

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

FILE NAME: 462 Laurel Avenue
INVENTORY NUMBER: RA-SPC-6931
APPLICANT: Sela Roofing and Remodeling; Benjamin Lang
OWNER: Jerry Stanke
DATE OF PUBLIC HEARING: October 4, 2018
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1858-1930
CATEGORY: Non-Contributing **WARD:** 1 **DISTRICT COUNCIL:** 8
ZONING: RM2 **CLASSIFICATION:** Renovation
STAFF INVESTIGATION AND REPORT: Allison Suhan

A. SITE DESCRIPTION:

462 Laurel Ave is a 768 square foot house built in 1971 with board and batten siding and vinyl windows. The building is categorized as non-contributing to the historic and architectural character of the Historic Hill Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to reside the structure with Hardiplank cement fiberboard lap siding in a 6" reveal and new vinyl windows to fit the existing openings. Windows are stated to match the existing vinyl windows, but details have not been provided.

C. BACKGROUND:

The owner had requested residing the structure with a seamless steel siding which would not be compatible with the historic district. Hardiplank is now proposed in a 6" reveal which is greater than the 4" reveal recommended by the district preservation plan. Windows will match the existing vinyl windows.

GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Staff Comments
<i>9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i>	Yes	The existing materials proposed to be replaced are not historic and the structure is categorized as non-contributing.

**Historic Hill Heritage Preservation District
Sec. 74.64 Restoration and rehabilitation**

Guideline	Meets Guideline?	Staff Comments
<i>(c) Siding and Surface Treatment: (1) Four-inch lap vinyl, metal or hardboard siding may be used in some cases to</i>	No	The proposed 6 inch reveal Hardiplank siding does not meet the guideline. The materials proposed

<p><i>resurface clapboard structures, especially structures categorized as noncontributive to the district, if well detailed, well designed and in keeping with the historic character of the structure.</i></p>		<p>are a larger reveal than the guidelines recommend.</p>
<p><i>(e)Windows and Doors: (1)Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.</i></p>	<p>Yes</p>	<p>The window opening sizes and locations will be maintained. However, details on the proposed windows were not provided and more information is needed.</p>

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 property is categorized as non-contributing to the Historic Hill Heritage Preservation District.
3. **Sec. 74.64(c)(1)** The proposed 6 inch reveal Hardiplank siding does not meet the guideline. The materials proposed are a larger reveal than the guidelines recommend.
4. **Sec. 74.64(e)(1)** The window opening sizes and locations will be maintained. However, details on the proposed windows were not provided and more information is needed.
5. The proposed re-siding of the house 462 Laurel Avenue will adversely impact the Program for the Preservation and architectural control for the Summit Avenue West Heritage Preservation District and the proposed new windows will not adversely impact the Program for the Preservation and architectural control for the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

E. STAFF RECOMMENDATIONS:

Based on the findings staff recommends denial of the proposed Hardiplank siding with 6” reveal for not being consistent with the guidelines and conditional approval of the proposed vinyl windows provided the following condition(s) are met:

1. Window specifications including all dimensions, color, material, locations, and style shall be submitted to heritage preservation staff.
2. Window glass shall be clear void of tint, color, or reflection.
3. 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.
4. 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.

5. 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.

F. SUGGESTED MOTION:

I move to deny of the proposed Hardiplank siding with 6" reveal for not being consistent with the guidelines and conditionally approve application #18-030 for the new windows at 462 Laurel Avenue with the conditions stated as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

G. ATTACHMENTS:

1. Applicant submittal

Side Lite
Covered over
with Siding



Complete Measurements

462 Laurel Ave, Saint...
PHOTOS

FRONT

RIGHT

BACK



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PROPERTY ID: 480802
JERRY STANKE
09 DECEMBER 2017

