

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

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FILE NAME: 1008 Portland Avenue  
DATE OF APPLICATION: September 15, 2014  
APPLICANT: Jay Duggan, Duggan Construction  
OWNER: Joan Eggenberger  
DATE OF HEARING: October 9, 2014  
HPC SITE/DISTRICT: Hill Historic District  
CATEGORY: Contributing  
CLASSIFICATION: after-the-fact building permit  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: October 1, 2014

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**A. SITE DESCRIPTION:**

1008 Portland Avenue is a two-and-one-half story residence designed by architect L.A. Lamoreau and constructed by builder Gustav Anderson in 1907. The building is a Craftsman-style foursquare. The foundation is limestone and the exterior walls are clapboard with a wide frieze of wood shingles. The hipped-roof has wide, boxed, flared-eaves, a central brick chimney, asphalt shingles, and a gabled dormer on the front and side slopes. Exposed rafter tails and wood brackets decorate the eaves. Sitting on stone piers, square wood posts with diagonal brackets at the corners support the hipped front porch roof. Bay windows project from the left (east) side and the façade. Windows on the primary elevation are multi-light-over-one, cottage division, double-hungs, while the secondary elevations are one-over-ones. The dormers have paired six-over-one double-hungs.

The two-stall garage is sited at the alley. The permit index card for this property identifies the year of construction as 1920 (building permit #76853) which dates it to the Period of Significance. The garage is shown on the 1903-1925 Sanborn Map. The garage design is typical of early auto garages and is complimentary to the style of the house.

The property is located in both the National Register and local Hill Historic Districts and is categorized as contributing.

**B. PROPOSED CHANGES and WORK COMPLETED\*:**

The applicant proposes to:

- Replace existing 3.5", wood, lap siding with new cement board siding in the same exposure
- Cut out rotten siding under with window and replace rotten sheathing\*
- Replace rotten window sills (3)\*
- Replace three 28" by 24" wood, barn-style sash windows, sash only with vinyl\*
- Replace rotten service door, half-light, panel door, divided-lights with new steel service door, half-light, divided-light, two-panel, and repair "casement legs?"\*
- Replace rotten trim corners with new cedar, same size\*
- No work on soffit, fascia, roofing, overhead doors, window frame, or foundation
- Not changing\* or moving any openings

**C. BACKGROUND**

The contractor submitted the application to staff on September 15, 2014. Through discussion at the counter, the scope-of-work expanded and staff discovered that work had already begun at the property without HPC review and approval or a building permit application. The contractor stated that he had already thrown away three wood windows and bought vinyl windows and that siding had been removed.

Staff instructed him to halt work at the property, called and left a voicemail for the owner, and called and spoke with the area building inspector, Todd Sutter.

That afternoon, staff drove down the alley and documented the work that had commenced or had been completed and noted that the original windows were large, wood double-hungs and the openings had been shortened to accommodate vinyl, barn-sash.

**D. GUIDELINE CITATIONS:**

**Hill Historic District Design Review Guidelines**

**Sec. 74.64. - Restoration and rehabilitation.**

(a) *General Principles:*

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

(c) *Siding and Surface Treatment:*

(1) Deteriorated siding materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible. Resurfacing frame buildings with new material such as artificial stone, artificial brick veneer, or asbestos and asphalt shingles is inappropriate and should not be done. Four-inch lap vinyl, metal or hardboard siding may be used in some cases to resurface clapboard structures, especially structures categorized as noncontributive to the district, if well detailed, well designed and in keeping with the historic character of the structure. Ventilation must be carefully provided when using these products to prevent damage to the original wood fabric by trapping moisture. The width, pattern and profile of the original siding should be duplicated. Residing should not alter the profile of bordering trim such as drip caps, frieze boards and corner boards; if replacement is necessary, they should be matched.

(2) 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 commission approval.

(e) *Windows and Doors:*

(1) Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.

(2) Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and 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.

(Ord. No. 17815, § 3(II) 4-2-91)

**E. FINDINGS:**

1. The property is located in both the National Register and local Hill Historic Districts and is categorized as contributing.
2. The garage was constructed in 1920, during the Period of Significance for the Hill Heritage Preservation District, and is a contributing building.
3. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II). 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).

