

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

FILE NAME: 500 Cedar Street, Central Presbyterian Church
DATE OF APPLICATION: August 4, 2015
APPLICANT: Fluryanne Leach, Central Presbyterian Church
OWNER: John Lee, President of the Corporation of Central Presbyterian Church
DATE OF HEARING: August 27, 2015
HPC SITE/DISTRICT: Individual Site—Central Presbyterian Church
CATEGORY: Pivotal
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: August 21, 2015 UPDATED: August 28, 2015

A. SITE DESCRIPTION:

Central Presbyterian Church was constructed in 1889 in an asymmetrical, Richardsonian Romanesque style by prominent Minneapolis architect Warren H. Hayes, a specialist in church design who is credited with developing the ‘diagonal’ form of auditorium employed in the Central Presbyterian Church. It is one of Saint Paul’s earliest Presbyterian congregations (established in 1852) and the only church in the city known to have been designed by Hayes. The primary facades of the Church are constructed of rock-faced coursed ashlar Superior brownstone laid in rows of alternating thickness while the secondary elevations are red pressed brick laid in a stretcher bond with stone sills and watertable. The front façade is dominated by a square bell tower topped by an octagonal spire as well as a massive gable ninety feet over the double-arched main entrances. In 1949 a windstorm severely damaged the wood frame spire which was replaced in 1952 by a steel frame replica constructed under the direction of George M. Riedesel, an Ellerbe and Company architect. The exterior of the church was sandblasted and protective, colorless plastic panels were fitted over the half-rose windows in 1956-57. In 1962 the Hanover Building, a white six story parking ramp and office building was erected which adjoined the church and obscured much of its southern façade until it was demolished in 2004 and the stained glass window was restored. Additional alterations include the replacement of the original slate roof with asphalt shingles and the front steps, originally brownstone, have been replaced with concrete. The building is categorized as pivotal and is listed both on the National Register of Historic Places (1983) and locally designated (1985, amendment adopted 1994).

B. PROPOSED CHANGES:

The applicant is proposing to reroof all but the two small flat roofs of the church with DECRA shingle XD, a stone coated steel shingle in natural slate color. The overall panel size is 14-1/8” tall by 52-3/8” long (12-1/4” by 49-1/2” exposed), creating a checkerboard-like, raised and recessed pattern. The copper hip and ridge trim will remain and the built-in gutters will be inspected and relined if necessary. The main roof was replaced with gray asphalt shingles in 1994 in GAF Slateline and the bell tower, steeple, two turrets, and hipped roof were last replaced in 1977 with gray asphalt shingles.

C. GUIDELINE CITATIONS:

Preservation Program for Central Presbyterian Church

The exterior appearance of the building should be preserved in a manner consistent with the original design intent. Any additions or alterations that would obscure or detract from the architectural integrity or historic character of the building or its site should be avoided. (Ord. No. 17275, §3, 3-17-94)

The Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 Secretary of the Interior's Standards for Rehabilitation: Building Exterior-- Roofs Recommended

- **Identifying, retaining, and preserving roofs**—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
- **Protecting and maintaining** a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation. Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration. Protecting a leaking roof with plywood and building paper until it can be properly repaired.
- **Repairing** a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.
- **Replacing** in kind an entire feature of the roof that is too deteriorated to repair—if the overall

form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

- *Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.*
- *Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or “improved” appearance.*
- *Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.*
- *Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.*
- *Applying paint or other coatings to roofing material which has been historically uncoated.*
- *Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.*
- *Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.*
- *Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.*
- *Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.*
- *Failing to reuse intact slate or tile when only the roofing substrate needs replacement.*
- *Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.*
- *Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.*

D. FINDINGS:

1. Central Presbyterian Church was listed on the National Register of Historic Places in 1983 and designated as a Saint Paul Heritage Preservation Site in 1985 under Ordinance No. 17275 with an amendment to the legal description adopted in 1994. The City’s Legislative Code states the HPC 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 original building permit (permit #20388, 1889) for Central Presbyterian Church lists copper and slate as the original roofing materials. The slate roof is no longer extant and is currently GAF Slateline asphalt shingles.
3. The pitch of the roof and the height at which the roof is from public view were factors in accepting a shingle whose texture, color, and profile does not match the historic slate.
4. At the HPC hearing, the applicant presented additional cost estimates that were not provided in the application to staff.
5. *Standard #6 states “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.” The DECRA stone-coated metal roofing in ‘natural slate’ color does not resemble replicate slate, but neither does it depart from the appearance of slate any more than the asphalt shingle. slate, nor does it match the current asphalt shingles in profile, size, design, or material. The exposed profile of the proposed metal roof does not relate to the details of a slate or asphalt shingle roof. The DECRA Shingle XD’s stamped pattern exposure relates to that of an average asphalt shingle. The width of the individual stamped raised portions of the DECRA panel pattern are half the width of slate and the thickness of the panel is over 13 times thinner than slate. The panel texture also has an exaggerated and rough profile that does not relate to the smooth texture of slate, but may appear visually similar to an asphalt shingle. The proposed product does not comply with this guideline.

6. *The Standards state that if using the same kind of material is not technically or economically feasible (in this case, slate), then a compatible substitute material may be considered.* The DECRA metal roofing panel is not a compatible substitute for a slate roof, synthetic slate, or architectural asphalt shingle. The HPC reviewed and approved GAF Slateline asphalt shingles for Central Presbyterian Church in 1993 that were found to be a good approximation of the color and texture of a slate roof in an asphalt shingle The DECRA also similarly relates to a slate roof and complies with the guideline. HPC staff could administratively review and approve a synthetic slate or architectural shingle in a profile and color relating to slate. Cost estimates for alternative roofing materials were not provided by the applicant. The DECRA Shingle XD is not a compatible substitute material to slate or the existing asphalt shingles, thus it does not comply with this guideline.
7. The proposal to reroof all but the two flat roofs of the church with a stone-coated, steel roof in ‘natural slate’ color at 500 Cedar Street will not adversely affect the Program for the Preservation and architectural control of Central Presbyterian Church.

E. STAFF HPC RECOMMENDATION:

Based on the findings, ~~staff~~ the HPC recommends ~~denial~~ approval of the building permit application to reroof Central Presbyterian Church with a stone-coated, steel roof in ‘natural slate’ color at 500 Cedar Street with the following conditions:

1. Any flashing shall be step-flashing into mortar joints only. A reglet shall not be cut into the brick or stone.
2. Continuous metal ridge caps shall be used and the finish and profile shall be submitted to staff for final approval. The DECRA shingle material shall not be used for any ridges. Where copper ridges or caps exist, they shall be maintained or replaced in-kind.
3. If slate is found, the applicant shall document it through photos and measurements prior to its demolition. Sample tiles shall be kept and stored in a secure, dry location.
4. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
5. A full size copy of the final construction plans submitted to the Department of Safety and Inspections for city permits shall be submitted to HPC staff.
6. The HPC stamped approved construction level plans shall remain onsite for the duration of the project.
7. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.

~~Staff could administratively review and approve an application to reroof the church with slate, a roofing product that complies with The Secretary of the Interior’s Standards for Rehabilitation and better relates to slate material in color, texture, material, size, and profile, or the replacement with the GAF Slateline as previously approved.~~

F. ATTACHMENTS:

1. HPC design review application
2. Photos submitted by the applicant
3. Copy of building permit application
4. DECRA product information sheet
5. Photos of DECRA on other churches provided by the applicant
6. Roofing material size comparison chart
7. Example photo of slate with dimensions