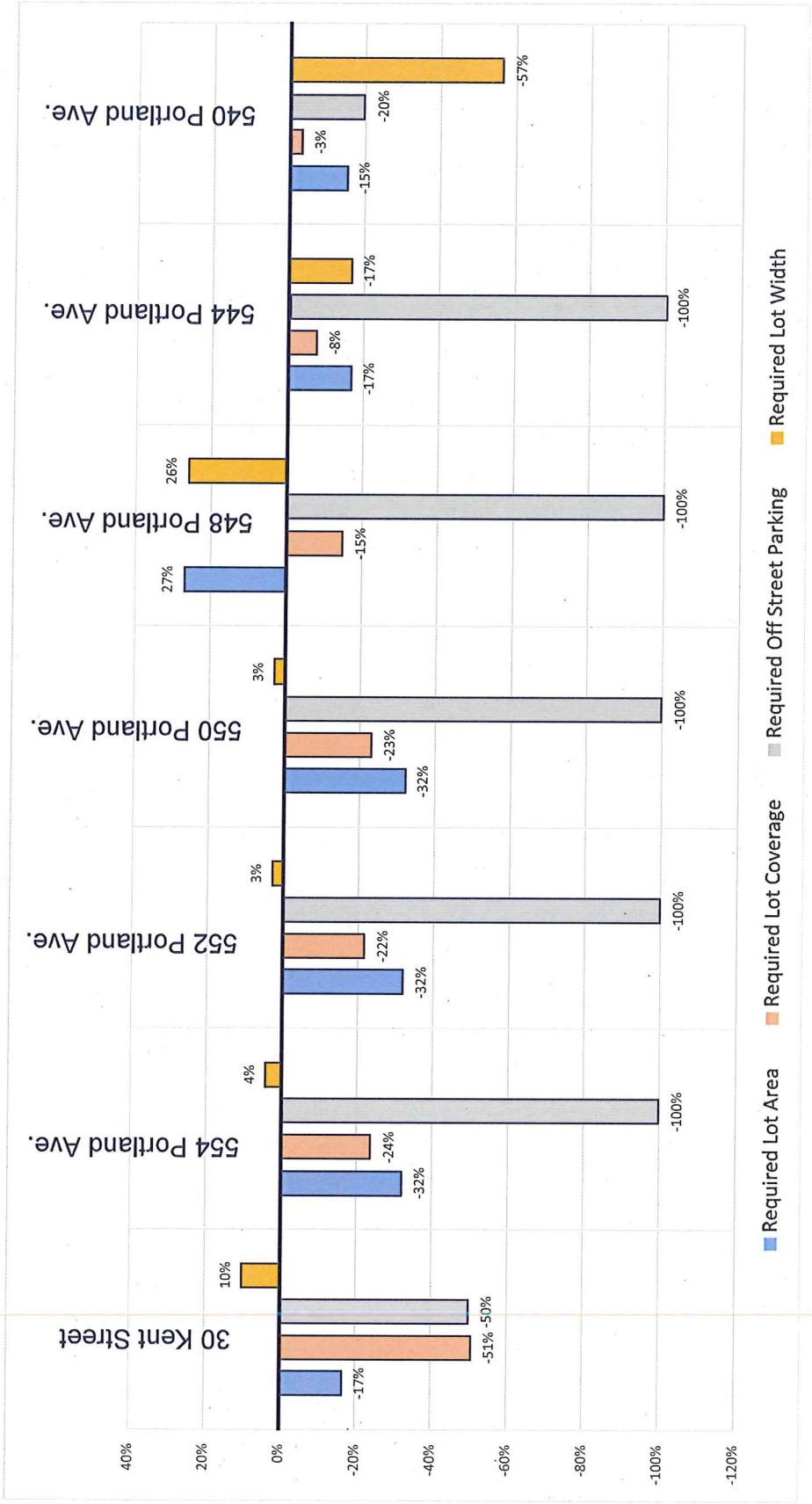


APPENDIX -
SUPPORTING DOCUMENTATION

540 Portland Ave. - Neighboring Properties Zoning Comparison (Raw data obtained from Ramsey County GIS web page)

	Req'd Lot Area (%)	Req'd Lot Coverage (%)	Req'd Off St. Parking (%)	Req'd Lot Width (%)
30 Kent Street	-414.04	-904.91	-1	1.98
554 Portland Ave.	-801.16	-405.41	-2	0.80
552 Portland Ave.	-801.16	-371.41	-2	0.53
550 Portland Ave.	-801.16	-394.41	-2	0.53
548 Portland Ave.	675.52	-475.57	-2	5.24
544 Portland Ave. (3 Condos)	-1135.00	-491.25	-4	-10.00
540 Portland Ave. (6 units)	-2507.00	-393.72	-2	-60.00

Note: Highlighted items in red indicate a variance is required.



Row data downloaded from the Ramsey County web page

	Units	edrm + Living R	Off Street	Room Units	Req'd Parking	Req'd Lot Area	Parking Bonus	Lot Width	Lot Depth	Parcel Area	Bldg Footprint	Coverage
30 Kent	1	5	1	6	2	2,500.00	300.00	21.98	85.33	1,785.96	1,530.00	86%
