

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

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FILE NAME: 51 Seventh Street West, Church of the Assumption School  
DATE OF APPLICATION: July 18, 2014  
APPLICANT: Bryan Horton, Renewal by Andersen  
OWNER: Church of the Assumption  
DATE OF PUBLIC HEARING: September 11, 2014  
HPC SITE/DISTRICT: Church of the Assumption – Individual Site  
CATEGORY: Contributing  
CLASSIFICATION: Building permit  
STAFF INVESTIGATION AND REPORT: Christine Boulware, John Beaty  
DATE: September 5, 2014

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**A. SITE DESCRIPTION:** The Church of the Assumption was constructed between 1871 and 1874 in the Romanesque style, however without a transept. Assumption is constructed on a foundation of local Platteville limestone. The two towers at the south are identical; reaching a height of 210 feet with dual-pitched octagonal slate spires and four sections that step back and are separated by metal cornices. Coursed ashlar limestone forms the exterior façade, accentuated by pilasters of brush-hammered limestone blocks — the effect being that of well-defined bays. The length of the church is eight such bays. Round-headed windows with round-arched stone muntins further define each bay at the front, along the aisles, and along the sides of the clerestory. The whole is sheathed with a longitudinal slate roof. A conical slate roof protects the semi-circular apse. At the ridge of the gable and atop the spires are mounted iron crosses. A statue of St. Mary's Assumption stands at the peak of slightly-projecting stepped-gable entrance with rusticated masonry and carved archivolt splaying out from the round arched doorway. The church is categorized as pivotal.

The Assumption School, located at 68 Exchange Street, is a two-story limestone structure executed in the Italian Villa style and constructed circa 1860. The building has retained its original configuration and the majority of original design elements. The ground plan (sixty-two by forty-two feet) is a modified cruciform with the central portion or pavilion as the primary element of each facade. Longitudinally, entrances are located in the central bays. Exterior walls are of gray, rock-faced limestone with dressed limestone blocks in the quoins and lintels. The effect is that of coursed ashlar. The walls are surmounted by a hipped roof with wide projecting eaves supported by groups of double brackets. Two of the four original brick chimneys were replaced with simpler, non-recessed paneled versions. Asphalt shingle roofing replaces original material (no longer extant). On the interior, the building consists of a full basement of limestone with interior masonry bearing walls. The school is categorized as pivotal.

The Rectory building is part of the site, but was constructed in 1941 and is categorized as non-contributing.

The property was listed on the National Register of Historic Places in 1975 and was designated as a local Heritage Preservation Site in 1980.

**B. PROPOSED CHANGES:** The applicant is proposing to replace 27 windows on the

first and second floor on all sides of the building with new one-over-one, double-hung windows with sandstone color exterior and install aluminum wrap over the trim and brickmould. Obscured glass is proposed in the bathroom unit(s).

### **C. BACKGROUND**

Staff reviewed building permits for Assumption school from 1980 to present; there have been no applications for window or door replacement in the building since it was designated a local heritage preservation site.

It does appear that a new door with sidelights and transoms was installed at the building between 2006 and 2008 without HPC review and approval or a building permit.

The 2007 window replacement cited by the applicant was in the Rectory building which was constructed in 1941.

### **D. GUIDELINE CITATIONS:**

#### **PRESERVATION PROGRAM FOR ASSUMPTION SCHOOL**

*The exterior appearance of Assumption School should be preserved in a manner consistence with the original design intent. The visual relationship with the rest of the Assumption Church site should be maintained. Green space to the northwest (corner of Saint Joseph's and Exchange Street) should remain open.*

#### **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 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.*

**E. FINDINGS:**

1. On April 3, 1980, the Church of the Assumption and Assumption School were designated as local Heritage Preservation Sites. 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 Assumption School was constructed circa 1860 and is categorized as pivotal.
3. City building permit records indicate that there has not been any review or approval for window or door replacement on the Assumption School since it was designated as a heritage preservation site in 1980. The main door was replaced between 2006 and 2008 without HPC review and approval or a building permit.
4. Building permit #07-184031/HP File#07-204258, referenced in the application, was for work to be performed on the 1941 Rectory Building. The Assumption School is the oldest building extant at the property and work on the building is reviewed differently than that on the rectory. The application of aluminum wrap on the window trim and brickmould is not an appropriate treatment for the Assumption School. Wrapping the exterior of the windows, trim and brickmould does not preserve the building in a manner consistent with the original design intent and does not comply with the preservation program.
5. The architectural conditions of Assumption School were documented in 1936 as part of the Historic American Buildings Survey (HABS) program. The drawings depict a distinctive three-quarter round bead detail on the brick molds and heads of the window architraves. The application of aluminum wrap would obscure or result in the loss of this detail and is not consistent with the original design intent, thus does not comply with the preservation program.
6. There are no historic screens or storm windows evident at the school building. The existing windows appear to have a profile that is consistent with the profiles shown in the 1936 HABS drawings. Photos submitted of the existing windows do not demonstrate conditions that warrant replacement. Staff did not conduct a site visit to observe the age and condition of the existing windows and a window schedule identifying the condition of each window and repair options/estimates were not submitted for review. The replacement of all of the windows does not comply with Standard #6 which 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."*
7. Scaled and dimensioned drawings of the existing and proposed windows were not submitted for comparison of the profiles of the stiles and rails. The proposed windows are a full-frame replacement and would be installed into the existing frame, thus reducing the size of the glazed opening which is not consistent with the original design intent and does not comply with the preservation program.

8. Obscuring glass is proposed in the bathroom window(s). This is not an appropriate treatment for this building. Glue-chip glass would be a historically appropriate solution to provide privacy at the bathroom windows.
9. The proposal to replace twenty-seven windows and wrap the exterior trim and brickmould with aluminum at Assumption School will have an adverse impact on the Program for the Preservation and architectural control of the Church of the Assumption and Assumption School heritage preservation sites. (Leg. Code §73.06 (e)).

**F. STAFF RECOMMENDATIONS:**

Based on the findings, staff recommends denial of application to replace windows and wrap the exterior of the window trim and brickmould with aluminum.

Staff encourages the property owner explore repair of the existing windows and replacement in-kind where justified.

**G. ATTACHMENTS**

1. HPC Design Review Application
2. Materials submitted by the applicant
3. Photos
4. 2007 HPC design review application
5. 1936 HABS documentation



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: 51 7<sup>th</sup> Street W 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@andersen.corp.com

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

Name: Church of the Assumption

Street and number: 51 7<sup>th</sup> Street West

City: St. Paul State: MN Zip Code: 55102

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

**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 27 windows within their existing historic openings. Windows are located on all sides of the building on the 1<sup>st</sup> and 2<sup>nd</sup> floors. All proposed windows show severe signs of deterioration and neglect and warrant replacement. Owners want to match the replacement project approved in 2007. Windows will be white/CANVAS<sup>®</sup> PINE ON THE interior and sandtone on the exterior. Clear glass proposed on all units EXCEPT Bathroom where obscured glass is preferred for privacy purposes. Color samples enclosed.*

*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 ☒

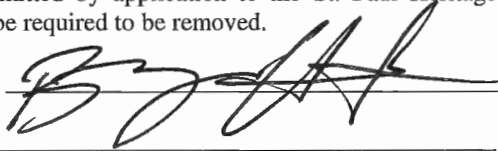
Are you applying for the Investment Tax Credits?

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:



Date:

07/12/19

Signature of owner:

Date:

**FOR HPC OFFICE USE ONLY**

Date received:

7-18-14

FILE NO.

14-034

District:

/Individual Site: CHURCH OF THE ASSUMPTION

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:

8-28-14

request for  
continuance

9-11-14

City Permit #

-

# 51 7<sup>th</sup> Street W

## Church of the Assumption

Renewal by Andersen

Submitted by Bryan Horton

07/18/2014

# Project description

Proposing to replace 27 windows within existing openings. Windows are located on all sides of the building on the 1<sup>st</sup> and 2<sup>nd</sup> floors. All proposed windows show severe signs of deterioration and neglect and warrant replacement. Owners want to match replacement project from 2007 (picture included). White/Canvas/Pine interior, All with sandtone exterior. Clear glass on all units except bathroom will have obscured glass for privacy.

# Previous Job Completed in 2007 Under Permit #2007184031

Aluminum wrap on exterior was approved on previous job. New project proposes to match look on exterior to picture.



