

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

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FILE NAME: 738 Beech Street  
DATE OF APPLICATION: February 6, 2014  
APPLICANT: Steve Mowry  
STATED OWNER: Steve Mowry  
DATE OF HEARING: February 27, 2014  
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District  
CATEGORY: Non-Contributing  
CLASSIFICATION: Building Permit  
STAFF INVESTIGATION AND REPORT: John Beaty  
DATE: February 18, 2014

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**A. SITE DESCRIPTION:**

The Warisch House is a complex of buildings at 738 Beech Street, and it includes an older house (the Warisch House, c. 1905), an addition to the older house (c. 1915), and a now-enclosed equipment shed that connects the front house (c. 1915) to the Warisch House addition. The 1903 Sanborn Fire Insurance map show that this arrangement of buildings was in place by the 1920s. The front house historically had been used as a rental and it is a side-gabled, massed plan, one-and-one-half story frame building. Beech Street at this location was never carried out and the property is accessed by an alley north of Margaret Street and connecting to Greenbrier. This is the same access that was used for the historic Hamm's carriage house which is sited west of the subject property. The front door faces west, parallel to Beech Street, which means that the primary (west), rear (east), and right (south) elevations are visible to the right-of-way. In shape and interior arrangement, it has a vernacular bungalow form, with only the front door, which has vertically-divided, three-light glazing above horizontal flat panels, hinting at Arts and Crafts era detailing. The vertically-divided, two-over-two windows and the semi-coursed limestone foundation appear to be original features. The windows in the south gable tympanum are one-over-one double-hungs of unknown age. Currently, the house has aluminum siding, an asphalt shingled roof, and a triangular patch of asphalt siding imitating brick. The patch suggests that there was once a gabled entry porch, and photographic evidence shows the recent removal of an off-center brick ridge chimney without a permit or HPC approval. There is another entry door facing east set back from the primary elevation, and it is a horizontally-divided paneled door. This house was surveyed in 1989 and categorized as non-contributing to the Dayton's Bluff Heritage Preservation District.

**B. CHANGES PROPOSED:**

The applicant proposes to construct four gabled dormers on the roof of the one-story house. The dormers allow for four bedrooms and egress upstairs. The dormers on the west side would be about 13 feet, three inches wide each, and the dormers on the east side would be about eight feet and nine feet; moving from north to south. All dormers would have the same 8:12 pitch and wood lap siding with a five-inch reveal. Each dormer is shown with a casement window with divisions to simulate a vertically-divided, two-over-two double-hung window. The new roof shingles will be a three-tab in a dark brown to match existing. The applicant is also proposing to remove the non-historic siding, and repair the wood lap siding underneath. A site visit by HPC staff prior to the public hearing will confirm the design and condition of the siding underneath. The interior alterations to the upstairs will replace the single, fixed window in the north gable tympanum with two, vertically-divided two-over-two double-hung windows. Other alterations include the replacement of all historic windows with vertically-divided double hung, two-over-two A-craft windows, and the replacement of the doors with insulated wood doors that match the existing.

**C. GUIDELINE CITATIONS:**

Dayton's Bluff Historic District Guidelines  
**Sec. 74.87. General principles:**



1. All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.
2. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.
4. New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.
5. The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.
6. New construction should be compatible with the historic and architectural character of the district.

**Sec. 74.89. Restoration and rehabilitation.**

Exterior surfaces--Walls: Wood sided.

Wood building products, including siding, shingles and a great variety of decorative trim were used extensively by the nineteenth- and early twentieth-century builders of Dayton's Bluff. Wood contributes texture and detail to the historic district and is a durable, high-quality material with a long product life if properly maintained.

Repair. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, drip caps and other features should be included with replacement siding.

Shingles. Buildings originally clad in horizontal wooden siding should not be resurfaced with shingles of wood or other material. Wooden shingles used for cladding material or decoration, such as in the gable ends, should be conserved and retained. If replacement is necessary, shingles should replicate the original in width, pattern, thickness, profile, texture and weather (lap).