554 Portlar	1	4	0	5	2	2,500.00	-	20.80	85.42	1,698.84	1,000.00	59%
552 Portlar	1	5	0	6	2	2,500.00	-	20.53	85.42	1,698.84	966.00	57%
550 Portlar	1	5	0	6	2	2,500.00	-	20.53	85.42	1,698.84	989.00	58%
548 Portlar	1	5	0	6	2	2,500.00	-	25.24	127.25	3,175.52	1,587.00	50%
544 Portlar	3	3	0	4	4	7,500.00	-	50.00	127.30	6,365.00	2,719.00	43%
- Unit 1		2	0	3	1.5							
- Unit 2		2	0	3	1.5							
- Unit 3		2	0	3	1.5							
540 Portlar	6	8	8	10	10	15,000.00	900.00	46.08	288.30	11,593.00	4,451.27	38%

Required Lot Area/Required Lot Covered Off Street/Required Lot Width

30 Kent	-17%	-51%	-50%	10%
554 Portlar	-32%	-24%	-100%	4%
552 Portlar	-32%	-22%	-100%	3%
550 Portlar	-32%	-23%	-100%	3%
548 Portlar	27%	-15%	-100%	26%
544 Portlar	-17%	-8%	-100%	-17%
540 Portlar	-15%	-3%	-20%	-57%

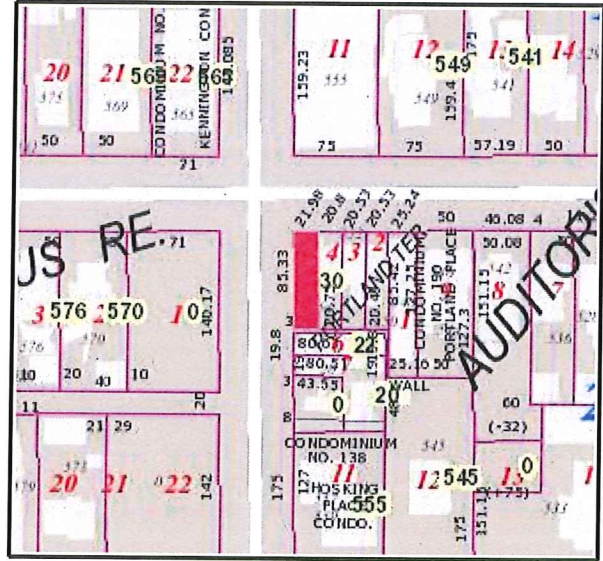
Note: Highlighted items indicated requires a variance.