# Exterior Photos



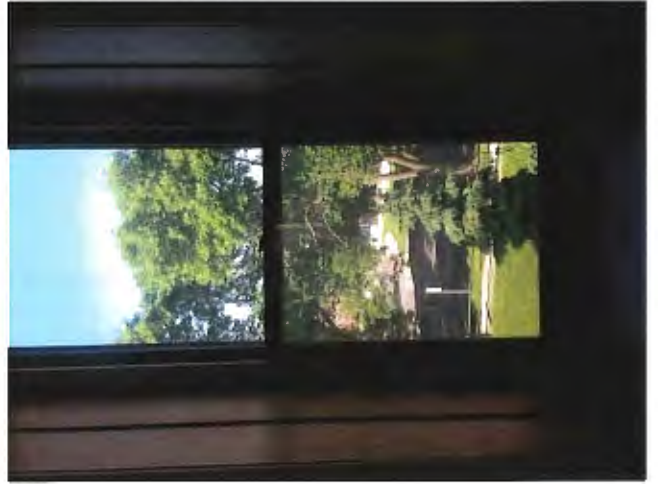
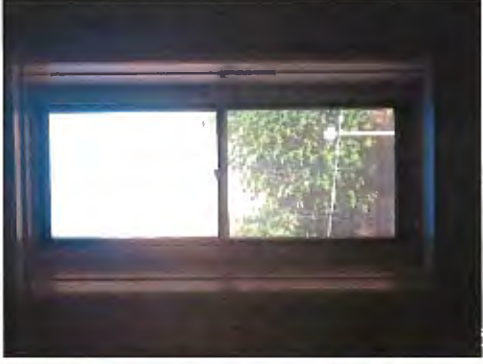
# Exterior Photos



# Interior 1<sup>st</sup> Floor



# Interior 2<sup>nd</sup> Floor



# Sash/Frame Condition Details

All windows being proposed for replacement show signs of severe deterioration and neglect. Issues range from broken sash, sash cords, hardware, stops and glass to rotten frames, sashes and sills. Extensive repairs needed to bring windows to original state. Owner prefers replacement to match previous project completed in 2007.

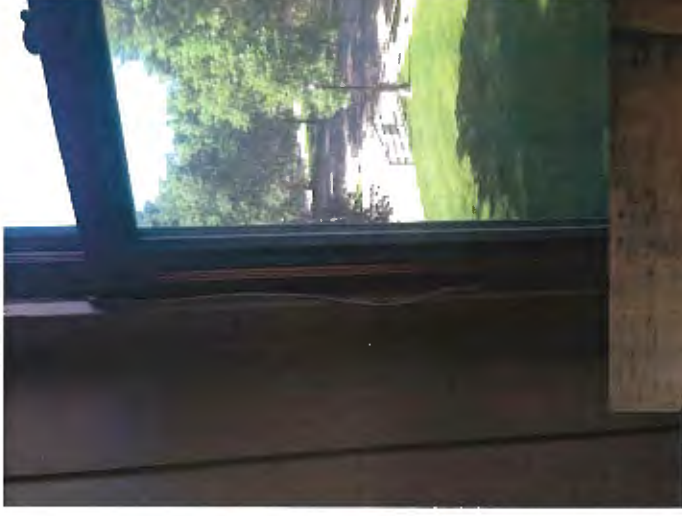
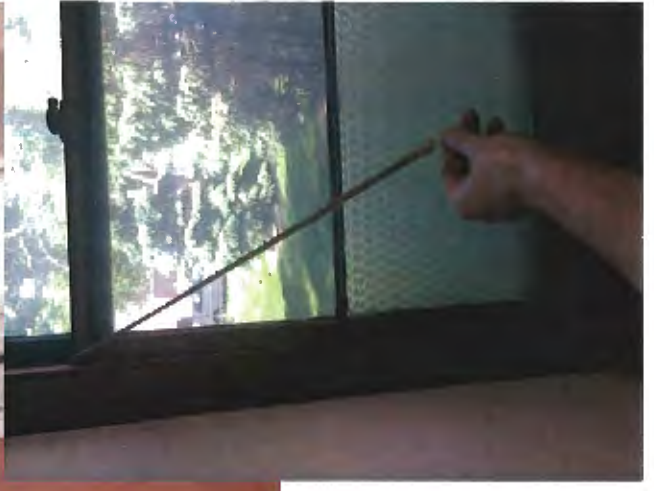
# Sash/Frame Condition



