

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

---

FILE NAME: 1373 Summit Avenue  
DATE OF APPLICATION: June 5, 2015  
APPLICANT: Joe and Tina Shaffer  
OWNER: same  
DATE OF PUBLIC HEARING: June 25, 2015  
HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District  
CATEGORY: Contributing  
CLASSIFICATION: Building Permit  
STAFF INVESTIGATION AND REPORT: Bill Dermody  
DATE: June 19, 2015

---

**A. SITE DESCRIPTION:** The Thomas E. Yerxa House at 1373 Summit Avenue was constructed in 1890. This two-and-one-half-story Georgian Revival style house has weatherboard sheathing with limestone foundation and asphalt bellcast hipped roof with dentilled brackets. The facade is symmetrical with projecting balustraded front portico supported by eight fluted Doric columns with pilasters of the same order echoed on the second story. The second story central window has a Palladian motif. The roof is dominated by a central gabled dormer with paired windows under a rounded arch. Windows are one-over-one, fixed-lite and some have bullet glass. The property, including the rear shiplap-sided three-car garage, is contributing to the local and the National Register Summit West Historic District.

**B. PROPOSED CHANGES:** The applicant proposes the following alterations to the property:

1. Remove a one-story porch at the rear of the residence.
2. Construct a one-story, 27'-6" x 17'-6" addition to the northwest portion of the house with two points of outdoor access: a door/stoop near the mudroom at the northwest corner and French doors at addition's east side adjacent to a new outdoor terrace. The addition's detailing will match that of the existing rear façade.
3. Construct outdoor terrace adjacent to northeast portion of the house.
4. Convert part of the main level screened porch on the house's east side to an indoor sun room, with 4 new windows.
5. Provide new combination screen/storm windows to replace existing windows in remaining portion of the main level screened porch.
6. Convert the 2<sup>nd</sup> story screened porch on the house's east side to a dressing room, including removal of 4 windows in the building's rear and 2 windows on the building's east wall, and replacement of the remaining 10 windows.
7. Expand the 2<sup>nd</sup> story master bathroom over the existing single-story rear porch, including 2 new windows. The bathroom will extend north to the same extent as the 2<sup>nd</sup> story screened porch that is proposed to be converted.

**C. BACKGROUND:**

The property received HPC staff approvals for a new metal fence in May 2015, a rear storm door in 2009, a wood fence in 2009, storm windows in 2008, replacement of French doors in 2008, and installation of condenser units in 2008. The property received HPC approval in 2008 for a new garage accessed via the alley (HPC File #08-025).

## **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.*

### **Summit Avenue West District Guidelines**

#### **Sec. 74.36. - Restoration and rehabilitation.**

##### **(a) 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.*
- (2) *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, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural of "period" designs or using parts of other buildings.*
- (3) *Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively.*
- (4) *Buildings should be used for their originally intended purpose or compatible uses which require minimum alteration of the building and its site.*

(5) *In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected and restoration to an "original" appearance may not be desirable in some cases. All buildings should be recognized as products of their own time and not be altered to resemble buildings from an earlier era.*

(6) *Whenever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(b) *Walls and Foundations:*

(1) *Deteriorated surface materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible. Imitative materials, such as artificial stone and artificial brick veneer, should not be used.*

(2) *Original masonry and mortar should be retained whenever possible without the application of any surface treatment. Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted. This method of cleaning erodes the surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used.*

(3) *Original mortar joint size and profile should be retained and replacement mortar should match the original mortar in color and texture. Materials and ingredient proportions similar to the original mortar should be used when repointing, with replacement mortar softer than the masonry units and no harder than the historic mortar. This will create a bond similar to the original and is necessary to prevent damage to the masonry units. Repointing with mortar of high Portland cement content often creates a bond stronger than is appropriate for the original building materials, possibly resulting in cracking or other damage. Mortar joints should be carefully washed after set-up to retain the neatness of the joint lines and keep extraneous mortar off of masonry surfaces.*

(4) *The original color and texture of masonry surfaces should be retained. While unpainted masonry surfaces should not be painted, paint should not be indiscriminately removed from masonry surfaces because some brick surfaces were originally meant to be painted. Color is a significant design element, and paint colors should be appropriate to the period and style of the structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to heritage preservation commission approval.*

(c) *Roofs and Chimneys:*

(2) *The original roof type, slope and overhangs should be preserved. The shape of existing dormers should also be preserved. New dormers may be acceptable in some cases if compatible with the original design. Modern skylights are a simple way to alter a roof to admit light and air without disrupting its plane surface, are less noticeable than dormers, and may also be acceptable. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front roof plane.*

(3) *Chimneys should be restored to their original condition. In the absence of historical documentation on the original design, chimney design should be in keeping with the period and style of the building.*

(d) *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 reused 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) *Exterior Architectural Features:*

(1) *Porches and steps which are appropriate to the building and its development should be maintained or restored. Porches and steps removed from the building should be reconstructed to be compatible in design and detail with the period and style of the building. In general, front porches should not be enclosed and precast steps should be avoided.*

(2) *Decorative architectural features such as cornices, brackets, railings and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick should match the original as closely as possible.*

(3) *Shutters should not be used on buildings not designed for them. If used, they should be large enough to cover the entire window area, should be functional and operable, and should not look as if they were simply flat-mounted on the wall.*

(4) *Deck and firestair additions may be acceptable in some cases, but should be kept to the rear of buildings where they will be the most inconspicuous and detract the least from the historical context. The detailing of decks and exterior stairs should be compatible with the period and style of the building.*

(Ord. No. 17116, § 2(2), 3-1-90)

**Sec. 74.37. - New construction.**

(a) *General Principles: The basic principle for new construction in the Summit Avenue West District is to maintain the scale and quality of design of the district. The Summit Avenue West District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. 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.*

(b) *Massing and Scale: New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding structures. The scale of the spaces between buildings and the rhythm of buildings to open space should also be carefully considered. New*



*houses should be at least twenty-five (25) feet high and relate to the height of existing adjacent houses. New college buildings should relate to nearby contributing college buildings; new college buildings with a smaller setback from Summit should have a correspondingly lower height.*

*(c) Materials and Details:*

*(1) Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used along Summit and by the way these materials are used. This 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.*

*(2) Most buildings on Summit are built of high-quality materials, often with brick or stucco walls and asphalt or tile roofs. Most brick is red and tile roofs are either red or green. Vinyl, metal or hardboard siding is acceptable only for accessory structures which are not visible from Summit. Imitative materials such as artificial stone and artificial brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure.*

*(3) The materials and details of new college buildings should relate to the materials and details of nearby contributing college buildings. The Macalester College campus has buildings predominantly of red brick with concrete or sandstone trim. The College of St. Thomas presents cream-colored Kasota stone buildings to the Summit Avenue streetscape.*

*(4) The color of materials should relate to surrounding structures and the area as well as to the style of the structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to heritage preservation commission approval.*

*(d) Building Elements: Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new construction should complement existing adjacent structures as well.*

*(1) Roofs. There is a great variety of roof treatments along Summit, but gable and hipped roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing nearby buildings.*

*The recommended pitch for gable roofs is 9:12 (rise-to-run ratio) and in general the minimum appropriate pitch is 8:12. Highly visible secondary structure roofs should match the roof pitch of the main structure. A 6:12 pitch may be acceptable in some cases for secondary structures which are not visible from the street.*

*Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.*

*(2) Windows and doors. The proportion, size, rhythm and detailing of windows and doors should be compatible with that of existing nearby buildings. Facade openings of the same general size as those in nearby buildings are encouraged. Sliding windows, awning windows and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.*

*Although not usually improving the appearance of a building, the use of metal windows*

*or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like the raw metal appliances. Appropriately colored bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.*

*(3) Porches and decks. Front entrance ways should be articulated with a suitable design element to provide a transitional zone between the public outdoors and the private interior, and should be appropriate in detail to the size and style of the building. If front porches are constructed, they should generally not be enclosed.*

*Decks should be kept to the rear of the buildings, should be visually refined, and should be integrated into the overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.*

**(e) Site:**

*(1) Setback siting. New buildings should generally face Summit Avenue and be sited at a distance not more than five (5) percent out-of-line from the front yard setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases.*

*(2) Landscaping. The streetscape can be divided into three (3) visual areas: public, semipublic and private. Public space is provided by the publicly owned sidewalks, boulevards, streets and medians. Semipublic space includes front yards and side yards on corners. While privately owned, this space is open to view by passersby. Private space is generally that which lies behind the front face of the building. Buildings, landscaping elements in front yards and boulevard trees provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained. Front yard enclosures such as hedges or walls are not common along west Summit. When they are used, they should permit visual penetration of the semipublic space. Low hedges or limestone retaining walls and visually open fences, such as wrought iron, are preferred. Chain link fences, while visually transparent, should not be used in front yards or in the front half of side yards. Privacy fences, timber retaining walls and high hedges are also inappropriate in front yards.*

*(3) Garages and parking. Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. If an alley is adjacent to a dwelling, any new garage should be located off the alley.*

**D. FINDINGS:**

- 1.** The site is located within the Summit Avenue West Heritage Preservation District and is classified as contributing to the architectural and historical character of the District.
- 2.** On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No.17716, § 1. 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).
- 3.** The rear one-story porch is not original, but is likely an early addition constructed during the period of significance and therefore a historic feature. However, its removal will not result in the loss of a character-defining feature or diminish the structure's integrity.
- 4. General Principles.** The rear one-story addition, the expanded master bathroom, and the outdoor terrace will *not destroy historic materials that characterize the property* and are

*compatible with the massing, size, scale, and architectural features of the property. They are of a character and quality that maintains the distinguishing features of the building.* Additionally, these changes are all at the rear of the residence and will not be visible from Summit Avenue.

On the other hand, the screened porch enclosures on the house's east side entail the removal of historic windows and screens; however, these windows do not face Summit Avenue and most of the windows are maintained in the current locations. The second story screened porch enclosure should include different siding materials or colors where the windows are being removed in order that *the new work... be differentiated from the old* (**Sec. 74.36(a)**).

5. **Walls and Foundations.** The proposal intends to match the existing Mankato Dolomite limestone foundation block of the existing house in its new foundation block. Also, foundation block in need of repair on the east wall will use salvaged block from the north side. The existing 4 1/4" cedar siding of a gray color is proposed to be matched in all of the new siding (**Sec. 74.36(b)**).
6. **Roofs and Chimneys.** The existing and proposed roof shingle material complies with the guideline. However, the existing roof is a light gray color that is not appropriate for the district. New roof shingles should be a darker color, with the intent that as the existing roof shingles become worn over time, they are replaced with a darker color that matches, and complies with the guideline. (**Sec. 74.36(c)**).
7. **Windows and Doors.** The proposed new/replacement windows consist mostly of wood, one-over-one, double-hung, and fixed-lite designs of proportions and profiles that match the existing historic windows. The new kitchen casement window, the French doors to the terrace, and the mud room door (all wood) feature true divided-lite design that approximates the divided-lite design of an original window in the same vicinity. The proposal also includes two sets of storm/screen sliding doors on the 1<sup>st</sup> floor north façade, leading to the terrace, that are of appropriate size, proportions, and materials. Replacement, rather than retention and repair of some existing windows is necessary due to extensive rotting (**Sec. 74.36(d)**).
8. **Exterior Architectural Features.** The proposed terrace and new stairs are appropriately placed in the building's rear. The new stairs include appropriately detailed steps and wood handrail/posts that are drawn from the front porch, though with modified height and spacing to meet the current building codes. The terrace is appropriately made of wood with a stone foundation and contains no handrail (**Sec. 74.36(e)**).
9. **Materials and Details.** In general, the proposed materials are compatible with the property and will not have a negative impact, except that a darker roof shingle color should be used in order to comply with the guidelines. Window, roof, and stone details were submitted with the application (**Sec. 74.37(c)**).
10. The proposal will not adversely impact the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

#### **E. STAFF RECOMMENDATIONS:**

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

1. All final materials and details shall be submitted to HPC staff for final review and approval. This includes a specification for repointing the chimney and new light fixtures. All exterior screens shall have a flush mount frame with meeting rails to match the sash configuration if applicable

and be full-frame screens.

2. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
3. The HPC stamped approved construction drawings shall remain on site for the duration of the construction project.
4. In the portion of the 2<sup>nd</sup> story screened porch addition where windows are proposed to be removed and replaced with siding, the new solid surface should be further differentiated from the existing building by using siding of a different color from the existing gray color or by use of a different material.
5. New addition roof shingles shall be a medium to dark gray color.

**F. ATTACHMENTS**

1. HPC Design Review Application
2. Materials submitted by the applicant: narrative, material details, photos
3. Drawings, 11" x 17"



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 type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning          | <input checked="" 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: 1373 Summit Ave Zip Code: 55105

### 3. APPLICANT INFORMATION

Name of contact person: Joe and Tina Shaffer

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

Street and number: 1373 Summit Ave

City: St Paul State: MN Zip Code: 55105

Phone number: (651) 206-5127 (Joe) e-mail: joeshaffer1@gmail.com  
(651) 206-5162 (Tina) tinafeil@yahoo.com

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

Name: same as above

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

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

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

**5. PROJECT ARCHITECT (If applicable)**

Contact person: Laurel Ulland

Company: Laurel Ulland Architecture

Street and number: 1718 Logan Ave S.

City: Minneapolis State: MN Zip Code: 55403

Phone number: (612) 874-1086 e-mail: laurel@laurelulland.com  
(612) 377-5984 (mobile)

**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.

SEE ATTACHED PROJECT DESCRIPTION, PHOTOS,  
SPECIFICATIONS AND DRAWINGS.

*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.

SEE ATTACHED PROJ. DESCRIPTION  
DOCUMENT

Signature of applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR HPC OFFICE USE ONLY**

Date received: 6.5.15

FILE NO. 15-034

Date complete: \_\_\_\_\_

District: SW / Individual Site: \_\_\_\_\_

Pivotal/ Contributing / Non-contributing / New Construction / Parcel:

Type of work: Minor / Moderate / Major

\_\_\_\_ Requires staff review

☒ Requires Commission 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 \_\_\_\_\_

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: \_\_\_\_\_

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

June 4, 2015

St Paul HPC Commission  
Dept of Planning & Economic Development  
25 Fourth St W, Suite 1400  
St Paul, MN 55102

**HPC Design Review Application –1373 Summit Ave, St Paul, MN**

**Category:** Rehabilitation/Alteration/New Construction/Addition

**Property Owner/Applicant Information:**

Joe and Tina Shaffer  
1373 Summit Ave  
St Paul, MN 55105  
Phone: 651-206-5127 (Joe), 651-206-5162 (Tina)  
E-mail: joeshafter1@gmail.com, tinafeil@yahoo.com

**Project Architect:**

Laurel Ulland  
Laurel Ulland Architecture  
1718 Logan Ave S  
Minneapolis, MN 55403  
Phone: 612-874-1086 (office), 612-377-5984 (mobile)  
E-mail: laurel@laurelulland.com

**Project Description:**

**Part 1: Description of Existing Exterior of 1373 Summit Avenue**

Built in 1890, this two-story Colonial Revival style residence is located within the Summit Avenue West Historic District on a large, graciously landscaped lot, with detached garage accessible from a driveway located on the west side of the property. A two-story screened porch was added to the east side of the main dwelling in 1923, and in 2008, a new garage was constructed, adjacent to the existing garage and accessible from the alley.

Distinguishing and significant exterior features of the house include a large hipped roof with dormers located over all principal facades, massive red brick chimneys placed symmetrically on the east and west sides of the house, a generous front portico and terrace, marked with a Palladian window and balustrade on the second level of the house,



narrow, wood-painted lap siding trimmed with exquisite exterior fenestration and millwork, all anchored by a Minnesota Dolomite limestone foundation.

Decorative details include fluted portico columns, deep soffits adorned with brackets, engaged pilasters at all corners of the main house and enclosed porches, decorative frieze boards, skirt boards and window casings. The west façade of the house features a bay window on the second level, supported by large brackets engaged with the main level windows below. Most of the windows are wood, single lite double-hung windows, although there are a number of specialty windows with unique grille patterns, including the decorative fan windows on the front façade. The 1923 two-story porch is characterized by a simpler version of the original exterior millwork details as are certain portions of the rear facade. (See photos of the existing exterior of the house submitted to the HPC and attached to this application.)

