# CITY OF SAINT PAUL
# HERITAGE PRESERVATION COMMISSION STAFF REPORT

**FILE NAME:** 525 Holly Avenue
**APPLICANT:** Eric Johnson; Christopher Strom Architects
**DATE OF PRE-APPLICATION:** March 7, 2022
**HPC DISTRICT:** Hill Preservation District
**PERIOD OF SIGNIFICANCE:** 1858-1930
**CATEGORY:** Construct accessory structure **WARD:** 1 **DISTRICT COUNCIL:** 8
**STAFF:** George Gause

## A. SITE DESCRIPTION:

A one-story accessory structure currently occupies the area adjacent to the alley. The HPC approved demolition of this structure at their January 24, 2022, public hearing.

## B. PROPOSED PROJECT:

Construction of a new, rear yard, accessory dwelling unit (ADU).

| | | | |
|---|---|---|---|
| Height | 25'8" | Siding Material | Cedar Shingle |
| Width | 28'10" | Window Material | Metal Clad |
| Sq. Ft. | 672 | Roofing Material | Asphalt Shingle |

A 1½ stories, 2-car garage with 2nd story living space accessory dwelling unit (ADU) is proposed for the northwest corner (rear) of the property. It is away from the city park to the east and to be less visible from the street to the south. The footprint is approximately 24' x 29'. There is a small workout space on the ground level facing the house. The workout space has a roof deck above it that is accessible from the 2nd floor living space.

The exterior is designed to complement the existing Clarence Johnston house referencing similar materials, details, and colors. The ADU form is a simple gable with the ridge running perpendicular to the house to minimize its scale and shadow on the alley. The ADU roof pitch and gable orientation will match the houses dominate east facing gable. The roof will be asphalt shingles that match the house. The wall cladding is predominantly cedar shingles that will match the house's east gable end wall shingles. The ADU's rake trim will also match the house's east facing gable end rake trim. The windows are wood with exterior metal cladding for durability.

## C. STAFF COMMENTS:

Rear of the lot is not visible from the public ROW. The new proposed structure will be disconnected from the main house. The height and scale of the proposed structure is compatible with accessory structures found along the alley. Materials will be visually compatible as well. The structure is designed to be a 'product of its own time.'

As designed the bulk of the ADU will be facing inward toward the parcel. The view from the alley will be of a typical garage. The addition of density in Saint Paul via construction of ADU structures is encouraged by the Saint Paul Comprehensive Plan.

## D. PRESERVATION PROGRAM CITATIONS:

***Hill Heritage Preservation District Legislative Code***

| PRESERVATION PROGRAM CITATIONS | COMMENTS: |
|---|---|
| *§74.64(a) General Principles: The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design.* | The design is distinguishable as new, modern design, while relating to other accessory structures in the area. |

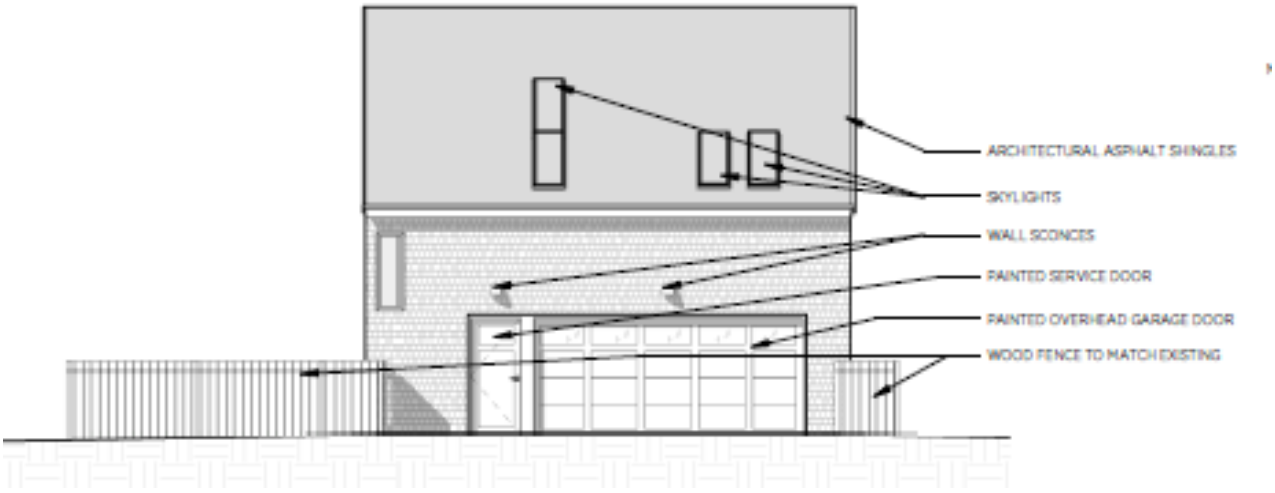
| | |
|---|---|
| *§74.64(a) General Principles: New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area* | The ADU is compatible with other surrounding structures. The design is reminiscent of what was on the site previously. |
| *§74.65(f) Site (3) Garages and parking: a. If an alley is adjacent to the dwelling, any new garage should be located off the alley.* | Alley will be used for access. |
| *§74.65(f) Site (3) Garages and parking: a. 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.* | ADU doors will not face the street. |