# Sash/Frame Condition

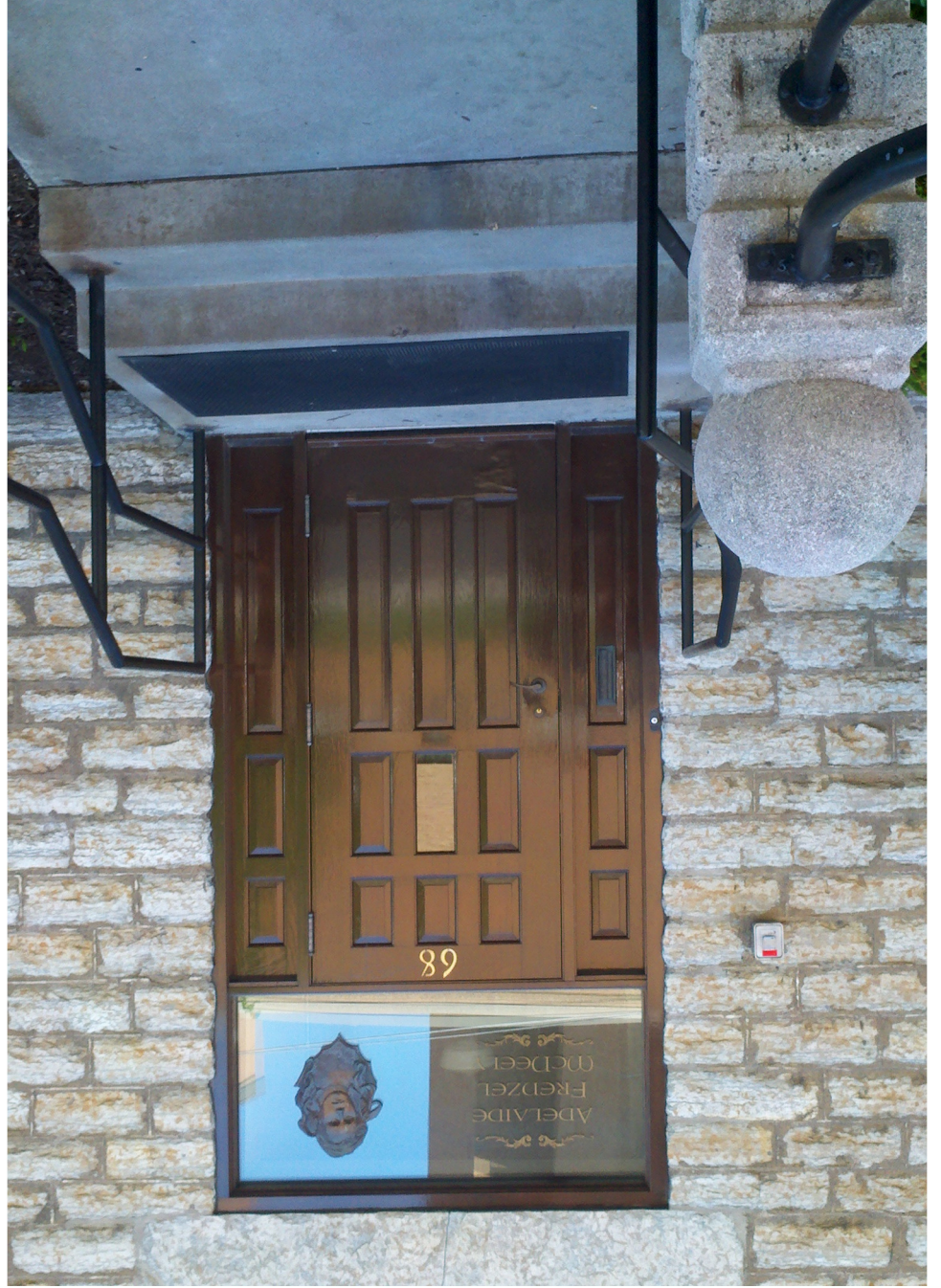


# Sash/Frame Condition



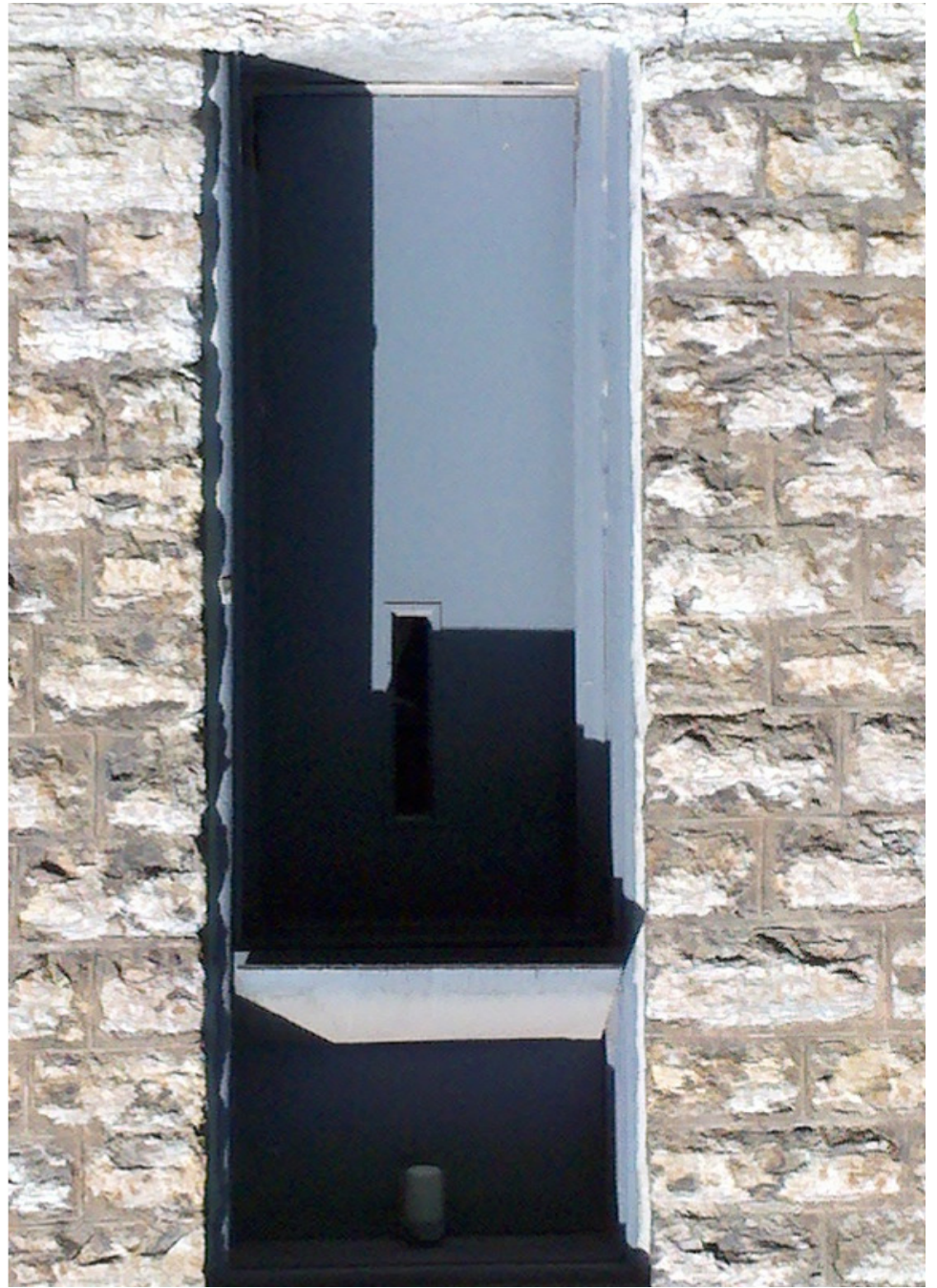
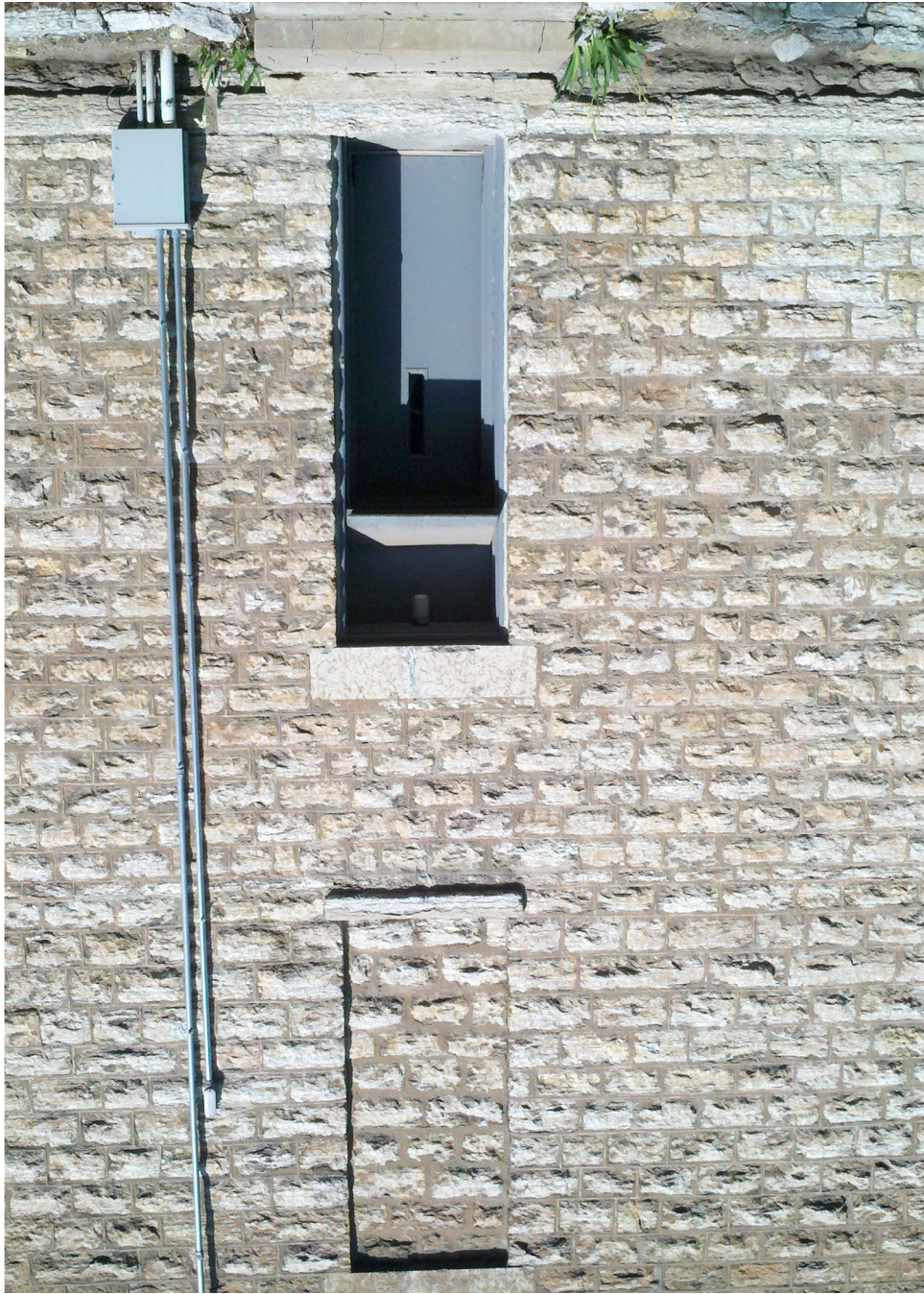








