

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

FILE NAME: 156 Dale Street North

APPLICANT: TJJ Development LLC & ChaseRE

DATE OF PUBLIC HEARING: October 19, 2020

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CLASSIFICATION: Demolition

STAFF INVESTIGATION AND REPORT: Allison Suhan Eggers

A. SITE DESCRIPTION:

This property is a one-story brick garage and repair shop constructed in 1915 with a flat roof hidden by a front parapet wall. The current red brick storefront was added in 1926 (within the Hill District Period of Significance of 1858-1930), with yellow brick side and rear elevations dating from the time of construction.

B. PROPOSED CHANGES:

The applicant proposes to demolish the garage building at 156 Dale Street. Renderings of a proposed 4-story residential, new-construction project at the site are included in the application, but are not being reviewed for approval at this time.

C. BACKGROUND:

The HPC reviewed the demolition of the auto-garage on March 9, 2020 and voted unanimously (7-0) to deny the demolition.

D. STAFF COMMENTS:

The potential demolition of the structure would have a negative impact on the Historic Hill Heritage Preservation District. A vacant lot can have a negative impact on the historic district and the loss of historic fabric is irreversible.

E. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Guideline	Meets Guideline?	Comments
<i>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	No	The demolition of the structure does not comply with the guideline.
<i>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	No	The demolition of the historic structure would allow the applicant to expand the footprint of new construction at the site and does not comply with the guideline.

Sec. 74.67 Historic Hill Heritage Preservation District Guidelines for Demolition:

Guideline	Comments

<p><i>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:</i></p> <p><i>"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:</i></p>	
<p><i>the architectural and historical merit of the building</i></p>	<p>While alterations have occurred to the building over time, the structure still architecturally reads as an auto garage. The historic openings are blocked, but could be reopened. The original front façade was replaced and set back to its current location in 1926 which is within the Period of Significance for the Historic Hill Heritage Preservation District.</p> <p>Staff has not researched other historical associations, such as persons that have contributed in some way to Saint Paul’s history and development, other architects, nor associations with any important events.</p>
<p><i>the effect of the demolition on surrounding buildings</i></p>	<p>Demolition of the structure would not directly impact the surrounding buildings. The applicant has included renderings of a potential new construction project on the site that would be a 4-story residential building built up to the sidewalk to continue the rhythm set by the neighboring historic storefronts. If nothing is built in its place, the demolition would have an indirect impact by creating a void in the rhythm and continuity of the block.</p>
<p><i>the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings</i></p>	<p>The proposed new construction would be one story taller than the historic building at the corner. The proposed building is two stories taller than the existing auto garage and would not have the same setback.</p>
<p><i>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”</i></p> <p><i>(Ord. No. 17815, § 3(V), 4-2-91)</i></p>	<p>The applicant submitted a letter from Mel Urlacher, an engineer, that provided observations of the building, but no testing was conducted. The observations include brick issues, water damage to roof joist members, and a deteriorated concrete slab. The applicant also notes concerns about contaminated soil throughout the property that will require mitigation and will require shoring up the rear garage foundation. Soil mitigation will need to be conducted on the site regardless.</p>

F. STAFF RECOMMENDATIONS:

Based on the proposed resolution (attached) staff recommends denial of the proposed demolition of the auto garage. Staff encourages the applicant to incorporate the structure in to the new construction proposal or to omit the parcel from the rest of the new construction plans.

G. SUGGESTED MOTION:

I move to adopt the proposed resolution to deny the demolition of 156 Dale Street North per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

Motion Change

If the HPC decides to change the motion, then findings #3 - 6 will need to be changed in the attached resolution and the following conditions should be added:

1. Demolition cannot commence until all necessary city approvals are received for the proposed new construction including HPC review and approval of final construction documents.
2. Prior to demolition, the building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior to demolition, at the owner's expense. Two copies of the documentation shall be forwarded to the HPC in both printed form and as TIFF files on an archival quality CD (one copy of the documentation to be delivered to the Ramsey County Historically Society.)
3. The pre-existing condition of the surrounding public right-of-way shall be documented prior to any demolition, and all extant historic materials shall be carefully removed, salvaged, secured, and reinstalled. This includes but is not limited to any tree grates, granite/stone curbs, brick gutters and brick/stone alley.
4. Notify HPC staff and/or the State Archaeologist of any archaeological discoveries made during demolition and construction at the site. At minimum, provide photo documentation of the archaeological discoveries.
5. Work shall be accomplished in accordance with all applicable zoning regulations and building codes, and/or Board of Zoning Appeals decisions. This authorization does not constitute or recommend a hardship for purposes of zoning review.
6. Further permits and approvals may be required. This approval signifies review and decision based on Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION (Draft)

ADDRESS 156 Dale Street North

DATE: October 19, 2020

Memorializing the Saint Paul Heritage Preservation Commission's March 9, 2020 decision denying the demolition of 156 Dale Street North which is in the Historic Hill Heritage Preservation District.

1. On April 2, 1991, the Hill Heritage Preservation District was expanded under Ordinance No. 17815, § 3(II). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04 (4).
2. The Period of Significance for the Historic Hill Heritage Preservation District is 1858-1930. The building was constructed in 1915 with an alteration to the front façade occurring in 1926.
3. The Secretary of the Interior's Standards for Rehabilitation states that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The demolition of the structure does not comply with the guideline.
4. The Secretary of the Interior's Standards for Rehabilitation states that "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The demolition of the historic structure would allow the applicant to expand the footprint of new construction at the site and does not comply with the guideline.
5. Leg. Code §74.67 states that "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' (Ord. No. 17815, § 3(V), 4-2-91)'. While alterations have occurred to the building over time, the structure still architecturally reads as an auto garage. The historic openings are blocked, but could be reopened. The original front façade was replaced and set back to its current location in 1926 which is within the Period of Significance for the Historic Hill Heritage Preservation District. Demolition of the structure would not directly impact the surrounding buildings. The applicant has included renderings of a potential new construction project on the site that would be a 4-story residential building built up to the sidewalk to continue the rhythm set by the neighboring historic storefronts. If nothing is built in its place, the demolition would have an indirect impact by creating a void in the rhythm and continuity of the block. The proposed new construction would be one story taller than the historic building at the corner. The proposed building is two stories taller than the existing auto garage and would not have the same setback. The applicant submitted a letter from Mel Urlacher, an engineer, that provided observations of the building, but no testing was conducted. The observations include brick issues, water damage to roof joist members, and a deteriorated concrete slab. The applicant also notes concerns about contaminated soil throughout the property that will require mitigation and will require shoring up the rear garage foundation. Soil mitigation will need to be conducted on the site regardless.
6. The proposal to demolish 156 Dale Street North will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation Site (Leg. Code

§73.06 (e)).

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission denies the demolition of 156 Dale Street North.

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.