## **Part 2: Proposed Scope of Work Describing All Exterior Changes**

The design and construction work proposed for 1373 Summit Avenue will be limited to the rear (north side) of the house, with the exception of new windows proposed for installation at the existing two-story screened porch located on the east side of the house. One side of the three-sided porch faces south, towards the street, although it is set back from the original front façade by approximately 13'-0".

Specifically, the proposed remodeling and new construction is comprised of several components:

- The existing rear wall of the main level kitchen will be extended by approximately 17'-6" northward into the rear yard to allow for an expanded kitchen area and new mudroom. A small existing one-story porch, not original to the house, will be demolished to make room for the new addition. This addition will be a one-story structure differentiated from the existing two-story structure by a lower hipped roof, an offset stoop and entry into the new mudroom on the west side of the addition, and exterior trim details that match the rear of the house as opposed to the more elaborate details of the main two-story residence and street-facing façade. New French doors will also be installed on the east side of the addition to provide access to a proposed terrace that will be located at the northeast corner of the house. (See property survey for the location of all additions.)
- A portion of the main level screened porch will be converted to a year-round sunroom. The east wall of the existing living room will be modified to provide access to the sunroom through a wide cased opening. The new sunroom will occupy that portion of the screened porch which is directly east of the living room. The remainder of the existing screened porch, facing the rear yard, will be renovated with new combination screen/storm windows that will match the original double panel screens in both size and layout. The rear screened porch will open to the new terrace and provide access to the rear yard and gardens.
- On the second level of the house, the master bedroom suite will be remodeled to include a new dressing room and bathroom. The proposed dressing room will be

located within the existing second story sleeping porch, directly east of the master bedroom. The window configuration facing south towards the street will remain the same. The window configuration on the east and north sides of the existing porch will be modified somewhat to allow for the addition of needed closet space. Care will be taken to maintain the symmetry of the window layout and to match all trim details of the existing two-story porch structure. A majority of the closet cabinets have been located at interior walls so that the visible exterior envelope remains intact.

- The master suite bathroom will be remodeled and expanded over the existing single-story rear porch. All exterior materials and trim details will match the adjacent two-story porch structure. The footprint of the existing house will not be increased by the enlarged master bathroom.

All new exterior materials and products for the proposed remodeling and addition to the existing residence have been selected by the owners and architect to match the original materials of the Colonial Revival style dwelling and the later two-story porch addition. These include asphalt roofing shingles, new wood double-hung windows, screened windows and exterior doors, wood siding and exterior millwork profiles, foundation stone, stoop and terrace decking materials, railings and other decorative elements found on the exterior of the house. Further specifications can be found in the attached submittal documents, drawings and detailed descriptions below.

#### **Windows/Exterior Doors:**

All new windows and exterior French doors will be provided by Marvin Windows and Doors to match the original configuration and construction of windows and exterior doors in the house. All sash and frame sizes as well as door rails, stiles and panels of new exterior doors will be similar to the sizes and profiles found in the house. All new windows will be Wood Ultimate Double-Hung windows with painted pine interiors and exteriors. Exterior casing and sill details will match the size and profile of the existing structure. All windows will be single lite sashes, without simulated divided lites, with the exception of one fixed casement window located adjacent to the eastern facing French doors at the kitchen. The six-lite pattern will match the original window in this location. The new French doors will also be grilled to reflect the original window replaced at this location. Please refer to attached specifications and elevations.

All new screens to be installed at the existing main level screened porch will be Marvin Ultimate Double Hung Storm and Screen Combinations. The Marvin combination unit is composed of two glass panels and one screen panel, framed by a painted wood surround. The sill height and exterior siding and trim will match the original screened porch construction. The new combinations will replace the current screened windows, which are rotting, and will not be grilled. They will have a center horizontal mull to match the adjacent new double-hung windows. New painted wood screen doors and transoms, located on the north (rear) side of the screened porch will be fabricated by A & A Millwork, or equal, to match the original screened doors.

### **Asphalt Roofing:**

The existing asphalt roofing shingle installed on the hipped roofs of the main structure and on the existing garage structures is from the Owens Corning Total Protection 30-year 3-Tab "Supreme" shingle collection. The color is "Shasta White". All new roofs will match the existing shingle. Please refer to attached specifications and photos for reference.

### **Foundation Stone:**

All new foundation stone to be installed at the rear addition will match the existing Mankato Dolomite limestone foundation of the original house. The existing foundation is laid in a running bond pattern of 8" high chiseled limestone in varied lengths from 16"-24". The color is predominantly "Glacier Buff" with a mix of some "Northern Buff" and "Northern Pink Buff". The beaded mortar joints are 3/8" in a gray/buff color. Vetter Stone Company will be sourced to match the existing foundation stone. The veneer stone will be applied over an insulated block foundation per current building code requirements. An alternate Anchor Block veneer product is also available in a "Kasota" color that matches the original limestone in terms of size and finish. Please refer to attached specifications and photos for reference. Where repairs are needed on the east side of the existing foundation, salvaged limestone from the rear of the house will be used.

### **Exterior Siding and Millwork:**

The existing wood siding on the exterior of the house will be matched with premium grade cedar siding, using a 4 1/4" exposed lap and painted to match the existing gray color of the house. All exterior trim details, such as engaged corner pilasters, fascia and skirt boards, soffit, eave and bracket details, and all specialty details will be matched to the appropriate existing details. Because the majority of the new construction will take place at the rear of the house, less ornate profiles will be used, similar to those found on the existing rear and side porches and at the upper dormers. Soffits will be smaller, the bracket profiles smaller and less decorative, the spacing of the brackets wider. The size of the fascia board above the main level windows will be maintained to allow all of the new windows to align with the existing head heights. All exterior trim work, including window and door frames and sashes, will be painted white to match the existing trim work. Gutters and downspouts will match existing where needed and will be white.

### **Terrace and Mudroom Entry Decking and Railings:**

The rear stoop located at the northwest corner of the new kitchen and mudroom addition will be decked with painted 3 1/2" tongue & groove wood decking material to match the existing front portico. The new railing system will be similar in style as the front portico railing system, but scaled to meet current building codes in terms of handrail height and spacing between spindles. The new terrace at the northeast corner of the house will also be decked with 3 1/2" painted T & G but will be bordered with a stone foundation and solid

panel planter system on the east side of the terrace. Four broad steps will lead to the rear yard and the existing grade will be changed to avoid the installation of a handrail.

**Summary:**

During the design process for the renovation and expansion of the house at 1373 Summit Ave, particular care has been taken by the owners and the architect to honor the style and quality of construction of the original house and later additions to the house. All materials proposed for the new construction or the alterations will in every way match the original design intent of the 1898 house and the 1920's two-story porch. The owners and architect hope that the proposed changes and additions to the rear of the house enhance the original structure and contribute to the overall character of the West Summit Historic District.

The owners and architect have completed the schematic design phase of the project and submitted pricing drawings and specifications to potential builders for cost estimating purposes. Work will soon be underway to complete the final construction documents with the hope of starting the proposed construction in the Fall of 2016, pending approval of the HPC Design Review application.

Respectfully submitted: Tina and Joe Shaffer, June 4, 2015.

W. K. Shaffer  
J. Shaffer J. Shaffer





1373 Summit Ave - East Two-Story Porch





1373 Summit Ave . Front / South





1373 Summit Ave - Front / South





1373 Summit Ave . Front / Two-story Porch





1373 Summit Ave. East Two-Story Porch





1373 Summit Ave - Rear / North





1373 Summit Ave . Rear North East @ Porch





1373 Summit Ave. - Rear North West @ Kitchen Porch





1373 Summit Ave. West @ Driveway





1373 Summit Ave - West @ Kitchen





1373 Summit Ave · Rear 2-story Porch Windows/Soffit





1373 Summit Ave - Typical Double Hung Window





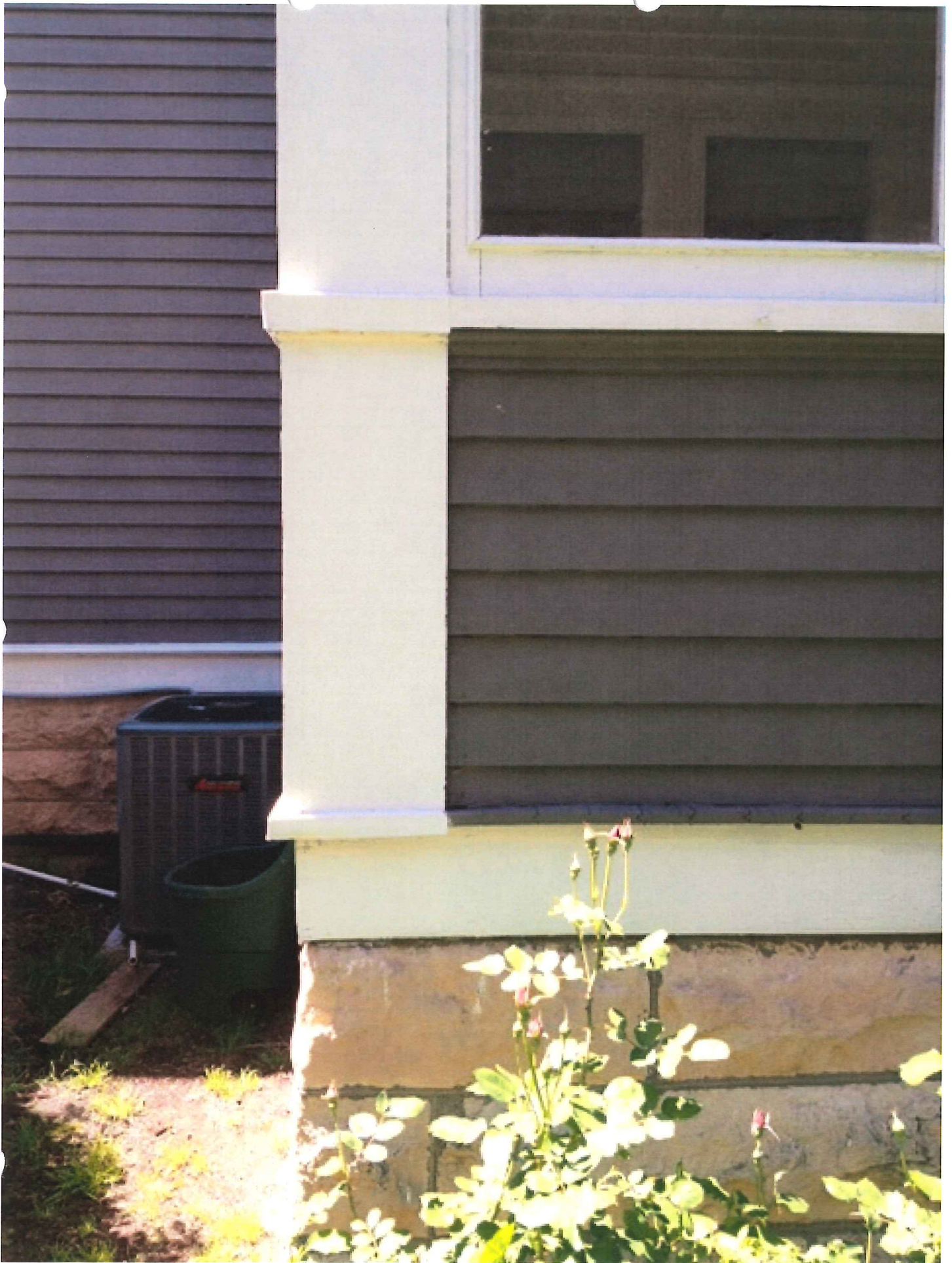
1373 Summit Ave . Rear Fixed 6 Lite Window





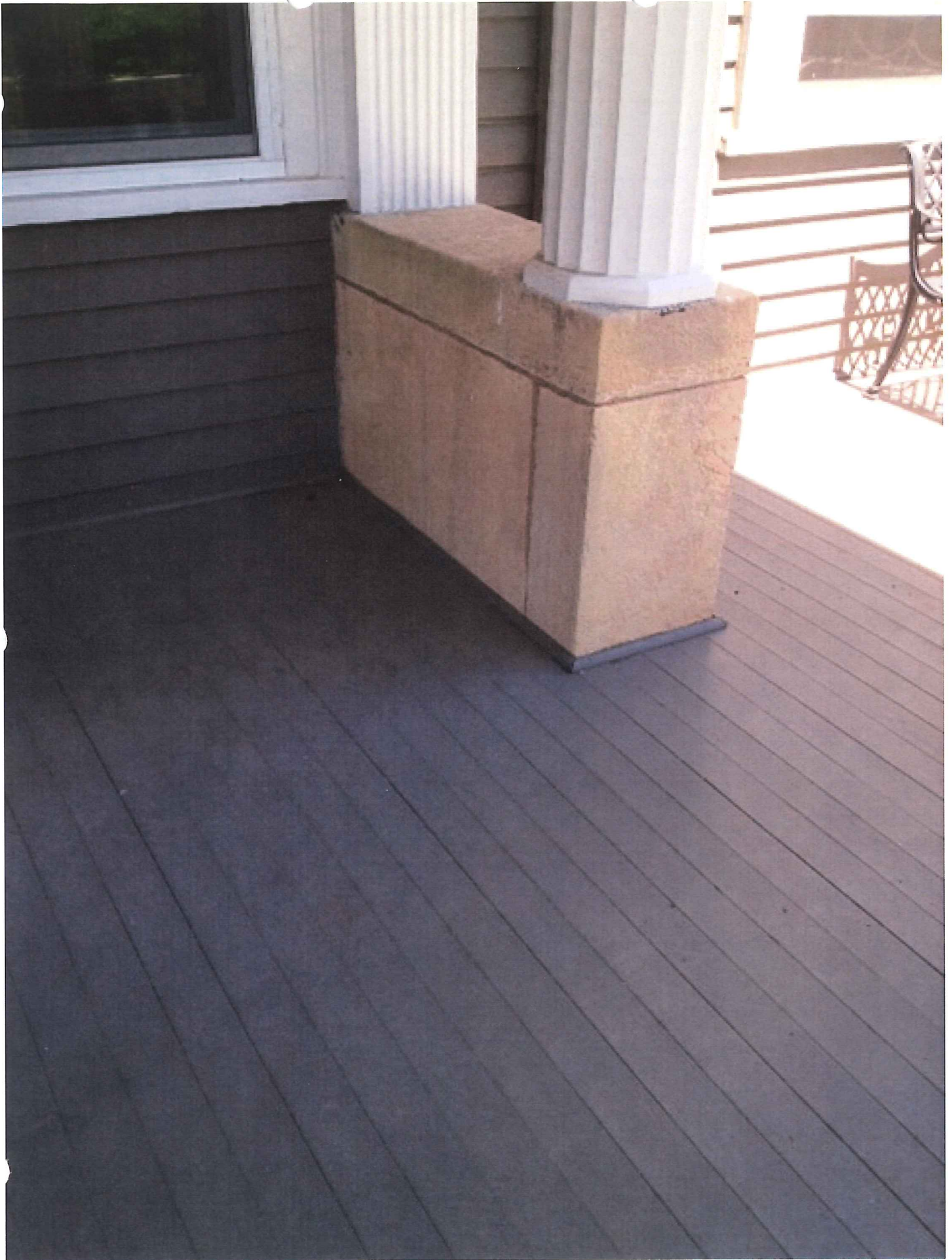
1373 Summit Ave - Typical Soffit-Bracket-Corner Detail





1373 Summit Ave . Typical Corner@ East Porch





1373 Summit Ave - Typical T&A Deck @ Front Portico





1373 Summit Ave. Railing @ Front Terrace





1373 Summit Ave. Typical Limestone Foundation





1373 Summit Ave. Typical Limestone Foundation @ Corner





1373 Summit Ave - Existing Asphalt Roof



MARVIN FAMILY BRANDS (/)

Search

Where to Buy



DOUBLE HUNG  
WINDOWS

## Unit Features - Wood Ultimate Double Hung

### Wood Ultimate Double Hung Collection:

- ✓ Wood Ultimate Double Hung: WUDH
- ✓ Wood Ultimate Double Hung Picture: WUDHP; Wood Ultimate Double Hung Transom: WUDHT
- Wood Ultimate Double Hung Round Top: WUDHRT
- Wood Ultimate Double Hung Bows and Bays: WUDHBB

### Frame:

- Frame thickness: 1 1/16" (17), Subsill thickness: 1 3/32" (28)
- Frame base (with pre-drilled installation holes in jambs): is 4 9/16" (116) from backside of BMC to interior wood face of frame.
- Optional DP50 sill liner maximum size 2830 or 3026
- 8 degree bevel on sill and subsill

### Sash:

- Transom and Picture unit sash thickness 1 5/8" (41) or optional 2" (51)
- All Measurements are Nominal - Sash: All removable for easy cleaning.
  - WUDH: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
    - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
  - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50);
    - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 2 19/32" (66)
  - WUDHP: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
    - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
  - WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
    - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)

### Hardware: - See Individual Product Chapters

### Weather Strip:

- Operating units: Continuous leaf weather strip at head jamb; dual bulb at check rail, weather strip and bottom rail.
  - Color: Beige.
- Picture units: Continuous weather strip at perimeter; leaf and bulb weather strip at jamb, bulb weather strip at head and sill.
  - Color: Beige

### Insect Screens:

- Aluminum screen: Full screen standard, half screen optional. Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, or French Vanilla.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Screens have an aluminum crossbar on glass heights of 20" (508) and taller.
- Optional Magnum Screen.
- Optional wood screen.