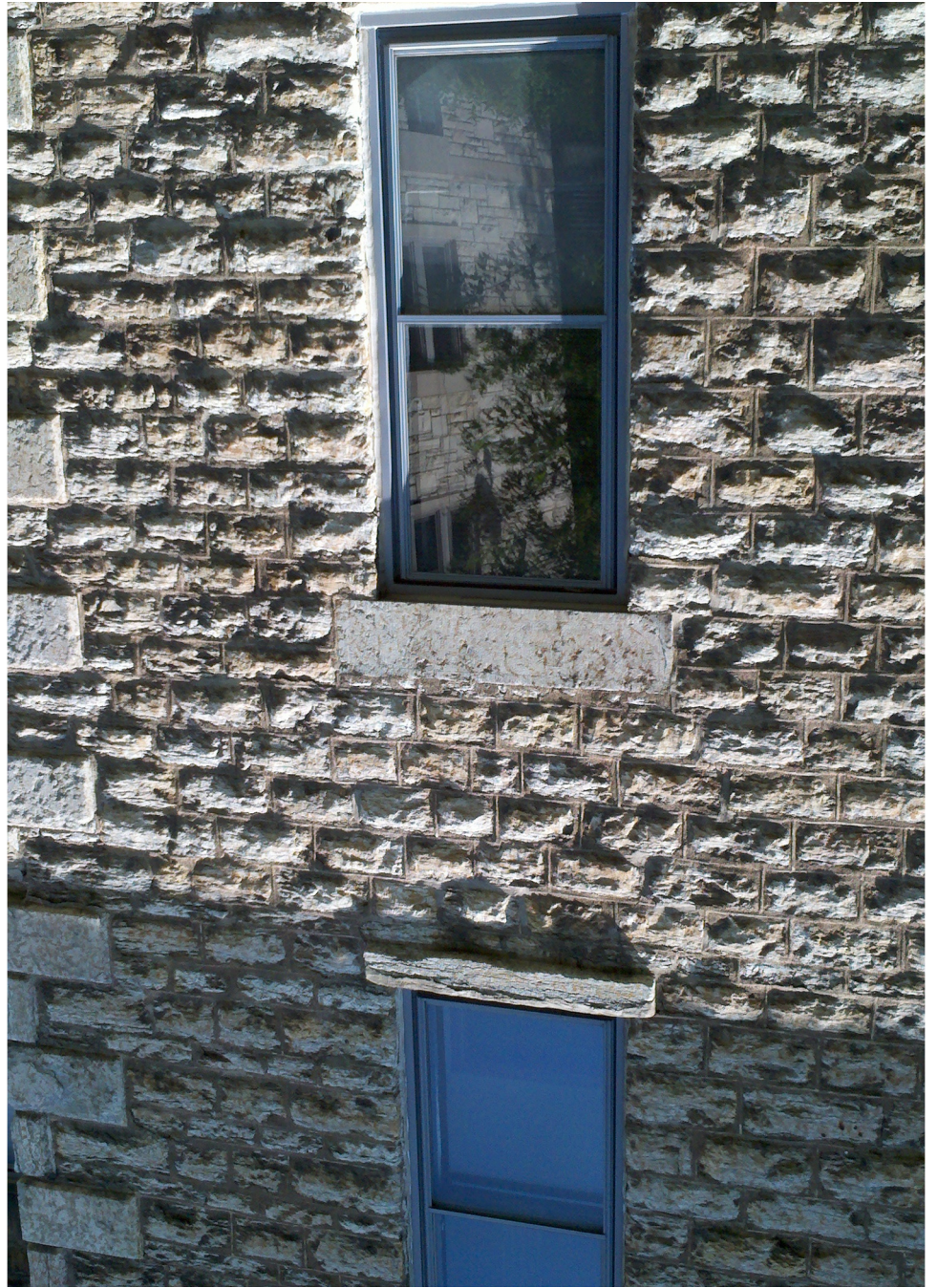








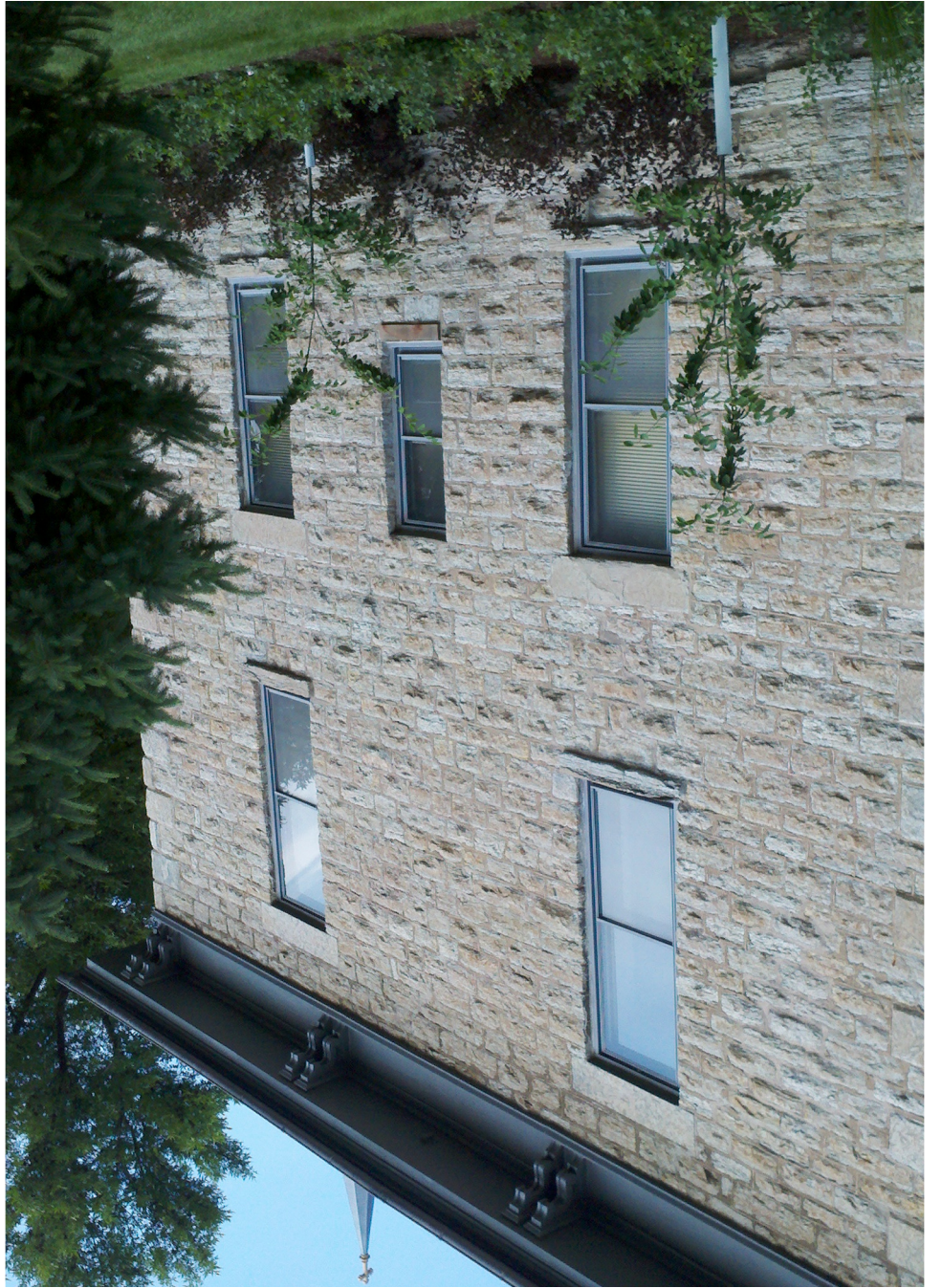


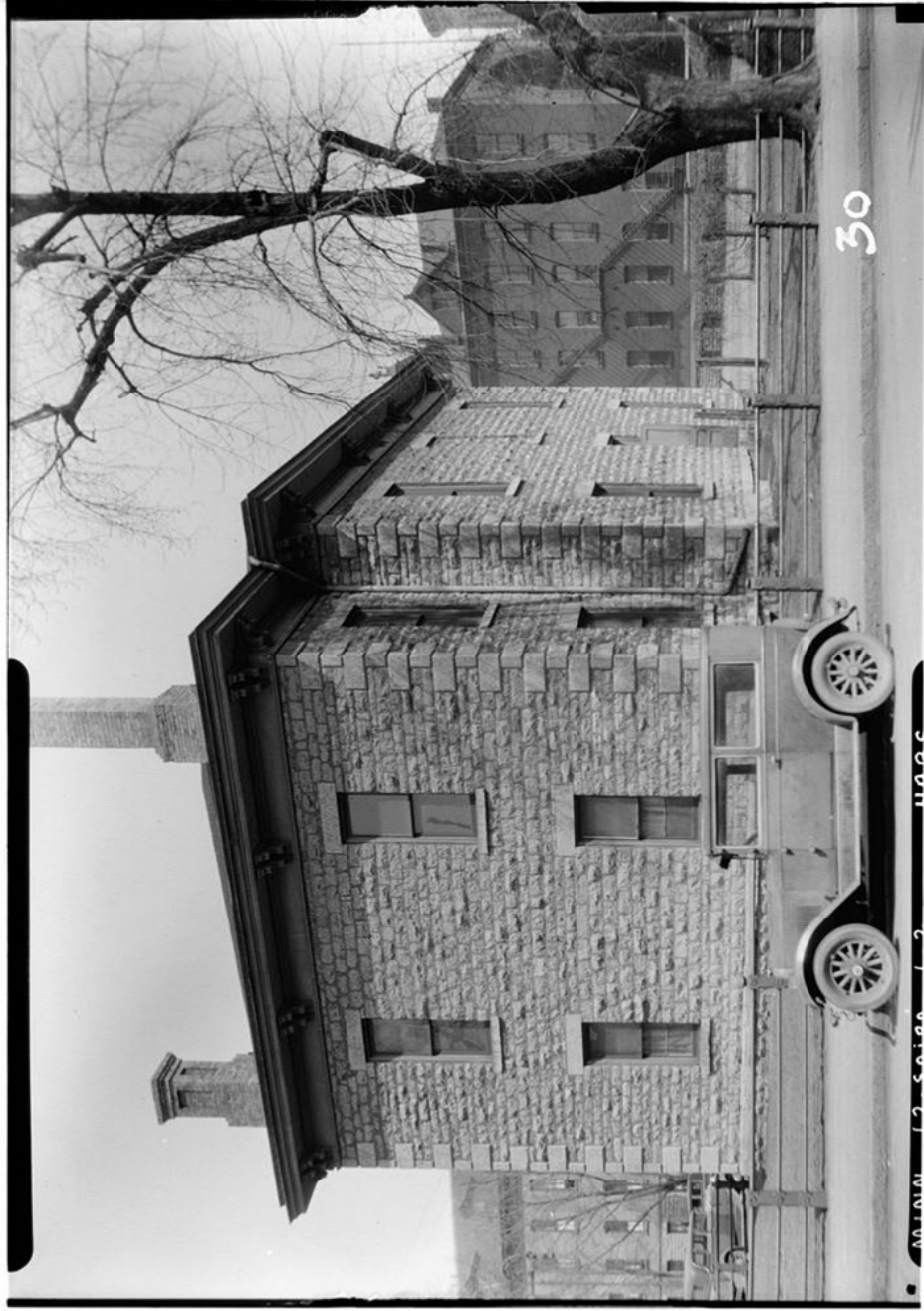




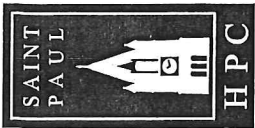












**CITY OF SAINT PAUL  
HERITAGE PRESERVATION COMMISSION  
CERTIFICATE OF APPROVAL FOR MINOR WORK  
FILE NUMBER: 07-204258**

**POST THIS PAGE  
SO IT IS VISIBLE FROM THE STREET**

**DATE:** November 21, 2007  
**PROJECT ADDRESS:** 51 7TH ST W  
**HPC SITE/DISTRICT:** HPL-Site  
**APPLICANT:** RENEWAL ANDERSEN INC  
**PHONE:** 651-264-4914

**PROPERTY DESCRIPTION:** The Assumption Church and School are individually designated and the Rectory is part of the site but was not built during the time of the Church and School. The Church was designed in the Romanesque Revival style.