Decorative siding treatments. Decorative siding treatments, such as paneled herringbone patterns used in the gable ends, should be retained in repair or resurfacing.

Painting. Exterior wooden surfaces should be maintained with appropriate paint or stain. Color choice is not subject to heritage preservation commission approval. However, exterior paint colors should be appropriate to the period and style of the historic building. Stained shingles in most cases should not be painted.

Roofs and chimneys.

The shape, texture and color of the roof are important design features of any building. Gable and hipped roofs are most common in the historic district. Many of the early building of Dayton's Bluff were roofed in cedar shingles and reroofed with asphalt shingles. Properly selected, modern asphalt roofing materials are compatible with the appearance of historic buildings.

Roofing materials. Original roofing materials which contribute to the character of the district such as tile and slate should be maintained and retained unless badly deteriorated. If partial reroofing in tile, slate or asphalt is necessary, replacement roofing should match the old in composition, size, shape and texture. New roofing material should be appropriate to the character of the building in composition, size, shape and texture. Dark brown, dark gray and "weathered wood" are among usually acceptable colors. Rolled roofing may be used only on flat or slightly sloped roofs which are not visible from the public way.



Alterations to roof shape--Front. The original roof type, slope and overhangs should be preserved. The roof shape at the front should not be altered except to restore it to the original documented appearance or to add architecturally compatible dormers. Documentation includes evidence of the former appearance of the building, or, in the case of pattern book houses, those of similar period and style. The shape of existing dormers should not be altered unless compatible with the original design.

Alterations to roof shape--Rear. Alterations to the roof shape at the sides or rear should be compatible with the architectural character of the building.

Windows and entries:

1. Windows. Many of the historic windows of Dayton's Bluff have double-hung sash and vertical orientation. Windows are important design elements and establish the visual rhythm, balance and general character of the facade. Any alteration, including removal of moldings or changes in window size or type, can have a significant and often detrimental effect on the appearance of the building as well as on the surrounding streetscape.
2. Size and shape. Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations.
3. Sash. The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank-out or sliding units are not appropriate replacement for double-hung sash.
4. Trim. Historic window casings should be retained wherever possible; if replacement is necessary, the original profile should be replicated.
5. Storm windows. If combination metal storms are installed, they should have a baked-enamel finish. Storm windows should not have vertical or horizontal divisions which conflict with the divisions of the sash.
6. Shutters and blinds. Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operative and should be mounted to the window casing. Shutters should be constructed of wood.
7. Security measures. Historic trim or other architectural features should not be removed for the installation of security bars or grills.

Exterior trim and architectural features. Exterior trim includes the decorative and sometimes functional elements of the exterior which contribute to the proportion, texture and detail of the building. A great variety of machine-made trim was added to even the simplest wooden houses of Dayton's Bluff, while iron, cast iron, terra cotta, tile and brick can be seen on masonry examples.

1. Conservation. Exterior architectural features including finials, cornices, brackets, columns, balustrades and railing, and window and door moldings should be retained.
2. Documentation. Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.
3. Repair and replacement. New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement.
4. New trim. Details should not be added in an effort to make the building look older. However, in the case of some "pattern book" houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.