## E. STAFF RECOMMENDATIONS

Based on the draft resolution findings and 12 conditions, staff recommends approval of construction of a 1½-story, two-car accessory dwelling unit (ADU) at the rear of the main structure which will access the alley.

## F. SUGGESTED MOTION:

I move to adopt the draft resolution which approves construction of a 1½-story, two-car accessory dwelling unit (ADU) at the rear of the main structure which will access the alley at 525 Holly Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

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**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 Eric M Johnson Email eric@christopherstrom.com

*(Staff will communicate via email unless otherwise noted)*

Address 3308 Gorham Avenue

City Saint Louis Park State MN Zip 55426 Daytime Phone (651) 295-9515

Name of Owner (if different) Zindzi McCormick & Tim Drinian

**PROPERTY INFO**

Address/Location 525 Holly Avenue, St.Paul, MN 55102

Property type:

- ☒ Single Family Residential Home or Duplex
- ❑ Commercial, Multi-Unit or Mixed Use
- ❑ Industrial
- ❑ Civic (School, Church, Institution)
- ☒ Other Detached Garage

**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.

See attached sheets.

☐ 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** 02.08.2022

Rev 7/12/19

- continued -

**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.

CHRISTOPHER **STROM**
**ARCHITECTS**

## MCCORMICK-DRINAN ADU – 525 HOLLY AVENUE 2.8.2022

### Scope of Work

Build a detached Accessory Dwelling Unit (ADU). There is no work on the existing house.

### Proposed ADU Overview

The proposed ADU is 1 ½ stories with a 2-car garage and living space above it. It will be in the northwest corner of the property, so it is away from the city park to the east and to be less visible from the street to the south. The footprint is approximately 24' x 29'. There is also small workout space on the ground level facing the house. The workout space has a roof deck above it that is accessible from the 2nd floor living space.

The exterior is designed to complement the existing Clarence Johnston house referencing similar materials, details, and colors. The ADU form is a simple gable with the ridge running perpendicular to the house to minimize its scale and shadow on the alley. The ADU roof pitch and gable orientation will match the house's dominate east facing gable. The roof will be asphalt shingles that match the house. The wall cladding is predominantly cedar shingles that will match the house's east gable end wall shingles. The ADU's rake trim will also match the house's east facing gable end rake trim. The windows are wood with exterior metal cladding for durability.