### ✓ Wood Combination Storm Sash and Screen:

- Frame: Treated bare wood or white primed (pine only)
- Storm panel: Select quality glass is an extruded aluminum frame. Frame color: Stone White, Pebble Gray, Bronze, Bahama Brown or Evergreen.
- Insect screen: Screen mesh: Charcoal Aluminum Wire. Optional screen material: Charcoal Fiberglass Mesh, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire. Optional Charcoal High Transparency Fiberglass Mesh (CH Hi-Tran).
- Weather strip: Pile weather strip between operating panels and at stiles of main frame.
- Hardware: Spring loaded latches to secure storm panel.

### Glass and Glazing:

- Glazing method: Insulating.
- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE<sup>272</sup>® with Argon or Air.
- Optional glass types: Clear, LoE<sup>180</sup>™ with Argon or Air, LoE<sup>366</sup>® with Argon or Air, Laminated, Tempered, and Obscure, Bronze tint, Gray tint, and Reflective Bronze.
- Glazing will be altitude adjusted for higher elevations, argon gas not included.
- See unit features in product sections for Tripane glass options

## Standard Unit Measurements: Double Hung

Standard Double Hung Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
12	2-10 9/16	(878)	2-9 1/2	(851)	2-9	(838)	0-10 15/16	(278)
14	3-2 9/16	(979)	3-1 1/2	(953)	3-1	(940)	1-0 15/16	(329)
16	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	1-2 15/16	(379)
18	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	1-4 15/16	(430)
20	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	1-6 15/16	(481)
22	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	1-8 15/16	(532)
24	4-10 9/16	(1487)	4-9 1/2	(1461)	4-9	(1448)	1-10 15/16	(583)
26	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	2-0 15/16	(633)
28	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	2-2 15/16	(684)
30	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	2-4 15/16	(735)
32	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	2-6 15/16	(786)
34	6-6 9/16	(1995)	6-5 1/2	(1969)	6-5	(1956)	2-8 15/16	(837)
36	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	2-10 15/16	(887)
40	7-6 9/16	(2300)	7-5 1/2	(2273)	7-5	(2261)	3-2 15/16	(989)
42	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	3-4 15/16	(1040)

## Standard Unit Measurements: Transom Picture

Standard Double Hung Transom Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Transom Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (no subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
12	1-6 15/16	(481)	1-5 7/8	(454)	1-5 3/8	(441)	0-9 7/8	(250)
20	2-2 15/16	(684)	2-1 7/8	(657)	2-1 3/8	(645)	1-5 7/8	(453)

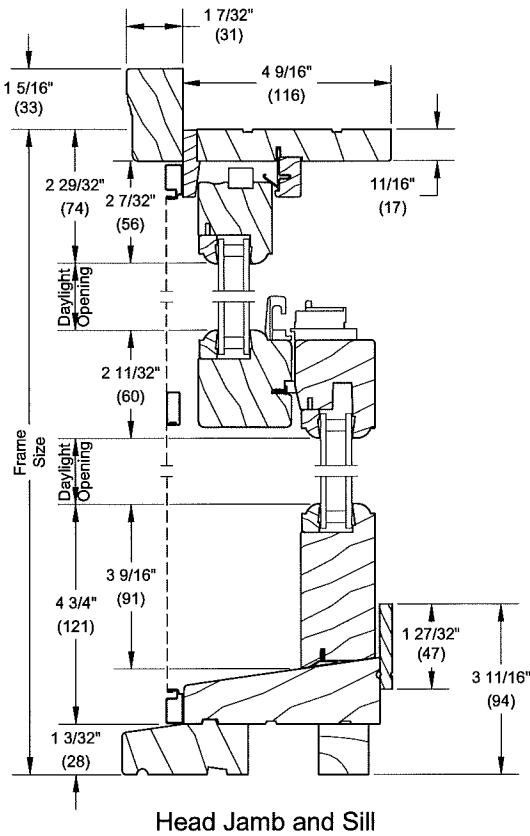
Standard Double Hung Picture Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
40	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
48	4-4 1/2	(1334)	4-2 3/8	(1280)	4-1 3/8	(1254)	3-6 15/16	(1091)
52	4-8 1/2	(1435)	4-6 3/8	(1381)	4-5 3/8	(1356)	3-10 15/16	(1192)
60	5-4 1/2	(1638)	5-2 3/8	(1584)	5-1 3/8	(1559)	4-6 15/16	(1395)
68	6-0 1/2	(1842)	5-10 3/8	(1788)	5-9 3/8	(1762)	5-2 15/16	(1599)

Standard Double Hung Picture Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
38	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	2-8 1/4	(819)
42	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	3-0 1/4	(921)
46	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	3-4 1/4	(1022)
50	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	3-8 1/4	(1124)
54	4-10 9/16	(1488)	4-9 1/2	(1461)	4-9	(1448)	4-0 1/4	(1226)
58	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	4-4 1/4	(1327)
62	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	4-8 1/4	(1429)
66	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	5-0 1/4	(1530)
70	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	5-4 1/4	(1632)
74	6-6 9/16	(1996)	6-5 1/2	(1969)	6-5	(1956)	5-8 1/4	(1734)
78	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	6-0 1/4	(1835)
86	7-6 9/16	(2300)	7-5 1/2	(2273)	7-5	(2261)	6-8 1/4	(2038)
90	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	7-0 1/4	(2140)

## Section Details: Operating

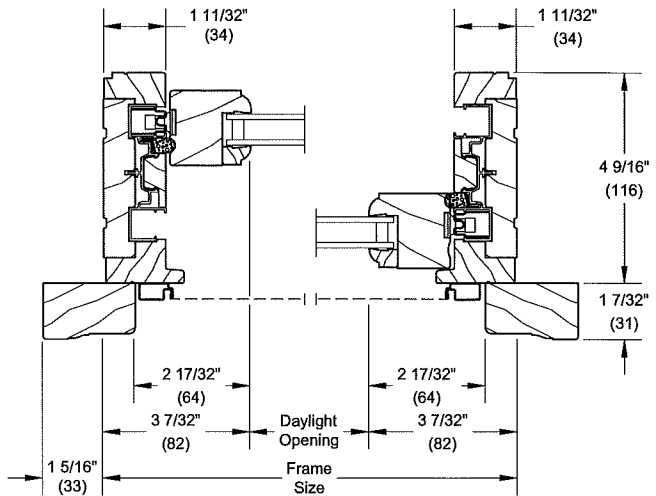
Scale: 3" = 1' 0"

### Double Hung



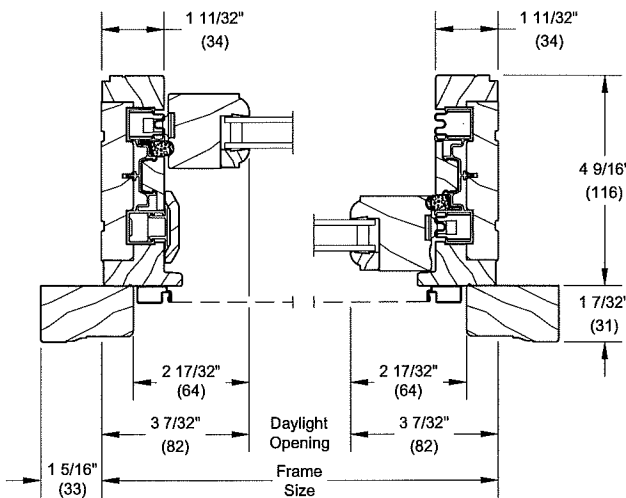
### Lower Sash

### Upper Sash

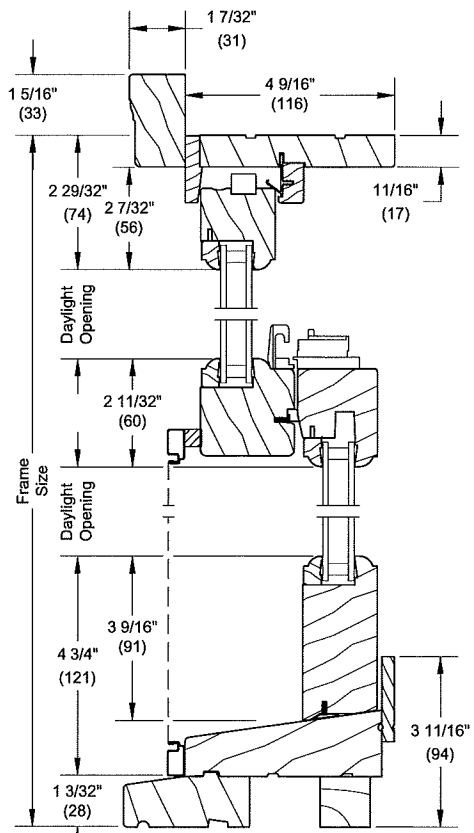


### Jambs

### Single Hung



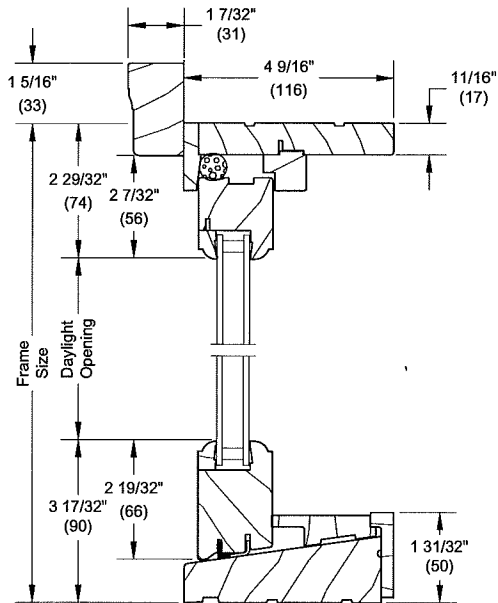
### Jambs



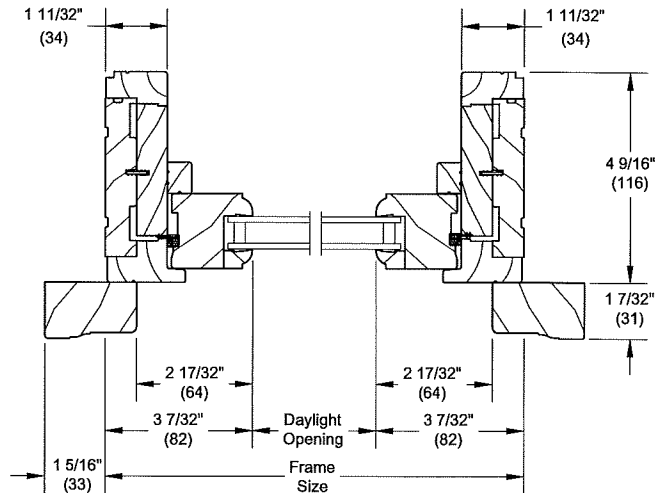
## Section Details: 1 5/8" Transom Picture

Scale: 3" = 1' 0"

**1 5/8" Transom**

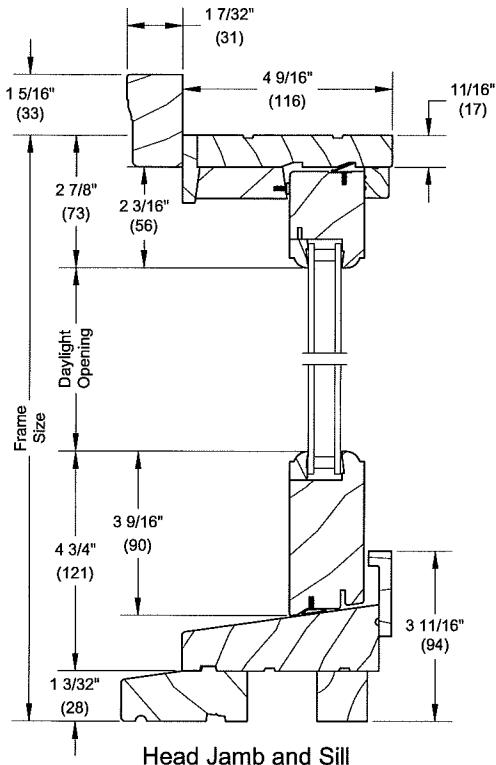


**Head Jamb and Sill**

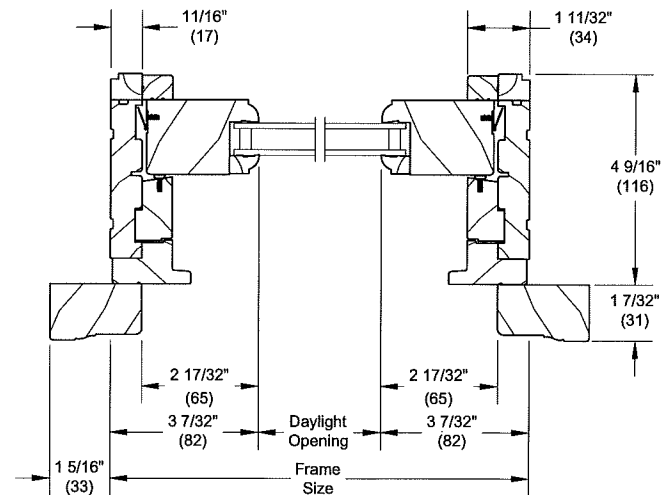


**Jamb**

**1 5/8" Picture**



**Head Jamb and Sill**

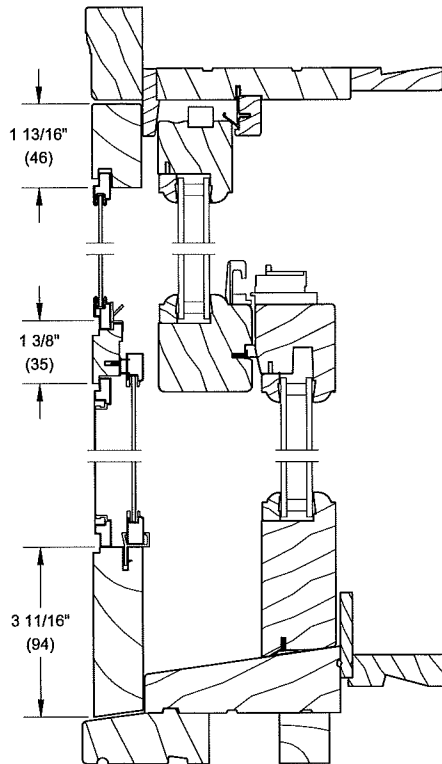


**Jamb**

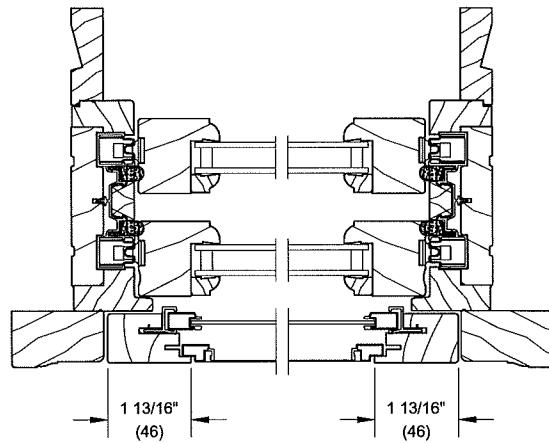
**Section Details: Combination/Storm Sash**

