

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

FILE NAME: 310 Ryan Avenue – Frank Jansen House

APPLICANT: Manuel Cervantes

OWNER: Manuel Cervantes

ARCHITECT: Michael Medina, Medina Architects

DATE OF APPLICATION: March 31, 2016

DATE OF PUBLIC HEARING: April 28, 2016

HPC SITE/DISTRICT: Irvine Park Heritage Preservation District

CATEGORY: Contributing

WARD: 2

DISTRICT COUNCIL: 9

INVENTORY NUMBER: RA-SPC-3231

CLASSIFICATION: Building Permit Review

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE OF REPORT: April 22, 2016

A. SITE DESCRIPTION: The Frank Jansen House, at 310 Ryan Avenue, was constructed in 1908 at 270 Sherman Street (Permit #49490) and moved to its current location in 1980. It is a two-story, three-bay, wood-frame building with Classical Revival detailing. The wood-shingled, front-gabled roof has flared-eaves and gable returns. Decorative shingles adorn the front gable end while the exterior is clad in narrow, wood lap-siding with wider corner boards, frieze, and window and door trim. The visible foundation is a yellow/beige brick laid in a running bond. The fenestration consists of individual, one-over-one, double-hung windows on the front and side elevations, arranged symmetrically across the façade, and in groupings on the 1995 rear addition. The one-and-one-half story, two-stall garage was reviewed and conditionally approved by the HPC in October 1982 (HPC File # 292). The property is categorized as contributing to the Irvine Park Heritage Preservation District.

B. PROPOSED CHANGES: The applicant proposes to construct a one-and one-half-story, cross-gabled addition to the south (bluff side) of the garage. The existing two-stall garage has a 24 ft. by 24 ft. foot print. The proposed addition has a 24 ft. by 17 ft. foot print and is 23.5 ft. tall at the roof peak. The applicant states that the windows, doors, lap-siding, paint, and materials will match the existing garage.

C. BACKGROUND:

- January 28, 2016 – Preliminary review by the HPC. Commissioners provided direction to reduce the overall height of the addition and incorporate revisions identified in the findings in the staff report.
- March 6 – Staff met with the owner and architect to discuss revisions.
- March 31- The owner submitted an application and plans for HPC public hearing review.

D. GUIDELINE CITATIONS:

Irvine Park Heritage Preservation District Guidelines

Leg. Code § 74.102

C. New construction. *New construction refers to totally new structures, moved-in structures, and new additions to existing structures undergoing restoration and rehabilitation. The Irvine Park Historic District is characterized by architecturally diverse structures oriented*

toward a common green space, the park. This diversity of style within the district - Greek Revival, Neo-Classical, Italianate, Victorian-Gothic and Queen Anne - illustrated the evolution of American architectural styles, tastes, and construction methods from 1850 to 1910. Though stylistically diverse, Irvine Park architecture demonstrates similar organization of massing, rhythm, materials, and building elements, which together express a harmony and continuity in the streetscape. New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.

In evaluating proposals for new construction, the following guidelines shall be used throughout the district.

I. Massing. New construction should conform to the massing of existing adjacent structures, respecting the height, volume, and scale of the neighborhood. Most district buildings are two (2) or three (3) stories high, three (3) or four (4) bays wide, and twenty (20) to forty (40) feet high. The buildings around the park itself are examples of the extremes in massing - from the rambling, low-hipped roof Humphrey Willis house at 240 Ryan, to the solid, turreted peak of its neighbor, the Justus Ohage House at 59 Irvine Park. The height of new construction should be no lower than the average height of all buildings surrounding the park; measurements should be made from street level to the highest point of the roof.

II. Rhythm. Rhythm on Irvine Park streets is created in several ways - uneven space between buildings, an average of two and one-half (2½) stories height, the juxtaposition of jagged and subdued rooflines, a continuity of projections and porches, and a dominant vertical direction emphasized by the super-position of vertically oriented windows and doors. Because there are a variety of built forms in Irvine Park, flexibility as well as compatibility is possible, but the rhythm of new construction should be typical of the varying existing adjacent structures to maintain the overall rhythm of the street.