Ramsey County Parcel Report

Report generated 9/28/2020 7:58:14 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230172

Owner(s): ANTHONY J HANDZLIK TRUSTEE,
C/O SUSAN S ENGELEITER

Site Address: 30 KENT ST, SAINT PAUL MN
55102-2249

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): ANTHONY J HANDZLIK TRUSTEE
C/O SUSAN S ENGELEITER

Homestead: N

Tax Address: 781 LINWOOD AVE, SAINT PAUL
MN 55105-3323

Use Type: TOWNHOME - OUTER UNIT

Dwelling Type: TOWNHOME - OUTER UNIT

Lot: 5 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 4054 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: Y

2020 Pay 2021 EMV Land: 46800

Garage Area: 240 **Sq. Ft.**

2020 Pay 2021 EMV Building: 528600

Heating Type:

2020 Pay 2021 EMV Total: 575400

Cooling Type:

Total Tax* in 2020: 11184

School District: 0625

Special Assessment in 2020: 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 8/15/2013 12:00:00 AM

Open Space: N

Last Sale Price: 540000

Agriculture Preserve: N

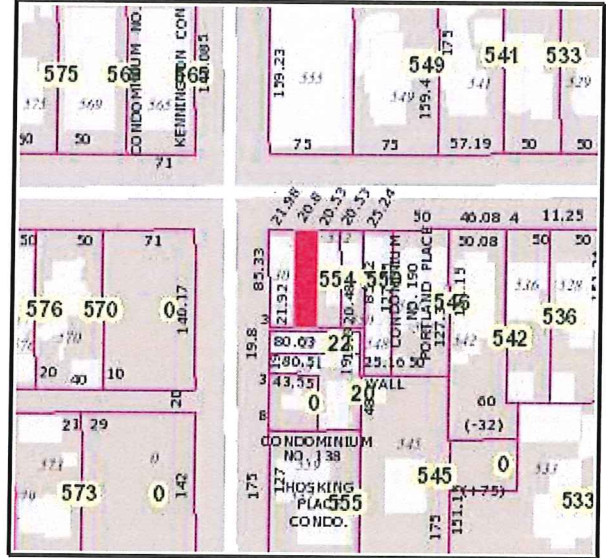
64

Ramsey County Parcel Report

Report generated 9/28/2020 10:41:49 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230171

Owner(s): DANIEL W LUPTON, CLAIRE M WAHMANHOLM

Site Address: 554 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): DANIEL W LUPTON
CLAIRE M WAHMANHOLM

Homestead: Y

Tax Address: 554 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Lot: 4 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 2289 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 459400

Heating Type:

2020 Pay 2021 EMV Total: 506200

Cooling Type:

Total Tax* in 2020 : 7838

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 7/9/2015 12:00:00 AM

Open Space: N

Last Sale Price: 389500

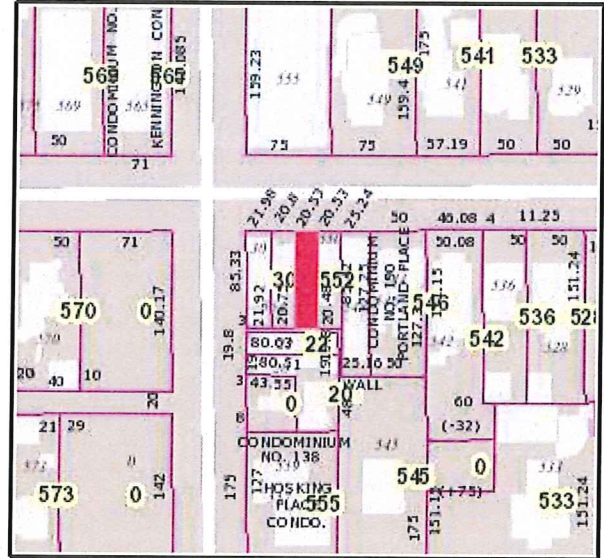
Agriculture Preserve: N

Ramsey County Parcel Report

Report generated 9/28/2020 10:49:31 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230170

