



Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102
 Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 300 Maple Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Robert Roxoe
 Company: Design for Preservation
 Street and number: 1401 E. River Parkway
 City: Mpls. State: MN Zip Code: 55414
 Phone number: (612) 317-0989 e-mail: bobroxoe@me.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: Richard Huss (Dick)
 Street and number: 300 Maple St.
 City: St. Paul State: MN Zip Code: 55106
 Phone number: (651) 772-3108 e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: Robert Roscoe

Company: Design for Preservation

Street and number: 1401 East River Pkwy

City: Mpls State: MN Zip Code: 55414

Phone number: (612) 317-0989 e-mail: bob@roscoe@me.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

- 1. Rebuild all parapets
- 2. Replace (5) windows per plan/dwgs. w/new.
- 3. Replace (1) door w/new
- 4. Brick repair at Maple corner & misc. tuck pointing at 1% of all brick.

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.
****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES

Will any federal money be used in this project?
Are you applying for the Investment Tax Credits?

YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: Robt Rou Date: 9-20-2010

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 9-20-10 FILE NO. 10-044

District: DB /Individual Site: _____

Contributing Non-contributing/Pivotal/Supportive/:

Type of work: Minor/Moderate/Major

____ Requires staff review

Supporting data: YES NO
Complete application: YES NO

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____

____ Requires Commission review

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

Robert Roscoe / Design for Preservation

1401 East River Parkway, Minneapolis, Minnesota 55414 612.317.0989 broscoc@earthlink.net

September 20, 2010

Exterior Improvements

Richard Huss Studio and Residence
300 Maple
Saint Paul, MN

Scope of Work / Outline Specifications

Historic Saint Paul (HSP) and its preservation consultant, Design for Preservation, has prepared this Scope of Work /Outline Specifications to specify exterior work items for Richard Huss Studio and Residence. This document intends to provide invited contractors (minimum of 5) with information to provide the owner with a budget estimate to be used to determine remodeling to be performed and an estimate of costs. The owner will select a contractor after receiving budget estimate and interviewing contractors. After contractor selection, the owner, preservation consultant and contractor shall refine scope of work and related plans to devise a final contract amount.

The rehabilitation work is limited to second floor window and door installation and rebuilding of the entire masonry parapet. Refer to drawings for specific references.

Historic Saint Paul may be providing partial funding for this project and part of the requirements will be to follow the technical references as noted below. The preservation consultant, identified by the name at the above letterhead, must approve any revisions to this scope of work.

The Saint Paul Heritage Preservation Commission will require building permit approval.

Architectural Evaluation:

The building at 300 Maple Street is two story brick commercial/residential structure, with mild Italianate features in the parapet, estimated to have been built in the late 19th or early 20th century. The architectural features which give it sense of architectural design dwell mostly in the brick corbelled parapet at the upper part the masonry wall and the regularized sense of proportion of window and door openings.

Although the exterior had experienced considerable changes throughout its history, the result has been accommodation and evolution of its architectural character. These changes respect its original design, and contribute to an architecture of successful change.

Estimate Submission

- A. Contractor shall provide estimate on his or her stationery as lump sum estimate. Some items may be designated to be allowance items, which should be included within the estimate.
- B. Historic Saint Paul will be providing federal funding for this project and the requirements are as follows: 1) follow all Federal Labor Standards 2) comply with the City of Saint Paul's Vendor Outreach requirements 3) the technical references as noted in this specification and 4) any additional requirements noted at the Pre-Construction Meeting. The preservation consultant, identified by the name at the above letterhead must approve any revisions to this scope of work.
- C. Invited contractors bidding on the project are asked to visit job site at their convenience, then meet with Historic Saint Paul for a scheduled meeting to discuss the project: see Instructions for Bidders.
- D. Alternates: none
- E. Allowances: none

Division 1: General Conditions

- A. The owner will solicit at least 5 proposals from Certified contractors (see govcontracts.org). Selection for work shall be based on owner's preferences. Estimates shall be based on a fixed contract amount, with allowances permitted as listed in this Scope of Work. Time and Materials (T&M) may be considered for parts of the total work, but T&M submission for the entire work shall not be permitted. Historic Saint Paul shall review all contractor submitted proposals. Owner and contractor shall agree to and sign a contract form as supplied by the contractor
- B. Work will be reviewed by Historic Saint Paul on regular intervals, and owner will be contacted to review work progress and to answer questions that may arise.
- C. The drawings and outline specifications shall be adhered to in every respect. If the owner decides changes to the work are required, Historic Saint Paul's Preservation Consultant shall be contacted to review changes and will prepare a Field Instruction Document if there is no change in contract amount. If revisions are chosen by the owner or if unforeseen conditions require changes in the contract amount, the contractor shall prepare a change order, which shall be reviewed and agreed to by the owner and Historic Saint Paul before such work commences.
- D. The extent of the remodeling work is of limited scope, and is herein described on plans and in this outline specification.
- E. General contractor will be responsible for complete construction, materials and labor, of all aspects of the job as described in the plans and outline specifications, except those items listed, if any, for labor and/or materials performed or supplied by owner.
- F. All work shall be performed in accordance with the plans and outline specifications. After contract is signed by owner and general contractor, any