III. Materials and details. While most Irvine Park structures are wood-framed and clapboarded, variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. When first confronted with this variety, it is easy to overlook the continuity provided by these 19th century building materials. This continuity is threatened by the availability of inappropriate building materials and building parts in today's expanded marketplace. The purpose of this section is to encourage the proper use of appropriate materials and details. New construction materials and details should relate to materials and details of adjacent buildings. Materials imitating other materials are generally unacceptable.

Roofs of slate, cedar shakes and standing seam metal are preferred, but materials which match their approximate color and texture are acceptable substitutes.

Siding running diagonally is unacceptable. Imitative materials such as asphalt siding, wood-textured metal siding or artificial stone should not be used. Wooden four-inch or six-inch clapboard is preferred as a siding material.

Foundations, when exposed, should simulate the rock-faced limestone, brick or stone veneer in a running bond pattern characteristic of the area. Concrete block foundations should be pigmented and rock-faced above grade, and may be smooth-faced only when underground.

IV. Building elements. Individual elements of a building should be integrated into its composition for a balanced and complete design. The individual elements of new construction should complement existing neighboring structures.

a. Roofs and chimneys. Gable, hipped and mansard roofs are the most common forms in Irvine Park. These forms are used with great variety, offering several options for new construction roof profiles. Chimneys should be proportionate to the overall structural massing. For example, a building several stories high with a vertical emphasis and peaked roofline should display a tall, thin chimney, while a smaller, more rectangular structure should have a shorter, squarer

chimney. Brick as a chimney material is encouraged, as are characteristics corbelling and horizontal bands. New roof and chimney designs should be compatible with existing adjacent structures.

b. Windows and doors. *The proportion, size and detailing of windows and doors in new construction should relate to the facade openings of existing adjacent buildings.*

Most windows in the district have a vertical orientation, with a common proportion of between 2:1 and 3:1 (height to width). Wooden double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical directions. Paned casement windows, although not common historically, will often be acceptable because of their vertical orientation. Horizontal sliding windows or awning windows are not common in the district, and because of their horizontal proportion, would usually be undesirable. Doors flanked by sidelights or pilasters and capped by fanlights or transoms are common in the district and desirable.

Although not usually improving the appearance of a building, metal windows or doors need not necessarily ruin it. The important consideration is that they look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum or vinyl-clad wood is acceptable. Mill finish (shiny silver) aluminum will not be allowed.

c. Porches. *Many houses in Irvine Park have roofed front porches, while in most modern construction the front porch has disappeared. These porches are a consistent visual element in the district and often clarify rhythm and scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structures. It is preferred that porches be left open, but screened or glass-in porches may be acceptable if well detailed. Most, but not all, porches in the park district are one story high. Along some streets, where a strong continuity of porch size or porch roofline exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should look substantial enough to actually support the weight of the porch roof. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.*

V. Site. *Typically open space in the park is divided into public, semi-public, and private space; that is, streets and sidewalks, front lawns, homes and backyards. The guidelines are concerned with private space only when it is visible from the street. Setback, site landscape, and ancillary buildings should be integrated with the total park environment.*

a. Setback. *Due to varying lot sizes, orientation, and type and date of construction, setbacks in the Irvine Park District vary considerably. Generally, new construction setbacks should be within ten (10) percent in line with existing adjacent buildings. However, reduced or extended setbacks can, end a delightful variation to the park, and will be considered on a case-by-case basis.*

b. Landscaping. *A central green is the outstanding asset of Irvine Park. Landscaping should respect the open feeling of the park, treating the park and street as a "public room." The public space of the street and sidewalk is often distinguished from the semi-public space of the front yard by a change in grade, a low hedge, or a visually open fence. The buildings and landscaping elements in front yards provide a "wall of enclosure" from the street "room." Enclosures, though uncommon and generally not preferred in the district, should allow visual penetration of semi-public areas, through wrought-iron fences, low hedges, or limestone retaining walls. Cyclone fences, though visually transparent, may not be used because they violate the historic character of the district, both in their design and use of materials. This approach contrasts with complete enclosure by*

undesirable opaque fences, and all "weathered wood" fences or tall hedge rows.