Scale: 3" = 1' 0"

**Combination w/ 6 9/16"**

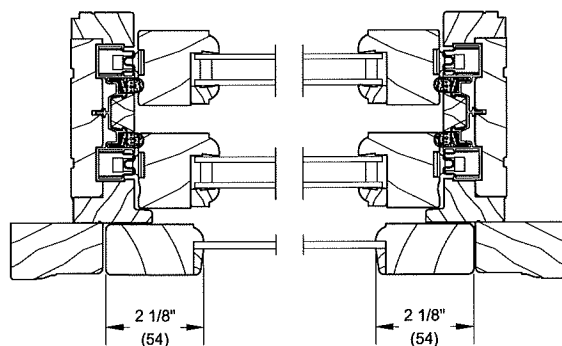


**Head Jamb and Sill**

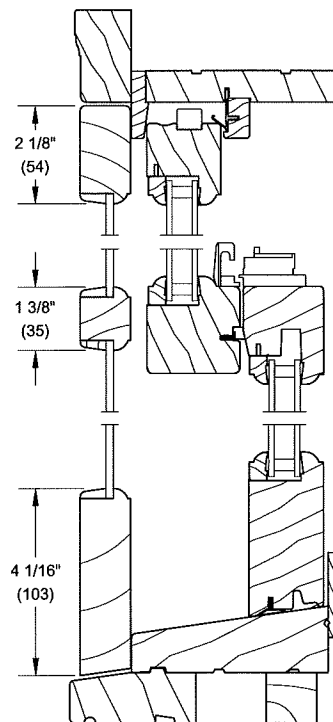


**Jambs**

**Storm Sash**



**Jambs**

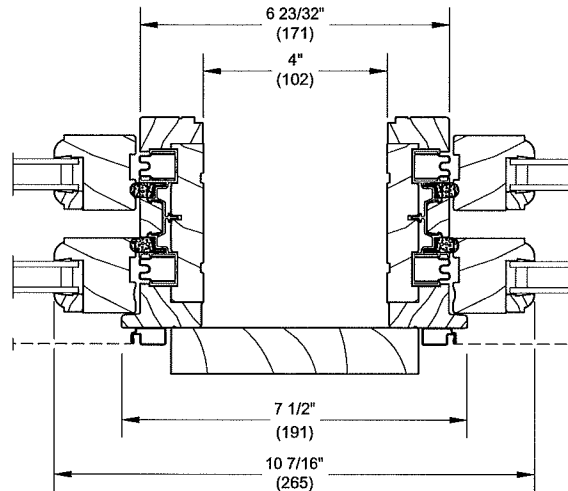


**Head Jamb and Sill**

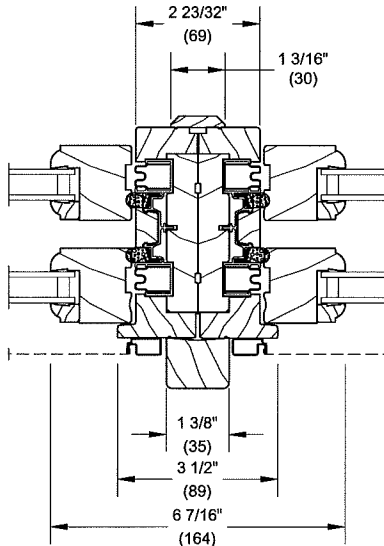


**Section Details: Mullions**

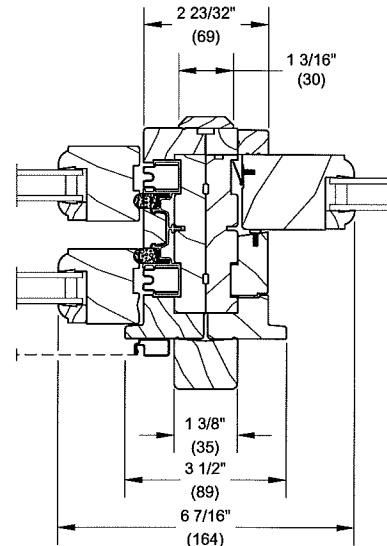
Scale: 3" = 1' 0"



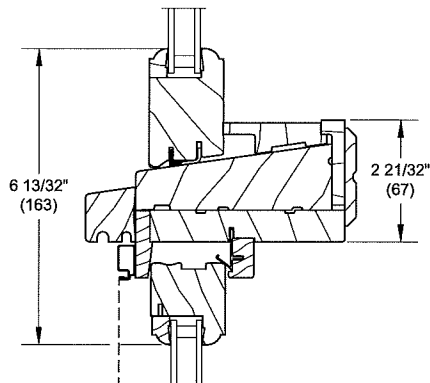
Vertical Mullion - with 4" Space Mull  
Operator/Operator



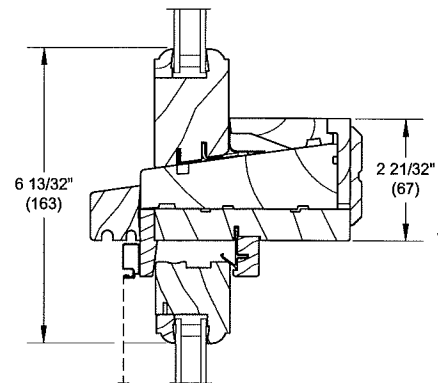
Vertical Mullion  
Operator/Operator/Direct Mull



Vertical Mullion  
Operator/Picture/Direct Mull



Transom mullered over WUDH



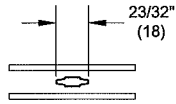
RT Transom mullered over WUDH



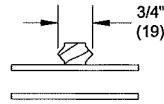
## Standard Insulating Glass Divided Lite Options



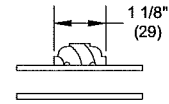
Insulating Glass



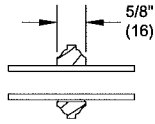
Aluminum 11/16"  
Contour GBG



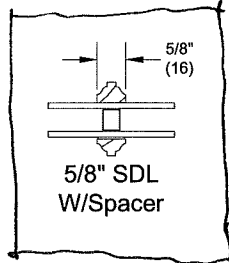
3/4" Grille



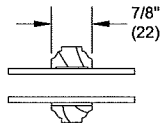
1 1/8" Grille



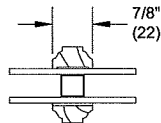
5/8" SDL



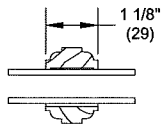
AT  
FIXED  
PICTURE



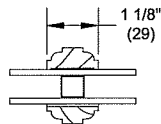
7/8" SDL



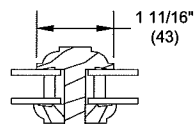
7/8" SDL  
W/Spacer Bar



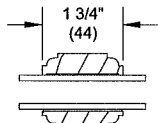
1 1/8" SDL



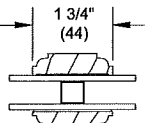
1 1/8" SDL  
W/Spacer Bar



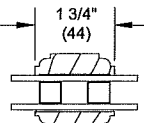
1 11/16" IG ADL



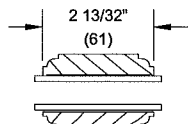
1 3/4" SDL



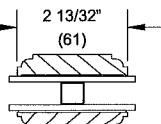
1 3/4" SDL  
W/One Spacer Bar



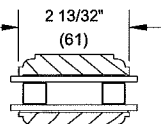
1 3/4" SDL  
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL  
W/One Spacer Bar



2 13/32" SDL  
W/Two Spacer Bar

## MARVIN FAMILY BRANDS (/)

Search

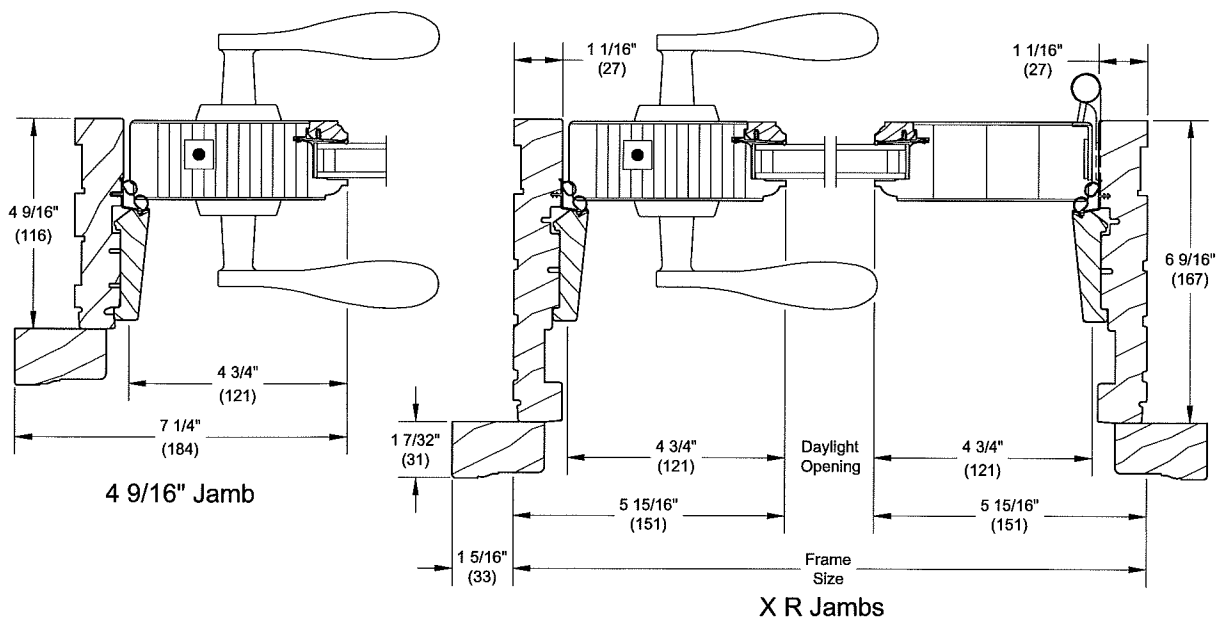
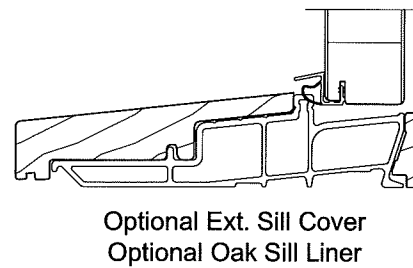
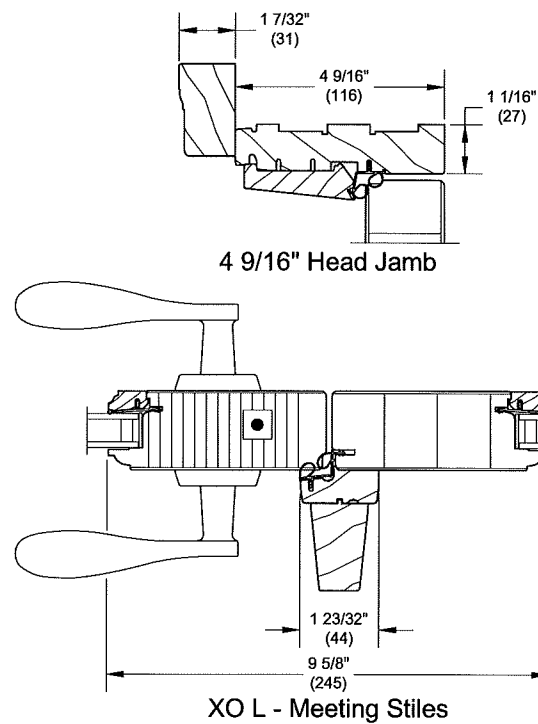
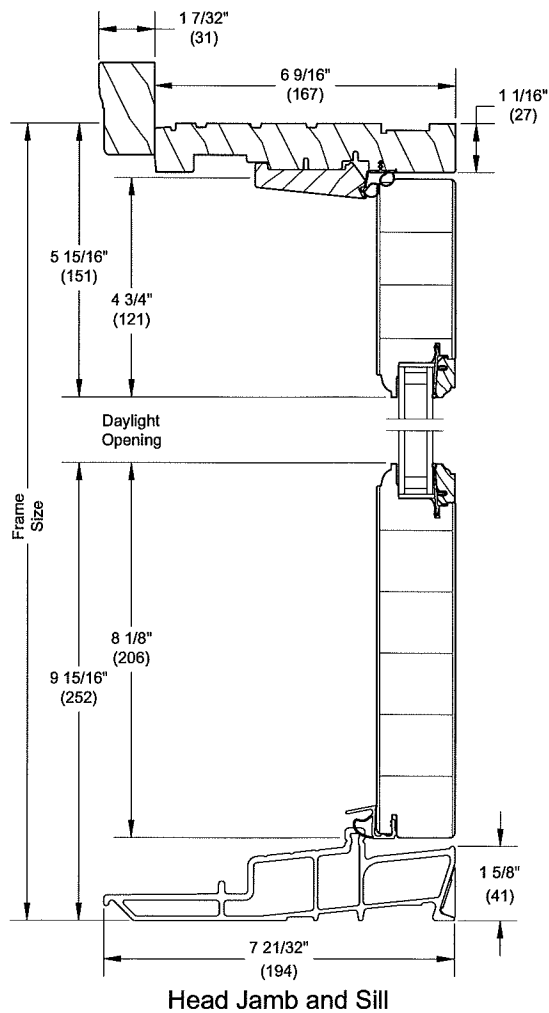
Where to Buy

**MARVIN**  
Windows and Doors**Integrity**  
from MARVIN  
Windows and Doors**INFINITY**  
from MARVIN  
REPLACEMENT WINDOWSSWINGING PATIO  
DOORS

# 1 3/4" Wood Ultimate Swinging French Doors

## Inswing Section Details: Operating

Scale: 3" = 1' 0"



## Unit Features

### Wood Swinging Door Collection consists of:

WUIFD: Wood Ultimate Inswing French Door

✓ WUOFD: Wood Ultimate Outswing French Door

WUIAF: Wood Ultimate Inswing Arch Top French Door

WUOAF: Wood Ultimate Outswing Arch Top French Door

WMIFD: Wood 2 1/4" Inswing French Door

WMOFD: Wood 2 1/4" Outswing French Door

WMIAF: Wood 2 1/4" Inswing Arch Top French Door

WMOAF: Wood 2 1/4" Outswing Arch Top French Door

### Frame:

- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system
  - Standard color: beige
  - Optional color: bronze
- Arch Top radius head jamb is laminated veneer lumber (LVL) core with non finger-jointed bare wood to the interior
- Optional interior sill liner of Oak, Mahogany or Cherry for WUIFD, WUOFD
- Standard Oak sill liner for WUIAF, WUOAF, WMIFD, WMIAF, WMOFD, WMOAF
- Optional interior sill liner of Mahogany or Cherry for WMIFD, WMIAF, WMOFD, WMOAF

### Panel:

- Panel thickness: 1 3/4" (44)
  - Top rail height and stile width: 4 3/4" (121)
  - Sidelite stile width: 3" (76)
  - Traditional French Door bottom rail height: 8 1/8" (206)
  - Contemporary Door bottom rail height: 4 3/4" (121)
  - Bottom rail:
    - Stave core is used for Pine, Douglas Fir and Mahogany
  - Stationary stile and hinged stile:
    - LVL is used for Mahogany
    - Stave core is used for Pine and Douglas Fir
  - Locking stile: all wood species uses LVL
  - Top rail:
    - LVL is used for Mahogany
    - Stave core is used for Pine and Douglas Fir
    - Solid wood for arch top doors
  - Intermediate rail: solid wood for all species
- Panel thickness: 2 1/4" (57)
  - Top rail height and stile width: 6" (152)
  - Bottom rail height: 8 1/8" (206)
  - Bottom rail, stationary stile, locking stile, hinged stile and top rail for all species use LVL
  - Top radius rail is finger-jointed solid wood
  - Top rail is solid wood for arch top doors
  - Intermediate rail: solid face laminated
  - Locking stile: all wood species uses LVL
  - Standard interior wood cope sticking: ogee
  - Optional interior wood cope sticking: square