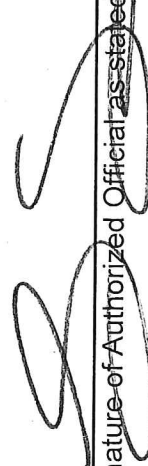
**SITE NAME:** Assumption Church and School  
**ARCHITECT/BUILDER:** Joseph Reidl, Church  
**DATE BUILT:** 1870-1874  
**CLASSIFICATION:** Pivotal

**PROPOSED CHANGES:** Replacement of all double-hung and picture windows on first, second and attic levels with Renewal By Andersen windows. Existing are wood double-hungs with aluminum storm windows and gray aluminum wrapping the trim. New aluminum trim will be installed where existing gray is. All new material to be a Terratone color. New screens will be full.

☐ APPROVED AS SUBMITTED ☒ APPROVED WITH CONDITIONS:

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

1. All new aluminum wrap must match the old wood trim profiles as close as possible and not the existing aluminum wrap profiles.
2. The new screens shall be installed in the same location as the existing storm windows.
3. The full screens will have an exterior center rail that lines up with the main window rail, in order to maintain a historic look.

  
Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

**NOTE:** All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.



**CITY OF SAINT PAUL  
HERITAGE PRESERVATION COMMISSION  
CERTIFICATE OF APPROVAL FOR MINOR WORK  
FILE NUMBER: 07-204258**

**DATE:** November 21, 2007  
**PROJECT ADDRESS:** 51 7TH ST W  
**HPC SITE/DISTRICT:** HPL-Site  
**APPLICANT:** RENEWAL ANDERSEN INC  
**PHONE:** 651-264-4914  
**OWNER INFORMATION:** CHURCH OF THE ASSUMPTION  
51 7TH ST W  
651-224-7536

**PROPOSED CHANGES:** Replacement of all double-hung and picture windows on first, second and attic levels with Renewal By Andersen windows. Existing are wood double-hungs with aluminum storm windows and gray aluminum wrapping the trim. New aluminum trim will be installed where existing gray is. All new material to be a Terratone color. New screens will be full.

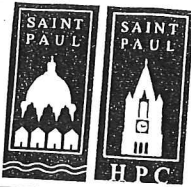
**The work to be performed has been approved pursuant to the program for preservation and architectural control for the applicable heritage preservation site or district property [Legislative Code, Section 73.06]. In addition, the following findings have been made to support the approval or conditional approval:**

1. The Rectory is on the site of the Church and School but it was constructed in the 1930's and not during the 1870's when the Church and School were built.
2. Wholesale replacement of windows is not recommended, however, because the Rectory is not a part of the period of significance for the Church and the School there will not be a negative impact to the building or the integrity of the nationally and locally significant Church and School.
3. The proposed windows do not duplicate the originals in profile or material as the guidelines recommend, but because the Rectory was built outside of the period of significance for the Church and School there will not be a negative impact.

**Please note: This approval is limited to the aforementioned work to the affected property. Any additional work to be done must be submitted to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.**

City of Saint Paul  
Department of Safety and Inspections  
8 Fourth Street East, Suite 200  
Saint Paul, MN 55101-1024  
PHONE: (651) 266-9090  
FAX: (651) 266-9124





Saint Paul Heritage Preservation Commission  
C/o Office of License, Inspections and Environmental Protection  
350 Saint Peter Street, Suite 300  
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. PERMIT 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 | <input type="checkbox"/> Concept Review Only       |
| <input type="checkbox"/> Demolition                       | <input type="checkbox"/> Other _____          |  |

### 2. PROJECT ADDRESS

Street and number: 51 7th Street Zip Code: 55102

### 3. APPLICANT INFORMATION

Name of contact person: BOB Snyder  
Company: Renewal by Andersen  
Street and number: 1920 City Rd C  
City: Roseville State: MN Zip Code: 55113  
Phone number: ( ) 264-4893 e-mail: \_\_\_\_\_

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

Name: Church of the Assumption - Rectory  
Street and number: 51 7th Street  
City: St. Paul State: MN Zip Code: 55102  
Phone number: (612) 224-7536 e-mail: \_\_\_\_\_

**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.

Removing storm windows  
Aluminum 50<sup>th</sup> vintage

Changing color of WRAP  
from grey to sandtone

*Attach additional sheets if necessary*

**7. ATTACHMENTS**

Refer to the *Design Review Process & Checklist* 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?  
Are you applying for the Investment Tax Credits?

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

*Bob Miller*

Date:

10-22-07

Signature of owner:

Date:

**FOR HPC OFFICE USE ONLY**

Date received: 10-26-07

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
- ☐ 1 Set of Plans reduced to 8 1/2" by 11"
- ☐ Photographs
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for:

10/30/07 - TT BOB - email design review checklist.  
need more information: photos to review application.

**City of St. Paul**  
**Heritage Preservation Commission**

**\*\*Please complete the following questions along with the Building Permit Application.**

Customer Name Church of the Assumption - Rectory

Address 51 7th Street

Sales Order Number none

1. What building elevation(north, south, west or east) and the level(1<sup>st</sup> or 2<sup>nd</sup> floor etc) will replacement take place?

north, south, west & east  
1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> levels

2. Describe existing condition of window sash and/or door. (i.e. wood, double-hung, 6 over 1 light, paint deterioration, wood rot, etc.) In order for HPC staff to approve any window replacement, the deterioration of the windows must be at a state that repair is not feasible.

originals - wood  
Don't work properly  
inefficient

3. How many window sash/or doors proposed for replacement?

75 windows

**\*\*Please return to your CSC when complete with the file and/or application**

# CHURCH OF THE ASSUMPTION

Rectory 51 - 7th Street, St. Paul

## Bid Totals

\$28,521 First Floor  
\$27,263 Second Floor  
\$6,820 Attic  
\$33,295 Misc. Charges (stain, wrap, hardware, screens)

\$ **95,899 Preliminary Total**

\$ **21,098 22% Discount**

**\$ 74,801 TOTAL (after discount)**

\*Rectory located in Historic district, will need HPC approval when final contract is put together.

\*Will need photos of all windows, plus one photo of each window style close up for application.

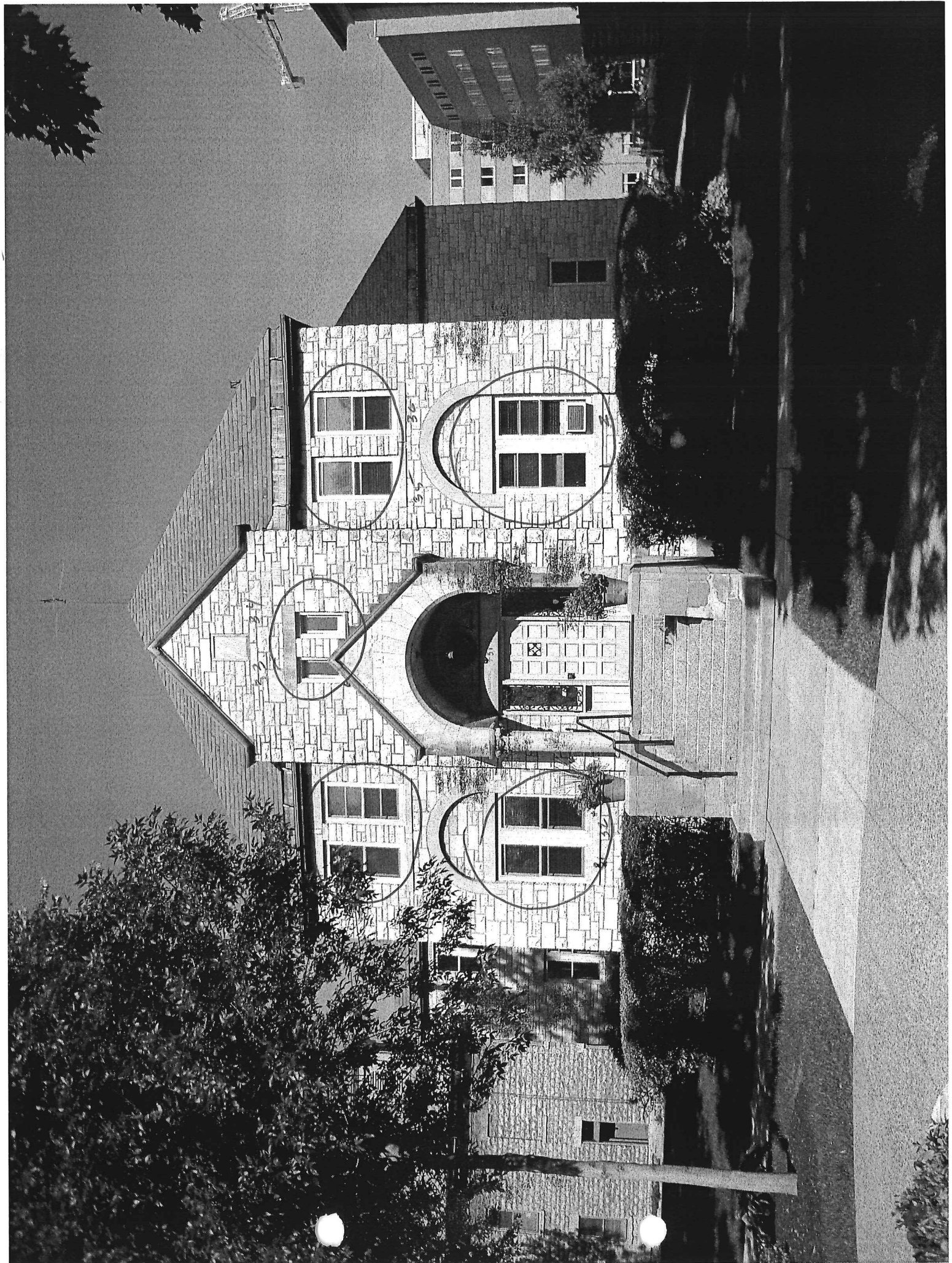
| Entry Doors (not included in bid)             | Price           |
|---|-----------------|
| 1 Entry door single panel 2' 8" x 6' 8"       | \$2,500         |
| 1 Entry door with 2 sidelights Apprx. 7' x 7' | \$7,000         |
| 1 Entry door with 2 sidelights Apprx. 5' x 7' | \$7,000         |
| <b>TOTAL:</b>                                 | <b>\$16,500</b> |