When lots are vacant as green space or parking, 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. Traditional street furniture of the area, such as lamp posts or fountains, should be preserved.

c. Garages and parking. *New construction of garages should be similar to the overall design and materials of the building they accompany. If an alley is adjacent to the dwelling, a new garage should be located off this alley. Where alleys do not exist, one-lane driveway curb-cuts may be acceptable. Garages should be located at the rear of the lot. Garage doors should not face the street. If this is necessary, single garage doors should be used to avoid the long horizontal proportions of double doors. Parking spaces should be adequately screened from the street and sidewalk by landscaping. Henceforth, there shall be no curb cuts on the street surrounding Irvine Park. Other ancillary buildings will not be permitted unless specifically approved.*

E. FINDINGS:

1. On April 20, 1982, the Irvine Park Heritage Preservation District was established under Ordinance No. 16909, § 2. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits within designated heritage preservation sites §73.04.(4).
2. **The category of the building.** The Frank Jansen House at 310 Ryan Avenue is categorized as contributing to the Irvine Park Heritage Preservation District.
3. The subject garage was constructed in 1982 and is categorized as new construction in the Irvine Park Heritage Preservation District.
4. The one-and-one-half-story addition is proposed at the bluff-side (rear) of the garage which is sited behind the residence to the southeast. When applying the guidelines for review of the addition, other adjacent garages and accessory buildings within the Irvine Park Heritage Preservation District will be referenced for comparison, not the primary residences.
5. **New Construction** § 74.102 C. - *New construction should incorporate the general massing, rhythm, materials and building elements of historic Irvine Park structures and should be sensitive to the architectural styles evidence in the Park.*
6. **Massing** § 74.102 C. I. - The one-and one-half-story addition is 23.5 feet tall at the roof ridgeline, taller than the existing garage and as tall or taller than existing adjacent accessory structures which range from one-story to one-and-one-half story. The height, volume, and massing of the addition was reduced based on feedback from the HPC at the January 28th pre-application review. The addition respects the height, volume, and massing of the existing garage and neighboring accessory building. The incorporation of the second floor plan into a cross-gabled roof design reduces the height, volume, and massing of the addition. The existing garage has a footprint of 24 feet by 24 feet and the addition would add another 17 feet to the length of the garage (total footprint = 984 sq. ft.). While this isn't consistent with other adjacent garages, it does relate to the new construction addition at the property to the west (314 Ryan Avenue). The footprint of the garage with the addition generally relates to that of the adjacent rear addition.
7. **Rhythm** § 74.102 C. II. - The addition is proposed directly behind the garage and would not alter the space between the house and garage, nor would it alter the space between the garage and neighboring buildings, thus maintaining the overall rhythm of the street.
8. **Materials & Details** § 74.102 C. III. – *New construction materials and details should relate to materials and details of adjacent buildings.* While specific materials and details were not provided for review, it was indicated in the application that the material of the addition would match those of the existing garage. Final material and detail specification will be required for HPC permit review.
9. **Building Elements** § 74.102 C. IV. – *The individual elements of the garage are integrated into*

its composition and the appearance is a balanced and complete design that complements existing neighboring structures.

