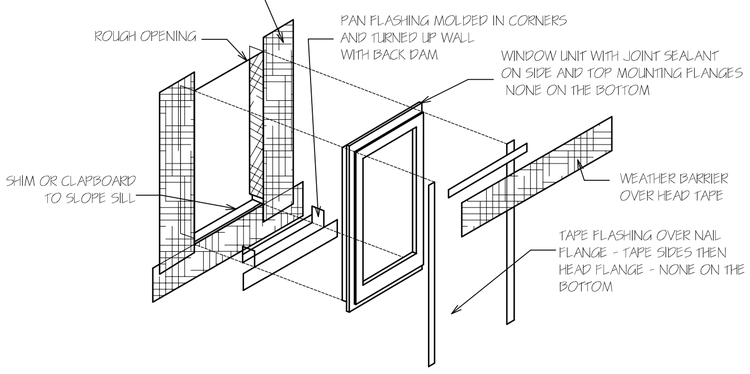
NORTH ELEVATION
SCALE 1/4" = 1'-0"



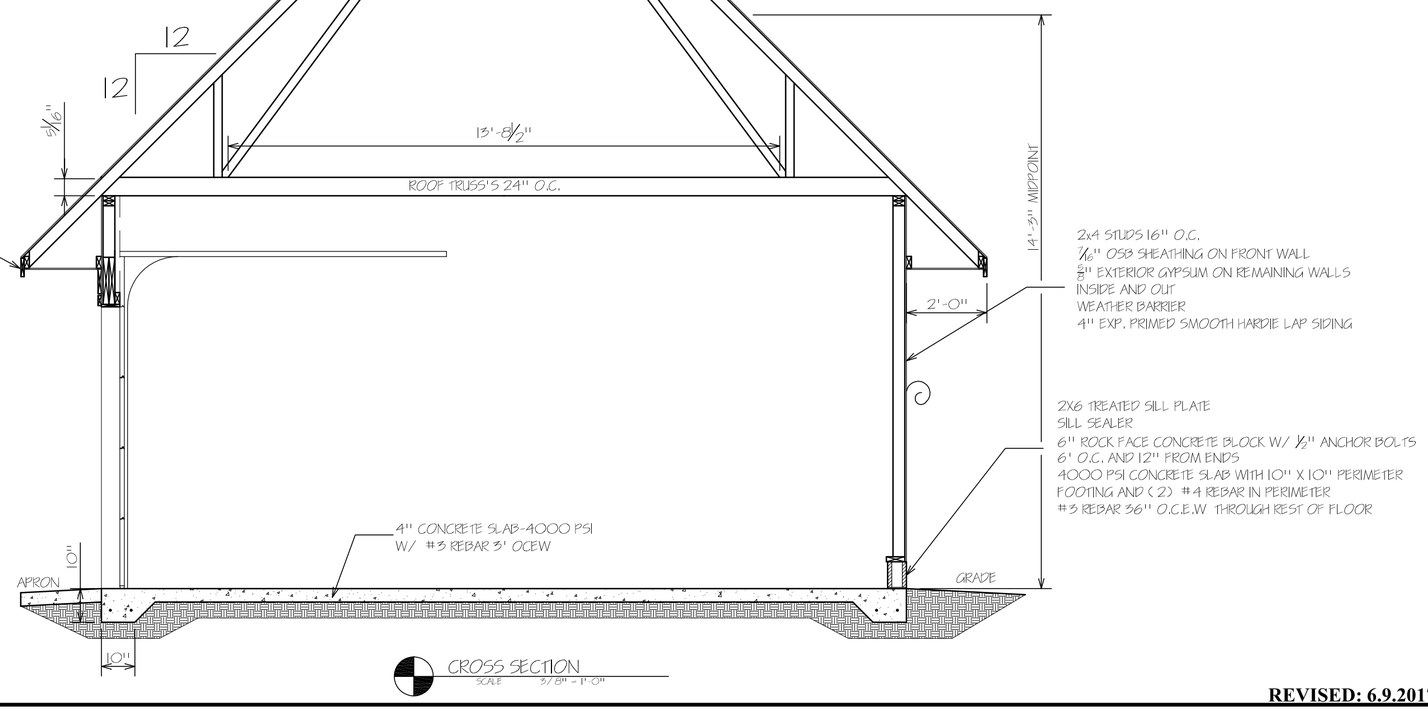
CSPF CORNER DTL
SCALE 1/2" = 1'-0"