**D. FINDINGS:**

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission 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 property is categorized as non-contributing to the character of the Dayton's Bluff Historic District despite being built within the period of significance because the addition of synthetic siding obscures historic detailing and the obvious loss of the front porch roof.
  3. The primary elevation faces west, and Beech Street and the alley run east / west. Therefore, all of the proposed dormers will be visible from the right-of-way. The dormers will occupy a large portion of the roof plane and have a visual impact upon the surrounding neighborhood.
  4. Front Dormers – The proposed dormers for the front slope of the roof will alter the roof shape. The gabled dormers are not compatible to the shape and scale of the building [Sec. 74.89(c)(2)]. The surrounding neighborhood has few comparable dormers. A larger, side-gabled bungalow at 739 E. Margaret Street has a single, centered, shed dormer. The gabled dormers in the neighborhood (e.g. 768 Greenbrier, 732 E. Margaret) are smaller dormers on larger (2-story) houses.
  5. Rear Dormers – The proposed rear dormers are somewhat compatible with the existing house because they are on the rear elevation and a smaller scale [Sec. 74.89(c)(3)].
  6. Roofs – The proposed shingles are a dark brown color and comply with the guidelines [Sec. 74.89(c)(1)].
  7. Siding – The proposed siding is wood lap with a 5" exposure that is loosely based upon historic siding under the existing synthetic siding [Sec. 74.89(b)(1)]. After conducting a site visit to observe the original siding on the building prior to the public hearing, staff will update this finding.
  8. Windows – The proposed double-hung windows are wood, have a vertical orientation and will have a wood, flush-mount, full-frame screen installed [Sec. 74.89(d)(1)]. The proposed windows will duplicate the existing windows. The condition of the existing windows has not been fully documented. The casement windows in the dormers are proposed for egress. The applicant shows on the plans that muntins would be installed to create visual compatibility with the two-over-two, double-hung windows at the first floor.
  9. Exterior Trim & Architectural Features – The guideline states, "the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources," [Sec. 74.89(f)(4)]. There is minimal trim proposed for the dormers, and the addition of trim details may be necessary depending on the details that are uncovered when the non-original siding is removed. Staff will update this finding after the site visit.
  10. This proposal to construct four dormers and replace the windows and doors will have visual impact on the property but overall will not have a negative impact on the Program for and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

#### **E. STAFF RECOMMENDATION:**

Based on the findings, staff recommends approval of the building permit application provided that the following conditions are met:

1. The ridge line of the (west) front-facing dormers shall be lowered below the primary roofline with corresponding reduction in width of the dormers. The applicant may also consider a single, wider, shed-roofed dormer (as seen at 739 E. Margaret Street) as a design option. The drawings shall be revised and submitted to HPC staff for review and approval.
2. Investigate the size, profile and details of the historic siding, trim and details such as barge boards, corner boards, and window architraves, etc... The size, profile and design of the trim pieces at the dormers and new windows shall be based upon the findings of the investigation, in consultation with HPC staff after a site visit.
3. Applicant shall provide additional documentation of the existing first-story windows and doors to determine if replacement is justified and shall work with HPC staff to create a window replacement/repair schedule that complies with the historic district guidelines.
4. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
5. The HPC stamped approved plans shall remain on site for the duration of the project.



**F. ATTACHMENTS:**

1. HPC Application
2. Plans provided by applicant
3. Email communication with applicant
4. Photos of front and rear elevations





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/<br>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: 738 Beech Zip Code: 55106

### 3. APPLICANT INFORMATION

Name of contact person: Steve Mowry

Company: ~~~~~

Street and number: 1801 90th St.

City: New Richmond State: WI Zip Code: 55106

Phone number: (651) 771 0241 e-mail: mowryst@live.com

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

Name: ~~~~~

Street and number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone number: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_



## 5. PROJECT ARCHITECT (If applicable)

Contact person: Same as Owner

Company: \_\_\_\_\_

Street and number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone number: (\_\_\_\_) \_\_\_\_\_ e-mail: \_\_\_\_\_

## 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.

This property will have major upgrading to the interior. The only changes to the outside is the 4 dormers to increase ventilation and provide egress for the second floor bedrooms. These dormers match ~~to~~ those in the neighborhood and are the style recommended on page 20 of The Dayton's Bluff Historic District Handbook

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?

YES \_\_\_\_\_ NO \_\_\_\_\_

Are you applying for the Investment Tax Credits?

