CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 1812 Summit Avenue
DATE OF APPLICATION: September 25, 2015
APPLICANT: Ashley Mitlyng, Sicora Design/Build
OWNER: Robert Redenbaugh
DATE OF HEARING: October 22, 2015
HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: October 13, 2015

A. SITE DESCRIPTION:

The C.E. Bergman House at 1812 Summit Avenue is a 2 and ½ story Tudor Revival style house, constructed by contractor Olai Haugen in 1914. The residence has an asphalt gabled roof with intersecting gabled front dormer. The walls are wire-faced brown brick with stucco and mock half-timbering in the gable end and porch pediment. The porch is hip roofed with a pediment entrance and wraps around the east side of the house. The windows are mostly two over two, double-hungs with historic four-light storms. The property and rear garage are contributing to the Summit Avenue West Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to restore or replace in-kind the front elevation historic wood storm windows. The applicant plans to install single-hung aluminum Allied model 210 combination storm/screen windows in dark brown on the other facades, including on the fixed windows. The basement level storm windows as well as the attic level windows were not included in the scope of work.

C. PARTIAL BACKGROUND:

- May 15, 2015 – Staff received an application for the installation of tempered glass installation, new combination storm/screen windows, front steps, and brick repair on the front elevation.
- June 17, 2015 – The applicant removed storm windows from scope of work.
- August 11, 2015 – Amy Spong and Allison Suhan met with Ashley Mitlyng to discuss the application and provide feedback for a successful application. Feedback included repairing the historic storm windows where possible and the allowance of one cottage-style, double-hung window on each end of the rear porch for air flow.
- September 22, 2015 – Applicant submitted application for storm window replacement on sides and rear elevation and repair of the storms on the front elevation.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Summit Avenue West Heritage Preservation District Guidelines for Design Review:
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 or a period should be treated with sensitivity.*
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.*

(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. FINDINGS:

1. 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).
2. The house and garage are categorized as contributing to the Summit Avenue West Heritage Preservation District.
3. Sec. 74.36 (a)(1) General principle 1 states that "*the removal or alteration of distinctive architectural features should be avoided."* The original storm windows on this property are considered distinctive architectural contributing features of the property. The removal of the original storm windows does not comply with this guideline.
4. Sec. 74.36 (a)(2) General principle 2 states "*deteriorated architectural features should be repaired rather than replaced whenever possible"* and *"In the event of replacement, new materials should match the original in composition, design, color, texture and appearance."* Only five of the 36 proposed window openings do not have the original storms. The applicant notes that the existing storms have chipping paint and rot at the storm sill. The proposal to repair or replace the historic storms on the front façade in-kind complies with this guideline. The replacement of the secondary elevation storms with aluminum combination storm windows does not match the original in composition, design, texture, and appearance and does not comply with the guideline.
5. Sec. 74.36 (d)(3) The guidelines for storms/screens states "*Inappropriate new window…features such as aluminum storm and screen window combinations…that disturb the character and appearance of the building should not be used"* and *"Combination storm windows should have wood frames or be painted to match trim colors."* The fixed windows retain their historic storm windows. If replacement is necessary, they should be fixed glass storm windows as the proposed combination storm window is not appropriate and would be inoperable. The proposed aluminum combination storm windows do not comply with this guideline.
6. The proposal to restore or replace in-kind the front elevation historic wood storm windows will not adversely impact the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District so long as the conditions are met. The installation of single hung aluminum Allied model 210 combination storm/screen windows in dark brown on the other facades of the residence will have an adverse effect on the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

Based on the findings above, staff recommends approval of the proposal provided the following conditions are met. These are the same conditions HPC staff provided to the applicant for an administrative approval option:

1. The historic storm windows on the front elevation, dining room bay on the east elevation, and the second floor rear porch shall be repaired or replaced in-kind (matching material, size, profile, and detail).
2. The historic storm windows on the fixed windows shall be restored or replaced in-kind, as the combination storm window is not appropriate and would be inoperable on the fixed windows.
3. There shall be no wrapping or panning of the brick mold, casings, or sills.
4. New combination storm windows shall be installed in the same plane (location/setback) as the original storms and screens.
5. The application did not mention any wood repair/replacement of sills, framing and trim. If these repairs are needed as part of this project, the applicant shall contact HPC staff and consult on next steps. Any wood repair shall match the original in material, size, profile, design and detail.
6. All final materials, details and colors shall be reviewed and approved by HPC staff or the HPC.
7. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.

G. ATTACHMENTS:

1. Application with photos and specifications
2. Drawings

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

- ☒ Repair/Rehabilitation
- ☐ Moving
- ☐ Demolition
- ☐ Sign/Awning
- ☐ Fence/Retaining Wall
- ☐ Other _____
- ☐ New Construction/Addition/ Alteration
- ☐ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 1812 Summit Ave. Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Ashley Mitlyng, AIA

Company: Sicora Design/Build

Street and number: 5601 West Lake St.

