

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

FILE NAME: 400 Summit Avenue
DATE OF APPLICATION: May 22, 2014
APPLICANT: Bryan Horton, Renewal by Andersen
OWNER: Robert Rulon Miller
DATE OF PUBLIC HEARING: August 28, 2014
HPC SITE/DISTRICT: Historic Hill District
CATEGORY: Pivotal
CLASSIFICATION: Building permit
STAFF INVESTIGATION AND REPORT: Christine Boulware, John Beaty
DATE: August 20, 2014

A. SITE DESCRIPTION: The Maurice Auerback House is a three-story residence constructed in 1882 in the Queen Anne style. In 1891 alterations were made to extend the walls on the west and south sides. In the 1920s the facade was altered and the residence was remodeled to the present villa style appearance. The green tile roof has a truncated hip with truncated hipped wings extending to the left (east) and the right rear. Each section has a front-facing, arched closed pediment dormer and there two interior rendered (stuccoed) chimneys. The exterior is also rendered, with raised key-stones, jack arches, and quoins. The entry door has an arched transom and a surround with twinned square Doric pilasters supporting a full entablature with a balustrade above.

The fenestration consists of an irregular facade composition with paired, tall, double-hung windows and a large, arched, stairway window without a surround to the east of the entry. All windows are one-over-one double-hungs with the exception of the window onto the servant stair landing on the front elevation, which has two Queen Anne style geometrically-divided sashes, the large arched window at the main stair landing, and the six-over-six, double-hung windows in the dormers. On the east side of the residence there is a projecting porch with a balustrade above and the property has a tiled, hip-roofed garage.

B. PROPOSED CHANGES: The applicant proposes to replace seven windows in the building with one-over-one double-hung windows; including the Queen Anne style window which remains from the 1882 construction. Window screens were not specified in the application.

C. BACKGROUND

June 10, 2014 – Staff sent an email to Mr. Horton to inform him that the stairway window should be repaired due to the sash pattern and condition.

June 19, 2014 – Second email from staff to Mr. Horton informing Mr. Horton that based on the guidelines; the divided light window should be repaired or replaced to match the existing window.

Mr. Horton responded to staff's email in which noted understanding of the guidelines citing replacement in-kind and discussed the desire of the owner to replace the stairway window to match the other new windows on the property.

Staff responded and informed Mr. Horton of the two options for the applications: for staff to continue reviewing the application with more detailed information on the residence, or schedule the application for a public hearing. Staff noted that based on the current application staff cannot approve the divided light wood window with a replacement window that does not have divided lights to match.

July 9, 2014 – Staff spoke with Kim Tobin of Renewal by Andersen on the phone. Ms. Tobin encouraged staff to approve the replacement of the stairway window to have no lights based on Renewal by

Andersen's past window replacement at the residence which consisted of replacement of one-over-one double-hung windows with matching style and configuration.

July 29, 2014 – Staff received an email from Ms. Tobin requesting that the proposal to replace the divided-light window with a clear glass window be reconsidered.

Staff responded to Ms. Tobin's email explaining that staff can only approve window repair or window replacement to match the existing or historic windows. Staff cited the Design Review Guidelines for Windows and Doors and informed that the application, as is, would require review by the Heritage Preservation Commission.

August 12, 2014 – Staff confirmed with Mr. Horton that the application as submitted would be reviewed by the HPC at the August 28 public hearing. Mr. Horton indicated that he would not be present, but the property owner would attend to represent the application.

August 14, 2014 – Staff conducted a site visit to observe and photograph the windows proposed for replacement. Staff advised the homeowner that the Queen Anne style window is in a condition that can be retained and repaired and offered to provide a list of several local companies that repair historic windows.

D. GUIDELINE CITATIONS:

SECRETARY OF THE INTERIOR 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 historic 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.*

Historic Hill District Design Review Guidelines

Sec. 74.64. - Restoration and rehabilitation.