OHD TRIM DTL.
SCALE 1/2" = 1'-0"



PAN FLASHING
SCALE NTS



CROSS SECTION
SCALE 3/8" = 1'-0"

REVISED: 6.9.2017 LW

Note:
Written dimensions on these plans shall have precedence over all scaled dimensions, Sussel Builders must be notified of any variations from these dimensions and conditions of the above drawing.

Sussel Builders
654 Transfer Road Saint Paul, MN 55114
Office (651) 645-0331 Fax (651) 645-8371
www.SusselBuilders.com Lic. BC001934

Michael Allen
4495elby Ave
Saint Paul, MN 55102
JOB # 7359

Customer Approval
- ☐ Plan approved as shown
- ☐ Plan approved as corrected
- ☐ Plan not approved

Signature Date

Drawn By:
John W.

Date
5-15-2017

Sheet
A-2

HPC 5-18-17

HPC COPY

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	Street Name	St. Ave. Blvd. Etc.	N S E W	Suite/Apt	Building Name	Date
	449	SELBY	AVE				5/17/17

Contractor (Include Contact Person)	Address / City / State, Zip + 4	Phone
SUSSEL State Building Contr. Lic. # BC001934	654 TRANSFER RD STE 16B ST. PAUL, MN 55114	645-0331

Contractor's Email:

Architect/Designer:	Email:	Phone

Property Owner (Include Contact Person)	Address / City / State, Zip + 4	Phone
MICHAEL ALLEN	SAMEAS ABOVE.	612-545-8033

Select the Type of Work ▶ ☒ New Structure ☐ Addition ☐ Remodel/Alter ☐ Repair

Select Applicable Installation Below.

☐ Windows: # of windows ▶ _____

☐ Roofing: # of squares ▶ _____

☐ Siding: # of squares ▶ _____

▶ Note: 1 Square = 100 Square Feet

Select Type of Use ▶

Mixed Commercial/ Residential buildings enter information for both the Residential and Commercial Use.

☒ **Residential:** # of Existing Dwelling Units ▶ 1
Final # of Dwelling Units ▶ _____
# of Dwelling Units Worked On ▶ _____

☐ **Commercial:** Value of Coml. Work ▶ $ _____

Est. Start Date ▶ 7/1 **Est. Finish Date ▶** 8/30 **Total Value ▶** $ 18,500.

Description of Project:
32'x20' DETACHED GARAGE.

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

PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION

Structure Dimensions (In Feet)

Width	Length	Height	Total Square Feet (include basement)	Basement	# of Stories
32'	20'	13'-2"	640 ☐'	Yes ☐ No	1

Is a Fire Suppression System Available? (i.e. – Sprinklers) Yes ☐ No ☒

Lot Dimensions (In Feet)		Set Backs from Property Lines			
Lot Width	Lot Depth	Front	Back	Side 1	Side 2
40'	117'	25'	3'	4'	4'

For Office Use Only

Change/Expansion of Use? Yes / No

Existing Primary Use	GARAGE	Occupancy Group	
Proposed Primary Use	GARAGE	Construction Type	
Zoning District	RM2 (H-11)	Plan Number	

PLAN REVIEW REMARKS

S.A.C. #: Charge Credit	Reviewed By:	Date:	Warning Folder #

State Valuation : $

Vacant Bldg. Folder #

SUMMARY OF FEES

Building Permit Fee	$
Plan Check Fee	$
State Surcharge	$
SAC	$
SAC Processing Fee	$
Design Review Fee	$
Park Dedication Fee	$
Total Permit Fee	$

(For Office Use Only) **PERMIT # ▶** 17-040370

Signature of Cardholder (required for all charges):