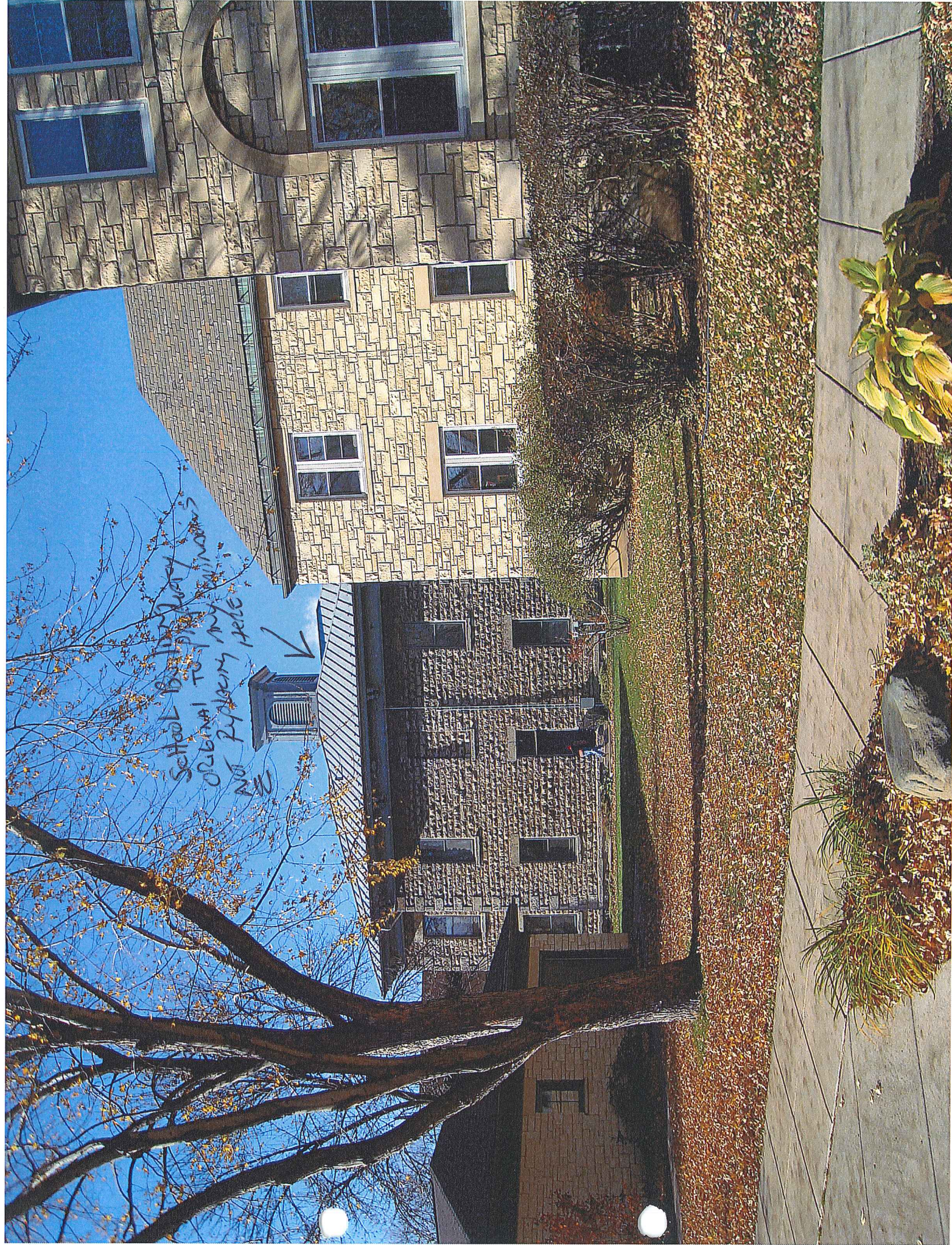
*not doing  
these.*

Window Replacement for Assumption Church Rectory  
Built in the 1930's  
51 7<sup>th</sup> street  
St. Paul MN

1. Existing windows are almost entirely double hung weight pocketed windows with the exception of three non operable picture window units. 1 of these units is located in the dining room, in the center section of a walk out bay. ( back of building ). The other 2 units are located on the second floor in the main hallway at the front of the building above the main entrance of the building. Note there is a window in the basement level (casement style) that currently does not maintain double hung integrity, which is sandtone on the exterior. Not sure of brand, assuming it must be there for egress compliance. We are NOT replacing the grade level windows.
2. Glazing in the existing widows have numerous stress cracks, due to steel framed interior double glazing which acts as a thermal bridge thus expansion and contraction rates differ from the glass causing these cracks. They also frost up considerably in the cold weather months and this, coupled with weight pockets and cast iron weights in the weight cavities, attribute to air infiltration as well as act as a thermal bridge making the windows very energy inefficient.
3. Existing configuration of the glazing is 1:1, no interior wood grills. Windows in high traffic areas i.e. bathrooms, kitchen, and some of rooms on the east end of the building are painted white on the interior. The remaining are pine sash framed windows with oak interior wood trim. All of the existing interior oak sills need to be refinished due to frost melt from the old windows.
4. Existing exterior storm windows are aluminum, late fifties or early sixties vintage self storing style storms. Full screens are supposed to be there, however some of the windows are missing them, thus leaving the glass and painted surfaces exposed.
5. Covering the exterior wood trim is flat aluminum, applied and cut to dimensions needed on site at time of installation, light gray with faded gray caulking, hard and brittle, pulling away from substrate leaving gaps and avenues for water/air infiltration. Had to have been applied when the storm windows were installed.
6. Exposed wood surfaces are painted, which need to be encapsulated to minimize lead based paint issues related to older windows.
7. New windows proposed are double hung insert style windows, 1:1 ratio as well as 3 picture style units to replace the existing picture style windows to maintain same configuration as existing. Exterior color will be sandtone Fibrex material with sandtone aluminum to replace the existing gray, as well as new sandtone caulking to match windows and aluminum. The interior on all of the windows that are now pine sash framed windows, will be oak to match the interior trim. All the windows that currently are painted white on the interior will be white Fibrex material.
8. The oak interior trim will be repaired and refinished to match the condition of parts that are still in good condition.
9. Enclosed are samples of aluminum and caulking that will be used.

10. The existing storm windows will be completely removed and the new windows will include full screens with Andersen True Scene style screens to maximize viewing from the interior and maintaining architectural symmetry on the exterior.