(a) General Principles:

1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
4. *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.*
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*
8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*
9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(e) Windows and Doors:

- (1) *Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.*
- (2) *Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and re-used in place, should be avoided.*
- (3) *The stylistic period(s) a building represents should be respected. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design and hardware of the older window sash or door. Inappropriate new window and door features such as aluminum storm and screen window combinations, plastic or metal strip awnings, or fake shutters that disturb the character and appearance of the building should not be used. Combination storm windows should have wood frames or be painted to match trim colors.*

E. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. 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 at 400 Summit Avenue is categorized as pivotal to the character of the Historic Hill Heritage Preservation District.
3. The proposal to replace existing one-over-one double-hung windows on the side and rear elevations with new one-over-one double-hung windows with similar-sized rails and stiles generally conforms to the guidelines for the district (Sec. 74.64(e)(3)).
4. The proposal to replace a double hung window with geometrically-divided Queen Anne sash on the principle (front) elevation with a one-over-one window does not comply with the guidelines for the District (Sec. 74.64(e)(3)) as the replacement does not duplicate the design of the original sash.
5. Screens were not included in the application but will need to be installed in the openings, as historically: full-frame, flush-mount, with horizontal bar that lines up with the window meeting rail.
6. The proposal to replace the divided-light window with a window with undivided sashes at the Maurice Auerback House will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)). The replacement of one-over-one windows with new one-over-windows in a similar style will not adversely affect the Program for Preservation.

F. STAFF RECOMMENDATIONS:

Based on the findings staff recommends partial approval of the building permit application provided the following condition(s) are met:

1. The one-over-one, double-hung windows on the side and rear elevations may be replaced to match the existing in size, profile, style and detail.
2. The original Queen Anne style divided-light window on the front elevation shall be retained and repaired.
3. New windows approved for installation at the property shall have full-frame, flush-mount screens historically accurate profiles and a horizontal bar that lines up with the meeting rail installed that the same plane as the historic screen/storm windows.
4. There shall be no wrapping or painting of the window trim or sills.
5. All final materials, details and colors shall be reviewed and approved by HPC staff or the HPC.
6. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.

G. ATTACHMENTS

1. HPC application and submittals
2. Historic information and photographs
3. Staff photographs – August 14, 2014
4. List of previous window replacements at 400 Summit Ave.



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/ |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | Alteration |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Pre-Application Review Only |

2. PROJECT ADDRESS

Street and number: 400 Summit Avenue Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Bryan Horton
Company: Renewal by Andersen
Street and number: 1920 County Rd C West
City: Roseville State: MN Zip Code: 55113
Phone number: (651) 264-4088 e-mail: bryan.horton@andersencorp.com

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

Name: Robert Rulon-Miller
Street and number: 400 Summit Ave
City: St. Paul State: MN Zip Code: 55102
Phone number: (651) 290-0700 e-mail: N/A

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

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.

*Proposing to replace 7 windows within the existing openings. Custom width/height replacements. All equal sash ratio Double Hung. Terracotta Exterior & White Interior (color samples provided). All Exterior Storms removed
STAIRWAY- Severe sash/frame deterioration will be fixed. Current Prairie grille style, NO grille on new proposed. North facing (Blocked by landscaping)
Laundry- Severe sash damage, glass in bottom sash missing. No grille - East facing
Hallway- doesn't operate, severely damaged Storm - East facing
Master bedroom- All inoperable South facing
This will be the 3rd replacement proposal for this property. The enclosed paperwork will show before and after examples from previous 2013 project.*

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: BJH Date: 05/19/14
Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 5.22.14 FILE NO. _____
District: _____/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 # _____ - _____