☐ AMEX ☐ Discover ☐ MasterCard ☐ Visa

Security Code ▶ | Expiration Month/Year ▶

Enter Account Number ▶▶

Sussel Builders
654 Transfer Road 16B
Saint Paul, MN 55114
Office 651-645-0331
Fax 651-645-8371

Mr. Michael Allen
449 Selby Ave
St. Paul, MN 55102

CITY

LEGAL DESCRIPTION

LOT:

BLOCK:

ADDITION:

LOT SIZE:
40 x 117

HOUSE SIZE:
SF

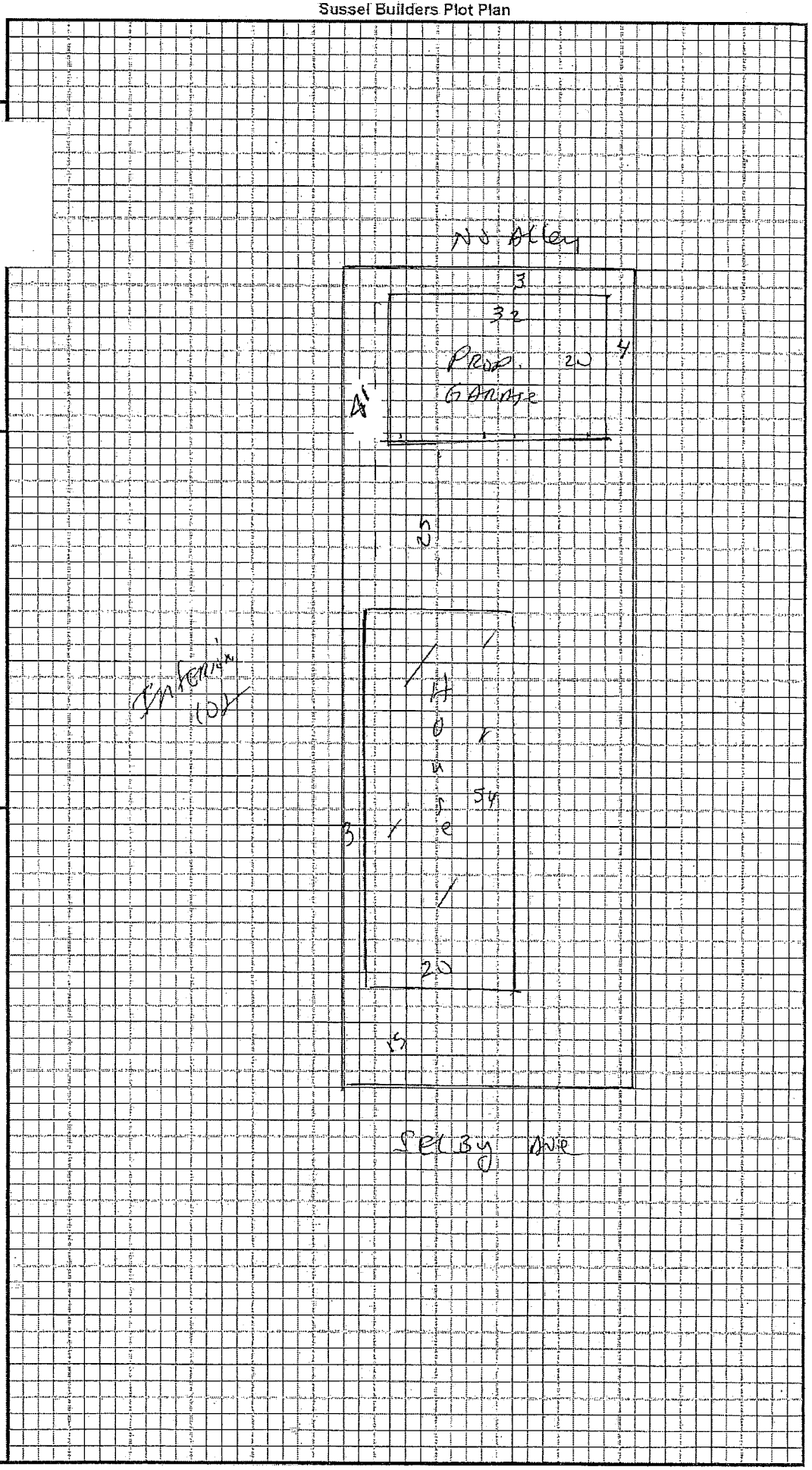
CROSS STREETS:
MACKUBIN
AND

N

DIRECTION

Scale:
1 Block = _____ Feet

Sussel Builders Plot Plan



Job	Truss	Truss Type	Qty	Ply	Roof
301084-A	A1	GABLE	2	1	Job Reference (optional)

Villaume Industries, St Paul, MN

8.100 s Apr 9 2017 MiTek Industries, Inc. Tue May 16 11:23:46 2017 Page 1
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1-0-0 | 10-0-0 | 20-0-0 | 23-6-0