City: St. Louis Park State: MN Zip Code: 55416

Phone number: (952) 929-0098 e-mail: amitlyng@sicara.com

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

Name: Robert Redenbaugh

Street and number: (project address)

City: _____ State: _____ Zip Code: _____

Phone number: (612) 396-1126 e-mail: robredenbaugh@yahoo.com

5. PROJECT ARCHITECT (If applicable)

Contact person: (as applicant)

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____)_____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

- Window storm + screen replacement with integral storm/screen combinations, per drawings and additional attached info.
- Front facade (North facing) storm windows to be restored or replaced to match existing materials and grid patterns.

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?

X **YES**

Will any federal money be used in this project? **YES** ____ **NO** ____
Are you applying for the Investment Tax Credits? **YES** ____ **NO** ____

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: [signature] **Date:** 9/23/15

Signature of owner: [signature] **Date:** 9.24.15

FOR HPC OFFICE USE ONLY

Date received: 9/25/15 at counter **FILE NO.** _____

Date complete: _____

District:_____/Individual Site:_____

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

Type of work: Minor/Moderate/Major

____ **Requires staff review**

Supporting data: YES NO
Complete application: YES NO

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

_____
HPC staff approval

Date _____

____ **Requires Commission review**

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" 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 # ____ - _____

1812 Summit - FRONT ELEVATION NORTH

1812 Summit - NORTH
FRONT ELEVATION
close-up

1812 Summit – WEST ELEVATION

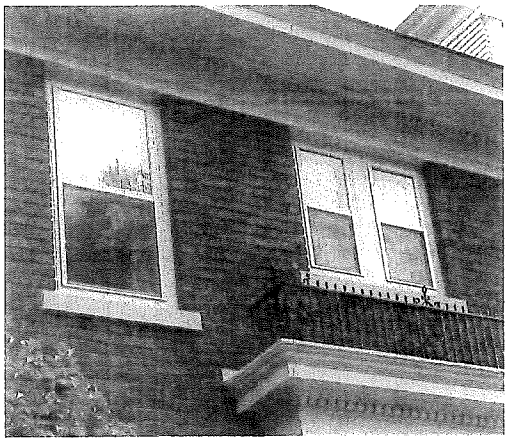
1812 Summit – SOUTH ELEVATION
REAR

1812 Summit - SOUTH WEST ELEVATION (upper level storms

Allied model 210 storm window

Handcrafted double hung style
Colors: white, cream, & dark brown
Valuable extras:

- Heavy-duty, extra thick aluminum
- Twice as much high density weatherstripping
- Special glass sealing technique
- Special side pockets for extra wind resistance
- Blunted corners that won't separate
- Attractive, historic look, exacting fit with 1" expansion channels on all four sides
- Heavy-duty side supports can take extreme stress
- Maintenance free enamel finishes
- Dent resistant, view preserving screen cloth
- Extended latch handles for easy operation
- Glass options, like frosted, available for privacy
- Decorative cross bars also available
- Built-in window trim covers for brick buildings



Those old raw aluminum storm windows on your home function poorly, look dated, and are unattractive. Allied superior quality aluminum storm windows are *the economical way* to protect your inside windows, to provide added insulation, and to beautify your home!

Description of the built-in trim covers (panning): Allied offers a heavy duty window extension for covering the wood window casing only on brick buildings and houses. This unique feature is built right into the window expanders themselves. Sill covers are separate. Never paint window trim again!

Allied Aluminum Mfg.
7839 Elm St. NE
Minneapolis, MN 55432-3125

Paul@RestorationWindowSystems.com

Q U A L . T Y

ALLIED GOLD DESIGN

EFFICIENCY

Double Fin-seal® weatherstripping incorporates a plastic fin to form a solid barrier against air, water, dust, and noise.

Sunglas® by Ford reduces ultra-violet rays by 35% which protects carpets, draperies, and upholstery from premature fading.