*NOTE: Contemporary doors will default to square sticking with an option to select ogee*

- Panels are interior glazed

### Raised/Flat Panel Option:

- Standard raised/flat panel is constructed of medium density fiberboard (MDF) core with laminate veneer to interior and exterior
- Alternative wood species is Vertical Grain Douglas Fir and Mahogany

*NOTE: Panel option not available with Contemporary door*



## Unit Features

### Hardware:

- Multi-point lock: applied to active and optional on inactive panels, 2 3/8" (60) backset, with latch engagement and three locking points, with option of keyed alike
  - Dead bolt
  - Sill bolt
  - Head jamb bolt
  - Manual head and foot bolt standard on inactive panel with option of multi-point
- Multi-point is standard on 2 1/4" inactive panels
- Optional mortise lock and passage latch on active panel
- Optional prep for passage latch with deadbolt
- Optional no lock/no bore
- Optional lever handle set: active, inactive and dummy
- Traditional handle set finish options:
  - Powder coat finishes: Satin Taupe, White, Dark Bronze
  - Optional finishes: Satin Chrome, Polished Chrome, Antique Brass, Oil Rubbed Bronze, Oil Rubbed Bronze PVD, Brass PVD, Satin Nickel PVD
- Contemporary handle set finish options:
  - Painted finishes: Satin Taupe, Dark Bronze, Oil Rubbed Bronze PVD, Satin Nickel PVD

### Hinges

- Adjustable hinges:
  - Standard finish: Satin Taupe with a steel substrate
  - Optional powder coat finish: Gold Tone, Dark Bronze, Silver Frost, White
  - Optional finishes: Antique Brass, Satin Chrome, Oil Rubbed Bronze, Polished Chrome, Brass PVD, Satin Nickel PVD, Oil Rubbed Bronze PVD
  - Dimensions: 4 1/4"(108) x 3 3/4"(95) with 3/8"(10) radius corners
    - Adjustment is 3/16"(5) for horizontal and vertical of panels in frame
  - Quantity per panel for WUFD, WUOFD
    - Unit rough opening height ≤ 96" (2438) = three hinges per panel
    - Optional four hinges for unit rough opening height ≥ 86 1/2" (2197) and ≤ 96" (2438)
  - Quantity per panel for WUIAF, WUOAF
    - Unit rough opening height ≤ 80" (2032) = three hinges per panel
    - Unit rough opening height ≥ 84" (2134) and ≤ 96" (2438) = four hinges per panel
  - Quantity per panel for WMIFD, WMOFD, WMIAF, and WMOAF
    - Unit rough opening height ≤ 86 1/2" (2197) = three hinges per panel
    - Unit rough opening height > 86 1/2" (2197) and ≤ 96" (2438) = four hinges per panel
    - Unit rough opening height > 96" (2438) = five hinges per panel
    - Optional four hinges for unit rough opening height ≤ 96" (2438)
- Optional butt hinge for 1 3/4" doors
  - Default finish (Inswing): Satin Taupe with steel substrate
    - Optional finish: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, Satin Nickel PVD
  - Default finish (Outswing): Solid Brass or Stainless Steel with non-removable pin
  - Dimensions: 4" (102) x 4" (102) with radius corners
  - Quantity per panel
    - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
    - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2" (2807) = four hinges per panel
    - Unit rough opening height > 110 1/2" (2807) = five hinges per panel
- Optional ball bearing hinges for 2 1/4" doors
  - Default finish: Satin Chrome with a brass substrate
    - Optional finish: Solid Brass, Bronze with a brass substrate or stainless steel
  - Dimensions: 4 1/2" (114) x 4 1/2" (114) with square corners
  - Quantity per panel
    - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
    - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 96" (2438) = four hinges per panel
    - Unit rough opening height > 96" (2438) = five hinges per panel

### Optional Screens: (Inswing Units only)

- Standard top hung sliding screen

## Unit Features:

- Extruded aluminum
- Colors: Stone White, Bahama Brown, Bronze, Pebble Gray and Evergreen
- Ultimate top hung sliding screen
  - Heavier extruded aluminum
  - Roller bar
  - Integral handle
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, French Vanilla
  - Sliding screen for XO, OX, OOX, XOO, OXO, OXXO operation
- Standard swinging screen
  - Black hinges, two for doors under 90" (2286), three for doors 90" (2286) and over
  - Handle includes latch with exterior handle and internal locking mechanism
    - Color: Black, Bronze, Satin Nickel, Brass, or Satin Taupe
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, French Vanilla
- Ultimate swinging screen:
  - Screen and tempered glass insert
  - Four concealed hinges per panel are factory installed within the Z bar
  - Handle includes latch with exterior handle and internal locking mechanism
    - Color: Bronze, Satin Nickel, Brass, or Satin Taupe
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, French Vanilla
  - Standard screen mesh: charcoal fiberglass
  - Optional screen mesh: bronze, charcoal aluminum, silver aluminum, black aluminum, or charcoal high transparency fiberglass mesh (CH Hi-Tran)

## Weather Strip:

- Weather strip at all panel perimeters points
- Standard color: beige
- Optional color: black

## Glass and Glazing:

- Door panels: tempered insulating glass, hermetically sealed
- Glazing seal: silicone beading, exterior.
- Standard glazing: clear insulating glass, Low E2 Argon, Low E3 Argon, Low E1 Argon, bronze, gray, reflective bronze, obscure, laminated
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes

## Interior Shades: (Rectangular units only)

- Cellular shade is attached to the door with a removable traditional or contemporary profile system that houses the cellular shade system and mechanism
  - Shade cartridge is removable and replaceable
  - One shade surround per panel daylight opening
  - Control: top down, bottom up

*NOTE: Contemporary surround will default with Contemporary Door*

- Wood frame surround:
  - Species: Pine, Mahogany or Vertical Grain Douglas Fir
  - Pull bar: wood wrapped extruded aluminum
  - Shade track
    - Standard color: beige
    - Optional colors: white or bronze
  - Optional shade cover
    - Short shade cover: doors up to 7'-0" height
    - Tall shade cover: doors 7'-0" height and over

### Unit Features:

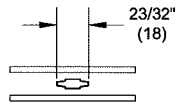
- Cellular shade:
  - Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19)
  - Semi-opaque fabric (light filtering)
    - Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
  - Opaque fabric (blackout)
    - Colors: White, Stone, Tan, Ivory, Eggshell
- Order options:
  - Ship separate: shade system packages separately and ships same time as the unit
  - Ship later: shade system shipped at a later date chosen by the customer
    - Shade option must be chosen at the time of unit order
    - Fabric opacity and color can be chosen at later date
  - Retro fit: ordered as a complete shade system through configured parts



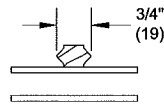
## Standard Divided Lite Options for Rectangular Doors



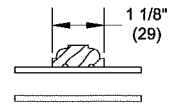
Insulating Glass



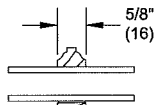
Aluminum 11/16"  
Contour GBG



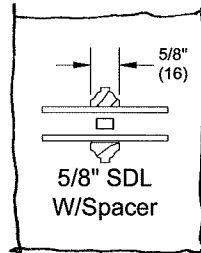
3/4" Grille



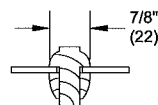
1 1/8" Grille



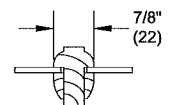
5/8" SDL



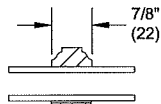
5/8" SDL  
W/Spacer



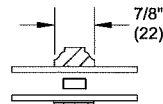
SG ADL  
For 1 3/4 Doors



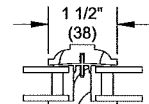
SG ADL W/ Energy Panel  
For 1 3/4 Doors



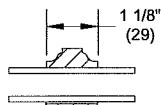
7/8" SDL



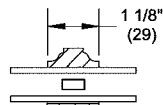
7/8" SDL  
W/Spacer Bar



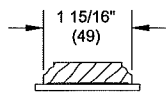
IG ADL  
For 1 3/4 Doors



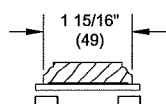
1 1/8" SDL



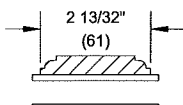
1 1/8" SDL  
W/Spacer Bar



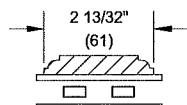
1 15/16" SDL



1 15/16" SDL  
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL  
W/Two Spacer Bar



# Supreme<sup>®</sup> Shingles



Desert Tan<sup>†</sup>

Supreme<sup>®</sup> Shingles are a component of the Owens Corning<sup>™</sup> Total Protection Roofing System.<sup>™ ^</sup>



## Supreme® Shingles

Supreme® three-tab shingles—a smart choice when you need to balance curb appeal, weather resistance and value. Supreme shingles come with a 25-Year Limited Warranty\*, 60-MPH Wind Resistance Limited Warranty\*, and Class A UL Fire Rating—the industry's highest. Algae Resistance is also available on a regional basis. Visit [roofing.owenscorning.com](http://roofing.owenscorning.com) to learn more.

## ENERGY STAR® is for roofs too



Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ Supreme roofing shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

### Product Attributes

#### Warranty Length\*

25-Year Limited

#### Wind Resistance Limited Warranty\*

60 MPH

#### Algae Resistance Limited Warranty\*\*/

10 Years

#### Tru PROtection® Non-Prorated Limited Warranty\* Period

5 Years

### Product Specifications

Nominal Size	12" x 36"
Exposure	5"
Shingles per Square	80
Bundles per Square	3
Coverage per Square	100 sq. ft.

### Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3462

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

Florida Product Approval†

ICC-ES AC438#

Miami-Dade County Product Approval††

UL ER2453-01##

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards; Title 24, Part 6 requirements; Rated by the Cool Roof Rating Council (CRRC).

## COLORS AVAILABLE IN ALL AREAS



Autumn Brown†



Driftwood†



Desert Tan†



Brownwood†



Shasta White†



Aspen Gray†



Onyx Black†



Estate Gray†

Match Existing



## ADDITIONAL REGIONAL COLORS (See chart and map for availability)

	1	2	3	4	5	6	7	8	9	10	11	12
Beachwood Sand <sup>†</sup>			•			•						
Amber <sup>†</sup>										•	•	•
Weathered Wood <sup>†</sup>		•	•		•	•	•	•		•	•	
Bark Brown <sup>†</sup>				•	•		•		•			
Teak <sup>†</sup>				•	•	•	•	•		•	•	
Antique Silver <sup>†</sup>			•			•						
Chapel Gray <sup>†</sup>				•	•		•		•			
Williamsburg Gray <sup>†</sup>		•				•						
Oxford Gray <sup>†</sup>								•		•	•	
Spanish Red <sup>†</sup>										•	•	
Forest Green <sup>†</sup>										•	•	
Chateau Green <sup>†</sup>	•	•	•	•	•	•	•	•	•			



Beachwood Sand<sup>†</sup>



Amber<sup>†</sup>



Weathered Wood<sup>†</sup>



Bark Brown<sup>†</sup>



Teak<sup>†</sup>



Antique Silver<sup>†</sup>



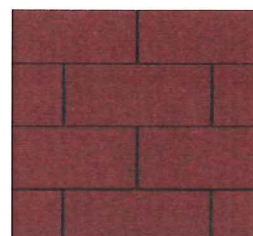
Chapel Gray<sup>†</sup>



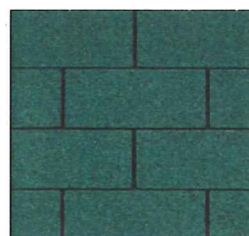
Williamsburg Gray<sup>†</sup>



Oxford Gray<sup>†</sup>



Spanish Red<sup>†</sup>

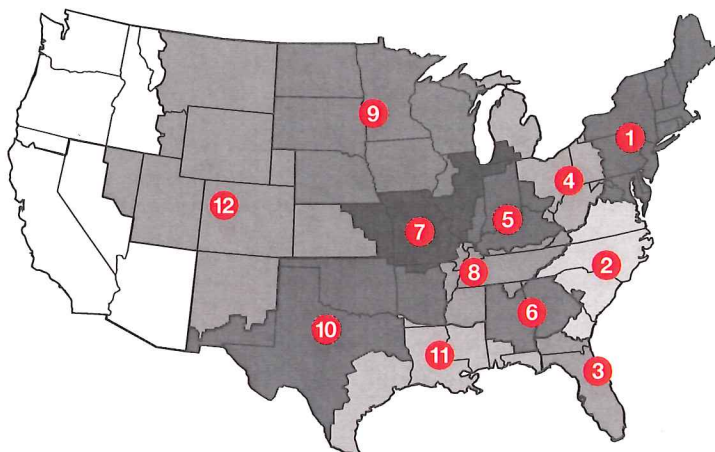


Forest Green<sup>†</sup>



Chateau Green<sup>†</sup>

### REGIONAL COLOR AVAILABILITY MAP



\* See actual warranty for complete details, limitations and requirements.

\*\* Available without Algae Resistance in Service Area 12 (see map).

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

†† Applies for all areas that recognize Miami-Dade County Product Control Section.

\* Applicable only in Service Area 3 (see map).

# International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

## Underwriters Laboratories Evaluation Service Evaluation Report.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.



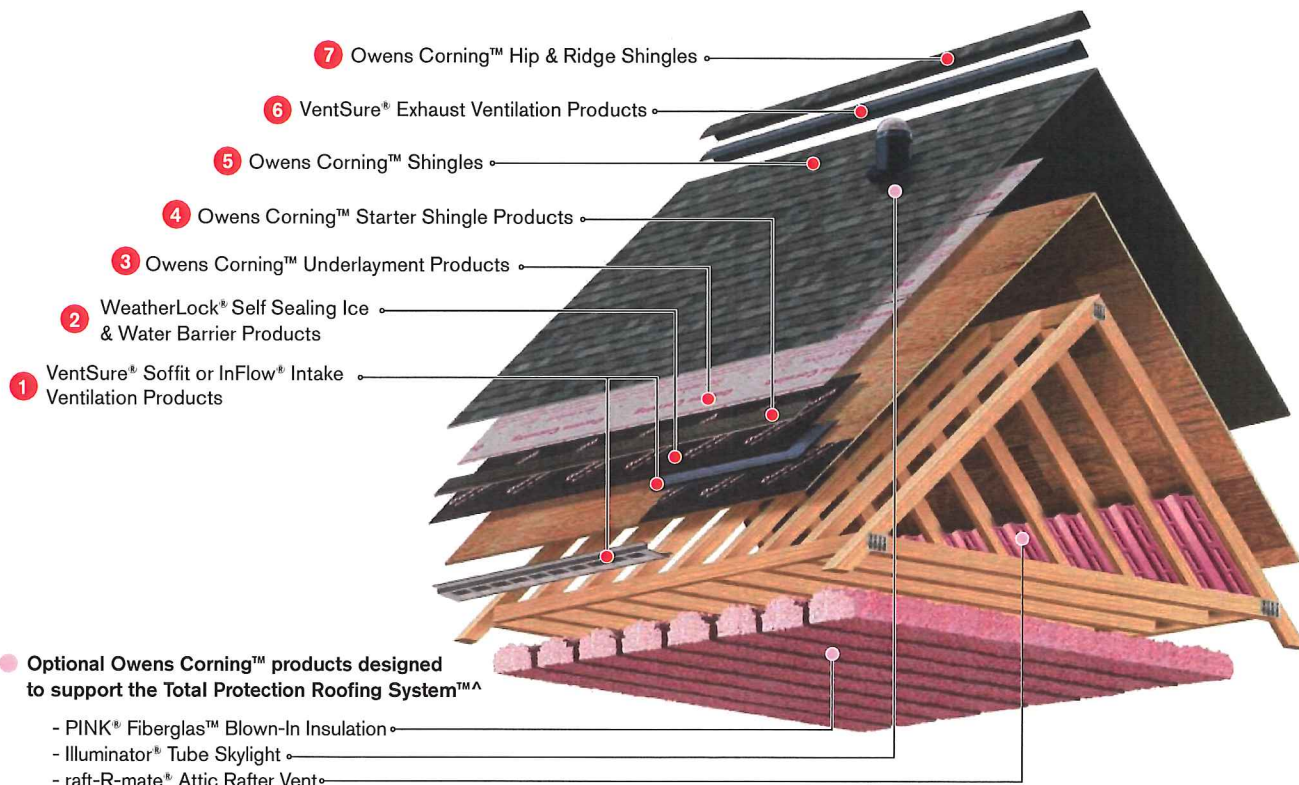


# The Total Protection Roofing System™^

Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

The Owens Corning™ Total Protection Roofing System™^ gives you the assurance that all of your Owens Corning™ roofing components are working together to help increase the performance of your roof — and to enhance the comfort and enjoyment of those who live beneath it.