1-0-0 | 10-0-0 | 10-0-0 | 3-6-0

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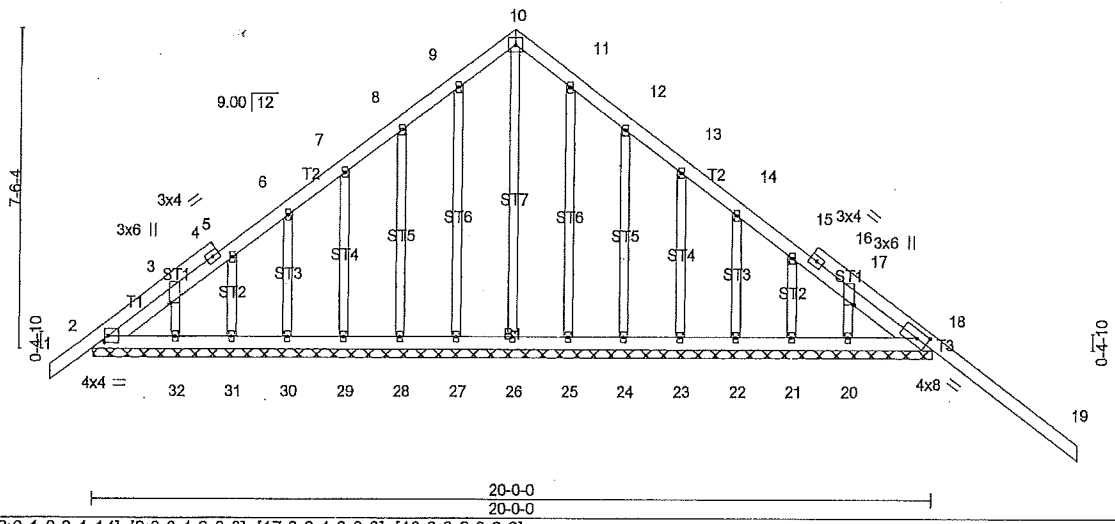

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LOADING (psf)				
TCLL (roof)	35.0	SPACING-	2-0-0	
Snow (Pf/Pg)	38.5/50.0	Plate Grip DOL		
TCDL	7.0	Lumber DOL		
BCLL	0.0 *	Rep Stress Incr	YES	
BCDL	10.0	Code MNSRC2015/TPI2007		

Job	Truss	Truss Type	Qty	Ply	Roof
301084-A	A	FINK	15	1	Job Reference (optional)

Villaume Industries, St Paul, MN

8.100 s Apr 9 2017 MiTek Industries, Inc. Tue May 16 11:24:17 2017 Page 1
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1-0-0 | 3-0-0 | 10-0-0 | 17-0-0 | 20-0-0 | 23-6-0
1-0-0 | 3-0-0 | 7-0-0 | 7-0-0 | 3-0-0 | 3-6-0