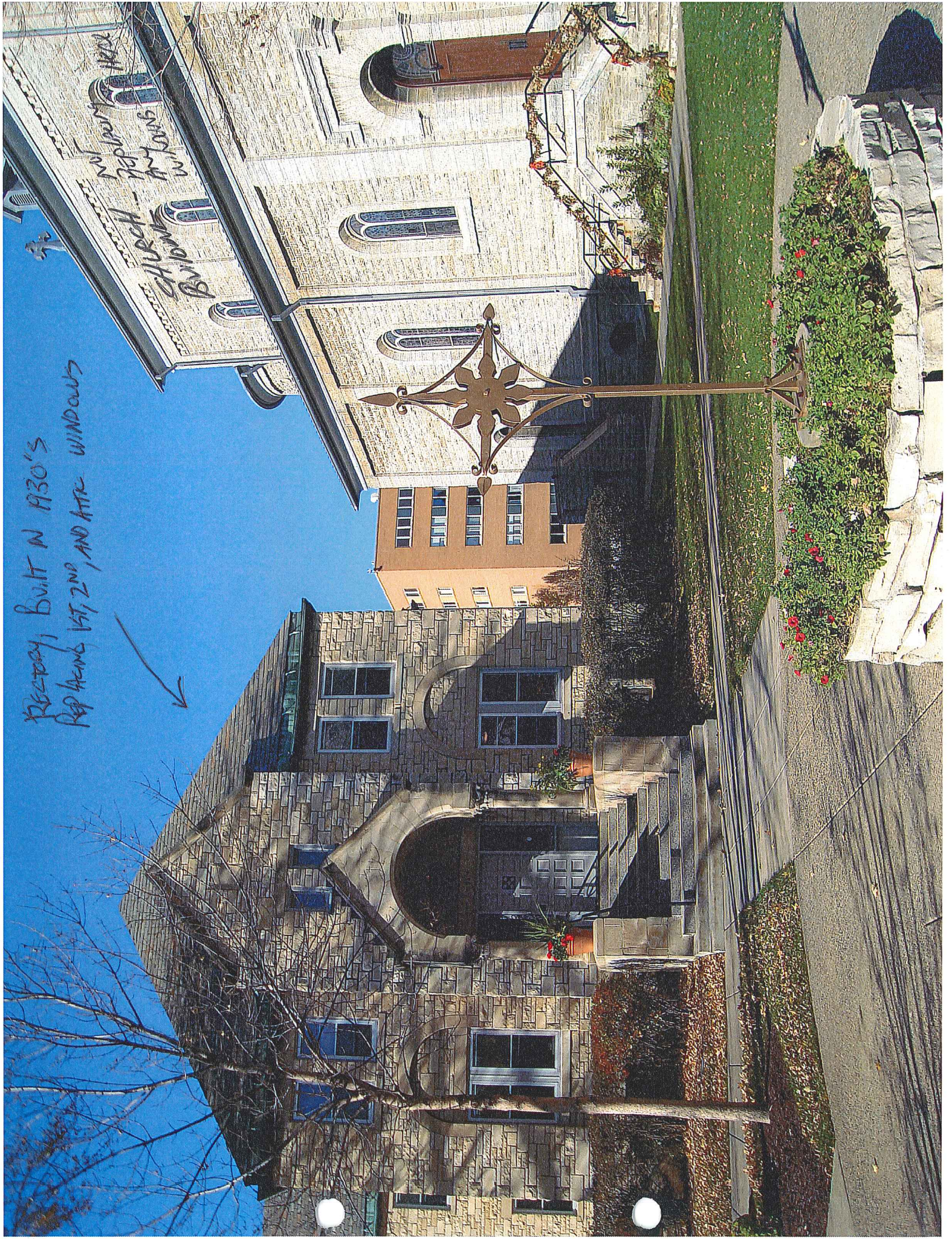


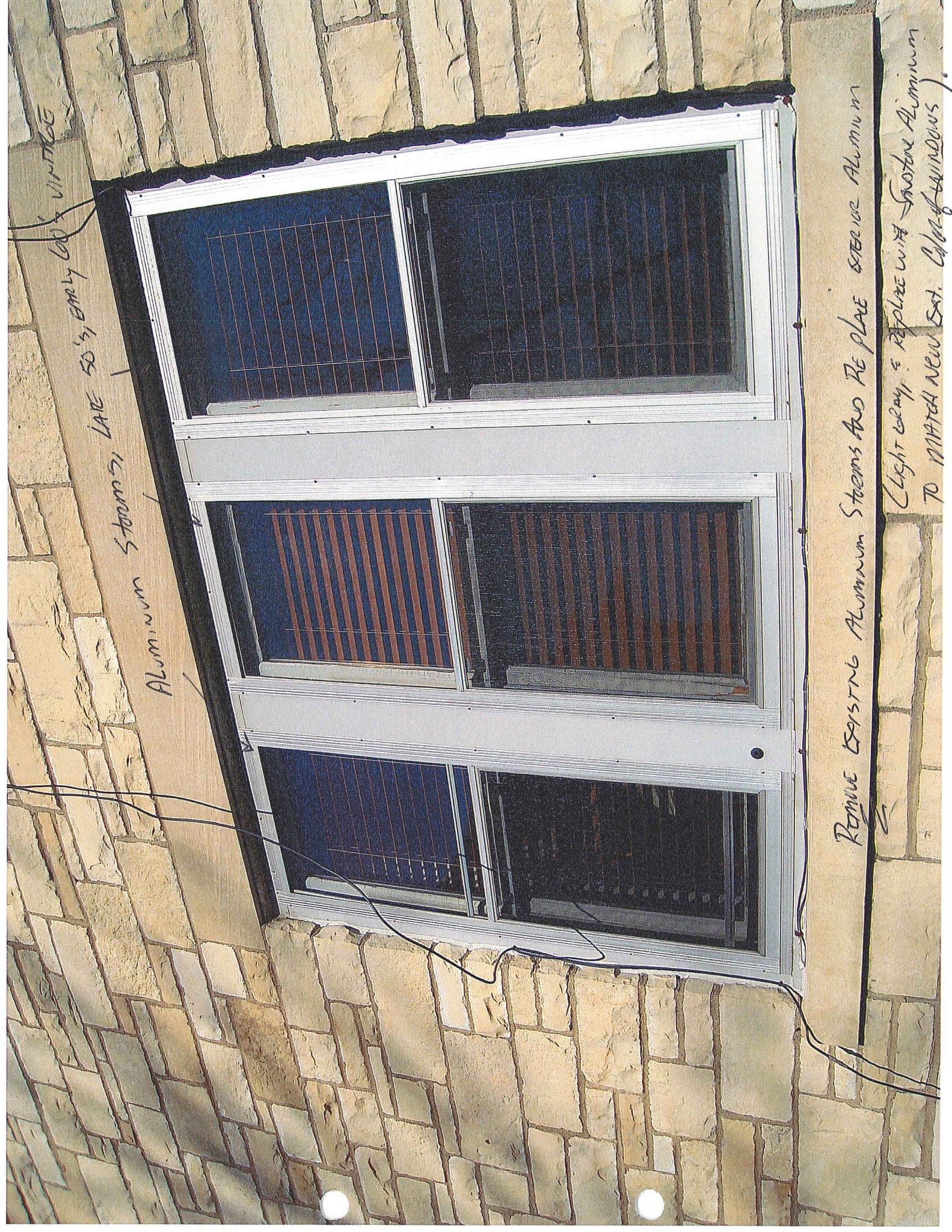


School Building  
original to property  
not property here  
NW



Rectory, Built in 1930's  
Repaving 1st, 2nd, and attic windows





Aluminum Storms, LATE 50's, EARLY 60's VINTAGE

Remove Existing Aluminum Storms And Re place EXISTING ALUMINUM  
LIGHT GRAY, & REPLACE WITH SMOOTH ALUMINUM  
TO MATCH NEW EXT. COLOR OF STAINLESS.

CRACKING DOES NOT  
MATERIAL GOING ALONG

SAFETY FRAMES OF WINDOWS  
ARE IN THIS KIND OF  
COMPOUND WOOD ENCAPSULATE  
PAINT IS EXPOSED.  
NEW EXPOSED LEAD PAINT,  
EXISTING EXISTING

Old Assumption School.  
St. Paul, Minn.

Remedy Co.

HABS No. 29-31

HABS  
MINN.

62-SAIPA,  
6-

*Reduced Copies of Measured Drawings*

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

District No. 29

Historic American Buildings Survey  
Wm. G. Carr, District Officer  
703 Walley Temple Bldg.  
Minneapolis, Minn.

OLD ASSUMPTION SCHOOL.

1861  
St. Paul, Minn.

Located at 8th & Exchange Ste., St. Paul.

This is the original Parochial School of the Assumption German Catholic Church which was built on the site in 1835. The church was replaced by a later one in 1874.

The walls of the School are of native lime stone. Still occupied by the organization which built it.