HERITAGE PRESERVATION APPLICATION

Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
applyHPC@stpaul.gov or (651) 266-9078

APPLICANT

Name TJL Development LLC & ChaseRE Email lavallejim@comcast.net
(Staff will communicate via email unless otherwise noted)
Address 2416 Edgecumbe Road
City St. Paul State MN Zip 55116 Daytime Phone Jim 612-751-1919
Joe 612-384-8266
Name of Owner (if different) Jim Lavalle, Joe McElwain

PROPERTY INFO

Address/Location 156 Dale Street
Property type:
 Single Family Residential Home or Duplex Commercial, Multi-Unit or Mixed Use
 Industrial Civic (School, Church, Institution)
 Other _____

PROPOSAL

New Construction or Addition Sign
 Demolition Site Improvements
 Renovation, Repair or Alteration
 Other _____

SUPPORTING INFORMATION: Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

1) **Proposal:** Demolition of the existing 1-story, 4,600 SF auto repair garage at 156 Dale Street.
-Recent site engineering reports have rendered preserving the garage to be an infeasible venture. Property is built on unsuitable fill soils, petroleum contamination discovered deep in soil, garage has structural problems and roof framing members compromised with years of moisture intrusion.
-Previous Salon Tenant has terminated intent to lease the building. Rehab estimates + improvements to bring space up to code grossly exceed budget and have a negative ROI. Interior walls, ceiling would be all sealed up to meet energy code.
-Despite being approved for a 5-story apartment project, a new 4-story proposal is being sent to City Planning staff for approval of a revised building footprint including the area of the existing garage.
-Demo of garage to be completed this winter. Construction start: Spring 2021
2) Demolition Location: 156 Dale Street.
3) Proposed demolition and future improvements can be viewed from the public ROW.
4) The proposed improvements include demolition of the existing garage. The new project meets urban planning principles, City Zoning code, and is supported by City Staff. It will bring significant investment and high quality design and construction to an important neighborhood corner at a property that has been vacant or underutilized for nearly 50 years.

Required documents are attached (See reverse side)
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.
* The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature

Date 9-22-2020

REQUIRED DOCUMENTATION

For review, staff need documentation that clearly describes your project:

1. What is the proposal.
2. Where will the proposed work occur.
3. Can proposed work be viewed from the public right-of-way?
4. Is the project a change from what exists or a reconstruction of what did exist historically?

TYPES OF DOCUMENTATION (as applicable for your proposal-contact staff if you have a question)

- Complete statement and clear scope describing in detail the proposal (see reverse side).
- Photos of project area. Clearly labeled showing proposed work site, location (Street facing façade, north elevation, etc.) and surroundings.
- Plans (as applicable)
 - Demolition Plan. Information that clearly conveys what demolition is proposed as part of the proposal.
 - Site plan with scale and basic overall dimensions showing entire lot from street edge to alley. Include all existing/proposed driveways, curb cuts and structures. Show mechanical equipment locations. Highlight and label proposed work area clearly.
 - Elevation drawings with scale. Please label and include base elevation and include heights for all interior floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, lighting, roofs, siding, etc.
 - Details on exterior architectural elements, including balconies, lighting, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
- Information on proposed new materials (if applicable).
 - Material, trim and finish information and/or samples.
 - Provide manufacturer cut sheets which include: specifications, material, design, dimensions, functionality and color.

PLEASE NOTE

* *All submittals become the property of the City of Saint Paul and are open public records.*

* *Submittals may be posted online or made available to any party that requests a copy.*

* *It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.*

* *Review of applications takes time. It may be several days before staff responds to a submittal.*

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials).

Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.

The amount of time required for review of the application depends on the type of work, the complexity of the project, documentation received, and conformance with the applicable guidelines. Staff reviews and approves many applications while others need to be reviewed and approved by the Heritage Preservation Commission. Some applications can be reviewed by staff in a few days. If the application is to be reviewed by the HPC the process generally takes about 30 days once all documentation is received.

Selby and Dale Development Project

Revised Proposal - September 2020

Proposal to revitalize 156 Dale property, remove 1-story vacant auto repair shop, redevelop an under-utilized and vacant site with strong architecture and urban design - one that meets the City's vision and improves the neighborhood.

ORIGINAL PROPOSAL (City Approved)

5 stories

Retain 1-story Garage

-Salon company to rehab and lease

(HPC voted to retain bldg)

#2 REVISED PROPOSAL (Current)

4 Stories

-Remove Selby driveway curb cut

-Underground parking

Supported by City Planning

Demolition of garage

Reuse of 1-story bldg is not feasible:

-Exorbitant rehab cost

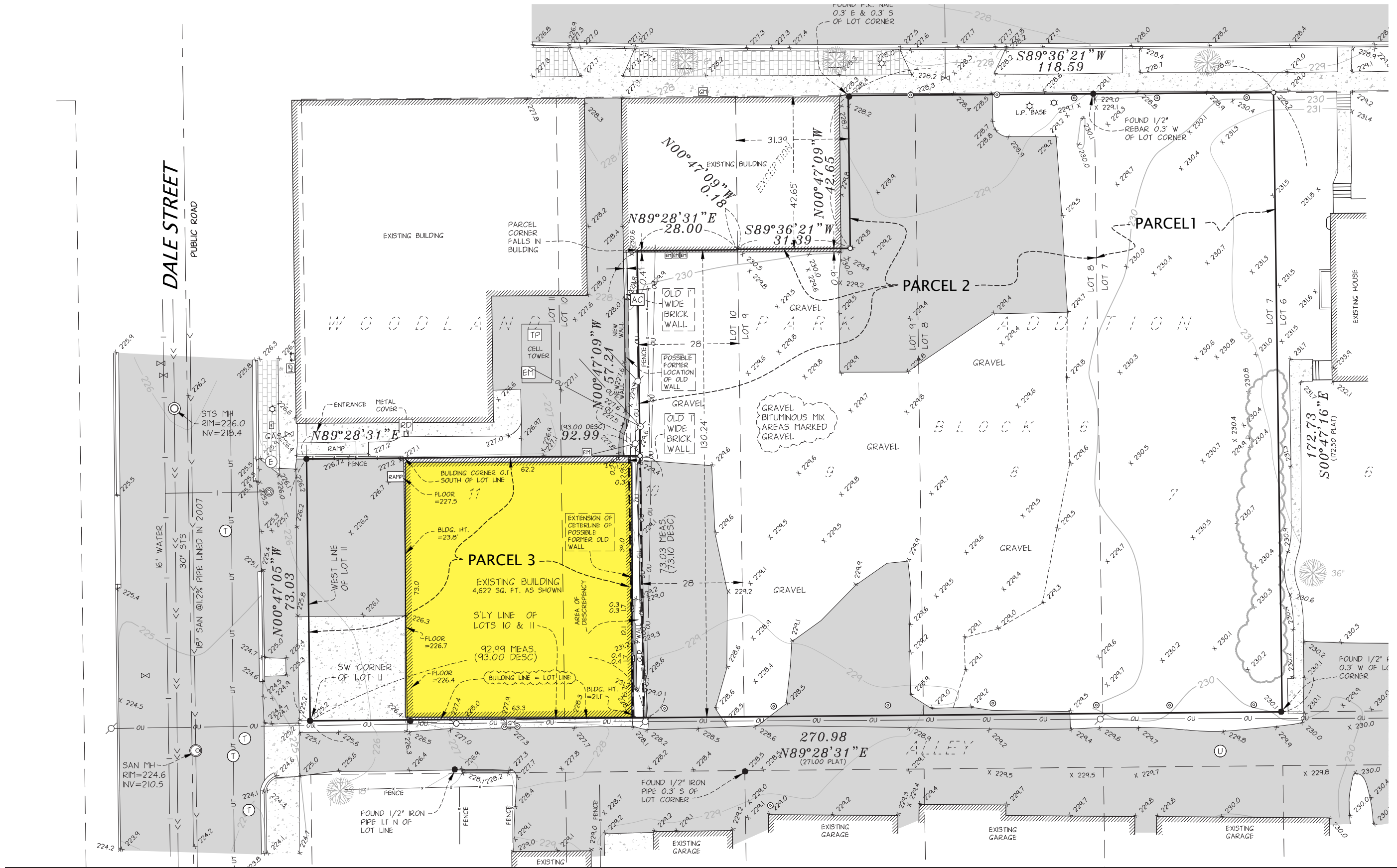
-Property not marketable

-No buyers or tenants interested in space

-Unsuitable soils, Petroleum pollution

-Only 2 stalls of parking

-Redeveloping achieves a higher and better use





HERITAGE PRESERVATION APPLICATION
 Department of Planning and Economic Development
 Heritage Preservation Section
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Address 2416 Edgecumbe Road

City St. Paul State MN Zip 55116 Daytime Phone Jim 612-751-1919
Joe 612-384-8266

Name of Owner (if different) Jim Lavalley, Joe McElwain

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Rev 7/12/19

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Summary:

Property: 156 Dale and 1-story 4,600 SF existing Auto Garage Building:

Additional work and site investigation has been completed since the original application and approved plans. This **new information has made preserving the existing garage unfeasible** as identified below and in following slides. We believe our new 4-story proposal is the best long term use and solution for this important, vacant site.

Work performed since last HPC submittal:

- 1) General Contractor hired to bid the garage rehab project
- 2) Geotech Soil Borings
- 3) Environmental soil testing
- 4) Structural Engineer inspection

History:

The interested Salon has terminated its intent to lease the property due to the **exceptionally high cost to rehab**. Land Owner has tried for numerous years to find a new tenant and to improve the property for a better use than an auto garage.

- **\$1.6M = Rehab cost:**
=\$350/SF to buy land under garage, repair, rehab a vanilla shell build-out
- \$109,250 = Annual Income
Assuming Tenant at rent of \$25/SF Annual Triple Net Lease.
Pre-covid estimate.
Existing office spaces at historic vacancies and lowering rents.
- \$1.2M = Value of property (per assumed 95% leased)
- = (\$400,000) Loss

And that's just the investment to get thru rehab. Additionally:

- Too Expensive to heat and cool space and bring up to energy code.
- Only 2 parking stalls on this property
- Rehab Cost does not account for removing contaminated and fill soils

Why is the Structure no longer feasible to be preserved?

- Rehab cost far exceeds any practical budget for any future owner or lessee
- Structural Engineer and GC has inspected the property and found numerous substandard conditions.
- Geotechnical Soil Borings reveal fill and contaminated soils throughout property requiring mitigation.
- The Property has failed over 10+ years to find a better tenant.
- Better long term outcome with redevelopment proposal now.

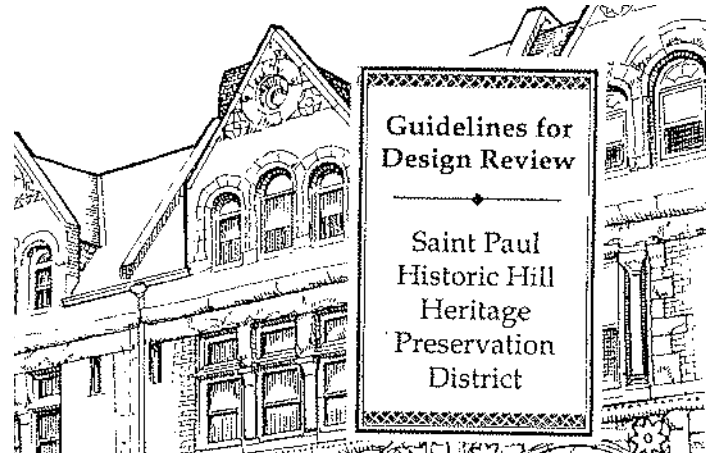
The Property deserves a higher and better use.

Why not exclude the auto shop lot from the project or buy the lot to the east and build there?

- Saving the garage - and performing a lot split behind it - will leave the Owner with an unmarketable property which is not an option.
- The Garage + it's 2 parking stalls is not marketable.
Property Owner plans to apply for demolition in the future, regardless.
- The poor soil conditions of the property will require shoring up the rear of the garage foundation for adjacent construction at a cost exceeding \$90,000 and risk further deterioration of the foundation and brick facade.
- Property Taxes are \$22,000 = too expensive for an empty 4600 SF building.

The opportunity is now to improve this property.

**“ECONOMIC VALUE AND USEFULNESS”
PER HISTORIC GUIDELINES**



**DEVELOPMENT COST +
CONSTRUCTION ESTIMATE SUMMARY**

Project Name:
Address:

Dale-Selby Renovation
156 Dale Street N

V. Demolition

When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to Section 73.06 (i)(2) of the Saint Paul Legislative Code which states the following:

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Date:	8/12/2020
<i>Bid: General Shell Rehab + tenant fit-out, limited furnishings/FFE</i>	
Existing 1920s Auto Garage Shop, 1+ Story, Flat Roof	
Building Gross Square Footage:	4,600
Gross Wood Square Footage:	
Parking Square Footage (Precast)	