6x6 =

Scale = 1:55.0

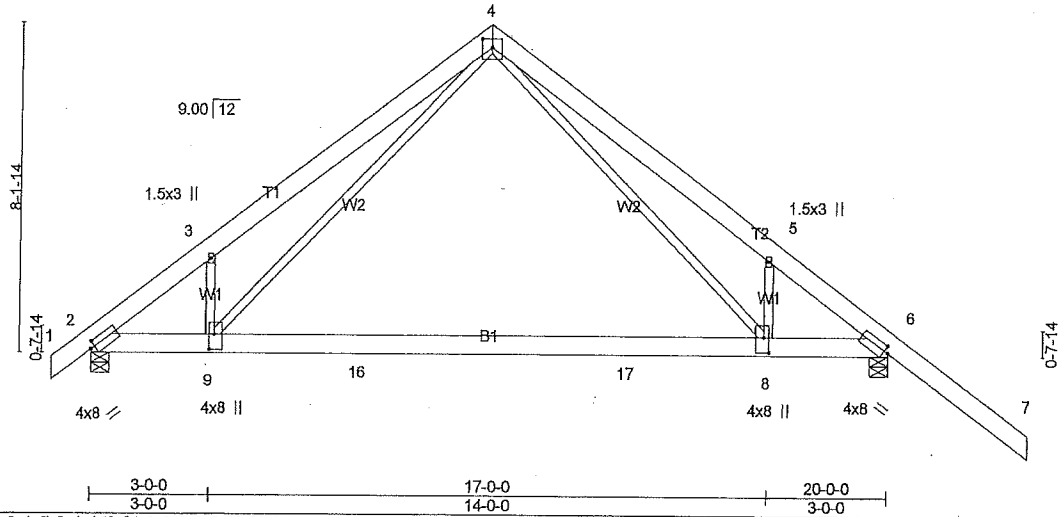