change shall be mutually agreed to by both parties, including revision in contract amount, and approved by Historic Saint Paul before work commences.

- G. Contractor shall show proof of insurance adequate to cover all aspects of the project.
- H Bond: Contractor supplying a performance bond may be a requirement, to be determined; HSP will notify contractors before bids are due.
- I. Contractor shall obtain and pay for building permit, and shall coordinate site visits by city of Saint Paul Building Inspections.
- J. The schedule of construction shall be mutually determined by the owner and contractor, including date (week) of final substantial completion. The project shall not be considered complete until all items in the plans and outline specifications are satisfactorily completed as reviewed by Historic Saint Paul and final inspection by the City of Saint Paul is approved and signed.

Division 2: Sitework and removals

- A. No sitework outside the building is part of the work
- B. Remove sections of existing window units while as noted on plans Provide security covering to openings until new windows are installed.
- C. Remove masonry parapet in its entirety at all walls.

Division 3: Concrete: not applicable

Division 4: Masonry:

Scope of Work: All masonry units, brick, concrete block, clay cap tile, galvanized metal ties, connecting devices, tec. as shown on plans and as required for a complete project. Job Conditions: no masonry shall be placed when the temperature is below 32 degrees F. unless the work is enclosed and maintained above freezing temperature for at least 24 hours after masonry units are placed. Antifreeze additives shall not be used.

A. Masonry: General Notes:

- 1. All masonry work shall be performed by qualified masons.
- 2. All masonry units shall be modular unless otherwise noted.
- 3. Where new masonry abuts existing masonry, new units shall match existing, as close as possible with available local brick supply, in color, texture, and joint configuration; new masonry shall be laid in bonded courses consistent with existing walls: new and existing masonry shall be "tooth" bonded if warranted by project conditions
- 4. Coordinate masonry work with other sub-contractors to provide any necessary sleeves, anchors, etc.
- 5. New parapet construction shall rebuild as required to same height as now existing.

B. Materials:

- 1. For East 3rd Street and Maple Street elevations at parapet: new brick units per supplied sample; northwest (courtyard) brick shall be as selected by mason for repainting (as to match existing common brick which has been painted); corner area of repair to reuse brick as salvaged from south (3rd Street) parapet removal.
- 2. New brick closely matching existing and as selected by owner, and approved by HPC and HSP. (note: it is nearly impossible to obtain an exact color, size and face texture match)

3. Note: existing /new brick dimensions:
 - A. Existing: Third Street, (Maple Street): 8 3/8" x 2 5/8"
 - B. Proposed: Third Street, (Maple Street) parapet: 7 5/8" x 2 5/16"
 - C. Existing: Northwest (courtyard): 7 5/8" x 2 5/16"
 - D. Proposed: Northwest (courtyard): 7 5/8" x 2 5/16"
4. Brick to be used for repointing and repair at East 3rd Street and Maple Street elevations: reused brick from parapet removal above.
5. Parapet Cap Stone: sandstone or manufactured concrete units as provided by masonry contractor as selected by owner, and approved by HPC and HSP, sized as required to cover top of parapet brick wythes in back of face brick; provide drip edge at inside face of parapet.
6. Concrete block: as required for parapet backup requirements.
7. For East 3rd Street and Maple Street elevations: Re-used clay cap tile suitable for re-use.
8. Galvanized corrugated masonry ties, vertical anchor clips for clay cap tile, other connecting devices as required for structurally integral construction

C. Mortar

Materials:

1. Mortar shall conform to ASTM C270
2. Exterior and loadbearing: Type N mortar; 1 part mortar to 3 parts clean granular sand, with water added as appropriate to achieve stiffness several times during mixing.
4. Mortar shall match existing in color and texture, custom tinted as required to match the prevalent existing color as determined by masons. Mortar color should not assume brick cleaning as part of this project.
5. Mortar strength shall not exceed strength of existing mortar.

