

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 1700 Summit Avenue
APPLICANT: Sebastian Renfield; Hess, Roise and Company
DATE OF PRE-APPLICATION: December 19, 2022
HPC DISTRICT: Summit Avenue West Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1885-1938
CATEGORY: Addition
STAFF: George Gause

This is a pre-application discussion. The HPC will take no action on this item.

A. SITE DESCRIPTION:

The three-story, flat-roofed structure was constructed in 1926 in a combination of Collegiate Gothic and Art Deco styles. The design features decorative brick work and concrete trim, projecting entrance bays, elliptically arched entrances and window openings arranged in horizontal bands divided into bays by brick piers. Only small windows remain in the mostly filled-in original window openings. To the east are athletic fields. To the west are two, one-story brick gymnasium additions, the first built in 1964 and designed by Cerny Associates and the second built in 1977 and designed by Corwin Architects.

B. BACKGROUND

Construction of an addition to the Summit Avenue side of the historic school, refacing of a later non-contributing addition to the school and reorganization of the non-contributing addition into the new main entrance to the structure.

PROPOSED WORK:

A new addition, refacing of a non-contributing addition and creation of a new main entrance in the non-contributing addition.

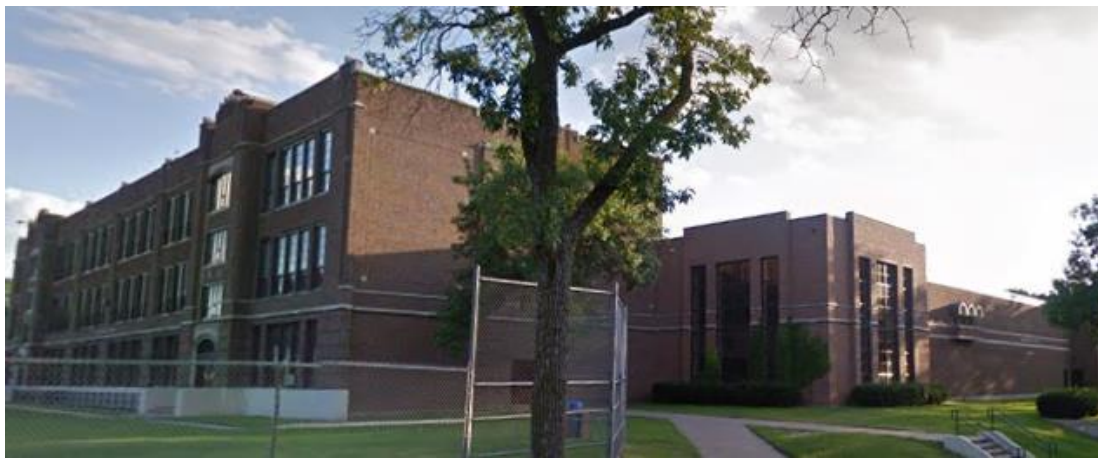
Height	30'10"	Siding Material	Dark bronze metal panels Vertical fins
Dimensions	30' x 56'	Window Material	Metal Frame
Sq. Ft.	1710	Roofing Material	Roof will be flat

C. PRESERVATION PROGRAM CITATIONS:

Hill Heritage Preservation District Legislative Code

PRESERVATION PROGRAM CITATIONS	COMMENTS:
<i>§74.37(a) General Principles: The basic principle for new construction in the Summit Avenue West District is to maintain the district's scale and quality of design.</i>	The design is distinguishable as new, modern design.
<i>§74.37(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</i>	Design is modern to differentiate from the historic structure. The addition will be connected to the historic school but will be a new space.
<i>§74.37(b) Massing and Height: New construction should conform to the massing, volume, height facade proportions and scale of existing adjacent structures.</i>	Addition will be 'tucked' between the historic school and the 1964 addition. Addition is lower than the historic school.
<i>§74.37 (d) (2) The materials and details of new construction should relate to the materials and details of existing nearby buildings.</i>	The design is minimal to recess away from the historic school structure. The addition is mostly glass with a screen wall.

<i>§74.37(d)1 Materials and Details: ...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 materials and details of new construction should relate to the materials and details of existing nearby buildings.</i>	Design is simple modern to not distract from the historic school. The addition follows the floor divisions found on the historic school. Façade alterations are contained to the non-contributing structure. Materials relate to what is currently found on the school.
<i>§74.37(d)2 Windows and doors. The proportion, size, rhythm and detailing of windows and doors should be compatible with that of existing nearby buildings. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building.</i>	Windows are a curtain wall with an applied screen. Design is simple modern to keep focus on the historic school to not distract from the historic structure.
<i>§74.37(e)1 Setback. New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings.</i>	Addition will be ‘tucked’ between the historic school and the 1964 addition. Addition is lower than the historic school and behind the façade plane of the existing structure.



- End -