Owner(s): NICHOLAS J MARCUCCI, ANN L SCHRODER

Site Address: 552 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): NICHOLAS J MARCUCCI
ANN L SCHRODER

Homestead: Y

Tax Address: 552 PORTLAND AVE, ST PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Lot: 3 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 2289 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 459600

Heating Type:

2020 Pay 2021 EMV Total: 506400

Cooling Type:

Total Tax* in 2020: 7840

School District: 0625

Special Assessment in 2020: 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/7/2004 12:00:00 AM

Open Space: N

Last Sale Price: 470000

Agriculture Preserve: N

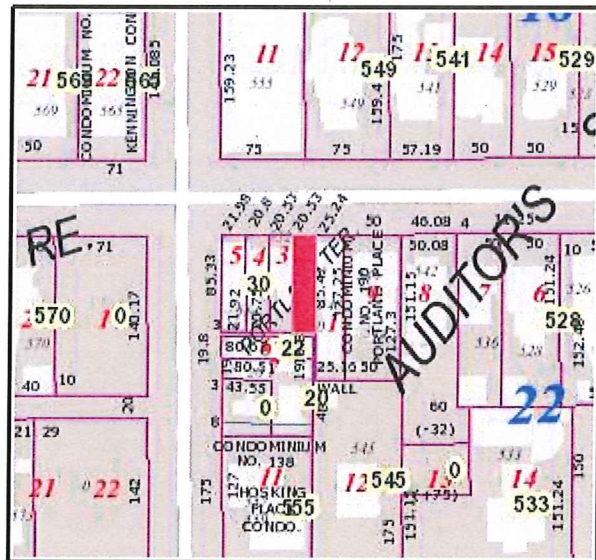
Co

Ramsey County Parcel Report

Report generated 9/28/2020 8:17:37 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230169

Owner(s): DANIEL CHOUINARD, JOHN M SULARZ

Site Address: 550 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): DANIEL CHOUINARD
JOHN M SULARZ

Homestead: Y

Tax Address: 550 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Lot: 2 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 2289 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 458000

Heating Type:

2020 Pay 2021 EMV Total: 504800

Cooling Type:

Total Tax* in 2020 : 7816

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/24/2013 12:00:00 AM

Open Space: N

Last Sale Price: 380000

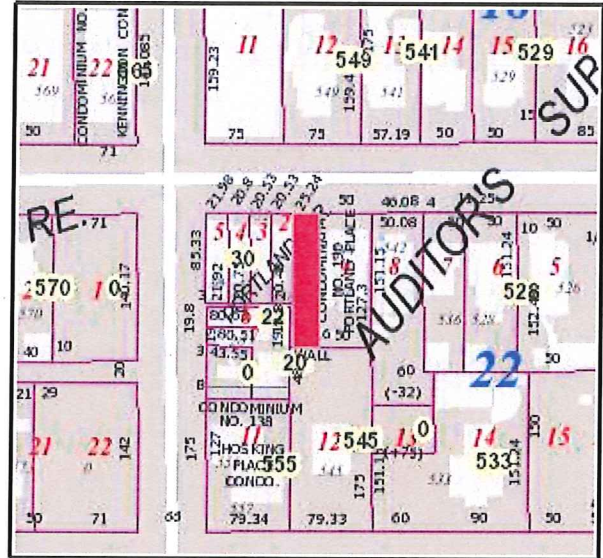
Agriculture Preserve: N

Ramsey County Parcel Report

Report generated 9/28/2020 7:51:13 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230168

Owner(s): WILLIAM G HARGENS TR, MARY S THOMPSON TR

Site Address: 548 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): WILLIAM G HARGENS TR
MARY S THOMPSON TR

Homestead: Y

Tax Address: 548 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME - OUTER UNIT