3308 Gorham Avenue St. Louis Park MN 55426 | eric@christopherstrom.com | 651.295.9515 | christopherstrom.com

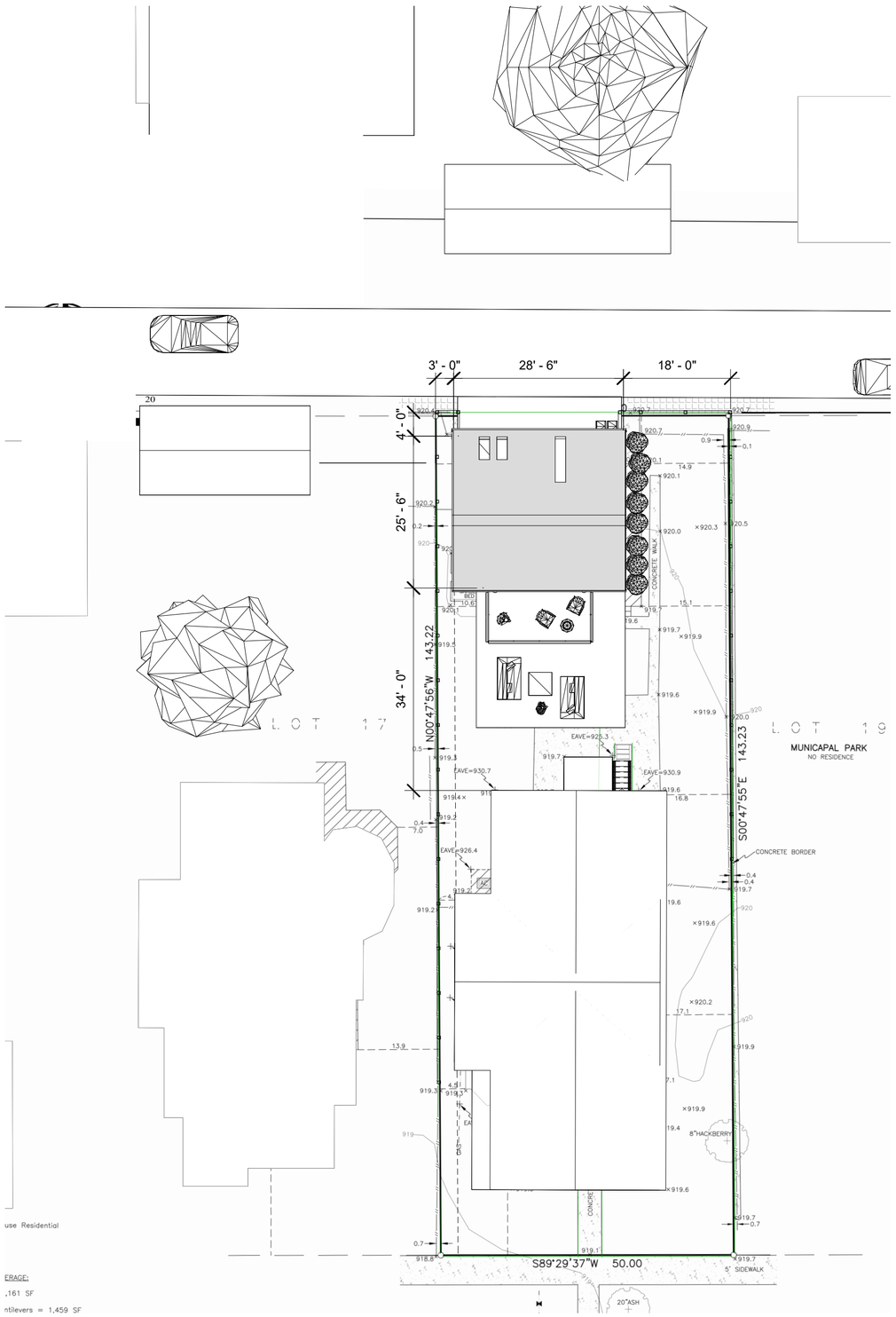
*Figure 1. Existing House from Holly Avenue.*

*Figure 2 & 1. Existing predominate east facing gable end's shingle and rake trim details.*

*Figure 4. V.M.Watkins house, circa 1885. Minnesota Historical Society.*

Proposed Alley View (Google)