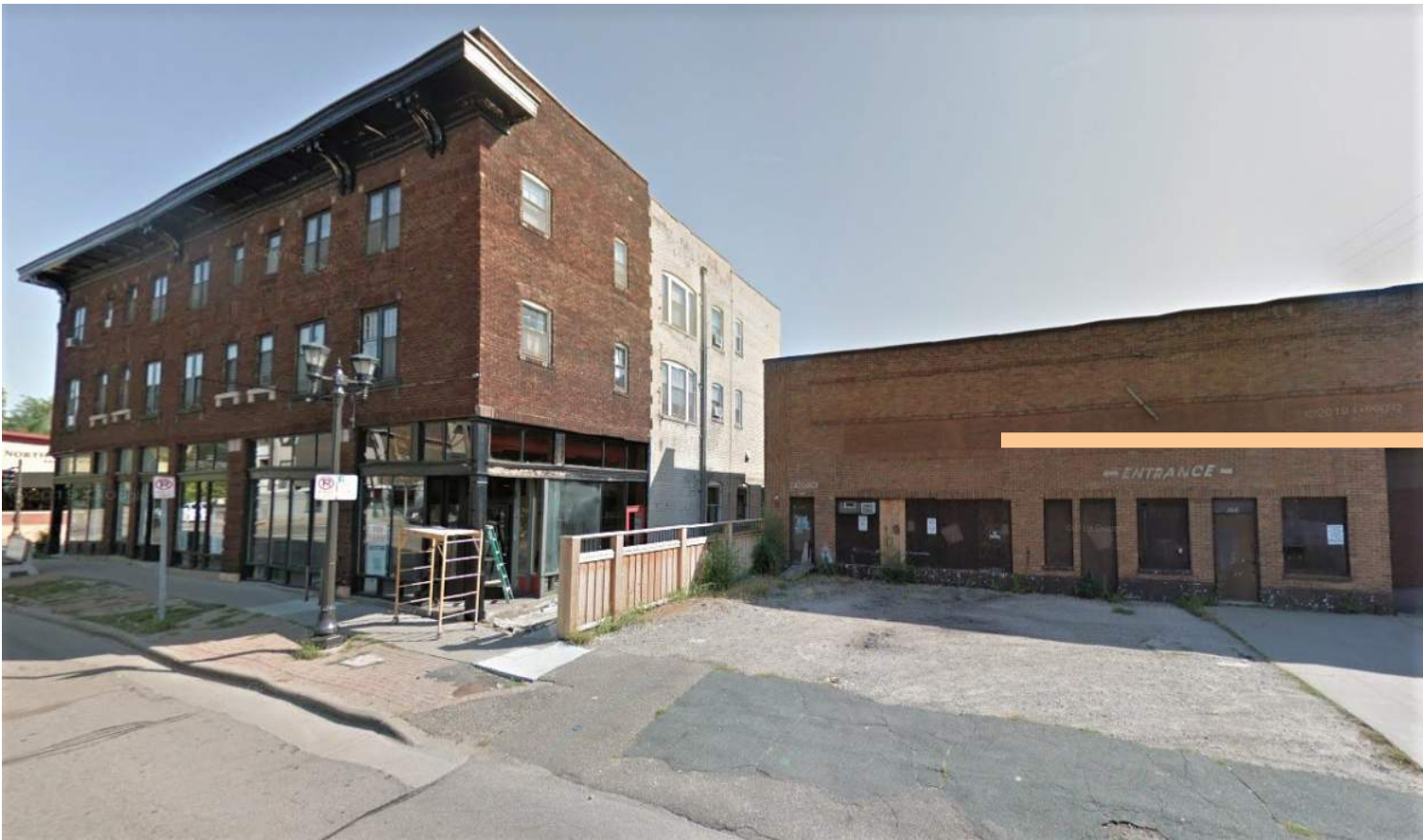
	DESCRIPTION	BID:
00	ACQUISITION + PREDEVELOPMENT	\$ 668,550
	LAND, COMMISSION FEE, TITLE AND CLOSING COSTS	\$ 547,500
	ARCHITECT, ENGINEERING, CONSULTANTS	\$ 74,500
	SAC/WAC, PERMIT AND CITY FEES	\$ 46,550
	GENERAL CONSTRUCTION REHAB	\$ 965,000
01	GC, GENERAL REQUIREMENTS, PERMITS, FEES	\$ 110,000
02-33	CONSTRUCTION	\$ 855,000
	TOTAL COST ESTIMATE:	\$ 1,633,550
	Cost per SF	\$ 355.12

Cost exceeds Value after rehab

Selby and Dale Development Project

Revised Proposal

For Approval: Auto repair garage removal and revitalizing
156 Dale and Selby property





2009

The Muddy Pig

Auto garage shop
+ parking lot



2015

The Muddy Pig

vacant



2014

The Muddy Pig

Auto garage shop
+ parking lot



2018 - Today

vacant

vacant

vacant

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

Applicant Comments (in blue):

Guideline	Meets Guideline?	Comments
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	No	The demolition of the structure does not comply with the guideline.

See attached images taken from 2009-today. The property functioned as an auto repair shop until 2018 when it became vacant. Various automobiles were stored on the property facing the sidewalk and deterred from the mixed-use, walkable urban streetscape that we hope to improve: with walk-out apartments, brick detailing sim to neighboring bldg, boulevard trees and enhanced lighting.

We envision a next door restaurant like The Muddy Pig being able to re-establish itself next to our new 4-story building - perhaps in a new outdoor seated pedestrian 'alleyway' between our buildings - in lieu of being next to an auto shop with cars parked on the sidewalk.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	No	The demolition of the historic structure would allow the applicant to expand the footprint of new construction at the site and does not comply with the guideline.
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The proposed project: its architecture, brick facade, ROW improvements and urban-design site plan (buildings that are set of the sidewalk) is an improvement to the existing conditions and meets the goals of the neighborhood and City master plans.

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<i>the effect of the demolition on surrounding buildings</i>	Demolition of the structure would not directly impact the surrounding buildings, but would have an indirect impact by creating a void in the rhythm and continuity of the block.
<i>the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings</i>	The proposed new construction would be significantly taller than the existing auto garage and would impact the historic and visual character of the block.
<i>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"</i> (Ord. No. 17815, § 3(V), 4-2-91)	While there is not an engineering report regarding the structural condition of the building, the applicant notes concerns about exposed untreated wood bearing on masonry and lateral stability. A visual assessment from the recent site visits and photos document deferred maintenance.

The proposed building would better match the setback, architectural facade and improve the streetscape over what exists today.

With approved removal, our project could come down to 4-stories. The City has approved 5 stories.