^Excludes non-Owens Corning™ roofing products such as flashing, fasteners and wood decking.



Help protect against heat and moisture buildup by creating a balanced flow of air through your attic.



Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.



Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



Help protect your roof against premature failure by allowing heat and moisture to escape from the attic.



Help protect the ridge vent and add an attractive, finished look to your entire roof.



**OWENS CORNING ROOFING AND ASPHALT, LLC**  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO, USA 43659

**1-800-GET-PINK®**  
[www.roofing.owenscorning.com](http://www.roofing.owenscorning.com)

Pub. No. 10013324-D. Printed in U.S.A. April 2014. THE PINK PANTHER™ & © 1964–2014 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. The color PINK is a registered trademark of Owens Corning. © 2014 Owens Corning. All Rights Reserved.

(Atlanta, Brookville, Denver, Houston, Irving, Jacksonville, Kearny, Medina, Memphis, Minneapolis, Savannah, Summit)





V E T T E R S T O N E

# MINNESOTA STONE® DETAIL BOOK

MAILING ADDRESS:  
P.O. BOX 38  
KASOTA, MN 56050

SHIPPING ADDRESS:  
23894 THIRD AVE.  
MANKATO, MN 56001

PHONE: (507) 345-4568

FAX: (507) 345-4777

EMAIL: [VSC@VETTERSTONE.COM](mailto:VSC@VETTERSTONE.COM)

WEBSITE:

[WWW.VETTERSTONE.COM](http://WWW.VETTERSTONE.COM)





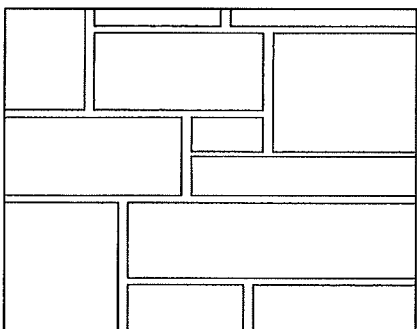
Samples: Vetter Stone - Mankato Limestone . Glacier Buff / Northern Buff





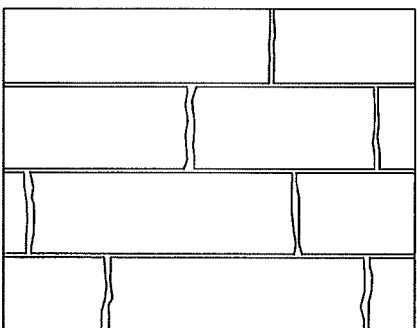
Sample: Vetter Stone - Mankato Limestone - Mixed Color: Glacier Buff  
Northern Buff  
North Pink Buff





RANDOM ASHLAR PATTERN, IN COLORS OF PINK, BUFF, CREAM, GREY AND BLENDING VARIATIONS WITH HEIGHT RANGES OF: 15% 2 1/6" AND 50% 4 5/6" AND 35% 7 1/2". STANDARD JOINT SIZE 1/2".

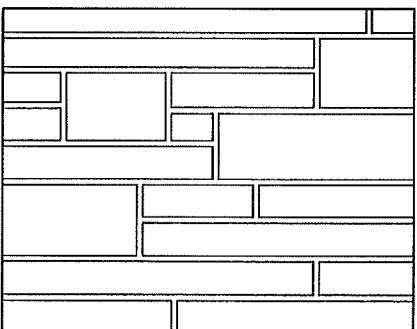
### MINNESOTA VALLEY STONE



STRAIGHT COURSED OF ALL ONE HEIGHT: 2 1/6", 3 1/2", 4 5/6", AND 7 1/2" PATTERN IN COLORS OF PINK, BUFF, CREAM, GREY AND BLENDING VARIATIONS, WITH COMBINATION OF SPLIT AND SAWED ENDS. STANDARD JOINT SIZE 1/2".

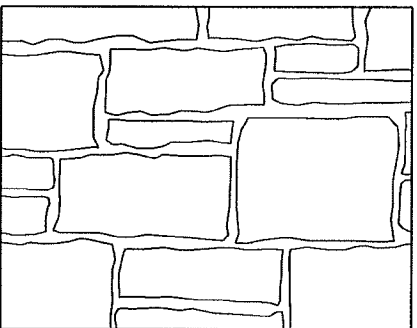
Match Running Bond Pattern  
@ Foundation 8" Ht / varied lengths.

### NORTHERN VALLEY STONE



RANDOM ASHLAR PATTERN, IN COLORS OF PINK, BUFF, CREAM, GREY AND BLENDING VARIATIONS WITH HEIGHT RANGES OF: 40% 2 1/6" AND 60% 4 5/6". STANDARD JOINT SIZE 1/2".

### MINNESOTA RIVER STONE



RANDOM ASHLAR PATTERN, IN COLORS OF PINK, BUFF, CREAM, GREY, WHITE AND BLENDING VARIATIONS WITH HEIGHT RANGES OF: 20% 1 1/2"-3" AND 50% 3"-6" AND 30% 6"-9". STANDARD JOINT SIZE 3/8" TO 1 1/2".

### NORTHERN FOREST STONE



V E T T E R S T O N E

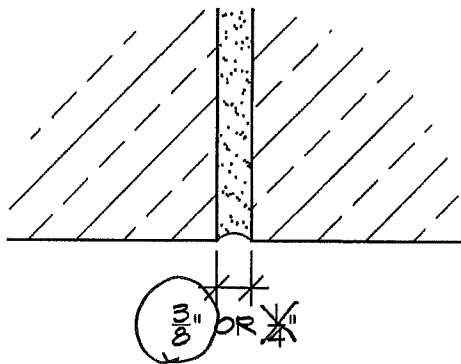
SHEET DESCRIPTION:  
WALL FACING  
SPLITFACE VENEER PATTERNS

SCALE: N.T.S

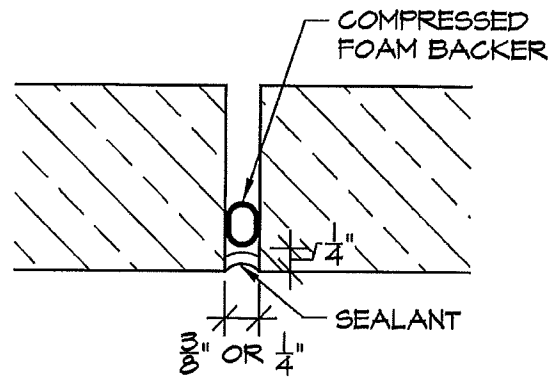
SHEET #:

3.1

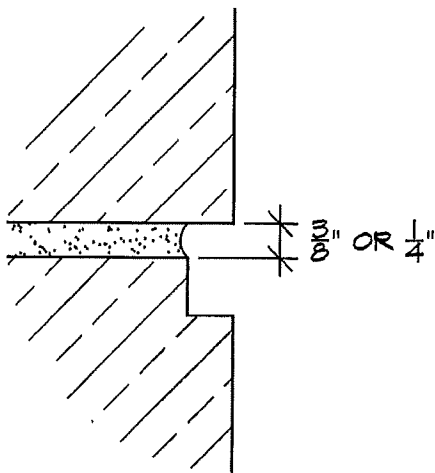
REV. 07.27.12



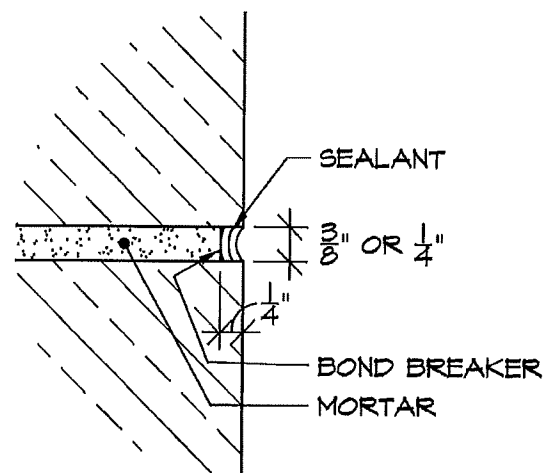
**TYPICAL JOINT**



**MORTARLESS JOINT  
(VERTICAL JOINT)**



**USED FOR JOINT EMPHASIS**



**HORIZONTAL JOINT**



V E T T E R S T O N E

**SHEET DESCRIPTION:**  
**JOINTS**

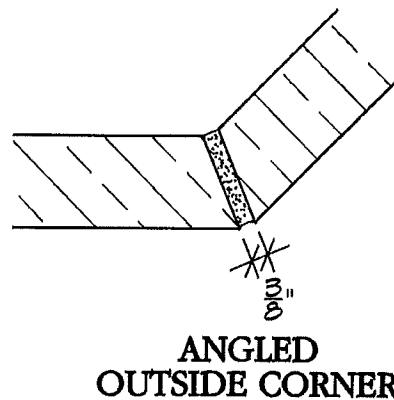
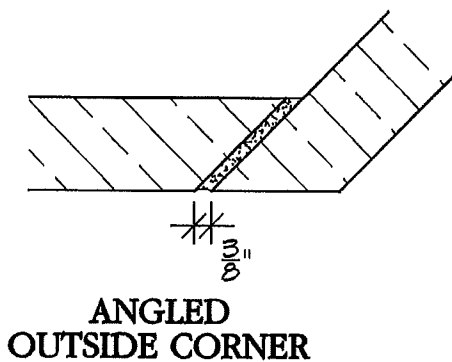
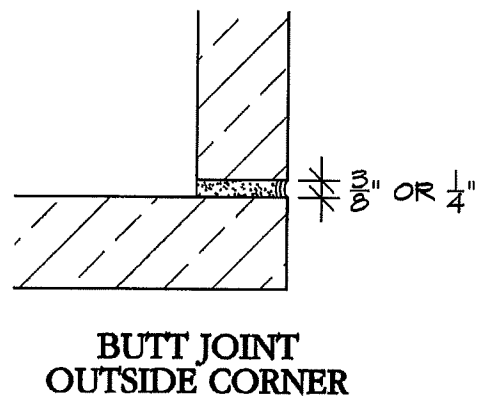
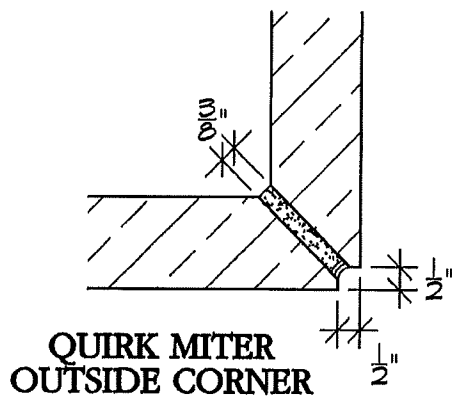
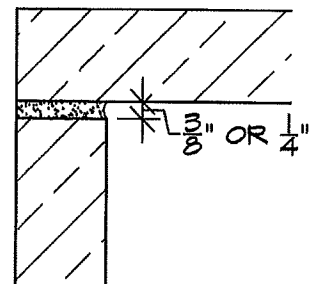
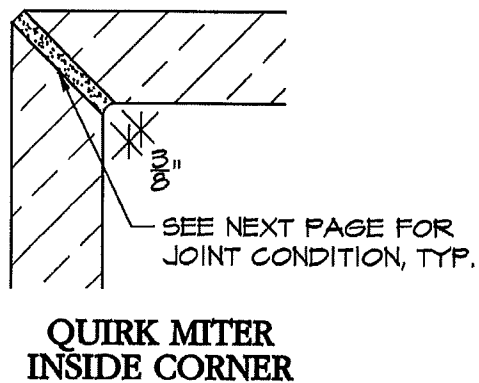
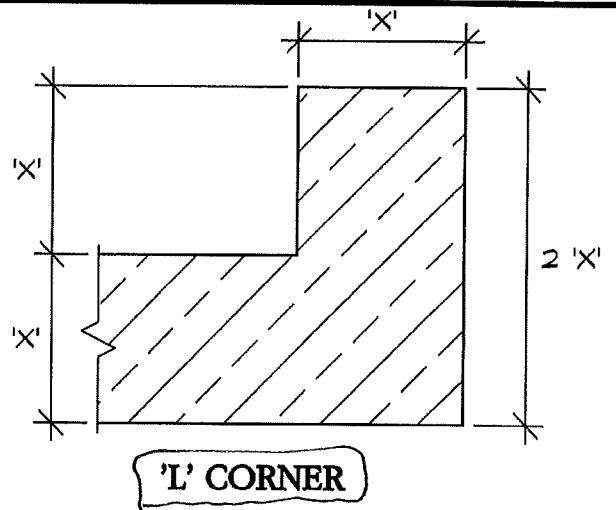
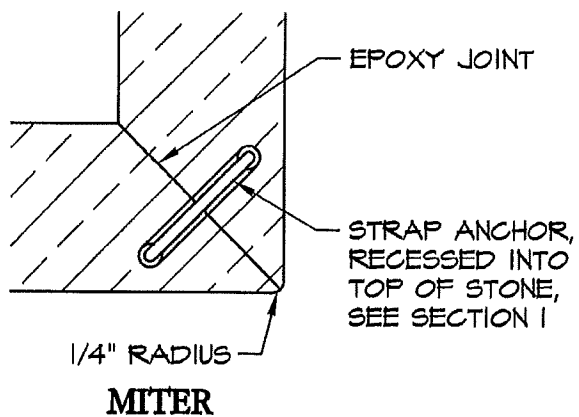
**SCALE: 6" = 1'-0"**

**SHEET #:**

**2.2**

REV. 07.27.12





V E T T E R S T O N E

SHEET DESCRIPTION:  
CORNERS

SCALE: 3" = 1'-0"

SHEET #:

2.1

REV. 07.27.12

## CUTSTONE

### PART 1 - GENERAL

#### 1.01 SECTION - STONE - CUTSTONE

A. Dimensional Cut Stone

#### 1.02 RELATED WORK

A. Section 04200 - Unit Masonry

#### 1.03 SUBMITTALS

A. Stone Samples: Representative samples of stone shall be submitted for architects' approval.

B. Shop Drawings: Submit cutting and setting drawings indicating sizes, dimensions, sections, and profiles of stones; arrangement and provisions for jointing, supporting, anchoring, and bonding stonework; and details showing relationship with, attachment to, and reception of, related work.

C. Large scale details of anchors, dowels, shelf angles, and other attachment conditions.

#### 1.04 QUALITY ASSURANCE

A. All stone shall be from a single bed of stratum from a single quarry.

B. Stone and workmanship shall conform to Building Stone Institute, Marble Institute of America, and Indiana Limestone Institute standards.

#### 1.05 DELIVERY, STORAGE, AND HANDLING

A. Store and handle stone to prevent damage due to moisture, contaminants, breakage, chipping or other causes.

B. Lift with wide belt-type slings where possible; do not lift with wire ropes.

C. Do not use pinch bars or wrecking bars to handle stone. Do not use equipment that contains substances that might stain.