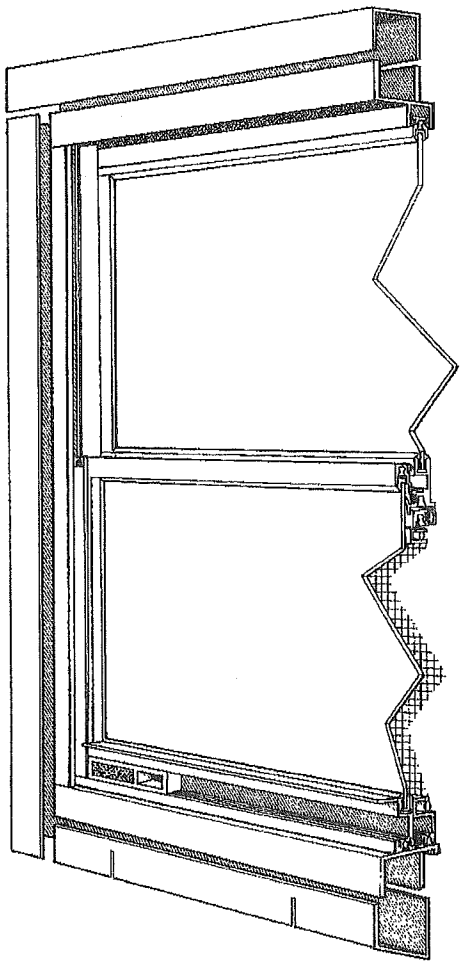
Marine glazing securely surrounds the glass creating a permanent barrier against air and water.

Mechanical interlock securely locks the upper and lower sash together to provide maximum protection against wind and water.

Square cut butt corners overlap to form a light and air tight joint, much more secure than miter joints.

PERFORMANCE

The Allied Gold Design exhibits an industry leading *air infiltration rate* – 0.10 cfm/fcp**. The Gold design window was tested by an independent testing laboratory in accordance with ANSI/AAMA 1002.10-1983 "Voluntary Specifications for Aluminum Windows."



2 Track Vertical Slider Storm Window

DURABILITY

Expansion channels surrounds the entire window perimeter allowing the master frame to expand, eliminates insert binding, stress cracks, and air infiltration through weep holes. Expansion channels are custom cut on site insuring a tight custom fit.

Hollow extruded frame jambs provide extra rigidity especially on larger windows.

Internal sash guide eliminates any metal-to-metal contact between sash and master frame—a permanent smooth operation.

Continuous lift rail across lower sash offers ease and convenience in operation.

Lower sash lock offers security at both the closed position and 2″ ventilating position.

MAINTENANCE

All Allied Gold Design frame and sash members consist of T6 tempered extruded aluminum for added strength, rigidity, and lasting durability. Electrostatically applied paint and anodized finishes ensures freedom from frequent painting.

*Air infiltration @ 1.56 psf or 25 mph wind speed.

**cfm/fcp: cubic feet of air per minute, per foot of window crack perimeter.

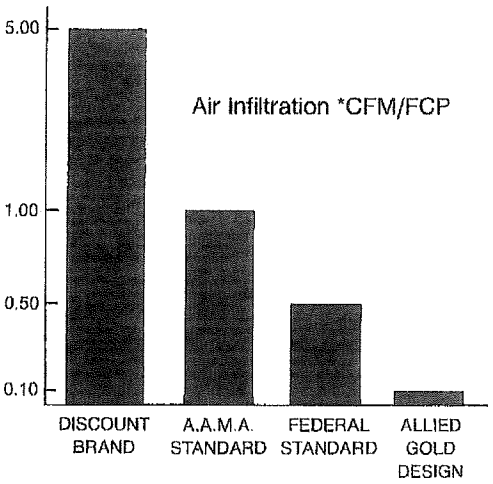
Printed on 100% ♻ Recycled Paper with Agri-Tek Ink

P E R F O R M A N C E

Allied's commitment to performance continues via the Allied Gold Design 2 track vertical slider-constructed and engineered to perform state of the art efficiency under the most stringent conditions.

Air Infiltration (leakage) @ 25 mph wind speed-0.10*
Water Infiltration @ 25 mph wind speed-0.00

The chart below shows an air infiltration comparison-the air infiltration of the Allied Gold Design is 10 times more efficient than the standard air infiltration requirements set forth by the American Architectural Manufacturers Association and 5 times more efficient than the requirements of the Federal Government.



The Allied Gold Design was tested by Twin City Testing-an independent certified testing facility. All tests were performed in accordance with the American Architectural Manufacturers Association AAMA and the American Society for Testing and Materials ASTM.

The performance of the Allied Gold Design reflects our continued dedication to excellence.

* CFM/FCP Cubic Foot of air per Minute/Foot of window Crack Perimeter.

Printed on 100% ♻ Recycled Paper with Agri-Tek Ink

MINNEAPOLIS ALLIED
ALUMINUM MANUFACTURERS, INC.

SPECIFICATIONS
MINNEAPOLIS ALLIED ALUMINUM MANUFACTURERS, INC.
ALLIED "GOLD" DESIGN—MODEL 210
INTERIOR AND EXTERIOR 2-TRACK VERTICAL SLIDING STORM WINDOW

1.1 GENERAL

1.1.1 SCOPE. All Aluminum windows shall perform all tests necessary to insure product compliance with properties specified herein. Submit copies of the test results of all necessary tests conducted by a certified independent testing laboratory.

