21RS001/CIHR21-0001
817 St. Cloud

Application to demolish a contributing secondary structure and re-build a new garage.
Aerial Map
Survey is from 1999 but nothing has changed property line-wise except there used to be a car port.
the car port and existing garage together make a very similar size of proposed new garage.
817 Saint Cloud
Primary structure (no alterations planned)
817 Saint Cloud
Secondary structure – proposed to be demolished

2015 Photo
817 Saint Cloud
Secondary structure – proposed to be demolished

as you can see from pic, the right side of garage has fallen out of level
817 Saint Cloud
Secondary structure – proposed to be demolished

10" Below grade of alley. Only option is to tear down poor foundation to appropriate grade and new construct. 10"

Water runs into garage.

Step down to adjust for slope is no good.
817 Saint Cloud
Secondary structure – proposed to be demolished
817 Saint Cloud
Secondary structure – proposed to be demolished

Also<br/>Roof is losing integrity
817 Saint Cloud
Secondary structure – proposed to be demolished
817 Saint Cloud
Secondary structure – proposed to be demolished

door openings for a standard garage

Dirt floor
817 Saint Cloud
Secondary structure – proposed to be demolished

inside of garage has raised wood floor one side with a step down to dirt floor. This was a poor attempt to adjust for slope.

Below grade
817 Saint Cloud
Secondary structure – proposed to be demolished

Water runs into garage.

No structural integrity.
Proposed New Construction

- Old garage was 18’ deep, 24’ wide, 10’6” at peak, 7’ walls
- New garage is 20’ deep, 38’ wide, <15’ at peak, 8’ walls
- Rake and Eave are 1’ overhang (same as old garage)
Proposed New Construction
Proposed New Construction

to utilize investment of new garage and use it year round. It will be heated with 2 ceiling garage heaters in each bay. Therefore garage will be insulated, then sheetrock and finished with tape, paint and window, door, baseboard trim.
Proposed New Construction

- 38’ wide by 20’ deep
- less than 15’ at the peak
- 8’ walls.
- Asymmetrical roofline with an approximate 3/12 pitch on the east side and 5/12 pitch on the west side.
- 1 standard size bay and 1 oversized bay.
- 6” cedar lap siding with a beveled edge overlapped with a 4” reveal painted white.
- All window and door trim will match the historic trim on the existing garage.
- The fascia will be 1” x 6” cedar and painted white. The soffit will be 1” x 4” tongue and grove cedar painted white.
- Transom windows are set higher for security reasons.
Proposed New Construction
Proposed New Construction
Block Comparisons

821 St. Cloud Contributing garage – Adjacent to the west – approximately 30’ wide (not based on survey)

817 St. Cloud proposed new construction. 38’ wide

811 St. Cloud Contributing garage – Adjacent to the east. Approximately 23’ wide (not surveyed)
Block Comparisons

Rudimentary massing demonstration – not 100% to scale.

- Old garage was 12' deep, 24' wide, 10'6" at peak, 7' walls.
- New garage is 20' deep, 38' wide, 16'7.5" at peak, 8' walls.
- Rake and eave are 1' overhang (same as old garage).
Revised Design

Width reduced from 38’ to 30’. Single bay replaced with a pedestrian door. The width and depth of this garage is now about the same as the contributing garage located adjacent to the west at 821 St. Cloud.

New garage dimensions are 30’ wide and 24’ deep.
- All construction and cosmetic material stays the same.
- changed all windows to transom windows for security.
- garage size has been reduced to a 2 car garage, from a 3 car garage.
- new set backs are 6’ from alley (minimum is 5’). 5’ on east side and 15’ on west side
- centered roof peak over overhead door to make garage look more symmetrical.