D. Store stone on wood skids or pallets, covered with non-staining, waterproof membrane.

E. Protect stored stone from weather with waterproof, non-staining covers or enclosures.

- design assistance

### PART 2 - PRODUCTS

#### 2.01 STONE

A. Stone Type: (select one or more as applicable)

1. Minnesota Stone Dolomitic Limestone

2. Silver Shadow Limestone

3. Colorado Yule

4. Travertino

5. Aspen Red

B. Approved suppliers:

1. Vetter Stone Company

P.O. Box 38, Kasota MN 56050

(507) 345-4568

FAX (507) 345-4777



C: Color: (select one or more as applicable)

1. Glacier Buff Minnesota Stone
2. Northern Gray Buff Minnesota Stone
3. Northern Buff Minnesota Stone
4. Northern Pink Buff Minnesota Stone
5. Minnesota Travernelle
6. Veined Pink Minnesota Stone
7. Northern Gold Minnesota Stone
8. Northern Pink Minnesota Stone
9. Northern Cream Minnesota Stone
10. Golden Buff Minnesota Stone
11. Silver Shadow
12. Colorado Yule
13. Travertino
14. Aspen Red
15. Colonial Gray

D. Finish: (select one or more as applicable)

1. Honed
2. Machine smooth
3. Diamond gang/belt sawn
4. Diamond ground
5. Polish
6. Tapestry
7. Split-rusticated
8. Bush hammer
9. Rockface
10. Special finish (detail)

E. Cut (select as applicable)

1. Fleuri cut (cut horizontally with bed)
2. Veine cut (cut vertically across bed)

#### 2.02 STONE FABRICATION

A. General: Fabricate stonework in sizes and shapes required to comply with requirements indicated, including details on drawings and final shop drawings.

B. Comply with recommendations of MIA/BSI/ILI.

C. Cut and drill sinkages and holes in stones for anchors, fasteners, supports and lifting devices as indicated.

D. Cut stone to produce pieces of thickness, size and shape indicated or required and within fabrication tolerances recommended by MIA/BSI/ILI.

E. Finish exposed faces and edges of stone to comply with requirements indicated for finish under each type and application of stone required and to match approved samples.

#### 2.03 MORTAR AND GROUT

A. Meeting or exceeding latest ASTM standards.

B. Setting: Type N mortar or mortar consisting of one part Portland cement, one part hydrated lime or lime putty and six parts sand by volume.

C. Mix in as stiff a consistency as can be worked into joints.

D. Water: Clean, potable, non-alkaline.

E. Chloride: Not permitted.

F. Admixtures: Do not add products that are not specified.

#### 2.04 ANCHORS

A. Anchors and Dowels: Stainless steel.

### PART 3 - EXECUTION

#### 3.01 PREPARATION

A. Stone shall be brushed free of dust and foreign matter.

B. Wet stone sufficiently to take up surface absorption.

#### 3.02 SETTING DIMENSION STONE

A. Execute dimension stonework by skilled mechanics, and employ skilled stone fitters at site to do necessary field cutting as stones are set.

B. Set stones to comply with requirements indicated on drawings and final shop drawings. Install anchors, supports, fasteners and other attachments indicated or necessary to secure stonework in place. Shim and adjust as necessary.

C. At cavity walls, install weep holes as indicated using plastic or other weep tubes at joints where water may accumulate.

#### 3.03 CLEANING

A. Keep stone work as clean as possible as work progresses. Upon completion clean stone thoroughly with water or detergent and water with a fiber brush. Thoroughly rinse with clean water when complete. Do not use acids or wire brushes.

B. Special consideration and protection shall be provided when brickwork is cleaned above the limestone. Strong acid compounds used for cleaning brick will burn and discolor the limestone.

1.800.878.2850





## ALTERNATE FOUNDATION MASONRY VENEER

5959 Baker Road, Suite 390  
Minnetonka, MN 55345  
800-440-8657

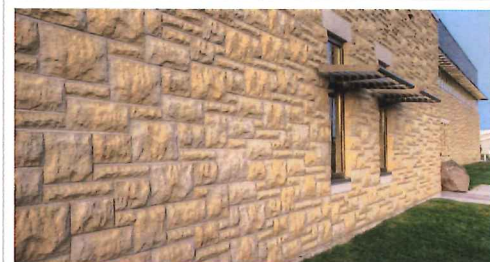
### Bravissi® Chiseled

#### Masonry Veneers

Modeled after classic, hand-chiseled masonry, this highly realistic stone-look veneer is the ideal choice for your most distinctive structures. The Bravissi® masonry veneer line offers a creative way to create a beautiful, lasting impression.

#### FEATURES:

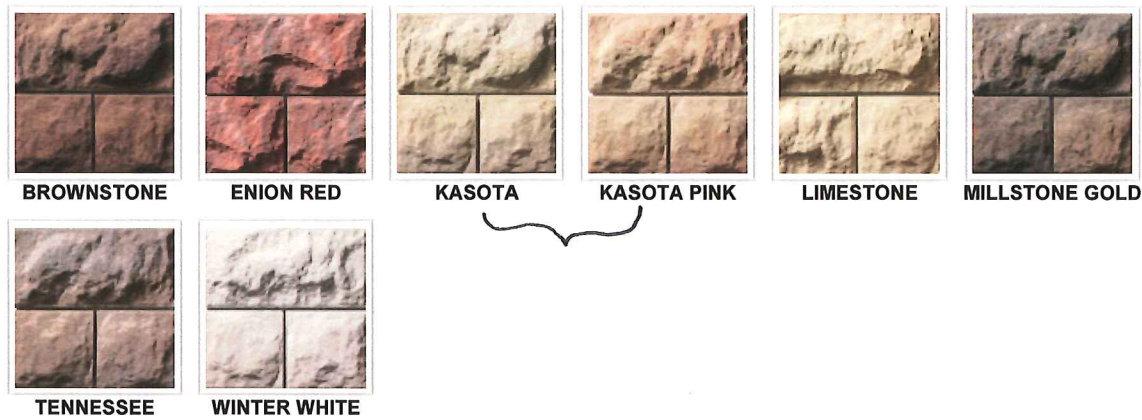
- Ideal for interior and exterior applications
- Designed in modular sizes for broad pattern flexibility
- Applicable to a variety of designs and structures.
- Chiseled face texture creates a unique shadow effect.



#### COLOR

Every effort has been made to assure accuracy in these colors. However, due to the nature of concrete and the molding process, colors may vary slightly. We recommend viewing actual samples as you make your color selection. Select image to enlarge.

#### Bravissi Colors



## UNITS

### Bravissi

**0485 BAV**  
4X4X24 BRAVISSI



**0487 BAV**  
4X8X24 BRAVISSI



**0488 BAV**  
4X12X24 BRAVISSI



**0490 BAV**  
4X8X16 BRAVISSI



**0490 BAE**  
4X8X16 BRAVISSI FACE&END



**0491 BAV**  
4X4X16 BRAVISSI



**0491 BAE**  
4X4X16 BRAVISSI FACE&END



**0492 BAE**  
4X4X12 BRAVISSI FACE&END



**0493 BAE**  
4X8X12 BRAVISSI F&E KASOTA PINK WWRA

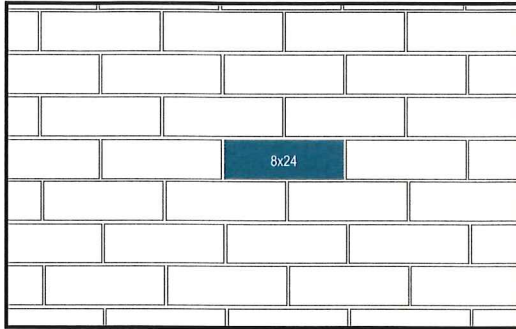


**0494 BAV**  
4X12X12 BRAVISSI

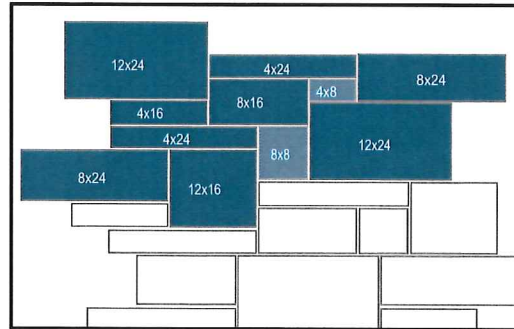


**0497 BAV**  
4X12X16 BRAVISSI

# Bravissi® and Satin™ fine finish patterns

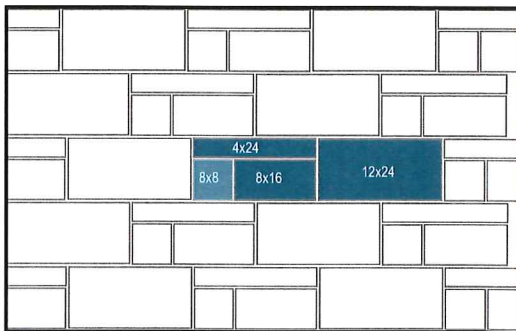


**Pattern 1**  
8" X 24"



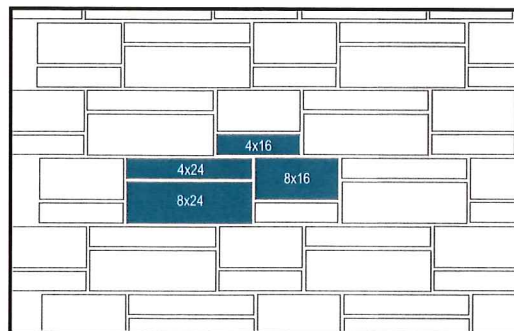
**Pattern 2 Random**

4" X 8" \*    8" X 8" \*    12" X 16"  
4" X 16"    8" X 16"    12" X 24"  
4" X 24"    8" X 24"



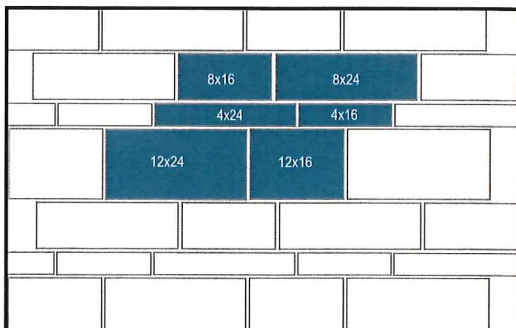
**Pattern 3**

4" X 24"    8" X 8" \*    12" X 24"  
8" X 16"



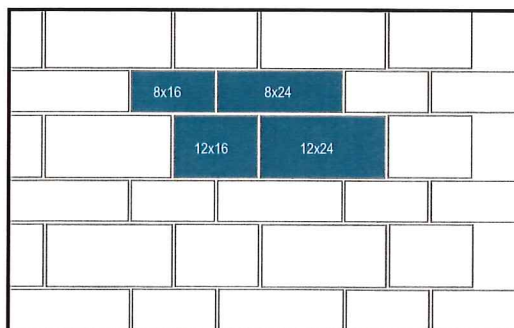
**Pattern 4**

4" X 16"    8" X 16"  
4" X 24"    8" X 24"



**Pattern 5**

4" X 16"    8" X 16"    12" X 16"  
4" X 24"    8" X 24"    12" X 24"



**Pattern 6**

8" X 16"    12" X 16"  
8" X 24"    12" X 24"

\* Field cut piece (light blue)



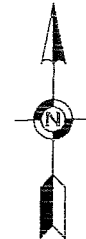
# CERTIFICATE OF SURVEY

-for-

JOSEPH AND TINA SCHAFER

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**

Twin Cities Area 651-454-0002  
MN. Toll Free 1-800-252-1166



SCALE IN FEET

## LEGAL DESCRIPTION

Lot 8, Block 1, BOULEVARD ADDITION NO. 3, and  
Lot 13 and 14, Block 14, BOULEVARD ADDITION NO.  
2, Ramsey County, Minnesota.

## BENCHMARK

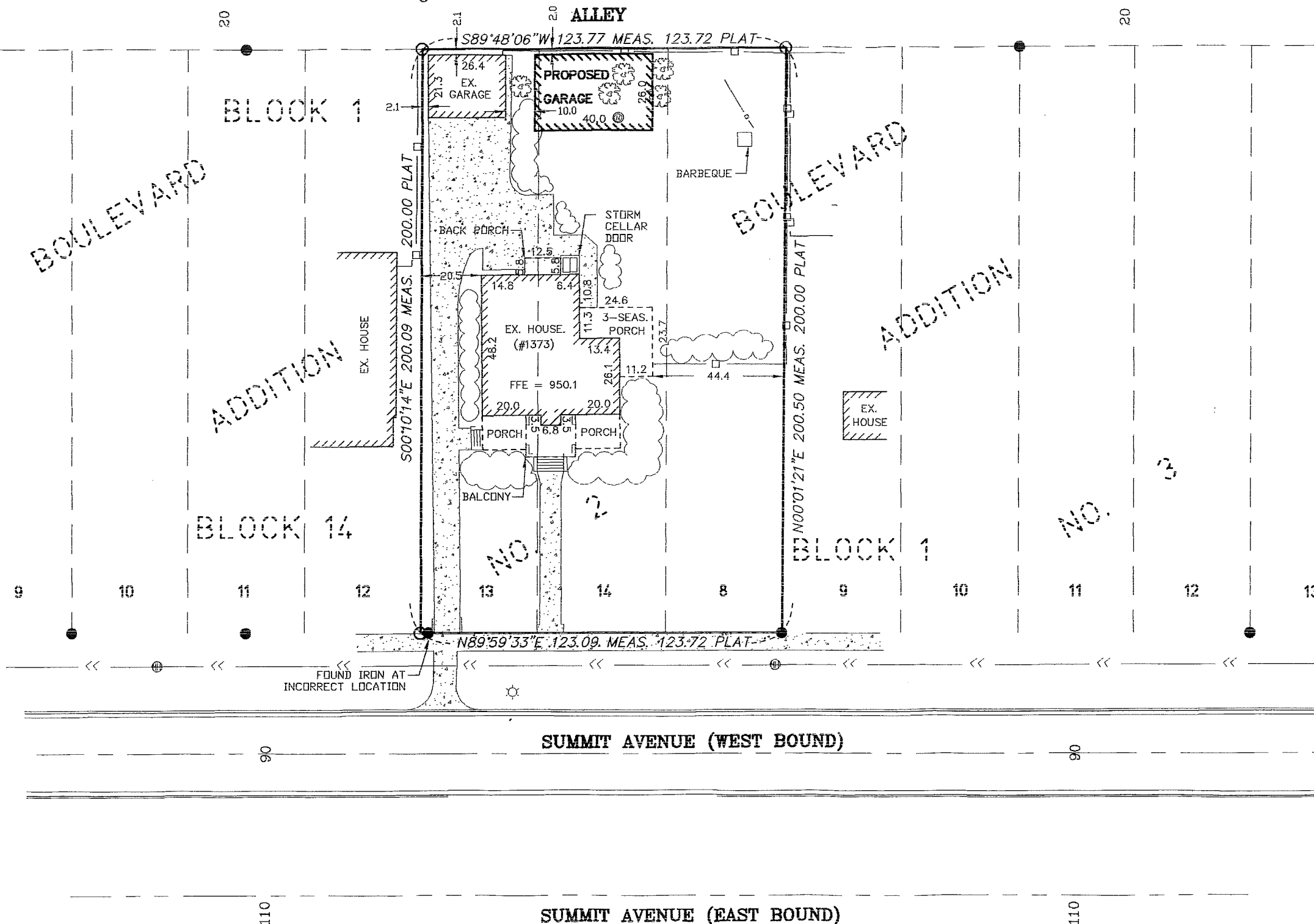
ELEVATION = 949.44 @ TOP OF NUT OF HYDRANT  
AT N.W. CORNER OF HAMLINE AVE. AND SUMMIT  
AVE.

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ⊙ DENOTES TEMPORARY SET POINTS
- FFE DENOTES FINISH FLOOR ELEVATION
- ☼ DENOTES DECIDUOUS TREE
- DENOTES CONCRETE SURFACE
- ☁ DENOTES HEDGE LINE
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- >> DENOTES UNKNOWN SEWER
- ⊕ DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES WOOD/WIRE FENCE
- ☆ DENOTES LIGHT POLE



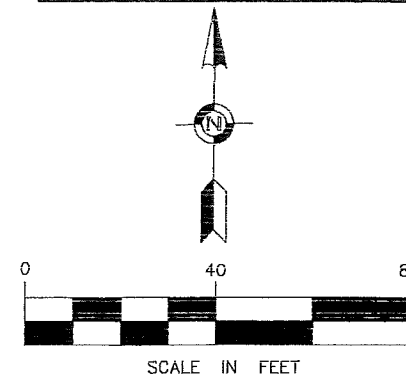
# CERTIFICATE OF SURVEY

-for-

JOSEPH AND TINA SCHAFER

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**

Twin Cities Area 651-454-0002  
MN. Toll Free 1-800-252-1166



## LEGAL DESCRIPTION

Lot 8, Block 1, BOULEVARD ADDITION NO. 3, and  
Lot 13 and 14, Block 14, BOULEVARD ADDITION NO.  
2, Ramsey County, Minnesota.