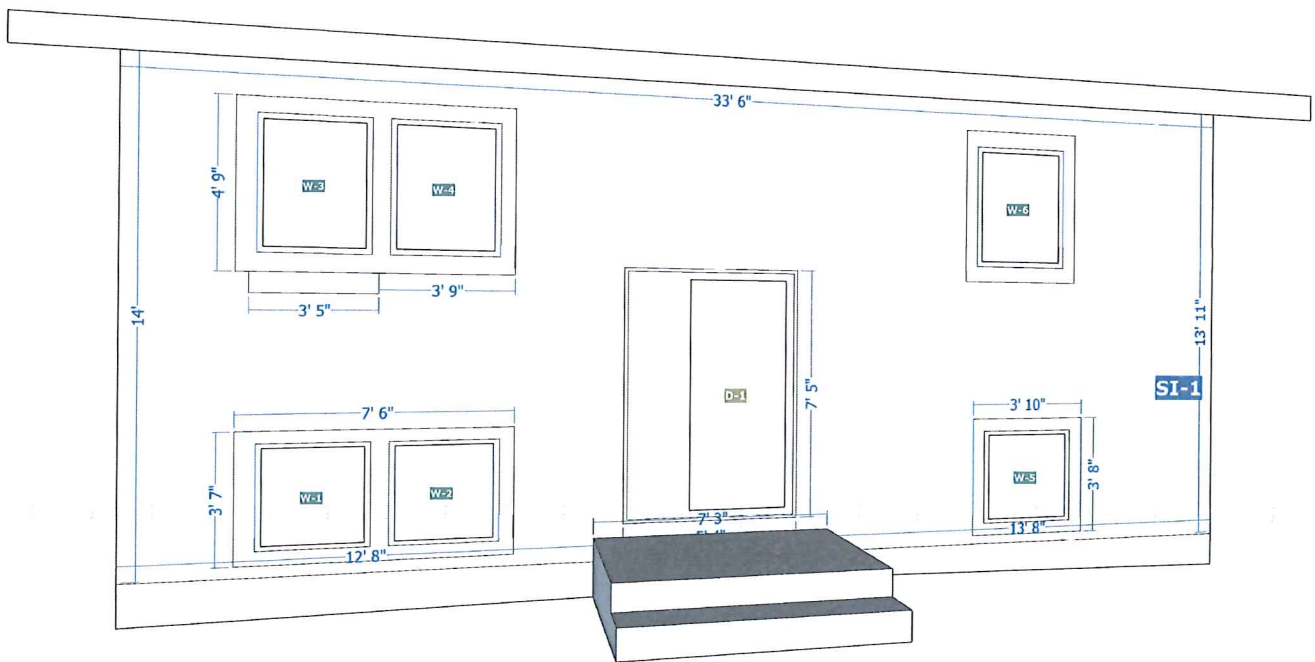
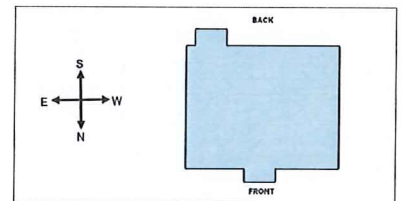
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New S/F. y
whole
SAME AS EXISTING



Complete Measurements

462 Laurel Ave, Saint...
FRONT



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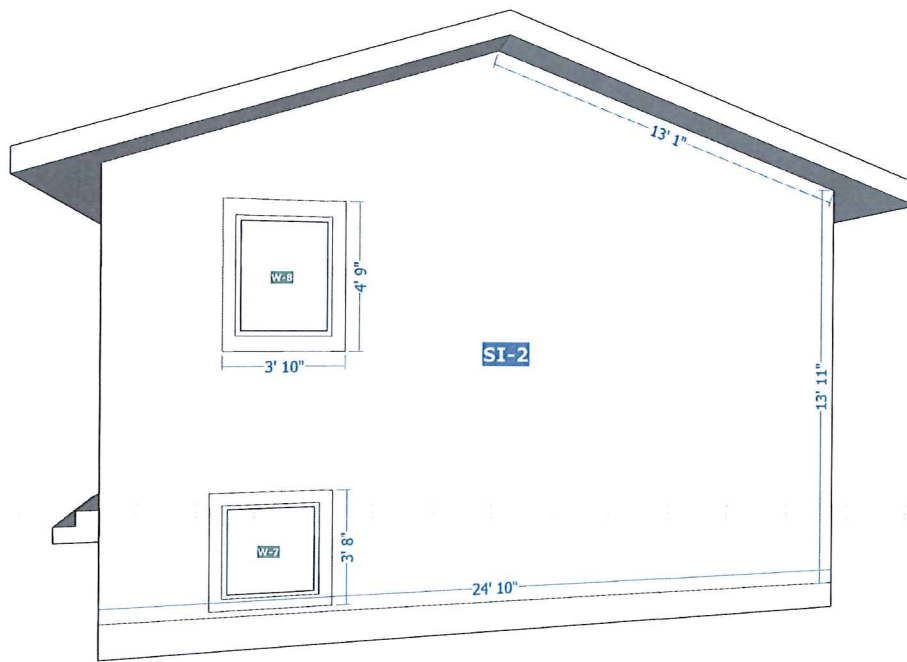
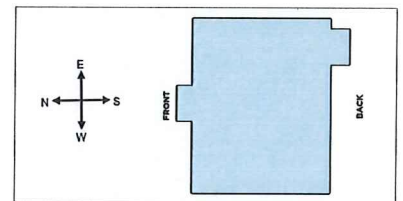
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Complete Measurements