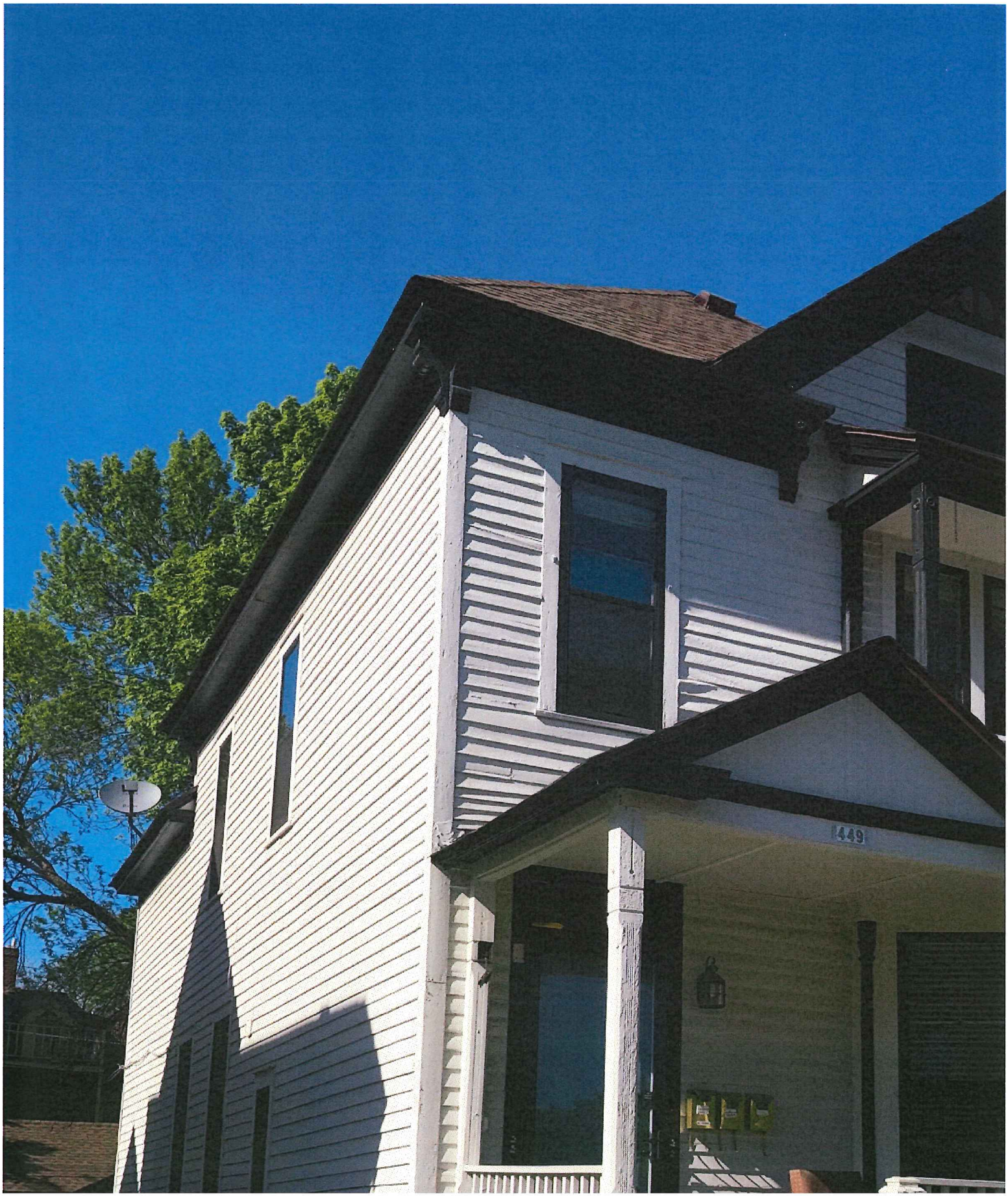
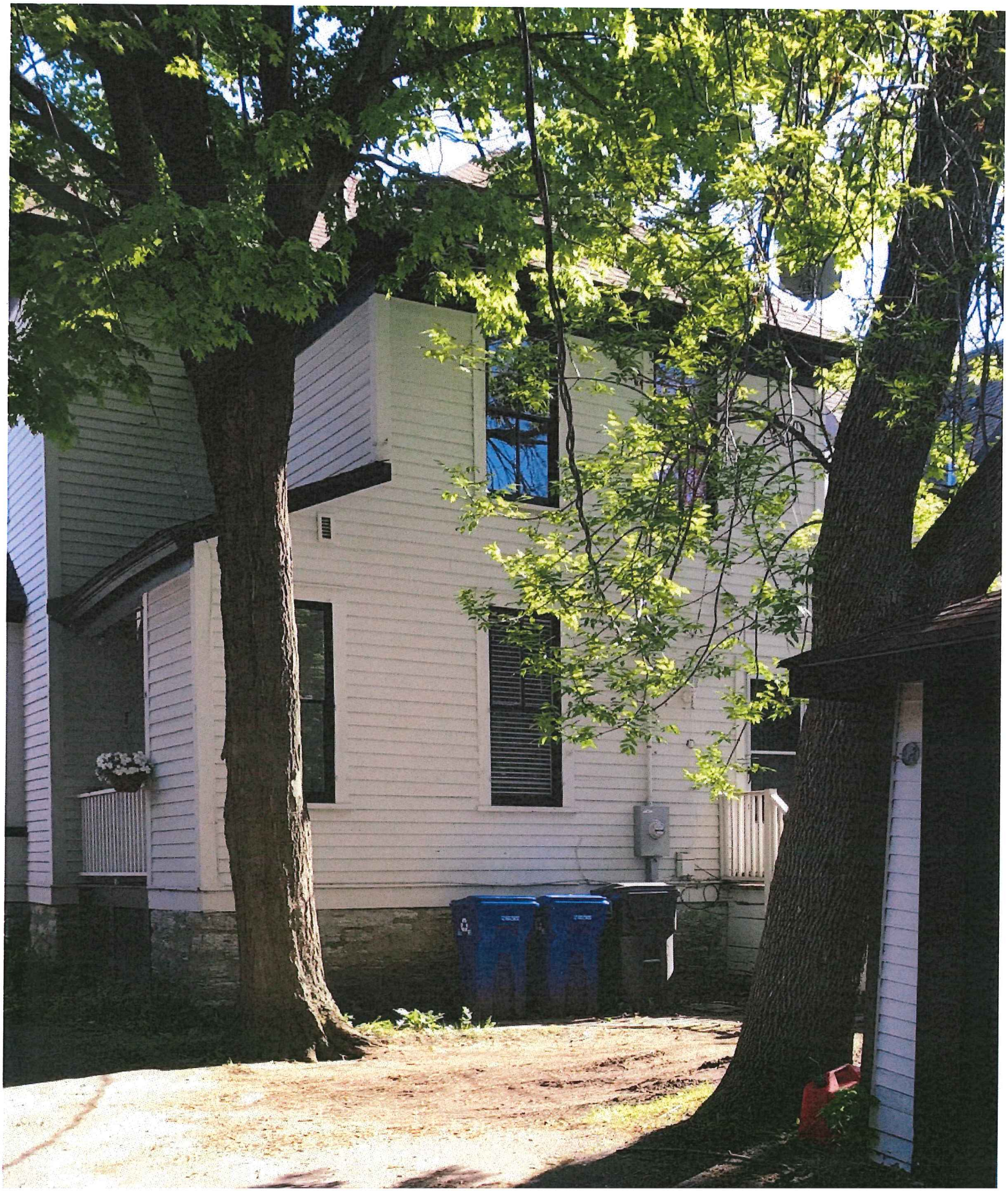