Dwelling Type: TOWNHOME - OUTER UNIT

Home Style: ROW

Lot: 1 **Block:**

Living Area: 3621 **Sq. Ft.**

Plat Name: PORTLAND TERRACE

Year Built: 1885

Area: 0.07 **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 524500

Heating Type:

2020 Pay 2021 EMV Total: 571300

Cooling Type:

Total Tax* in 2020: 9804

School District: 0625

Special Assessment in 2020: 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 7/1/1993 12:00:00 AM

Open Space: N

Last Sale Price: 170000

Agriculture Preserve: N

08

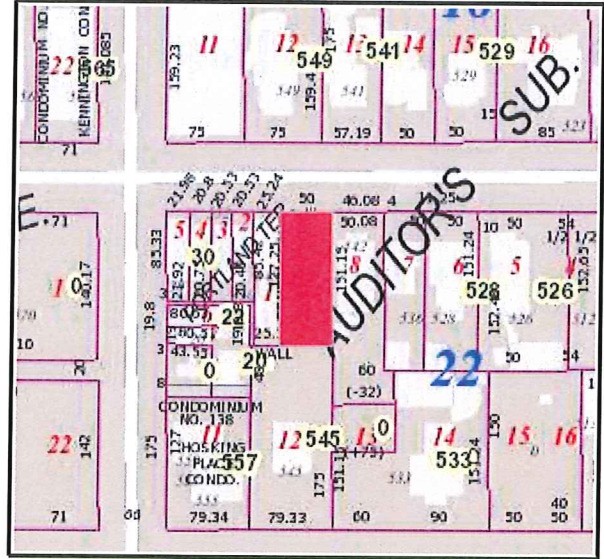
Ramsey County Parcel Report

Report generated 9/28/2020 7:55:18 PM



Parcel location within Ramsey County

Parcel ID: 012823230162
Owner(s): JUNE B NELSON TRUSTEE



Taxlot highlighted in red

Site Address: 544 PORTLAND AVE 1, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): JUNE B NELSON TRUSTEE

Homestead: Y

Use Type: CONDO

Tax Address: 544 PORTLAND AVE 1, ST PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 1 **Block:**

Living Area: 1070 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 198200

Heating Type:

2020 Pay 2021 EMV Total: 199200

Cooling Type:

Total Tax* in 2020 : 3078

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date:

Open Space: N

Last Sale Price:

Agriculture Preserve: N

Ramsey County Parcel Report

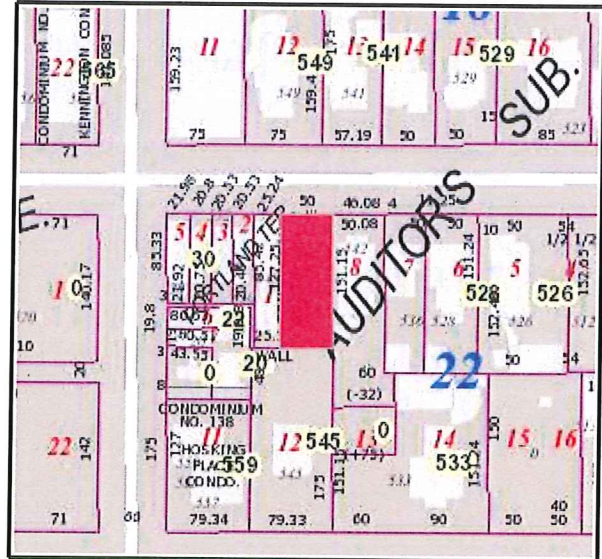
Report generated 9/28/2020 7:53:58 PM



Parcel location within Ramsey County

Parcel ID: 012823230163

Owner(s): LAURA KINDSETH



Taxlot highlighted in red

Site Address: 544 PORTLAND AVE 2, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): LAURA KINDSETH