400 Summit Avenue

Renewal by Andersen

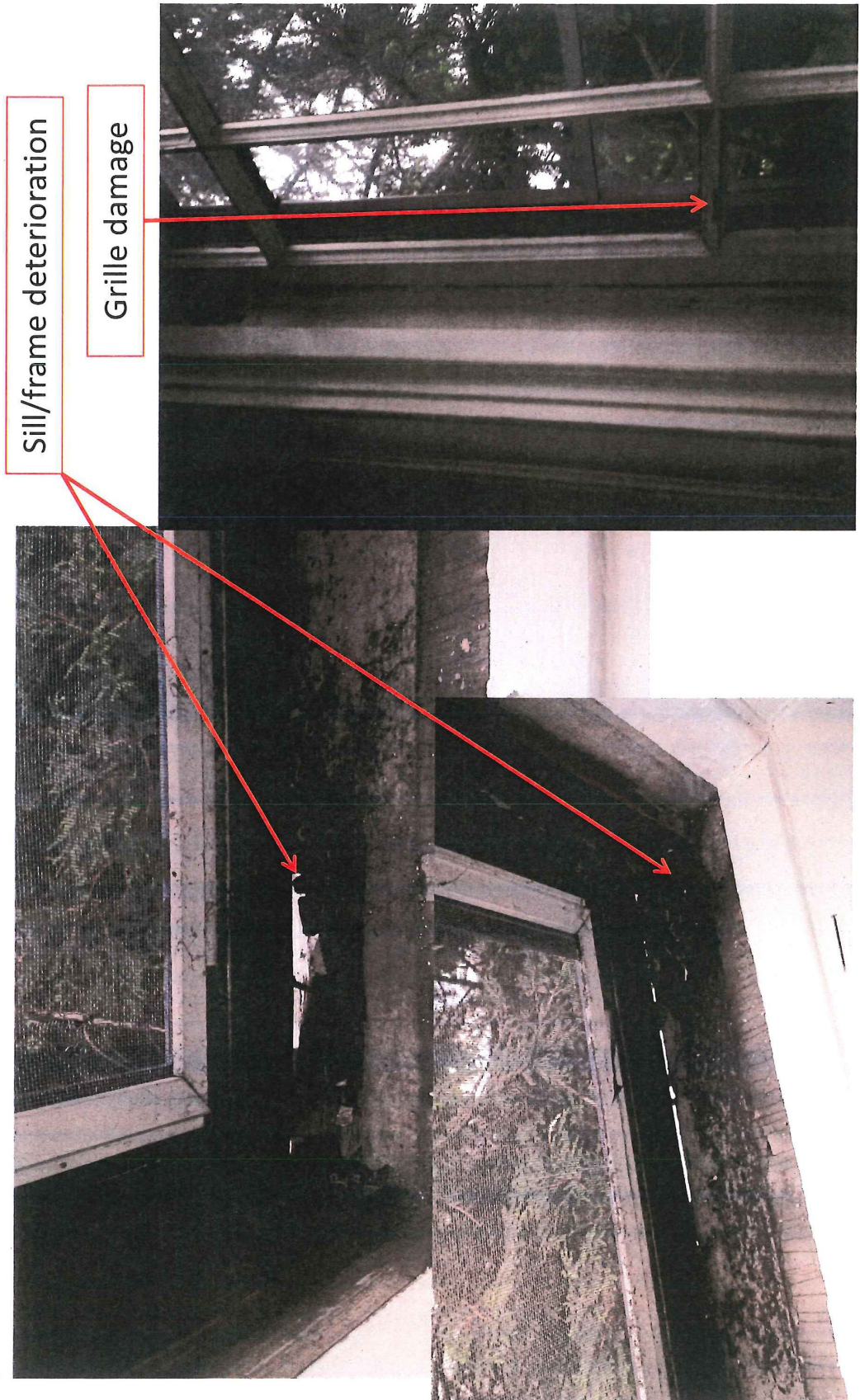
Window Replacement

Submitted by: Bryan Horton

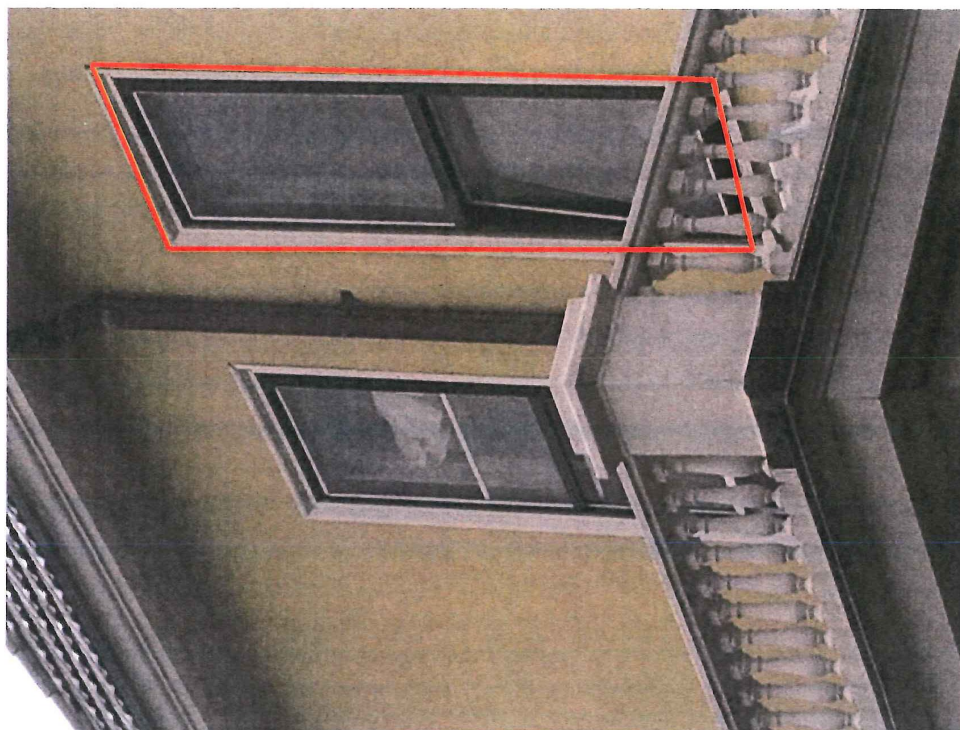
Stairway Window



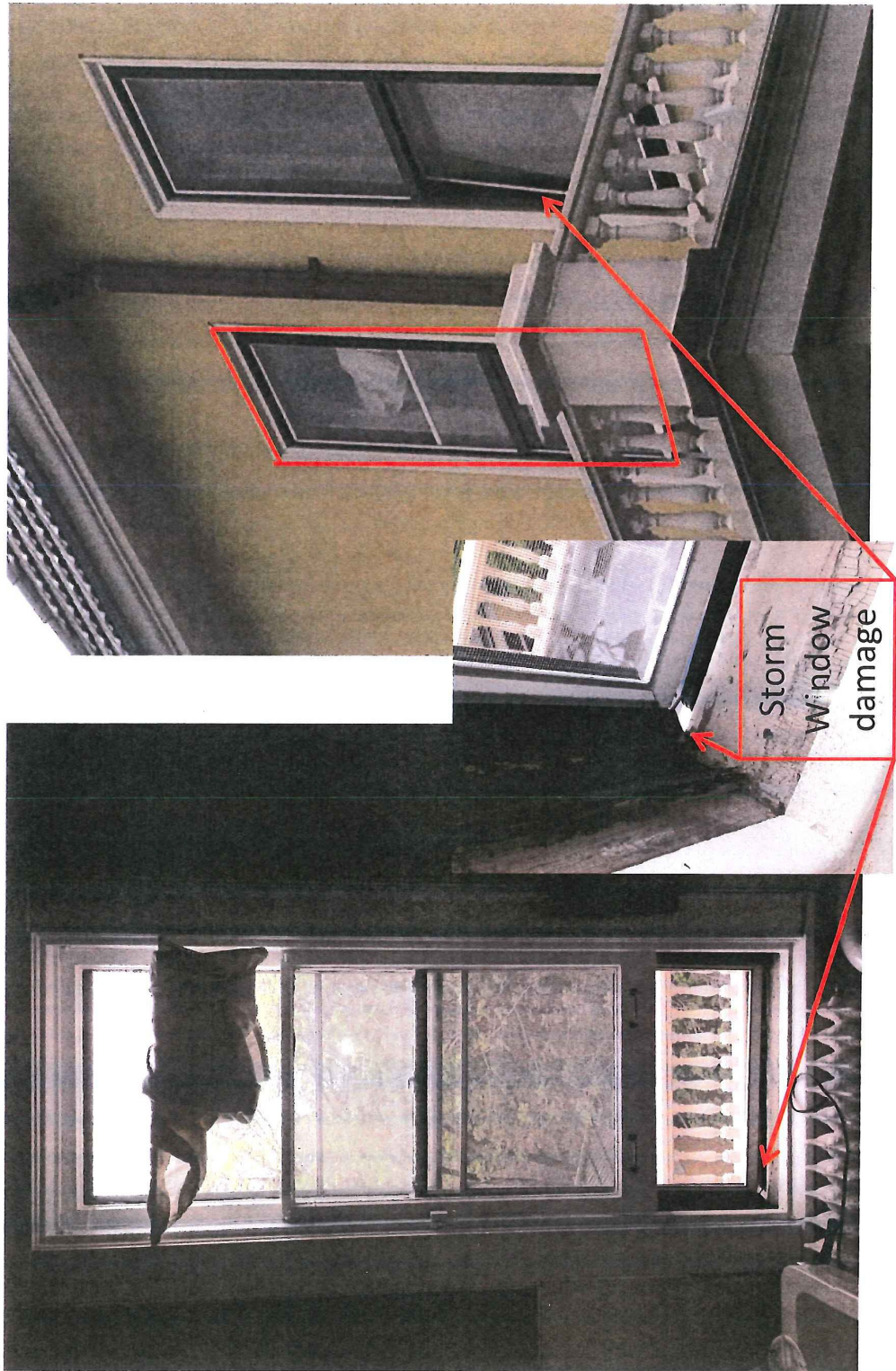
Stairway Window Detail