462 Laurel Ave, Saint...
RIGHT



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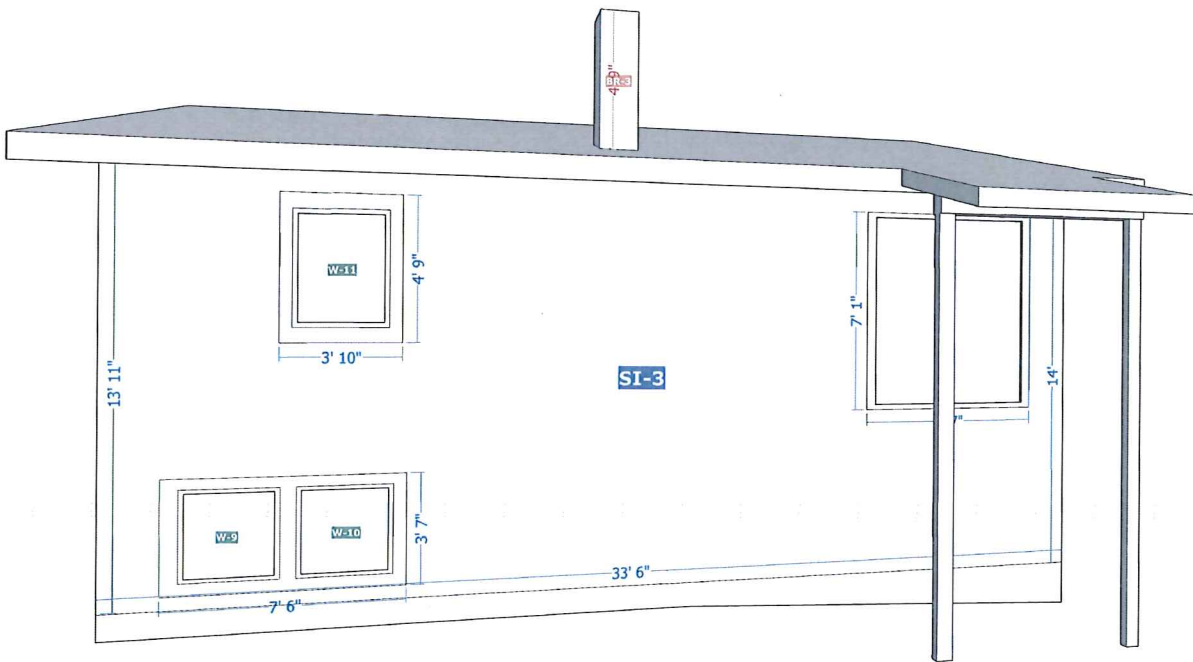
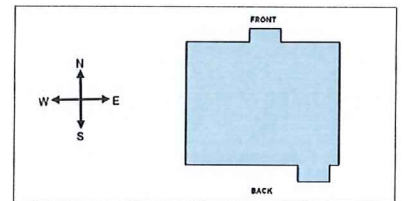
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Complete Measurements

462 Laurel Ave, Saint...
BACK



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Complete Measurements

462 Laurel Ave, Saint...
OPENINGS

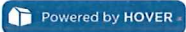
Windows

yes
yes
No
No
yes
No
yes
yes
yes
yes
yes

Opening	Width x Height	United Inches	Area
W-1	37" x 37"	74"	10 ft ²
W-2	37" x 37"	74"	10 ft ²
W-3	37" x 46"	83"	12 ft ²
W-4	37" x 46"	83"	12 ft ²
W-5	37" x 37"	74"	10 ft ²
W-6	37" x 46"	83"	12 ft ²
W-7	37" x 37"	74"	10 ft ²
W-8	37" x 46"	83"	12 ft ²
W-9	37" x 37"	74"	10 ft ²
W-10	37" x 37"	74"	10 ft ²
W-11	37" x 46"	83"	12 ft ²
Total	-	859"	120 ft ²

Doors

Opening	Width x Height	Area
D-1	36" x 82"	20 ft ²
D-2	72" x 80"	40 ft ²
Total	-	60 ft ²



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