Homestead: Y

Use Type: CONDO

Tax Address: 544 PORTLAND AVE UNIT 2, SAINT PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 2 **Block:**

Living Area: 958 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 173200

Heating Type:

2020 Pay 2021 EMV Total: 174200

Cooling Type:

Total Tax* in 2020: 2630

School District: 0625

Special Assessment in 2020: 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/19/2018 12:00:00 AM

Open Space: N

Last Sale Price: 182500

Agriculture Preserve: N

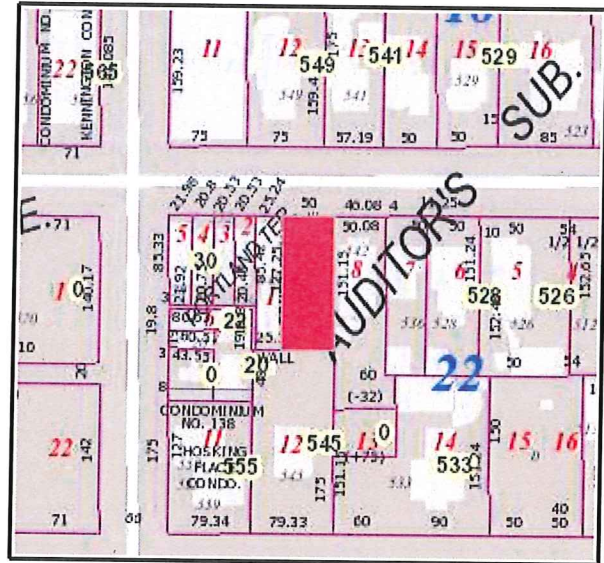
Ramsey County Parcel Report

Report generated 9/28/2020 8:00:34 PM



Parcel location within Ramsey County

Parcel ID: 012823230164
Owner(s): SIMON JETTE NANTEL



Taxlot highlighted in red

Site Address: 544 PORTLAND AVE 3, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): SIMON JETTE NANTEL

Homestead: N

Use Type: CONDO

Tax Address: 544 PORTLAND AVE UNIT 3, SAINT PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 3 **Block:**

Living Area: 1025 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 161200

Heating Type:

2020 Pay 2021 EMV Total: 162200

Cooling Type:

Total Tax* in 2020 : 2828

School District: 0625

Special Assessment in 2020: 135.9

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 10/26/2017 12:00:00 AM

Open Space: N

Last Sale Price: 150000

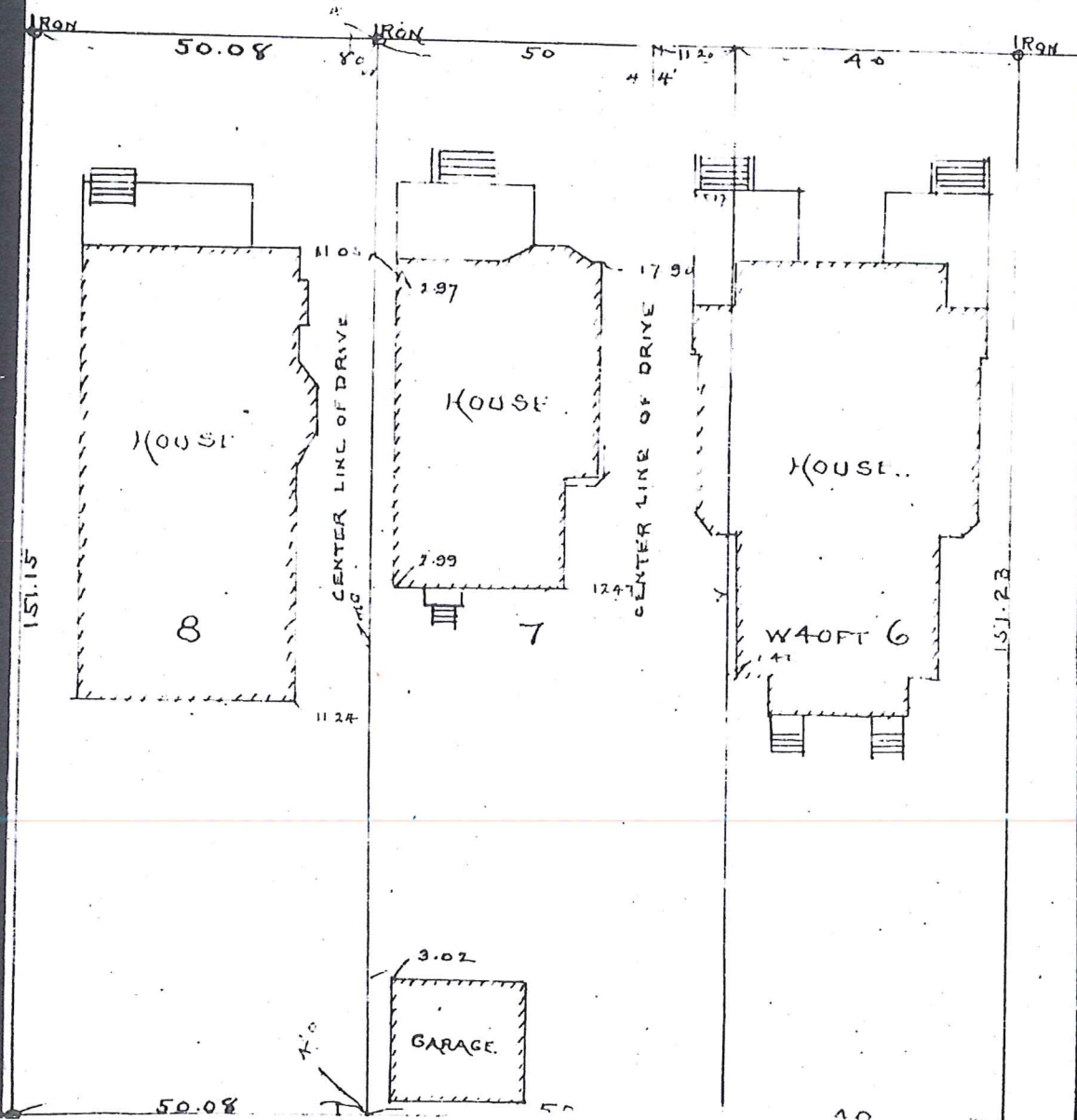
Agriculture Preserve: N

AUDITOR'S SUB NO 11
OF BLK 22

WOODLAND PARK

SURVEY OF
LOTS 7, 8 AND W 40 FT OF LOT 6
JULY-1920
JENS PEDERSEN
SURY.
SCALE 20 FT = 1 IN.

PORTLAND AVE.



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

FILE NAME: 540 Portland Avenue

APPLICANT: Carlos R. Perez

DATE OF PUBLIC HEARING: October 5, 2020

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Eggers

A. SITE DESCRIPTION:

The existing site is currently divided into two parcels (one of which is land locked), which will be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland Avenue. This existing structure is to remain.

The rear yard is currently used for off-street parking, with loose gravel ground surface and chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.

B. PROPOSED CHANGES:

The applicant proposes to construct a three-unit townhouse on the rear yard of the property in a Dutch Colonial style to relate to the house at 542 Portland. They propose to use smooth 4" LP smart siding, 7" shake board for the dormers, aluminum clad wood double-hung windows, and black asphalt shingles. Porch railings will be wood and the fence surrounding the property will be metal, painted black except for the fence that will screen the off-street parking which will be cedar. The garage doors facing Portland Avenue will be individual doors with glass lites at the top.

C. BACKGROUND:

This project was at the February 10, 2020 meeting for a pre-application review (it was reviewed as 542 Portland, but has since been assigned a new address). The HPC recommended the rear façade have a covered front porch to better relate to the architectural rhythm of Summit Avenue.

