

**CITY OF SAINT PAUL**

**HERITAGE PRESERVATION COMMISSION RESOLUTION**

**ADDRESS**      **536 Holly Avenue**

**DATE:**            **April 20, 2020**

**Memorializing the Saint Paul Heritage Preservation Commission’s April 20, 2020 decision approving the construction of a single-family residential structure on the vacant lot at 536 Holly Avenue.**

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 authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
2. The construction of a single-family residential structure on the vacant lot at 536 Holly Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage District [§73.06 (e)] so long as the conditions are met.

**NOW, THEREFORE, BE IT RESOLVED**, the Heritage Preservation Commission approves the construction of a single-family residential structure with detached two-car garage at 536 Holly Avenue, subject to the following conditions:

1. Siding material to be smooth and free of knots, rough, unfinished appearance and other imperfections.
2. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
3. Window and door glass shall be clear void of tint, color, or reflection.
4. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
5. Roof material to be asphalt shingles installed in a traditional pattern.
6. Any venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the roof.
7. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
8. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
9. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.
10. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
11. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

**MOVED BY:**

**SECONDED BY:**

**IN FAVOR**

**AGAINST**

**ABSTAIN**

**Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.**