1.1.2 All aluminum windows shall be furnished with all necessary hardware, anchors and miscellaneous equipment as herein specified and shall be manufactured by Minneapolis Allied Aluminum Manufacturers, Inc. or approved equal.

1.2 MATERIALS

1.2.1 ALLOYS. All aluminum members including exterior expanders and interior receptors shall be extruded of 6063-T6 aluminum alloy and temper.

1.2.2 HARDWARE. Hardware shall be of stainless steel, zamak #3, or other corrosion-resistant material(s) and of sufficient strength to perform the functions for which they are used.

1.2.3 MEMBERS. Main Frame and Sash Members shall have a nominal wall thickness of not less than 0.050". The standard wall thickness tolerances as defined by the Aluminum Association shall apply.

1.2.4 WEATHERSTRIPPING. All sash members shall be weatherstripped with Fin-Seal® weatherstripping or an approved equal. All weatherstripping shall be installed in such a manner as to avoid any metal-to-metal contact between the master frame and the operating sash.

1.3 CONSTRUCTION

1.3.1 MASTER FRAME. The master frame shall have accurately machined, light-tight, overlapping butt corners for strength and provide for uninterrupted contact with the sash weatherstripping and shall be securely fastened at each corner with (2) stainless steel screws. The master frame assembly shall fully pocket (in channels) the perimeter of both sash when closed. Jambs shall be hollow sections for added strength and shall have intermediate stops to enable the positioning of the sash for desired ventilation. Master frame design shall allow for easy, removal of the sash (for maintenance).

1.3.2 SASH FRAMES. Sash frames shall have accurately machined, light-tight, butt corners with stainless steel screws for strength. Each sash corner shall be screwed together for added rigidity and easy glass replacement. Sash shall be weatherstripped on both sides to provide maximum weather tightness. Sash shall have a mechanically joined meeting rail interlock with double weatherstripping. Lower sash shall have extruded lift rail full width.

1.3.3 SCREEN FRAME. Screen frame shall be extruded aluminum 0.062" in thickness and interlocking frame corners. Standard screen cloth is fiberglass 18 x 16 mesh securely held in frame with vinyl spline. Screen shall be easily removed without the use of special tools. (Aluminum screen is available as an option.)

1.3.4 GLASS. Glass shall not be less than "B" quality single strength "SSB" up to eleven (11) square feet in size. Double strength (DSB) shall be used over eleven square feet.

1.3.5 GLAZING. Glass shall be set in channel type gaskets (marine glazed). All vinyl shall be suitably retained to maintain a watertight seal between glass and surrounding sash members.

1.3.6 FINISH. Standard finish is electrostatically applied paint, anodized 202r1, or anodic color finish.

1.3.7 EXPANSION CHANNELS. Expansion channels shall be extruded aluminum 6063-T6 aluminum alloy and temper and a wall thickness of not less than 0.045". Channels shall be "U" shaped designed to overlap around entire window frame and to form a completely weathertight connection and to compensate for inconsistencies in the window opening and allow unrestricted expansion and contraction of window frame.

1.3.8 EXTERIOR PANNING. Exterior panning system, where used, shall be extruded aluminum 6063-T6 aluminum alloy and temper with a nominal wall thickness of 0.050". Panning shall completely cover exterior window frame. Panning sections shall be designed to overlap around entire window frame and shall be secured at corners with stainless steel screws in integral ports.

1.4 PERFORMANCE

1.4.1 GENERAL. All units specified shall meet or exceed the requirements of the American National Standards Institute, Incorporated, ANSI/AAMA 1002.10-1983, Voluntary Specifications for aluminum combination storm windows for external applications, with the exception:. (2.2.3.1). Air infiltration shall meet 0.10 CFM/FCP @ 1.56 LBS/SQ FT.

1.5 TEST REPORTS

Tests reports shall be submitted with the bid, such test reports shall be certified from a recognized independent testing laboratory approved by the American Architectural Manufacturers Association. Units specified must meet or exceed the values as set forth in the AAMA for an R15 aluminum storm window.

Specifications subject to change without notice.

Storm Window Replacement for 1812 Summit Avenue

The existing windows are in decent condition for the historic age, except for the few that do not have storm windows present. We plan to repair any existing wood sashes that have been exposed to weather. The new home owners are interested in maintaining the character of the home while updating for energy savings and less maintenance. We propose restoring the original wood storms for the front facade (North side facing Summit Avenue) of the house. For the rest of the house, we propose replacing or adding aluminum storm/screen combos in an effort to maintain the existing character while allowing ease of use and less maintenance in the future. See the attached specifications for the "Allied Gold Design" storm window by Minneapolis Allied Aluminum Mfrs, Inc., these storms have been used in similar properties nearby. Attic windows do not have storms or screens and will be painted to protect the existing exposed wood. Any windows not listed will be in consideration for refurbishing in the future.