YES \_\_\_\_\_ NO \_\_\_\_\_



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:

Stephen T. Mowry

Date:

1-14-14

Signature of owner:

Stephen T. Mowry

Date:

1-14-14

FOR HPC OFFICE USE ONLY

Date received:

2-6-14revised appl. submitted

FILE NO.

14-012

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:

2-27-14

City Permit # \_\_\_\_\_ - \_\_\_\_\_



Steve and Sandy Mowry  
P.O. BOX 6513  
ST. PAUL, MN 55106  
651-771-0241  
[mowryst@live.com](mailto:mowryst@live.com)

January 10, 2014

Dear Neighbor:

Sandy and I have recently purchased the twin homes at 736-738 Beech St. This is on the alley (Beech) behind 737 Margaret. This has been used as rental property off and on over the years. It is in need of total renovation. We plan on restoring this four bedroom house into a comfortable 4 bedroom home.

The only exterior change that we plan to make is to add 4 dormers. These are of the style recommended on page 20 of the "Dayton's Bluff Historic District Handbook". These are needed to increase the headroom and ventilation of the upstairs bedrooms. To make these changes in the roofline, we need approval of the Heritage Preservation Commission. A meeting will be held in February to consider my request. We would greatly appreciate your support with this effort.

Thank you

Steve and Sandy Mowry

## Beaty, John (CI-StPaul)

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**From:** Sandra Mowry <mowryst@live.com>  
**Sent:** Friday, February 14, 2014 2:40 PM  
**To:** Beaty, John (CI-StPaul); Boulware, Christine (CI-StPaul)  
**Subject:** RE: 738 Beech Street

Hi Mr. Beaty. The answer to number 1 is dark brown to match existing shingles. These are 30 year asphalt 3 tab shingles. # 2. the siding will be 5 inch wood lap siding to match the original house siding that is under the white asbestos siding. We will paint this dark grey to match what is currently under the asbestos. I am 80% sure that I will remove the asbestos and repaint the original lap siding that is underneath. #3. My first application had removing one window and one door. I will not be doing this. All windows and doors will be replaced to match the existing. The replacement windows will be a thermo-pane wood framed replacement window Made by Acraft of Minneapolis. # 4 The finished windows and doors will look exactly as they do now only newly painted. The door openings will remain the same. The 2 doors will be replaced with insulated wood doors with lites to match the existing. I hope that this answers your questions. My goal is to restore the property to better match the neighborhood and by adding the dormers, make it more useful for todays needs. Steve Mowry 651 248 0011

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From: [john.beaty@ci.stpaul.mn.us](mailto:john.beaty@ci.stpaul.mn.us)  
To: [mowryst@live.com](mailto:mowryst@live.com)  
CC: [christine.boulware@ci.stpaul.mn.us](mailto:christine.boulware@ci.stpaul.mn.us)  
Subject: 738 Beech Street  
Date: Fri, 14 Feb 2014 18:57:32 +0000

Mr. Mowry,

I am currently reviewing your application to add dormers to 738 Beech Street. Could I please ask you some questions to help me process the application?

1. Could you please tell me what color/type of shingles you plan to use on the new roof/dormer roofs? Our guidelines state that, "dark brown, dark gray and "weathered wood" are among usually acceptable colors."
2. Could you please tell me what type and reveal of the siding you plan to use on the dormer sides? Although the guidelines prefer wood, they note that, "if vinyl, metal or hardboard siding is used as described in (subsections) a-c, it must be of a width appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered."
3. Could you please tell me which windows you intend to maintain and which ones you propose to replace? Any specifications about new windows that you could give me would also be appreciated. The guidelines encourage the maintenance of existing windows and a matching replacement if they must be replaced.
4. Currently, there are two doors on the west side of the house. One is a three-light glazed, paneled door, the other is a five-paneled, unglazed door. Do you plan on maintaining these doors and openings? If not could you please send some specifications of any new doors? The guidelines encourage the maintenance of existing doors and openings.







