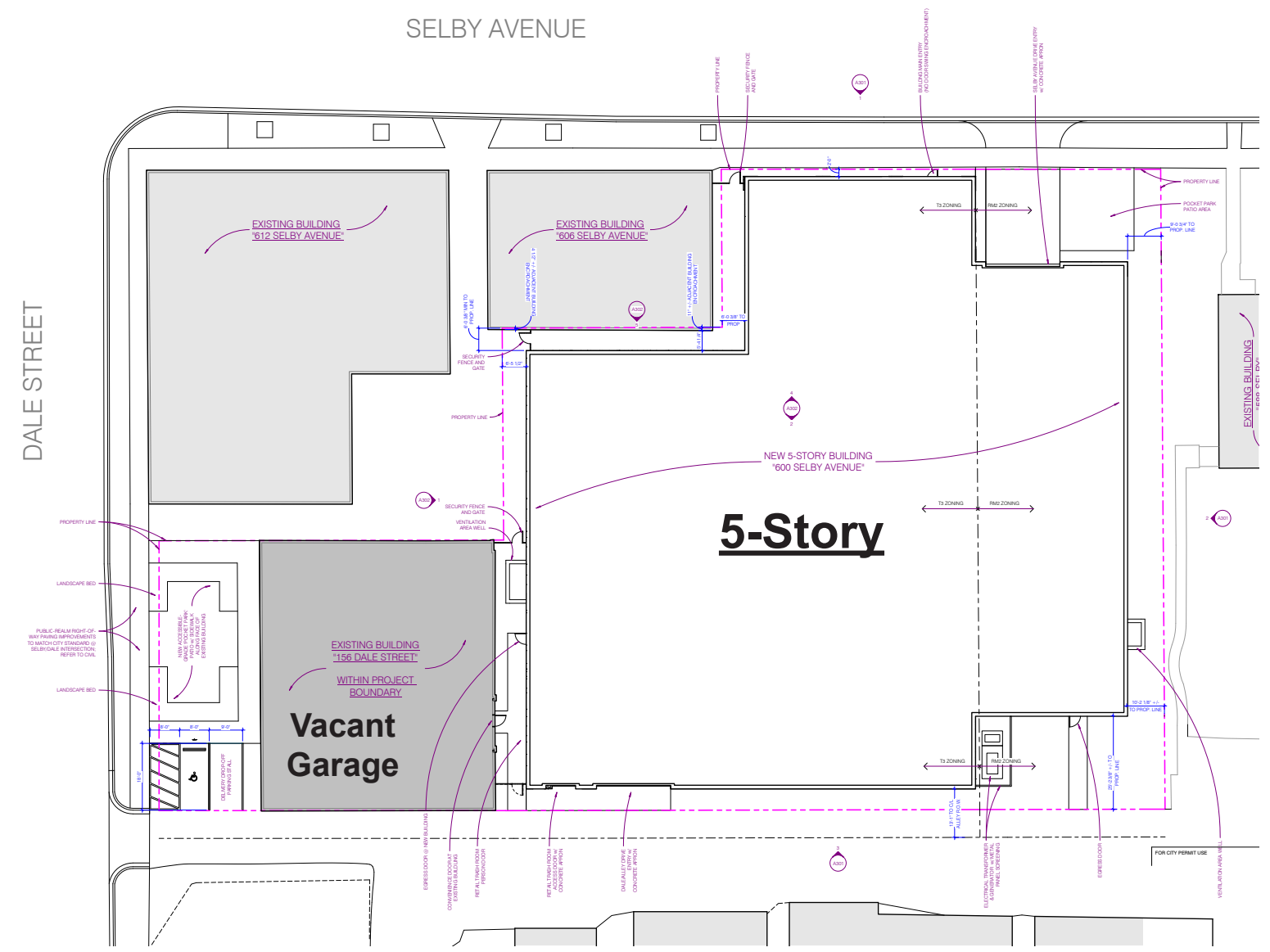
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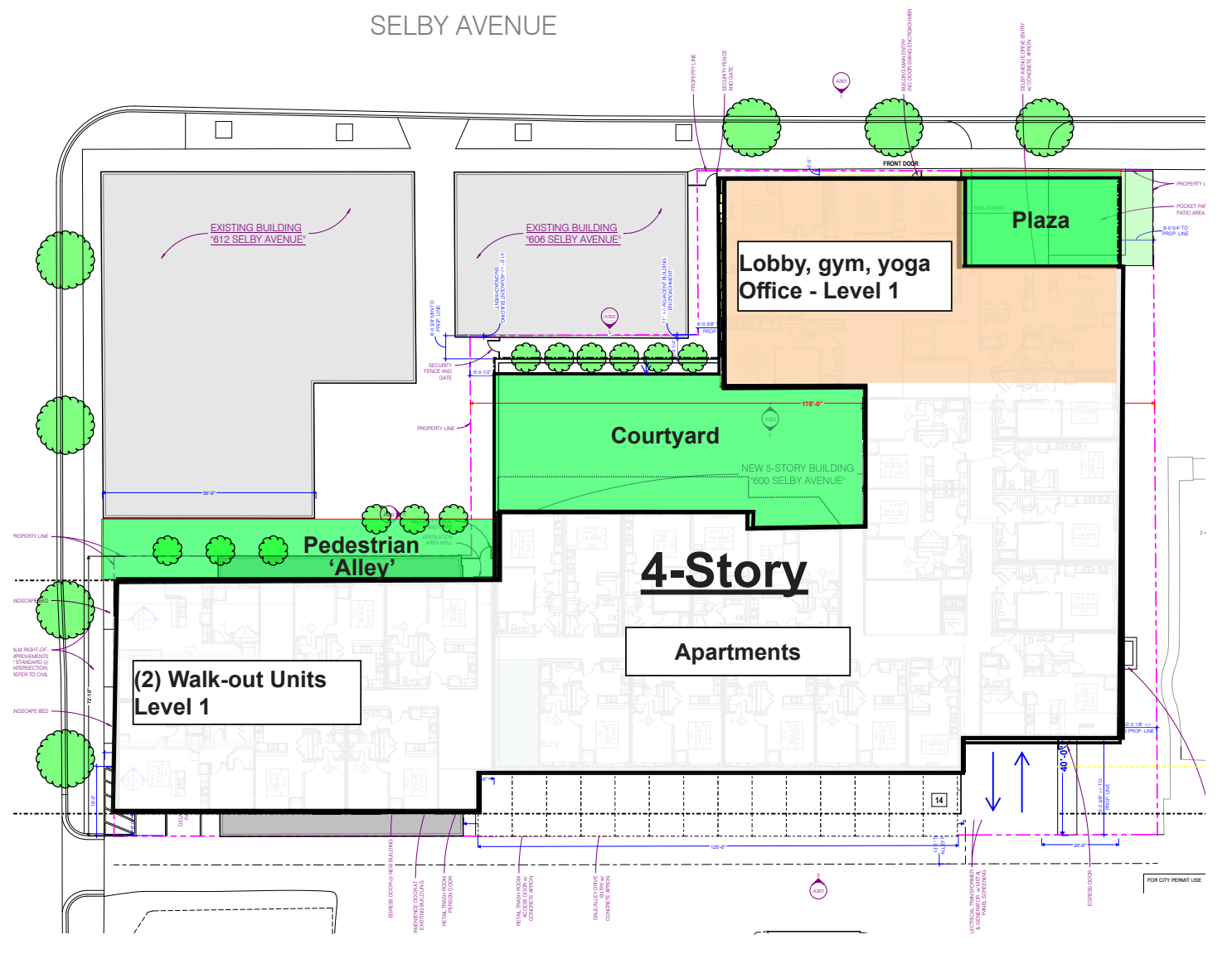
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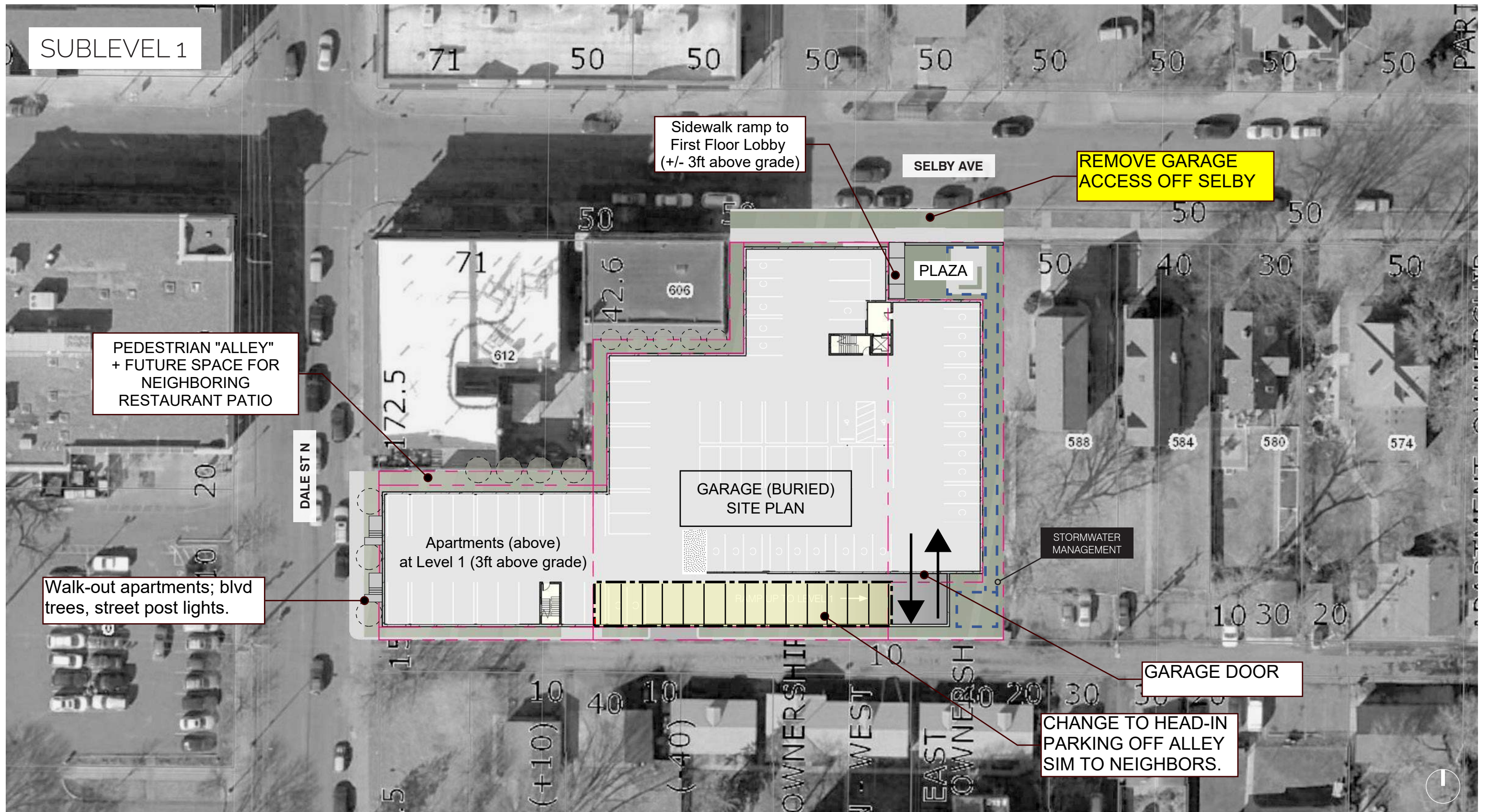
Guideline	Meets Guideline?	Comments
(a) <i>General Principles:</i> The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. 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.	Yes/No	Overall, the design is compatible with the scale, massing, rhythm, setback, material, and building elements and character of surrounding structures and the area. The height does not relate to the surrounding structures, especially the neighboring residential buildings.
(b) <i>Massing and Height:</i> 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.)	No	The height of the structure is greater than the surrounding properties and overshadows the historic corner commercial building. The set back of the fifth level helps reduce the overall massing of the building, but the wrapping of the structure from Selby to Dale Street negatively impacts the historic corner commercial structure.
(c) <i>Rhythm and Directional Emphasis:</i> 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.	Yes	The structure continues the rhythm of the commercial block and the set back of the eastern portion of the building better transitions the Selby block from commercial to residential. The storefront-like first floor windows and paired double hung windows above emphasize a directional emphasis similar to the neighboring historic commercial building.