10. **Building Elements: Roofs and Chimneys** § 74.102 C. IV. a. – The primary roof styles along the bluff side of Ryan Avenue are gable with gable dormers, and cross-gabled. The residence has a front gabled roof with flared eaves and gable returns. The existing garage has a front gabled roof with gable returns and gabled dormers centered on each roof plane. The proposed addition has a cross-gabled roof with returns and a complimentary roof pitch; the roof ridge of the addition is 2'-4 ³/₄" taller than the ridge of the existing garage. The cross-gable style roof is compatible with existing adjacent structures and the roof on the addition is better integrated into the composition of the existing garage roof than the design reviewed at the pre-application review. As addressed in Finding 6, the incorporation of the second floor plan of the addition into the roof design with cross-gables reduced the height proposed at the pre-application review and made the design more cohesive.
11. **Building Elements: Windows and Doors** § 74.102 C. IV. b. – While details and materials were not specified for the windows and doors, the proportions and sizes of the double-hung windows generally relate to those on the house and existing garage and are traditional in the district. The grouped, double-hung windows on the rear of the addition appear to relate to the design of the grouped windows on the rear addition of the house including mullions and wide trim.
The grouped, piano/awning style windows proposed on the rear elevation do not relate in size or proportion to windows on the house or garage. *The guideline states "horizontal sliding windows or awning windows are not common in the district, and because of their horizontal proportion, would usually be undesirable."* The windows on the rear elevation were redesigned to be less horizontally oriented to more closely relate to the proportion of individual window sash.
The eight-light, French doors on the side elevation open up into the yard and appear to be of complementary design and proportion to the garage and addition. Final brands, materials, and specifications for the windows and doors must be submitted for final review.
12. **Site: Setback** § 74.102 C. V. a. – The proposed addition is *in line with side yard* setbacks of the existing garage. The existing garage is new construction and a reveal at the connection of the new addition is not proposed or required. The rear yard setback of the addition required a variance from the Board of Zoning Appeals (BZA). A 40 foot setback from the bluff line is required; a setback of 35.8 feet was proposed for a variance of 4.2 feet. The BZA reviewed and conditionally approved Zoning File# 15-188987 on February 17, 2016.
13. **Site: Garages & Parking** § 74.102 C. V. - An alley is not present at the property and the existing garage is sited in the rear yard and is accessed by a curb cut and driveway at Ryan Avenue to the east of the residence. The proposed garage addition is similar in overall design and materials to the existing garage and relates to the historic residence. The design of the addition was revised to better integrate into that of the existing garage.
14. The construction of a one-and one-half-story, cross-gabled addition to the south (bluff side) of the garage at 310 Ryan Avenue will not have an adverse impact on the property or the Program for Preservation and architectural control of the Irvine Park Heritage Preservation District [Leg. Code §73.06 (e)] so long as the conditions are met.

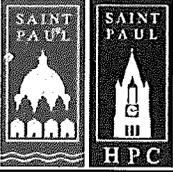
F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the building permit to construct a one-and-one-half story addition to the south (bluff side) of the garage at 310 Ryan Avenue provided the following condition(s) are met:

1. All final materials, colors, and details shall be submitted to the HPC and/or staff for final review and approval.
2. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
3. The HPC stamped approved plans shall remain on site for the duration of the project.

G. ATTACHMENTS

1. HPC Design Review Application
2. Architectural Plans
3. Photos by Applicant
4. Photos by DSI Staff 12-18-15
5. BZA Resolution File # 15-188987



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078
ApplyHPC@stpaul.gov

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

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

2. PROJECT ADDRESS

Street and number: 310 Ryan Avenue Zip Code: 55702

3. APPLICANT INFORMATION

Name of contact person: Manuel J. Cervantes

Company: Homeowner

Street and number: 310 Ryan Avenue

City: St. Paul State: MN Zip Code: 55102

Phone number: 651-324-8590 e-mail: mj.cervantes@hotmail.com

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

Name: s/a/a

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: Michael Medina

Company: M. Medina Architects

Street and number: 1618 Hague Avenue

City: St. Paul State: MN Zip Code: 55704

Phone number: 651-645-0587 e-mail: medinaarchitects@
cell: 651-276-0847 comcast.net

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.

The project involves a 24' x 17' new addition to an existing 24' x 24' 1 1/2 story garage. The new construction is approximately 3.5' taller than the existing roof height. As the elevation drawings show, the architectural details as to windows, doors, lap siding, roof returns and other features will match the existing garage.

Attach additional sheets if necessary

7. ATTACHMENTS

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

Attached with this application are 3 sets of plans and 15 copies reduced to 11" x 17". A site plan, floor plan, and six photos showing the current elevations of the existing garage were previously submitted for the HPC pre-application review which was conducted by the Commission on February 18, 2016.

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project? YES NO
Are you applying for the Investment Tax Credits? YES NO

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

Signature of applicant:  Date: 3/29/2016
Signature of owner: " Date: _____

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

FOR HPC OFFICE USE ONLY

Date received: _____

FILE NO. _____

Date complete: _____

District: _____ /Individual Site: _____

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

Requires staff review

Supporting data: **YES NO**
Complete application: **YES NO**
The following condition(s) must be met in order for application to conform to preservation program:

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

HPC staff approval

Date _____

Requires Commission review

Submitted:

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

Hearing Date set for: _____

City Permit # _____ - _____

HPC Staff Notes

Empty box for HPC Staff Notes.



2433V

















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