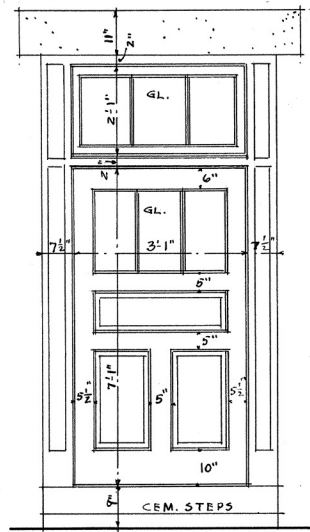
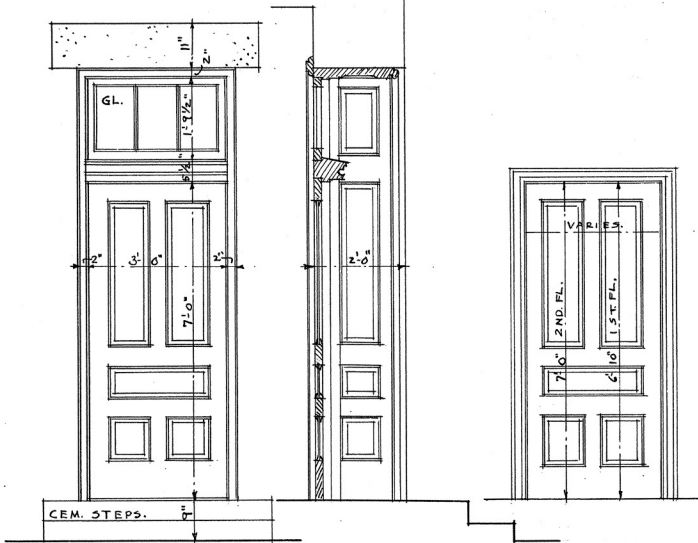
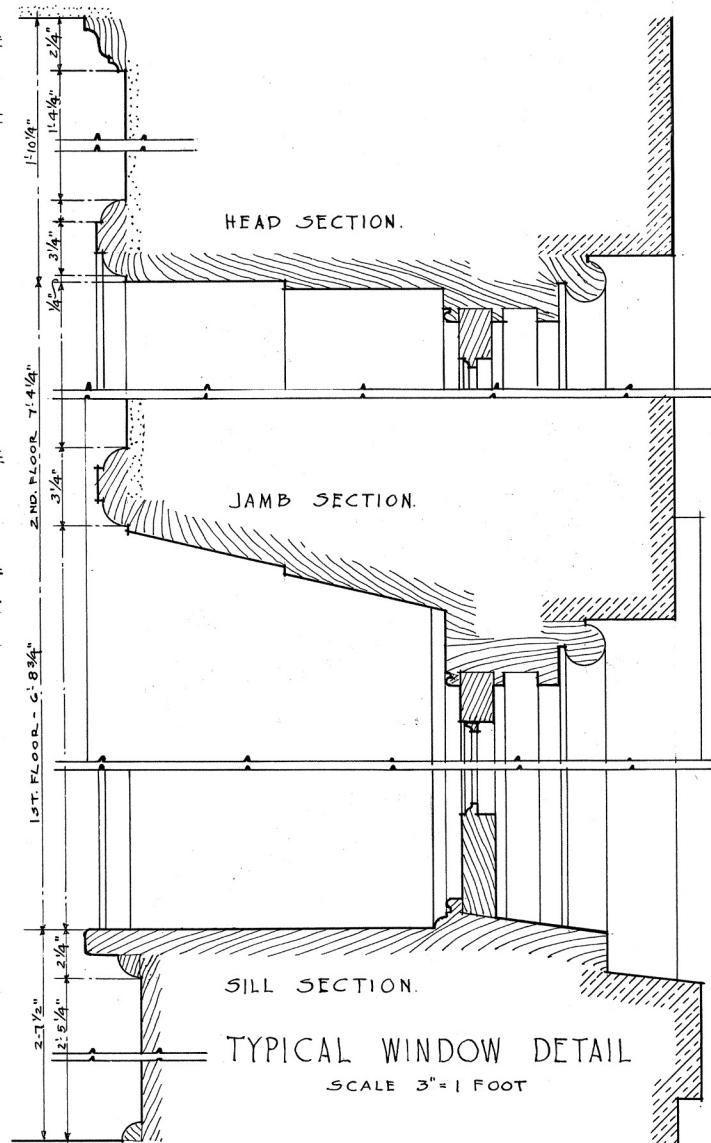
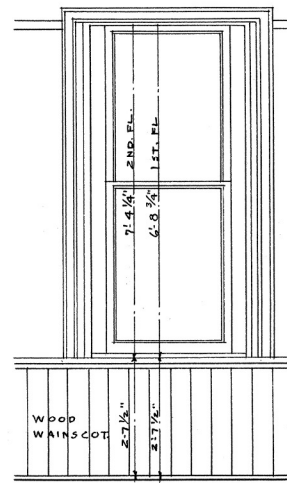
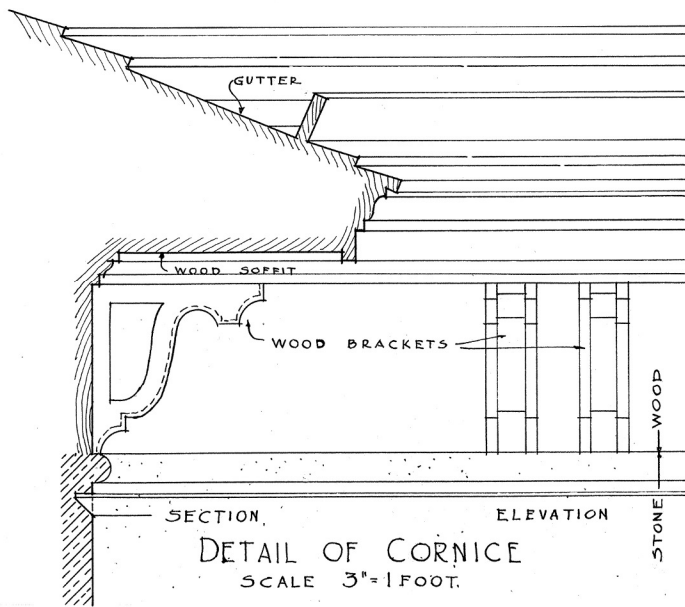
Authorities:

"St. Paul & Vicinity". Vol. 2, Pg 518 (Castle).  
St. Paul Public Library.

*E. H. Brown*  
*Approved*  
*Wm. J. Dorr*

District Officer.

*Reviewed by H.C.F. 1/9/36.*



ELEVATION OF FRONT DOOR.



A.M. LINDELL,  
E.D. CORWIN, N.E. MOHN, DEL.

U.S. DEPARTMENT OF THE INTERIOR  
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS  
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
ASSUMPTION SCHOOL — ST. PAUL MINN.

SURVEY NO.  
29-31

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 3 OF 3 SHEETS

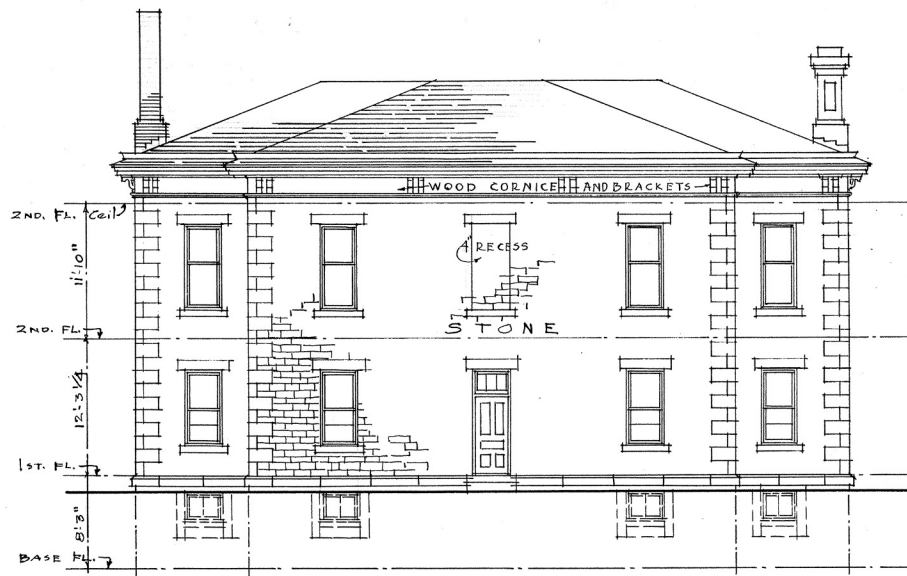
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MINN.  
62-5A1PA  
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SIDE ELEVATION.

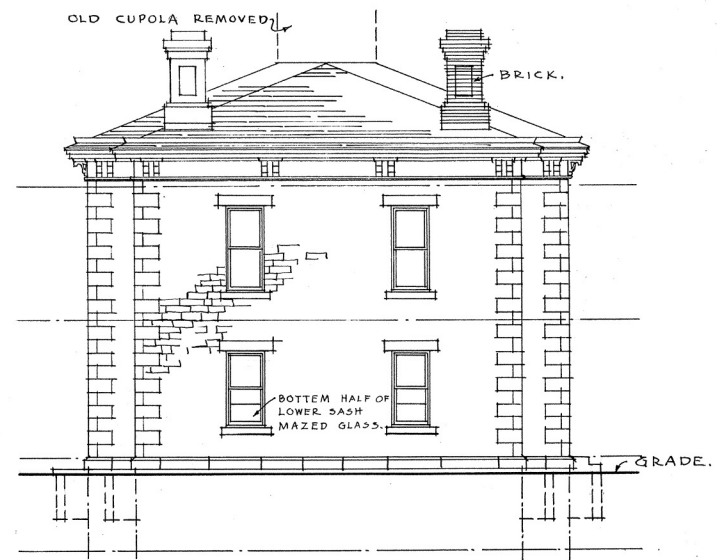


FRONT ELEVATION.



REAR ELEVATION

SCALE  $\frac{1}{8}'' = 1'-0''$



SIDE ELEVATION

A.M. LINDELL,  
E.D. CORWIN, N.E. MOHN, DEL.

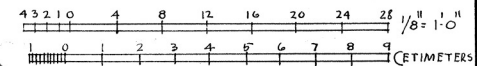
U.S. DEPARTMENT OF THE INTERIOR  
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SURVEY NO.  
29-31

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 2 OF 3 SHEETS

INDEX NO.  
MINN.  
62-3A1PA  
6



GRAPHIC SCALES