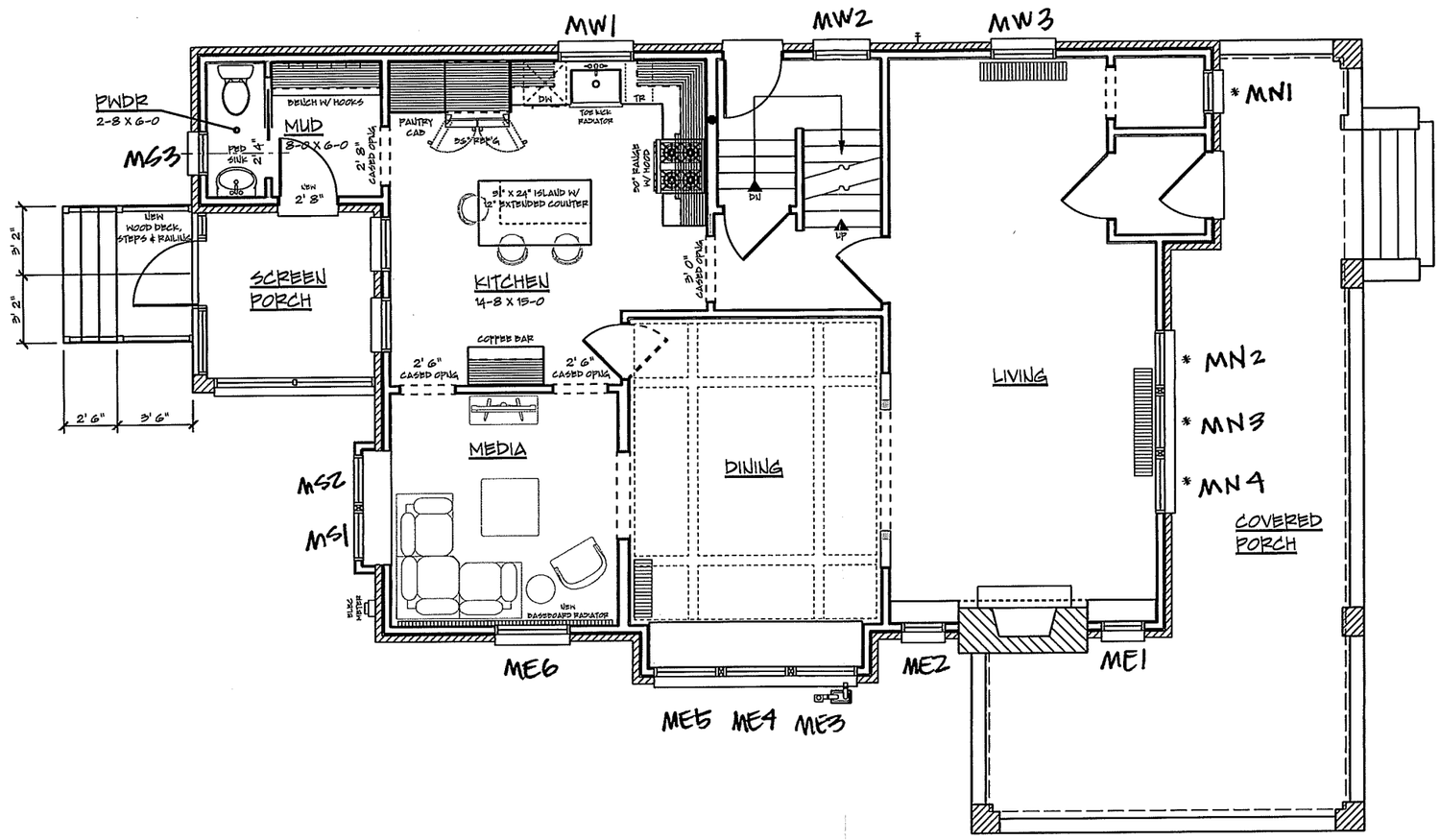
Window Schedule- 1812 Summit Avenue

Window #	Existing Size	Existing Type & Storm	Current Condition	Proposed Replacement Window & Storm
MN1	2'-0" W X 3'-0" H	Fixed Leaded glass w/ wd storm (1/1 grid pattern)	No screen, Paint chipping on storm	Restore existing storm window
MN2	2'-8"W X 5'-4"H	Double hung w/ wd storm (2/2 grid pattern)	No screen, Paint chipping on storm	" "
MN3	2'-8"W X 5'-4"H	Double hung w/ wd storm (2/2 grid pattern)	No screen, Paint chipping on storm	" "
MN4	2'-8"W X 5'-4"H	Double hung w/ wd storm (2/2 grid pattern)	No screen, Paint chipping on storm	" "
ME1	2'-0"W X 3'-8"H	Double hung w/ leaded glass w/ wd storm (1/1 grid)	No screen, Paint chipping on storm	Replace w/ integral storm/screen combo
ME2	2'-0"W X 3'-8"H	Double hung w/ leaded glass w/ wd storm (1/1 grid)	No screen, Paint chipping & rot at storm still	" "
ME3	3'-0"W X 4'-6"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still & bottom of vertical mullion	Replace w/ integral storm/screen combo
ME4	3'-0"W X 4'-6"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still & bottom of vertical mullion	" "
ME5	3'-0"W X 4'-6"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still & bottom of vertical mullion	" "
ME6	3'-6"W X 4'-6"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still & bottom of vertical mullion	Replace w/ integral storm/screen combo
MS1	2'-4"W X 4'-0"H	Double hung w/ leaded glass (1/1)	No storm or screen, upper sash missing leading, to be restored	Replace w/ integral storm/screen combo
MS2	2'-4"W X 4'-0"H	Double hung w/ leaded glass (1/1)	No storm or screen	" "
MS3	2'-0"W X 3'-0"H	Fixed w/ wd storm (2/0)	No screen, Paint chipping & rot at storm still	Replace w/ integral storm/screen combo
MW1	3'-6"W X 4'-6"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still	Replace w/ integral storm/screen combo
MW2	2'-8"W X 2'-4"H	Fixed w/ wd storm (2/0)	No screen, Paint chipping	Replace w/ integral storm/screen combo
MW3	3'-0"W X 5'-4"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping & rot at storm still	Replace w/ integral storm/screen combo
UN1	3'-6"W X 5'-0"H	Double hung w/ wd storm (2/2)	No screen, Paint chipping	Restore existing storm window
UN2	2'-0"W X 3'-4"H	Casement w/ leaded glass (9 grid)	No storm or screen	Replace wd storm (no grids) match exg