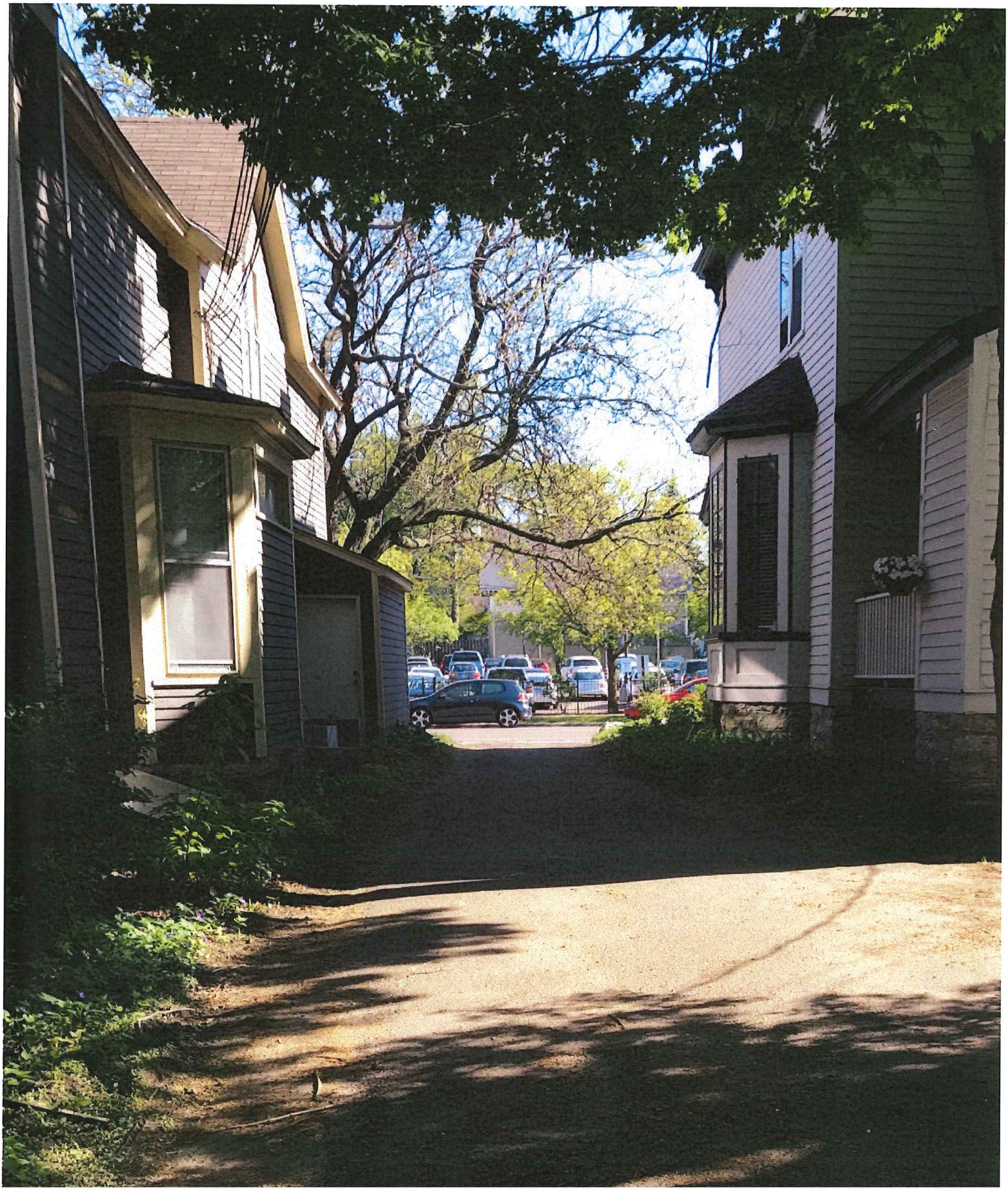