## BENCHMARK

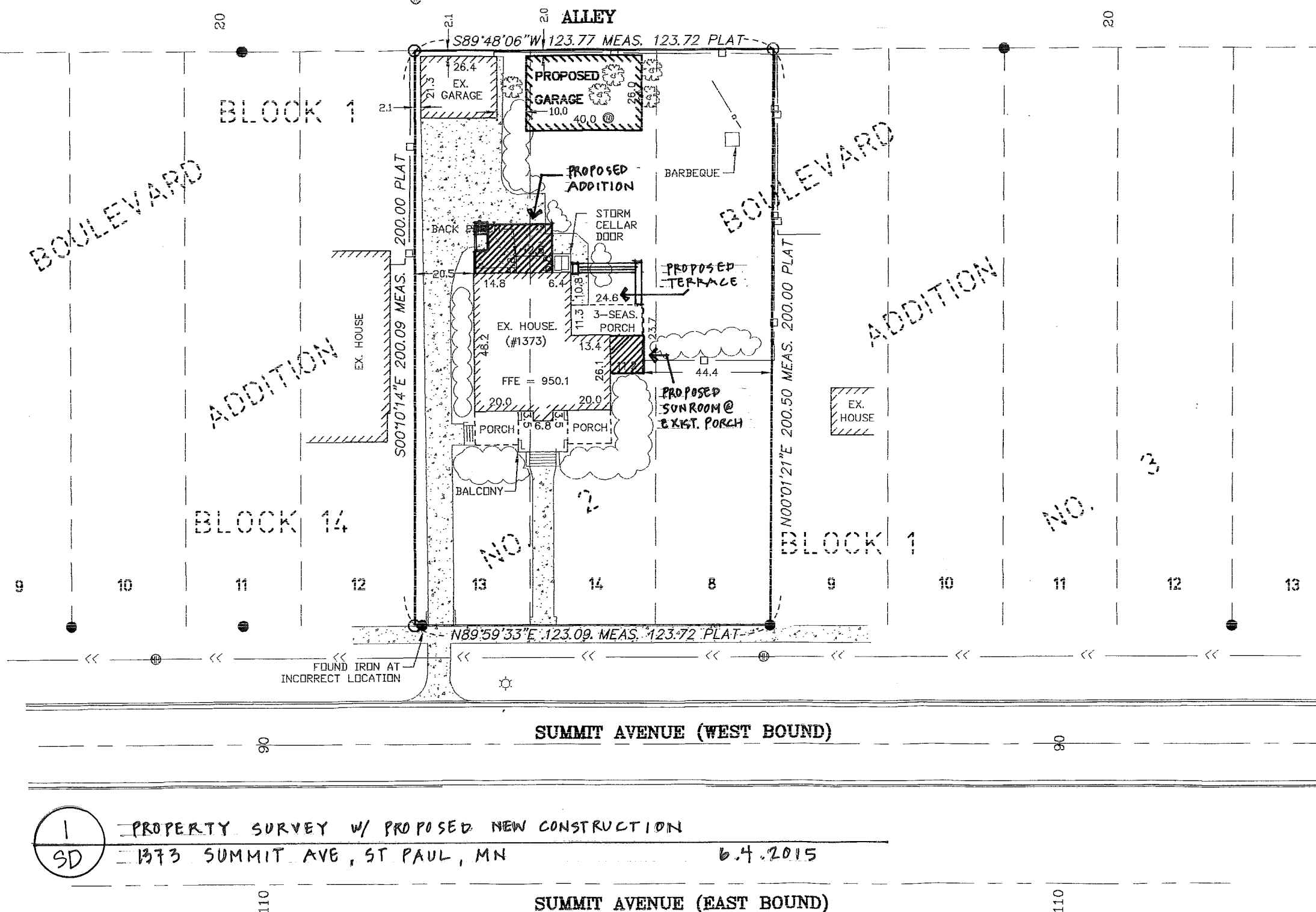
ELEVATION = 949.44 @ TOP OF NUT OF HYDRANT  
AT N.W. CORNER OF HAMLINE AVE. AND SUMMIT  
AVE.

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ⊙ DENOTES TEMPORARY SET POINTS
- FFE DENOTES FINISH FLOOR ELEVATION
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES HEDGE LINE
- ⊙ DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- > DENOTES UNKNOWN SEWER
- ⊙ DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES WOOD/WIRE FENCE
- ☆ DENOTES LIGHT POLE



1  
SD

PROPERTY SURVEY W/ PROPOSED NEW CONSTRUCTION

1373 SUMMIT AVE, ST PAUL, MN

6.4.2015

SUMMIT AVENUE (EAST BOUND)



6480 Wayzata Boulevard, Minneapolis, MN 55426-1710  
Phone: (763) 545-2800 E-mail: info@edsmin.com  
Fax: (763) 545-2801 Web Site: http://edsmin.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,  
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vladimir Sivriyev

DATED:

VLADIMIR SIVRIYEV L.S. NO. 25105

JOB NAME: 1373 SUMMIT AVE.

LOCATION: 1373 SUMMIT AVENUE  
ST. PAUL, MN 55105

FIELD WORK DATE: 1/29/2008

FIELD BOOK NO.: EDS-4

DRAWN BY: BRN

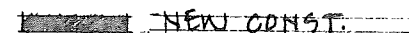
CHECKED BY: VS

PROJ. NO. EDS 8-003

SHEET NO. 1 OF 1

1373 Summit Avenue  
St. Paul, MN 55105

**NOT FOR CONSTRUCTION**



SD

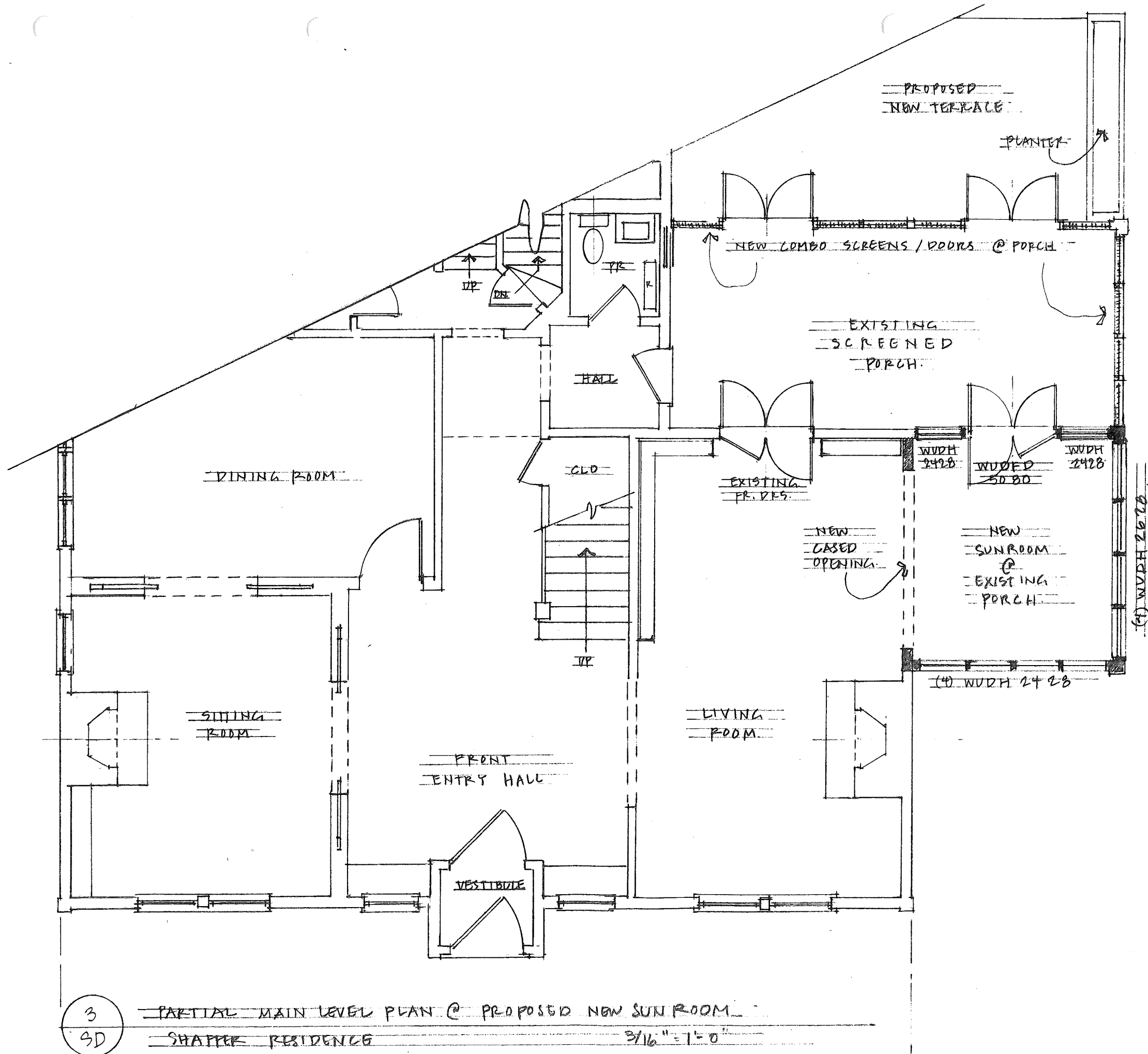
SHAPPER RESIDENCE

$$3/6 = 1/2$$

4-SEASON  
SUNROOM

(SEE 3/SD.)





3  
SD

PARTIAL MAIN LEVEL PLAN @ PROPOSED NEW SUN ROOM  
SHAFER RESIDENCE 3/16" = 1'-0"

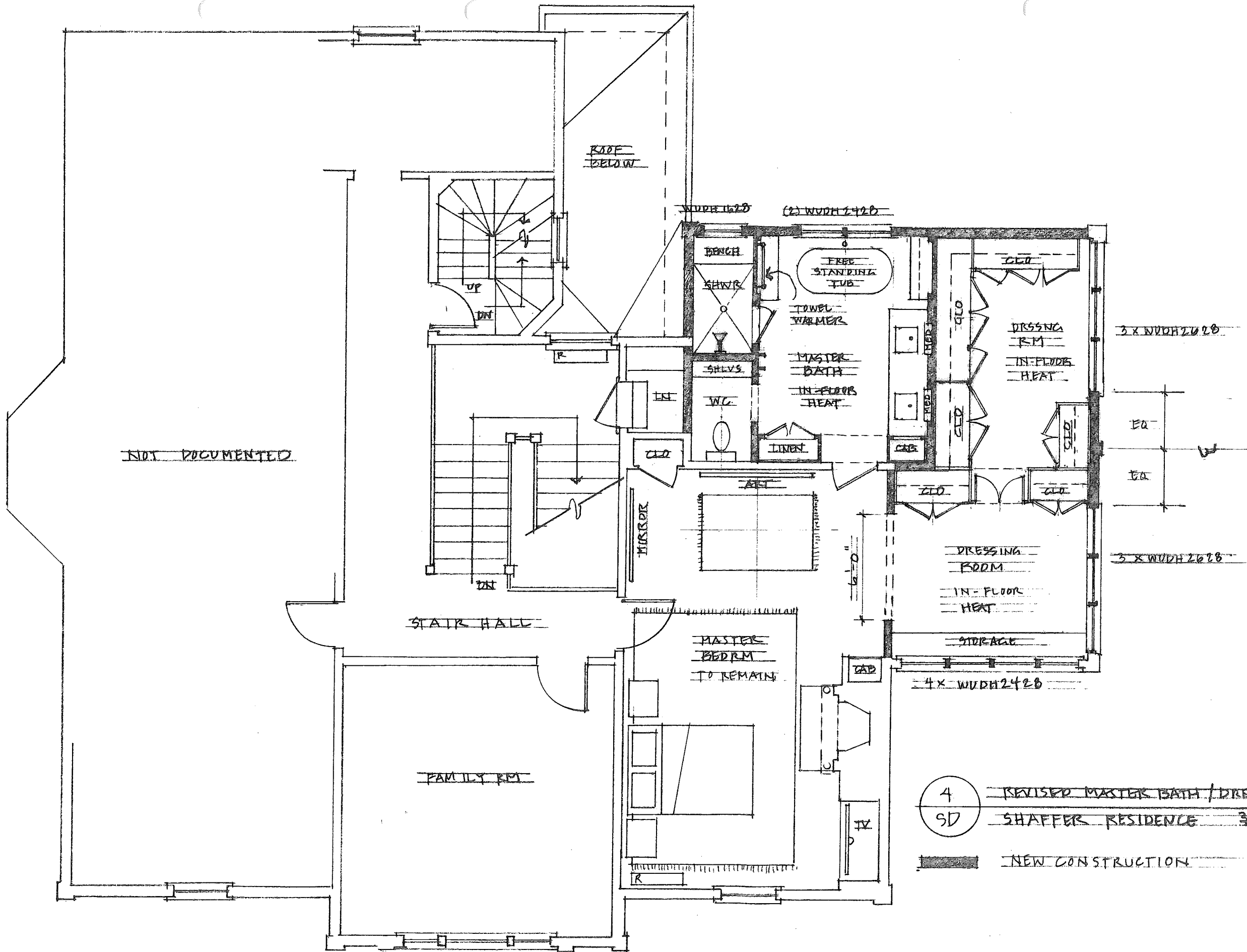
NOT FOR CONSTRUCTION

ISSUE DATE
HPC
6.4.2015
LU
© Laurel Ulland 2014
SD

Shaffer Residence  
1373 Summit Avenue  
St. Paul, MN 55105

LU|A  
Laurel Ulland Architecture

1718 Logan Avenue South  
Minneapolis, Minnesota 55403  
612.874.1086  
laurel@laurelland.com



1718 Logan Avenue South  
Minneapolis, Minnesota 55403  
612 874-1086 lp  
laurel@laureluland.com

LU|A

Laurel Ulund Architecture

## Shaffer Residence

1373 Summit Avenue  
St. Paul, MN 55105

NOT FOR CONSTRUCTION

ISSUE DATE

HPC

6.4.2015

LV

© Laurel Ulund 2014

SD



5  
SD PRELIMINARY FRONT ELEVATION  
SHAFER RESIDENCE 3/16 = 1'-0"

LU|A  
1718 Logan Avenue South  
Minneapolis, Minnesota 55403  
612.874.1086 lp  
laurel@laureland.com

Laurel Ulland Architecture

Shaffer Residence  
1373 Summit Avenue  
St. Paul, MN 55105

NOT FOR CONSTRUCTION

ISSUE DATE
HPC
6.4.2015
LU
© Laurel Ulland 2014
SD





6  
SD PRELIMINARY EAST ELEVATION - V3  
SHAFER RESIDENCE 3/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE DATE	
HPC	
6.4.2015	
LU	
© Laurel Ulland 2014	
SD	

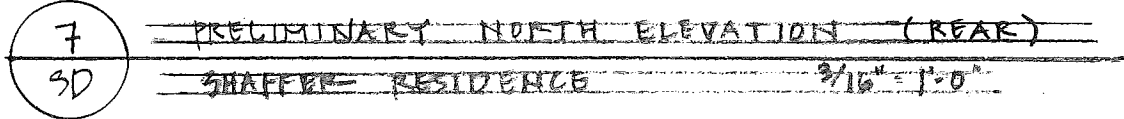
Shaffer Residence  
1373 Summit Avenue  
St. Paul, MN 55105

LU|A  
Laurel Ulland Architecture

1718 Logan Avenue South  
Minneapolis, Minnesota 55403  
612 874-1086 lp  
laurel@laurelland.com

1373 Summit Avenue  
St. Paul, MN 55105

**NOT FOR CONSTRUCTION**





17'-6" ADDITION

NEW CONSTRUCTION



EXISTING HOUSE

8

SD

PRELIMINARY WEST ELEVATION

SHAFFER RESIDENCE

3/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE DATE

HPC

6.4.2015

W

© Laurel Ulland 2014

SD

Shaffer Residence

1373 Summit Avenue  
St. Paul, MN 55105

LU|A

Laurel Ulland Architecture

1718 Logan Avenue South  
Minneapolis, Minnesota 55403  
612.874.1086 lp  
laurel@laureluland.com