UN3	3'-6"W X 5'-0"H	Double hung	No storm or screen	Replace wd storm (2/2 grid) to match UN1
UE1	3'-6"W X 5'-0"H	Double hung w/ wd storm (2/2)	No screen, significant deterioration at storm sill & bottom of vert mullion	Replace w/ integral storm/screen combo
UE2	2'-0"W X 3'-0"H	Fixed Leaded glass w/ wd storm	No screen, significant deterioration at storm sill & bottom of vert mullion	" "
UE3	3'-6"W X 5'-0"H	Double hung	Previously replaced storm, no screen, paint chips & rot at main window	Replace w/ integral storm/screen combo
UE4	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	No screen, paint chipping	Replace w/ integral storm/screen combo
UE5	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	No screen, significant deterioration at storm sill & bottom of vert mulllion	" "
US1	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	" "	" "
US2	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	" "	" "
US3	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	" "	" "
US4	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	" "	" "
US5	3'-0"W X 5'-0"H	Double hung w/ wd storm (2/2)	No screen, paint chipping, moderate storm still deterioration	Replace w/ integral storm/screen combo
UW1	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	No screen, significant deterioration at storm sill & bottom of vert mulllion	" "
UW2	3'-0"W X 4'-0"H	Cottage hung w/ wd storm (cottage grid 2/2)	" "	" "
UW3	3'-0"W X 5'-0"H	Double hung w/ wd storm (2/2)	No screen, paint chipping, moderate storm still deterioration	Replace w/ integral storm/screen combo
UW4	3'-0"W X 5'-0"H	Double hung w/ wd storm (2/2)	" "	" "
UW5	2'-4"W X 5'-6"H	Double hung w/ wd storm (1/1)	" "	" "
UW6	2'-4"W X 5'-6"H	Double hung w/ wd storm (1/1)	" "	" "
UW7	3'-0"W X 5'-0"H	Double hung	No storm or screen, paint chips & rot at main window	" "

Window # Key: M= Main Floor, N= North (façade side), # clockwise on plan

General Notes:

1. All replacement integral storm/screen windows to be single hung style, see photos and drawings for info.
2. All window replacements to be fit in existing brick opening width, height & depth. Existing masonry opening (jambs and sill projection) to be maintained and visible.



SEE ATTACHED STORM WDW REPLACEMENT DETAILS FOR ALL LABELED WDWS.