Before (Previous Approved Proposal)



After (Current Proposal)





VIEW EAST ALONG ALLEY FROM DALE AVE

Proposed:



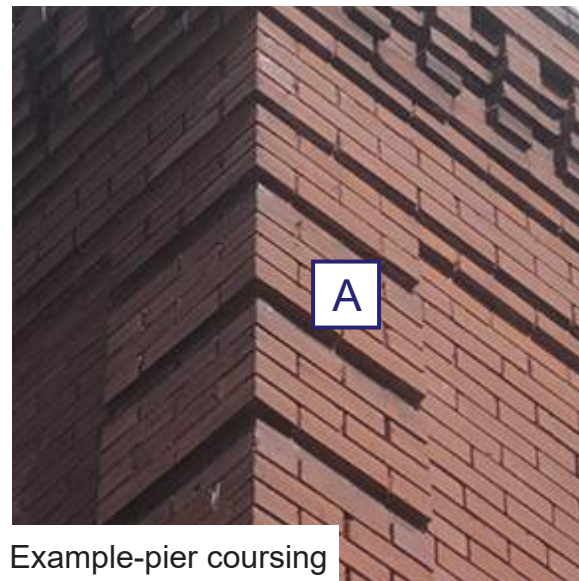
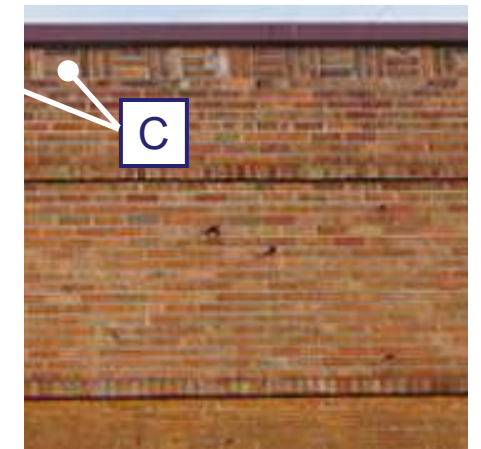
- A** Delete approved 5th floor
 - B** Add boulevard trees in right-of-way
 - C** Compliment neighboring architecture:
 - brick facade and detailing,
 - mimic storefront design, tall windows
 - new walk-out apartments to transition to residential neighboring properties
 - D** Work with neighbor to help bring back restaurant into their vacant Muddy Pig space: enhance space between our buildings with landscaping, lighting, new paving.
- + Environmental cleanup with removal of auto repair shop