Methods:

1. All joints shall be struck to match texture of existing joints (typically dragged type) whose profile represents the general profile of the elevation face where the work is being performed.
2. Mortar joints shall be straight from one end of wall to the other; masonry units shall be laid to provide consistent and smooth masonry wall surface.
3. Build new masonry parapet starting above sound existing masonry: see plan details.
4. New or replacement brick units shall be selected to complement existing masonry but need not achieve exact match
5. Anchoring systems: Establish layout for clay tile anchors to provide solid connection for each tile securely to top of masonry; grout cap tile to solid masonry as required. Install Galvanized corrugated masonry ties connected to backup masonry at 4'-0" + - o.c. horizontal, 1'-4" o.c. vertical.

D. Repointing

1. Repoint masonry interior joints exposed to view for finished wall surfaces; repoint exterior walls where joints show worn or missing mortar.
2. Scrape or cut out loose mortar as required to minimum 1" joint depth
3. Apply new mortar to repairable joints as required, shoving mortar in joint cavity to be tight and solid in both horizontal and vertical joints.

4. Strike joint surface as required to match existing adjacent mortar in color, texture, profile and mortar strength. Do not tool finish joints if dragged joints represent typical joints in masonry surfaces under treatment.
 5. Angled corner at Third Street and Maple facades: repoint deteriorated joints as required; replace unusable brick with reused brick from parapet removal above
 6. Perform repointing as required, to be estimated at 1% of total brick wall areas.
- E. Cleanup
1. Excess mortar shall be brushed away with soft bristle brushes when mortar sets up. After 3 days of mortar drying, new masonry work shall be washed with water and mild detergent, horizontally directed with medium pressure.

Division 6 Carpentry

1. Revise existing window opening rough openings as required for complete installation of new window units.
2. Install new window and door casing per Division 8 reference
3. Interior wood casing and related remedial work to be determined by owner and window installation contractor

Division 8: Doors and Windows

1. Install new window units per elevation references.
2. Window units shall be Marvin, ultimate clad, ebony color, insulating glass, casement type, with 5/4 x 1 1/2"± wood flat faced casing at jambs and head, sized to fit existing masonry openings
3. See window schedule for additional window information
4. New window and door units shall be installed in same recessed dimension as existing units, install wood casing as required for head and jamb conditions.
5. Install new door at Northeast elevation second floor to replace existing: Marvin clad type, CN 2868, ebony, with swinging screen unit.

Divisions 9 Painting

1. Apply paint as required to new parapet work only at Northwest (courtyard); paint color shall match existing painted brick elsewhere on this elevation.
2. New wood casing (as required): apply one coat paint primer and at least one finish coat with color selected to match existing.

10, 11, 12, 13, 14 ,15, 16: not applicable

300 Maple – Huss Glass Studio and Residence

Although the exterior has experienced considerable changes throughout its history, the result has been accommodation and evolution of its architectural character. These changes respect its original design, and contribute to the architecture of successful change.

Interior and exterior building character evolved as a result of an adaptive reuse project in the mid-1980's that converted the building to an artist glassblowing studio, gallery & living space. As part of that renovation, the window and door openings were changed, with consistency throughout the building with the exception of the windows currently needing replacement. After 25 years, Mr. Huss clearly has a vested interest in his property and the surrounding neighborhood.

In 1985, Mr. Huss replaced all 22 windows. Seventeen of the windows were replaced with custom fixed units, manufactured and installed by Harmon Glass. Five windows were replaced with Marvin casement windows, for ventilation and egress considerations (see existing photos). Since that time, the Marvin windows have failed (which turned into a class action legal suit, of which Mr. Huss was not aware).

Mr. Huss is proposing to replace the deteriorated windows with 5 new single unit casements in the proposed locations (see proposed). The two bedroom windows (W1 & W2) face East 3rd Street, and the remaining 3 are on side/rear elevations.

The proposed replacement windows meet the following relevant Dayton's Bluff Historic District Guidelines:

1. They do not involve the removal or alteration of distinctive architectural features.
2. They retain the existing window opening.
3. They maintain the vertical orientation of the original windows.
4. The proportion, size and rhythm are compatible with nearby buildings.
5. The rhythm of solids & voids are compatible with existing nearby buildings.

Although the window details are different from those of nearby buildings, the proposed replacement windows do provide consistency in design for the windows on the overall building. It is believed that maintaining a consistent façade will acknowledge the buildings change of use over time while preserving the unique building features for future generations.



Address **3rd St E & N Maple St**
St Paul, MN 55106

Elevation View





