· INDICATES NEW STORM & SCREEN - VERIFY STYLE TO COMPLY W/ HISTORICAL PRESERVATION DISTRICT REQUIREMENTS

WALL LEGEND
- EXIST. WALL
- DEMO WALL
- NEW WALL

GENERAL NOTES
- MATCH NEW DOORS AND OPENINGS TO EXISTING 7' 6" DOOR HTS. - FIELD VERIFY

1/1 MAIN FLOOR PLAN

SCALE : 1/4" = 1' 0"

NORTH

FRONT

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

5/6/2015

All Bid
RDR RESIDENTIAL DESIGN RESOURCES, INC
612.669.2544
WWW.RDR-INC.COM

DATE
EXIST 18 FEB 15
BID 1 16 MAR 15
06 MAY 15
HPC 23 SEPT 15 WDW Submittal

SICORA Design/Build
5601 West Lake Street
St. Louis Park, MN 55416
Telephone: 952.929.2098
Fax: 952.285.5580
www.sicora.com
Lic. #BC634425

FLATTEN-REDENBAUGH RESIDENCE

1812 SUMMIT AVE
ST. PAUL, MN

MAIN FLOOR PLAN

SHEET 1 1 OF 3

SEE WDW SCHED. FOR DETAILS.

INDICATES NEW STORM & SCREEN - VERIFY STYLE TO COMPLY W/ HISTORICAL PRESERVATION DISTRICT REQUIREMENTS

WALL LEGEND

- EXIST. WALL
- DEMO WALL
- NEW WALL

GENERAL NOTES

- MATCH NEW DOORS AND OPENINGS TO EXISTING 6' 8" DOOR HTS.
- FIELD VERIFY

1/2 UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"

NORTH

FRONT

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A | D
B | D

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DATE	
EXIST	18 FEB 15
DD 1	16 MAR 15
RVW 1	06 MAY 15
HPC	23 SEPT 15

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Design/Build

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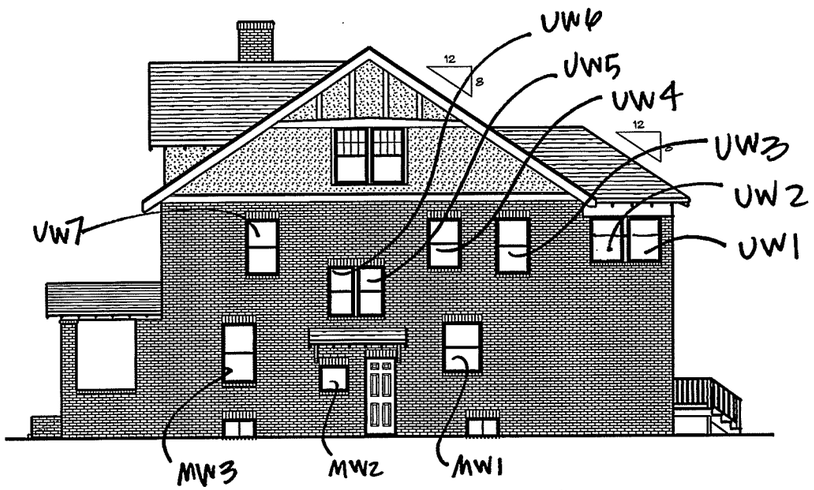
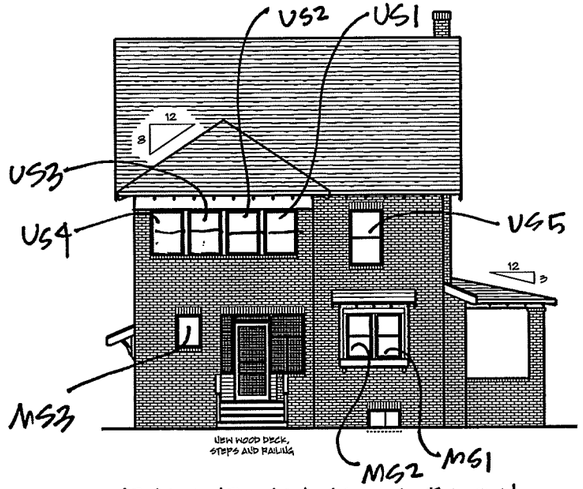
1312 SUMMIT AVE
ST. PAUL, MN