# McCormick Drinan - 525 Holly Avenue




1 SITE PLAN
1/16" = 1'-0"

# McCormick-Drinan

PRPOSED SITE PLAN
1/16" = 1'-0"
02/07/2022

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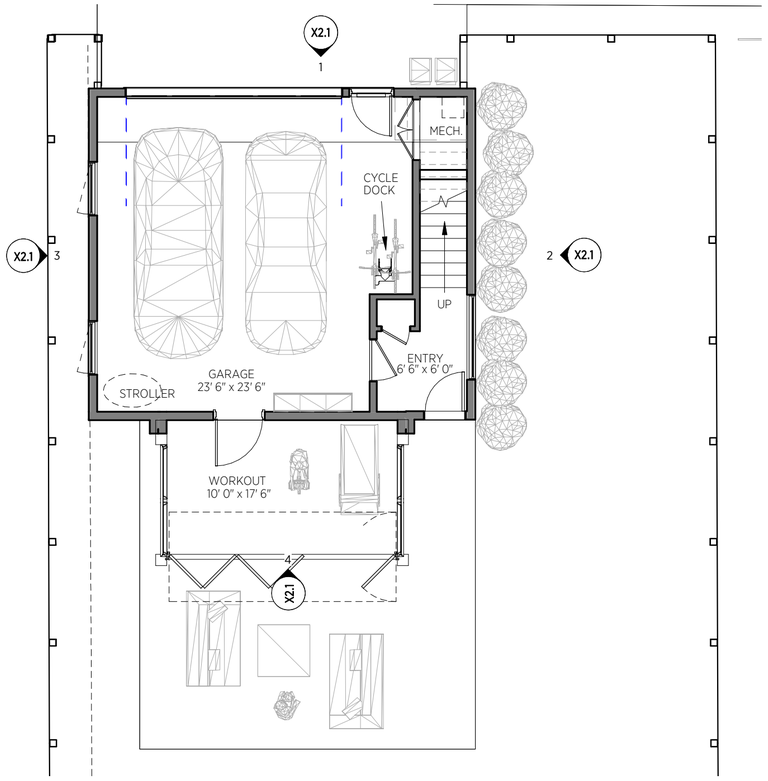
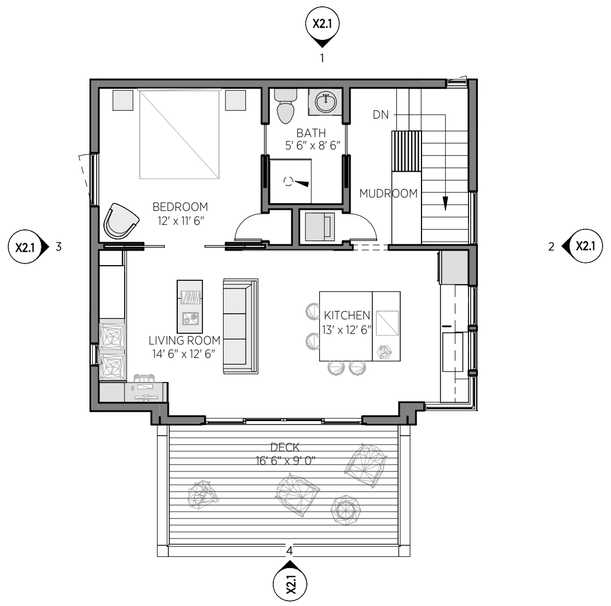



2 GARAGE LEVEL PLAN
1/8" = 1'-0"




3 LIVING LEVEL PLAN
1/8" = 1'-0"

# McCormick-Drinan

PRESENTATION PLAN
1/8" = 1'-0"
02/07/2022

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1 North Elevation
1/8" = 1'-0"

2 East Elevation
1/8" = 1'-0"

MATCH RAKE TRIM DETAIL FROM EXISTING HOUSE

3 West Elevation
1/8" = 1'-0"

4 South Elevation
1/8" = 1'-0"

# McCormick-Drinan

PRESENTATION ELEVATIONS
1/8" = 1'-0"
02/07/2022

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**ARCHITECTS**

## MCCORMICK DRINAN ADU – RESPONSE 3.4.2022

This letter is in response to the concerns submitted to the HPC by Sharon and George Pfeifer of 529 Holly Avenue. There are three points raised that need to be addressed.

1. Neighbor Impact
    - i) The proposed ADU does not require a variance. It is within all Saint Paul setback, height, and area limitations. It was consciously designed not to be as large or as high as allowed by the zoning code because it was important to fit into the scale of the neighborhood.
        - (a) Rear yard/alley setback allowed = 1' (63.501.g)
            - (i) Proposed = 4' (further than 529's garage)
        - (b) Sideyard setback allowed = 3' (63.501.c)
            - (i) Proposed = 3' (same as 529's garage)
        - (c) Max height allowed = 25' (63.501.e)
            - (i) Proposed = 21'-4"
    - ii) It does not uniquely impact 529 Holly. There are no guaranteed sun rights in St. Paul. The Pfeifers have the same right to build per the zoning code and have built a garage 3' off their side yard lot line and 1' off the alley.
    - iii) Snow storage. 525 Holly is not required to store snow for the neighbors and/or public alley. It is a relatively new phenomenon to pile snow here because until recently there was a large tree.
    - iv) Move ADU adjacent to Tot Lot. This would adversely affect the historical neighborhood if the ADU were placed in the NE corner because it would be highly visible from the street and park.
2. Rain runoff
    - i) Gutters. The rainwater will be managed, controlled, and directed with gutters and downspouts. It will not significantly increase the amount of rainwater in the alley.
    - ii) Roof ridge. The orientation of the roof was specifically turned to reduce the visual impact from the alley, allow more sunlight into the alley and for solar panels.
3. Impervious Footprint.
    - i) 525 Holly including the proposed ADU is well under the allowable.
        - (a) Floor Area allowed = 1,000 square feet or 35% of rear yard (63.501f)
        - (b) Proposed = 800 square feet
    - ii) The rainwater will be managed on site as much as possible by downspouts and rain barrels.

In conclusion, the proposed ADU is specifically designed to be contextual with its historical neighborhood while being a product of its own time. It is larger than the existing garage by 4'6" but it is deliberately smaller than allowed to be a better neighbor.

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