Hallway Window



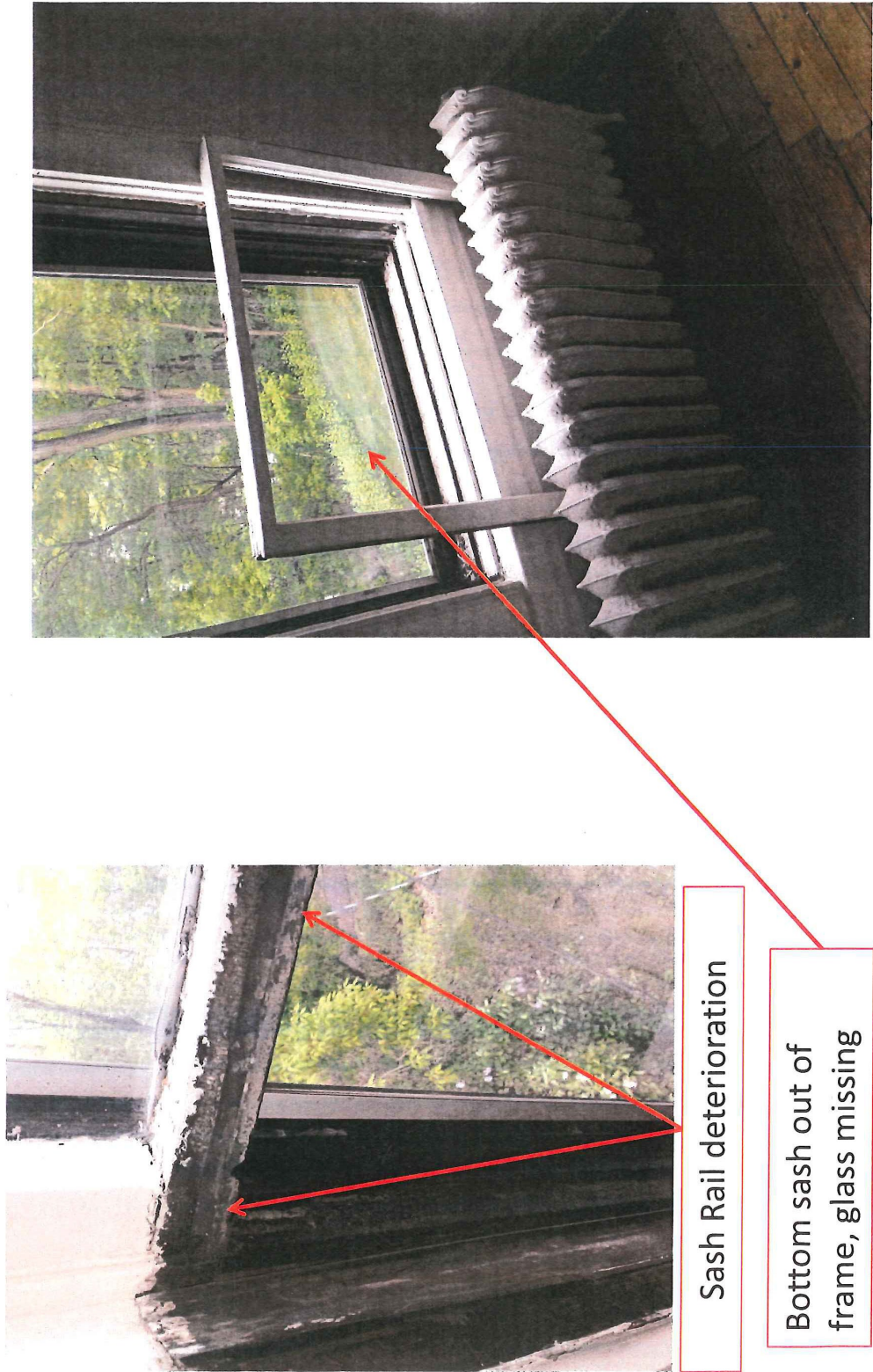
Bathroom Window



Laundry Window



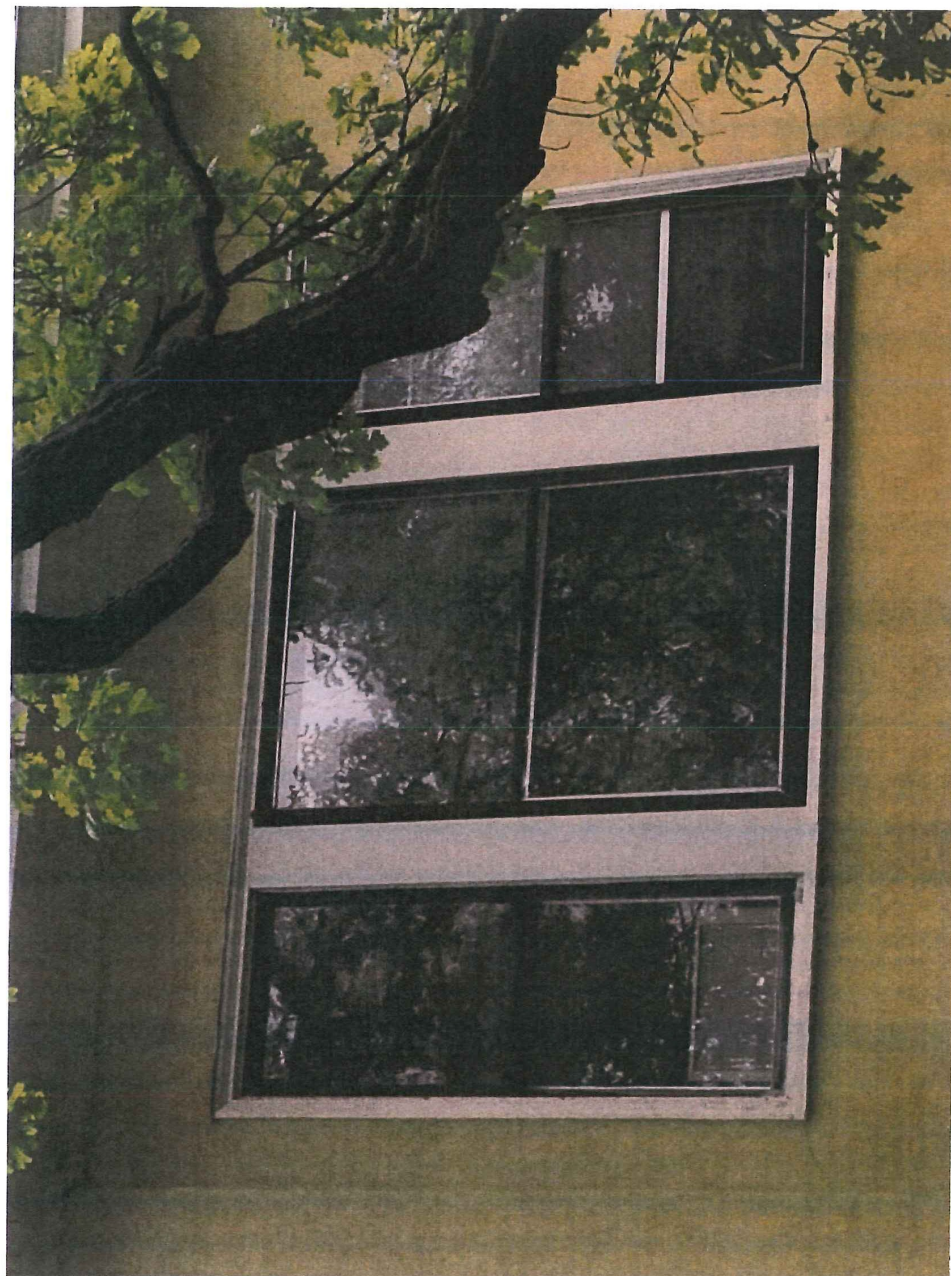
Laundry Window Detail



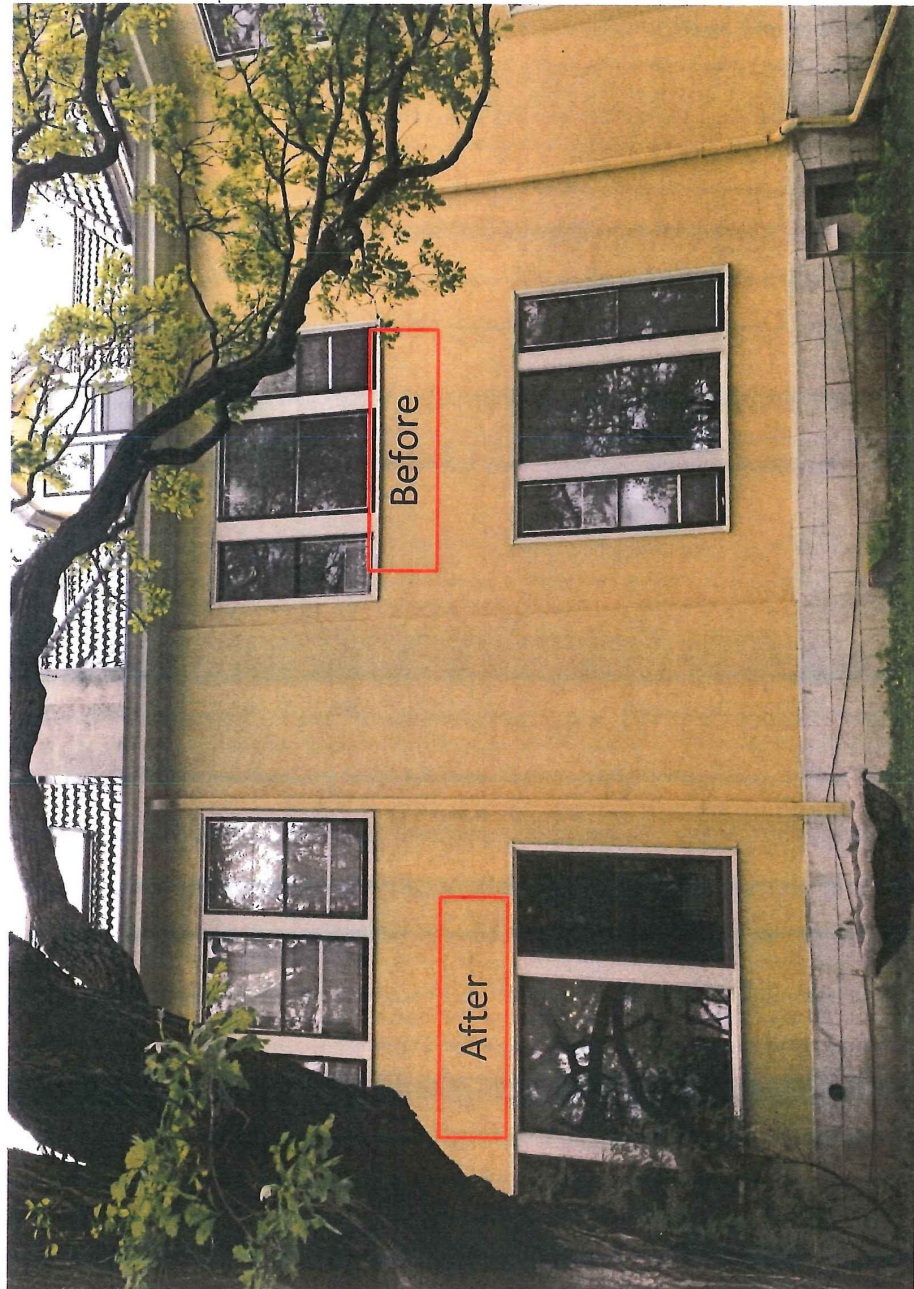
Master Bedroom Windows (3) Interior



Master Bedroom Window Exterior



Before and After Example Exterior



Before and After Example Interior

Before



After





Auerback House, 1882



Auerback House, 1977



Auerback House, façade



Auerback House, east elevation



Auerback House, south elevation



Auerback House, south elevation



Auerback House, stair window interior detail

List of previous window replacements at 400 Summit Avenue by Renewal by Anderson

Date	File #	Proposed	Conditions
05/31/2012	12-062970	Replace 12 windows on all four elevations	1. New windows shall match old. 2. Flush mount screens with horizontal bar shall be added
11/04/2005	05-187372 06-073	Replace 7 (5 units) windows on front and west elevation	1. New windows shall match old.
11/14/2001	01-235639 B02-063	Replace 3 windows on front and west elevation	n/a