Plate Offsets (X,Y)-- [2:0-1-5,0-1-12], [4:0-3-0,0-2-8], [6:0-1-5,0-1-12], [8:0-4-8,0-1-8], [9:0-4-8,0-1-8]

LOADING (psf)			
TCLL (roof)	35.0	SPACING-	2-0-0
Snow (Pf/Pg)	38.5/50.0	Plate Grip DOL	
TCDL	15.0	Lumber DOL	
BCLL	0.0 *	Rep Stress Incr	NO
BCDL	10.0	Code MNSRC2015/TPI2007	


449





1 Bed ✓
8 - BL 8 13
9 - TC 1100
10 - Bed 1
11 - BL 17

$ 1 ve
TOTAL FEE COLLECTED

CITY OF SAINT PAUL
DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS
DIVISION OF BUILDING INSPECTION

PERMIT NO.

DOUBLE FEE COLLECTED ACCOUNT ORDINANCE VIOLATION. ☐

APPLICATION FOR PERMIT

To:

DATE 10/11 1927

MARK SQUARES BY X

BUILD	ERECT	INSTALL	ADD.	ALTER	REPAIR	MOVE	WRECK
X							

STRUCTURE USED AS Garage.

OWNER Wm Kromer ADDRESS 844 E 3rd

CONTRACTOR ADDRESS

NUMBER	STREET	SIDE	BETWEEN WHAT STREETS
499	Selby		Arundel & Western

WARD	LOT	BLOCK	ADDITION OR TRACT
5	29	2	Selby McClung & Van Meter

FRONT OR WIDTH IN FEET	SIDE OR LENGTH IN FEET	HEIGHT IN FEET	NO. OF STORIES	CONSTRUCTED OF	CONTENTS CUB. OR SQUARE FEET	COST
18	20	8	1	Frm		200

DETAILS OR REMARKS:

SEPARATE PERMIT REQUIRED FOR GARAGE
SPECIFICATIONS FOR PRIVATE GARAGES

TO BE AT LEAST 10 FEET FROM DWELLING ON SAME LOT
TO BE AT LEAST 20 FEET FROM DWELLING ON ADJOINING LOTS
TO BE AT LEAST 30 FEET FROM FRONT STREET LINE
TO BE AT LEAST 8 FEET FROM SIDE STREET LINE
CONSTRUCTION ON VACANT LOT PROHIBITED
GARAGE DOORS MUST NOT OPEN INTO ALLEY

NO PERMIT ISSUED UNDER THIS APPLICATION WILL COVER PLUMBING, ELECTRICAL OR PLASTERING WORK.

THE UNDERSIGNED HEREBY AGREES THAT ALL WORK DONE AND MATERIAL USED IN CARRYING OUT THE ABOVE DESCRIBED WORK WILL COMPLY WITH PLANS AND SPECIFICATIONS REQUIRED, AS WELL AS ALL LAWS AND ORDINANCES OF THE CITY OF SAINT PAUL, MINNESOTA.

SIGNED William Kromer

BY