D. STAFF COMMENTS:

The uniqueness of the site of the structure requires it to relate to both the main structure on the parcel as well as relate to the continuity of Summit Avenue as it is set 100 feet from the frontage line of Summit Avenue. The design relates to the relative massing and characteristics of neighboring Summit Avenue properties while relating and appearing secondary to the Portland Avenue residence with which it shares a parcel.

E. GUIDELINE CITATIONS:

Sec. 74.65 Historic Hill Heritage Preservation District Guidelines for New Construction:

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	Yes	The design is compatible with the size, scale, massing, height, rhythm, setback, material, and building elements and character of surrounding structures and the area.

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) <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.)	Yes	The structure relates to the massing, volume, height, and scale of existing adjacent structures. It is still subordinate in height to the primary structure on the parcel as well as the neighboring structures on Summit Ave.
(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 contributes to the rhythm of Summit Avenue and its directional emphasis relates to that of the surrounding structures.
(d) <i>Material and Details:</i> (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.	Yes	The proposed materials and details are appropriate for the district.
(d) <i>Material and Details:</i> (2) The materials and details of new construction should relate to the materials and details of existing nearby buildings	Yes	The smooth lap siding and shake details as well as the aluminum clad wood windows relate to the district as well as the primary residence.
(d) <i>Material and Details:</i> (3) Preferred roof materials are cedar	Yes	The architectural asphalt shingles meet the guideline and the black

<p>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.</p>		<p>color relates to the Dutch Colonial style of the structure as well as relates to the main residence at 542 Portland Ave.</p>
<p>(d) <i>Material and Details:</i></p> <p>(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.</p>	<p>Yes</p>	<p>The white siding, black roof, white trim and black windows are in keeping with the Dutch Colonial style.</p>
<p>(e) Building Elements (1) <i>Roofs:</i></p> <p>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.</p> <p>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.</p> <p>c. Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>	<p>Yes</p>	<p>The roof design relates to the roof shape and pitch of the existing primary structure.</p> <p>No skylights are proposed.</p>

<p>(e) (2) <i>Windows and doors:</i></p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Yes</p>	<p>The size, rhythm, and detailing as well as the overall material and configuration of the proposed aluminum clad wood windows meets the guideline.</p>
<p>(e) (3) <i>Porches and decks:</i></p> <p>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</p>	<p>Yes</p>	<p>The porch relates to the primary facades of neighboring residences on Summit Avenue as well as the front porch on the primary structure.</p>

<p>a porch is not built, the transition from private to public space should be articulated with some other suitable design element.</p> <p>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.</p> <p>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.</p>		
<p>(f) <i>Site:</i></p> <p>(1) <i>Setback.</i> 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.</p>	<p>Yes</p>	<p>Given the uniqueness of the parcel, the proposed structure is sited so that it can relate to primary structures on Summit Avenue while still reading as a secondary structure from Portland Avenue.</p>
<p>(f) (3) <i>Garages and parking:</i></p> <p>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.</p> <p>b. Parking spaces should not be located in front yards. Residential</p>	<p>Yes</p>	<p>The proposed parking will have individual garage doors which will be minimally visible from Portland Avenue.</p>

<p>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.</p>		
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F. STAFF RECOMMENDATIONS:

Based on the draft resolution, staff recommends approval of the application.

G. SUGGESTED MOTION:

I move to approve the application for construction of a three-unit structure at 540 Portland Avenue as per the findings of fact and conditions in the draft resolution, presented testimony, submitted documentation and information provided in the staff report.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS 540 Portland Avenue

DATE: October 5, 2020

Memorializing the Saint Paul Heritage Preservation Commission's October 5, 2020 decision approving the construction of a three-unit residential structure at 540 Portland 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 three-unit residential structure at 540 Portland 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 three-unit residential structure at 540 Portland 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 HPC 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.
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.