ARCHITECTURE & BRICK DETAILING

Inspired detailing from 1-story garage and neighboring 612 Selby building



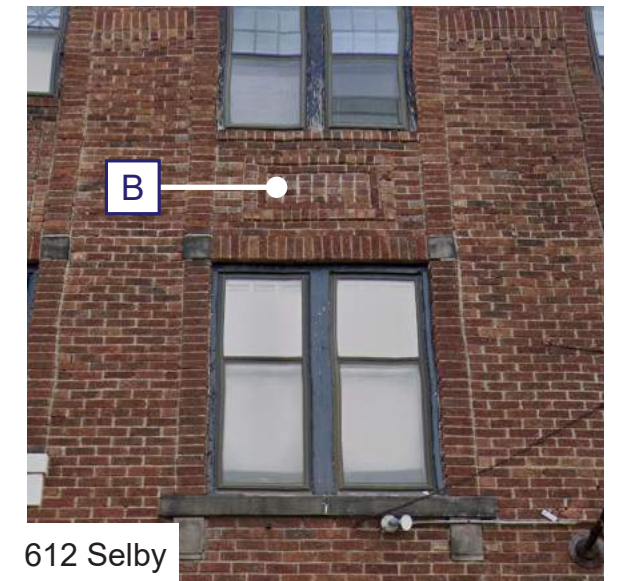
Existing auto garage



Example-pier coursing



612 Selby



612 Selby

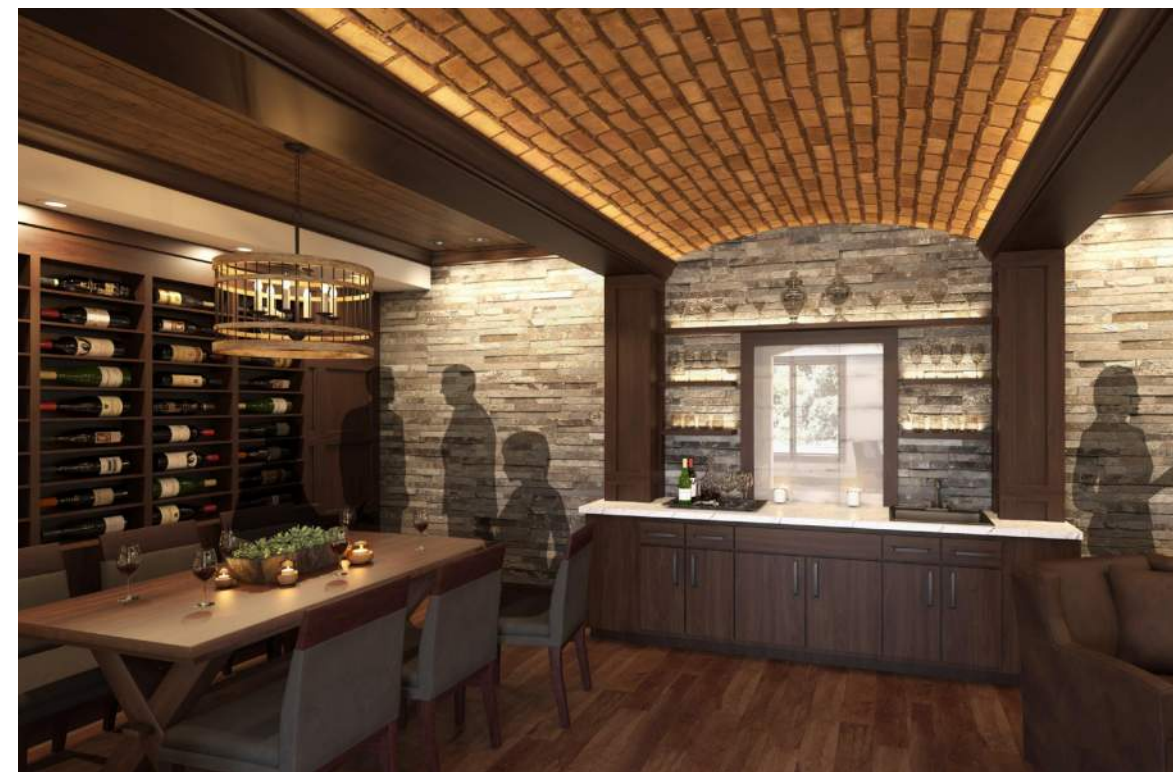
- A** Masonry Pier coursing/alternating recess
- B** Picture frame coursing between windows

- C** Alternating soldier course frieze
- D** Cornice projecting 'eyebrow'



- A** Delete approved 5th floor
- B** Add boulevard trees in right-of-way
- C** Compliment neighboring architecture:
 - brick facade and detailing,
 - mimick storefront design
 - 1st floor common spaces: gym, yoga, lounge, club room along streetscape to add to mixed-use flavor