UPPER FLOOR PLAN

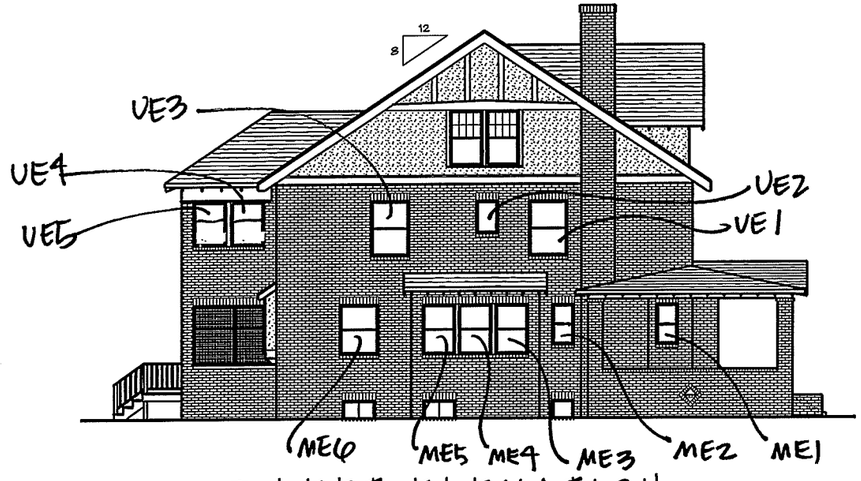
SHEET
2
2 OF 3



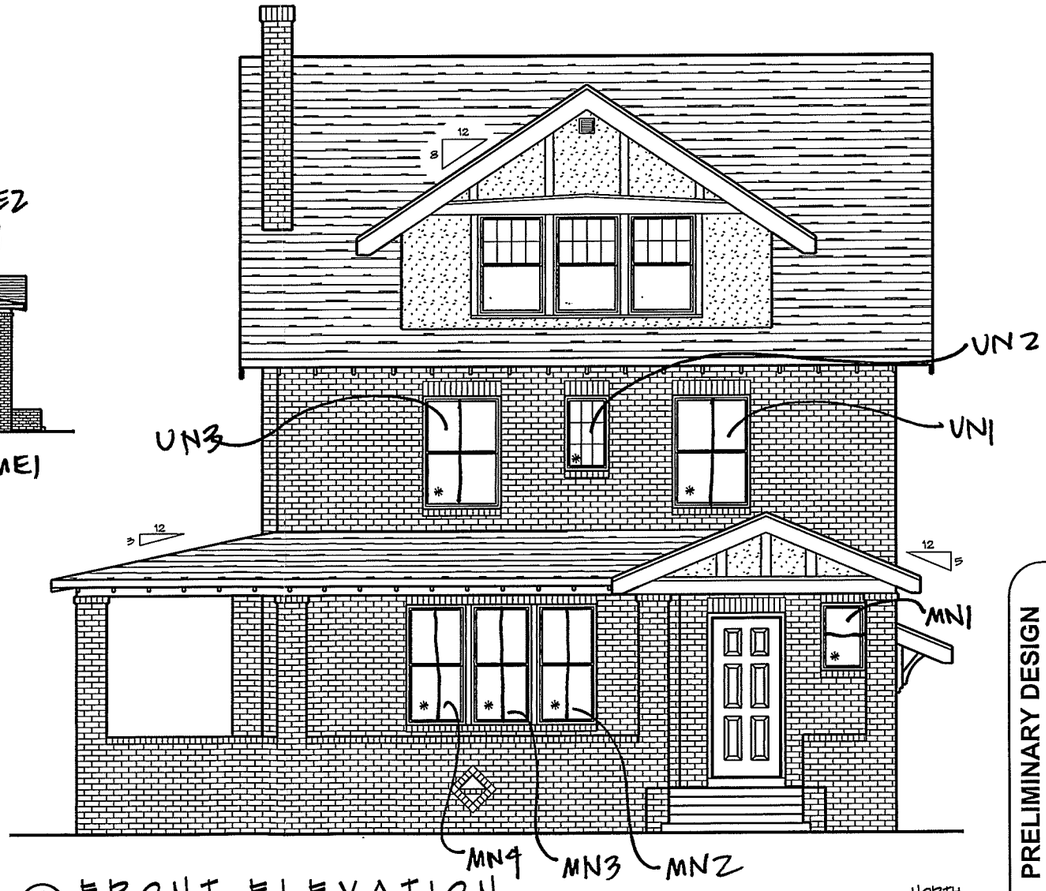
3/3 RIGHT ELEVATION
WEST
SCALE : 1/4" = 1'0"



4/3 REAR ELEVATION
SOUTH
SCALE : 1/4" = 1'0"



2/3 LEFT ELEVATION
EAST
SCALE : 1/4" = 1'0"



1/3 FRONT ELEVATION
NORTH
SCALE : 1/4" = 1'0"

SEE WDW SCHED. FOR DETAILS.

INDICATES NEW STORM & SCREEN - VERIFY STYLE TO COMPLY W/ HISTORICAL PRESERVATION DISTRICT REQUIREMENTS

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EXTERIOR ELEVATIONS

SHEET 3
3 OF 3