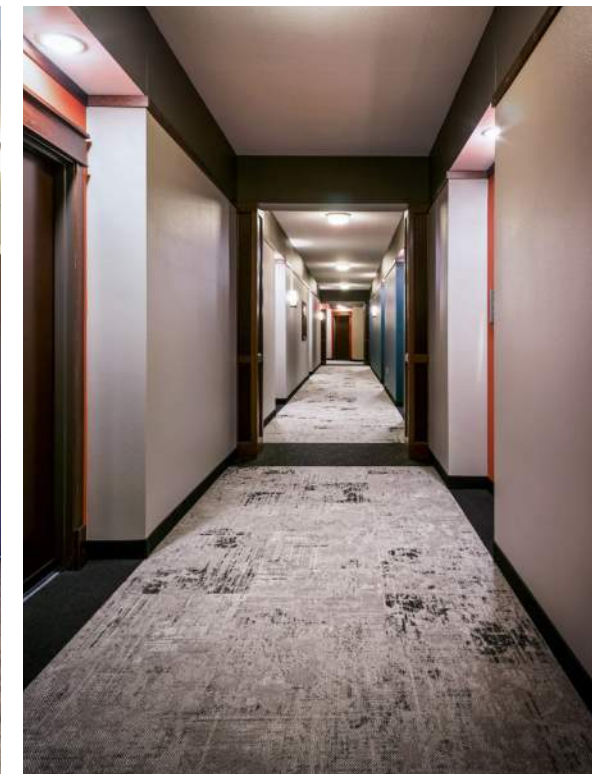
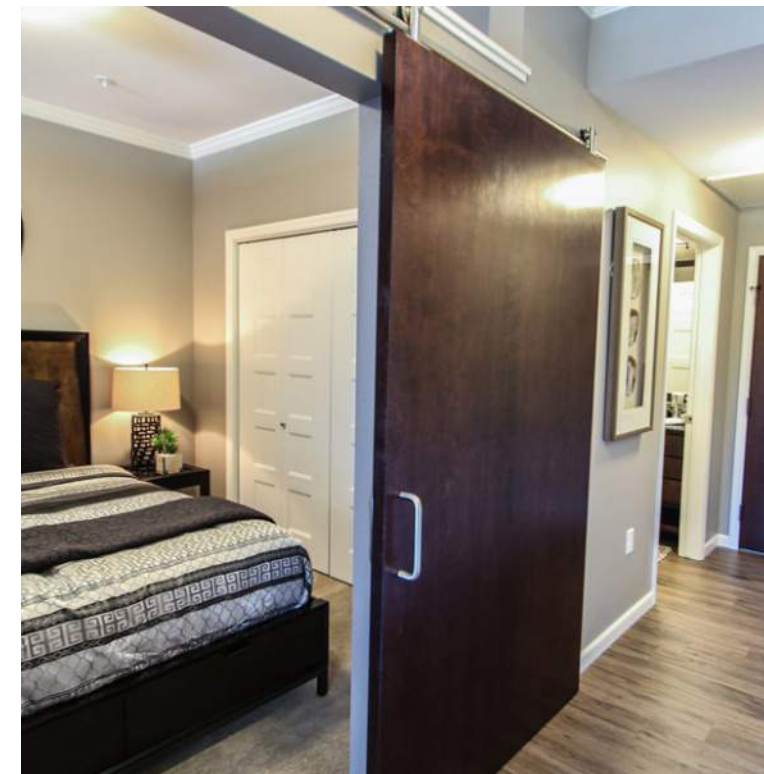
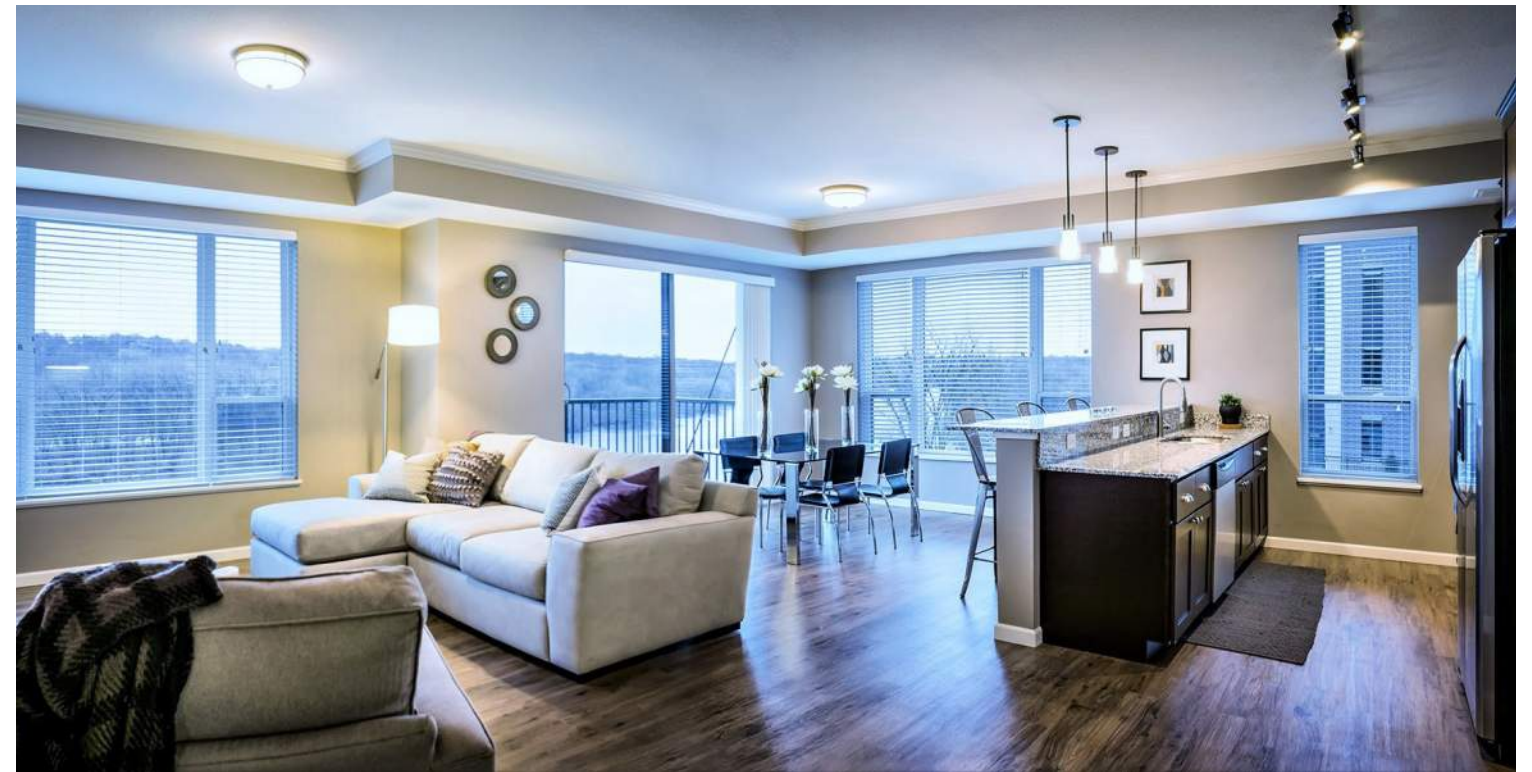
OUR OTHER ST. PAUL APARTMENT PROPERTIES:
CRAFTSMAN STYLE, ST. PAUL INFLUENCED



Gallery St. Paul (Downtown) - Under Construction



OUR ST. PAUL APARTMENT INTERIORS



ANDERSON ■ URLACHER P.A.

STRUCTURAL ENGINEERING

Hi Jim/Joe

Thoughts/observations from the building walk through.

Exterior:

In general do not know if the walls have frost footings or if the brick/stone just bears on the subgrade with or without frost cover

Wall openings have been infilled, looks like a patched up mess, hardly historic.

East wall significant brick issues

East wall issues with loose brick at base of wall, and the concrete curbs that have been poured.

East wall Stone foundation at the basement is in poor condition.

South wall loose brick at the base of wall.

West wall has a newer brick veneer with stone or clay tile backup, the backup is in poor condition.

North wall loose brick at the base of the wall at several locations.

North wall, several openings have been infilled over the years, poor workmanship.

Interior:

The concrete slab support over the basement is deteriorated, the floor should be removed and the basement infilled, pour a new slab on grade over it.

The roof joist and wood deck have been replaced, repaired, reinforced, however it still looks like there is potentially water damage to some of the members.

New exterior wall openings should correspond to existing openings that have been infilled, there is a limit as to how many openings can be placed in the exterior walls. I am sure if one tried to do some type of analysis on the west wall the conclusion would be that the wall is unsafe due to the size of the existing openings with little wall remaining between openings.

The existing roof is not attractive, with the gymnastics they did to slope the roof, you loose alot of height, and the steel columns supporting the steel beams look to have some stability problems since neither the column or bottom of beam is braced.

The roof has been infilled/reinforces, does not look historic to me.

The exterior walls will need to be furred out for the energy code so the existing brick would more than likely not be exposed if the building was renovated.

One could try to renovate the building, and probably spend what new construction costs, and at the end of the day still have a 100 year old building.

Thanks

Mel Urlacher
Anderson Urlacher P.A.

Mel Urlacher P.E. MW 23150

9/24/2020