4. Work commenced at the site prior to HPC review and the issuance of a building permit.
5. **Siding & Trim (Sec. 74.64.(c)(1))** – The existing, original siding on the garage is wood, drop-lap with a 3.5 inch exposure beveled profile. Much of the siding on the east and west elevations appear to be in a condition that would warrant replacement. The applicant proposes to remove all of the wood siding and replace it with a cement-fiber siding in the same size. The guideline states, “*Deteriorated siding materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible.*” A comparison of the profile of the fiber-cement siding and original siding was not provided and staff cannot determine if they would closely resemble each other. The garage is a contributing building and the installation of *lap vinyl, metal or hardboard siding* would not comply with the guideline. If the *width, pattern, profile* and texture of the original siding can be duplicated by new fiber-cement siding, it would comply with the guideline so long as the installation did *not alter the profile of bordering trim such as drip caps, frieze boards and corner boards, which should be matched.*
6. **Windows (Sec. 74.64.(e)(1))** – Three original double-hung window openings on the east (1) and west (2) elevations were shortened to approximately half-height, and new, vinyl, barn-sash windows were added. The applicant has indicated that the addition of a plywood shear wall on the inside of the building needed smaller openings for sufficient strength to straighten and support the building. The guideline states that “*enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done*” and “*the size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.*” Photos of the openings prior to this alteration were not supplied for review. The applicant stated that the wood sash in the openings were rotted and had been thrown away. The applicant also indicated that the owner wanted smaller windows for security reasons. The alteration of the window sizes and style does not comply with this guideline.
7. **Windows (Sec. 74.64.(e)(3))** – The guideline states, *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.* The replacement windows do not match what was historically in those three openings, but do relate the style to a smaller, original window on the north elevation on the garage. The windows are vinyl, which does not duplicate the material of the original windows, but the style, rails, and muntin do have a traditional profile. The windows generally comply with this guideline.
8. **Doors (Sec. 74.64.(e)(1))** –The *existing door opening was retained*, and a new, steel, half-light door with panels and grilles-between-glass was installed in the service opening. A photo of the door that was presented prior to work commencing was not supplied. The door style is appropriate for a service door; the grille-between-glass in the upper portion of the door does not duplicate the design or details of an appropriate historic door.
9. **Violation:** The garage at 1008 Portland Avenue is located in the Historic Hill Heritage Preservation District and is subject to St. Paul Legislative Code Chapter 73 and the Hill Heritage Preservation District Design Review Guidelines. As such, a permit must be obtained prior to any exterior work, construction, or demolition. The exterior of the garage at 1008 Portland Avenue was altered without a permit, as windows openings were altered and windows were replaced, the service door was replaced, and siding was installed to infill the areas where the windows were shortened. The alterations do not comply with Historic Hill Heritage Preservation District Design Guidelines and were performed in violation of St. Paul

Legislative Code Chapter 73.

10. **Violation:** St. Paul Legislative Code section 73.07 states that persons who violate Legislative Code Chapter 73, or assist in the commission of violation of Chapter 73, are guilty of a misdemeanor. Section 73.07 further states that a historic preservation site on which there exists any remodeling, repairing or construction in violation of chapter 73 constitutes a nuisance.
11. The proposal to alter window sizes and styles, replace wood siding with cement-fiber board and replace the door will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) unless the following conditions are met.

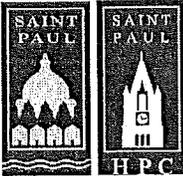
**F. STAFF RECOMMENDATION:**

Based on the findings above, staff recommends approval of the application with the following conditions:

1. The applicant shall provide samples to HPC staff to demonstrate that fiber-cement siding can duplicate the size, profile and smooth texture of the original wood, drop-lap siding. Fiber cement siding may be installed if it can duplicate the size, profile and smooth texture of the original drop-lap siding. If fiber-cement siding cannot duplicate the original wood drop-lap siding, new wood siding shall be installed to match the original in size, profile and texture.
2. The installation of new siding and trim board shall not alter the profile of bordering trim, drip caps, frieze boards and corner boards
3. The service door shall have muntins with both interior and exterior profiles.
4. New siding, trim, windows and doors shall be painted within one year of permit issuance.

**G. ATTACHMENTS**

1. HPC application
2. Drawing
3. Photos



Saint Paul Heritage Preservation Commission  
 Department of Planning and Economic Development  
 25 Fourth Street West, Suite 1400  
 Saint Paul, MN 55102  
 Phone: (651) 266-9078

## HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

### 1. CATEGORY

Please check the category that best describes the proposed work

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning          | <input type="checkbox"/> New Construction/Addition/Alteration |
| <input type="checkbox"/> Moving                           | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only          |
| <input type="checkbox"/> Demolition                       | <input type="checkbox"/> Other _____          |   |

### 2. PROJECT ADDRESS

Street and number: 1008 Portland Ave Zip Code: \_\_\_\_\_

### 3. APPLICANT INFORMATION

Name of contact person: Jay Duggan  
 Company: Duggan Construction  
 Street and number: ~~1008 Portland Ave~~ 1520 Pennsylvania Ave  
 City: St Paul Storden Valley State: MN Zip Code: 55427  
 Phone number: 612 701-9855 e-mail: dugganconstruction@comcast.net

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

Name: Joan Eggenberger  
 Street and number: 1008 Portland Ave  
 City: St Paul State: MN Zip Code: \_\_\_\_\_  
 Phone number: (651) 224-0574 e-mail: \_\_\_\_\_

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

Contact person: \_\_\_\_\_

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

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

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

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

**6. PROJECT DESCRIPTION**

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

- replace existing 3 1/2" lap wood siding w/new cement board siding in same exposure

- cut out rotten siding under window + replace rotten sheathing

- replace rotten window sills (3) + 28x24 barn sash style windows <sup>sash only</sup> ~~wood~~ → vinyl

- replace rotten service door (1/2 light, panel door, divided light glass) w/new steel service door, 1/2 light, divided light, 2 panel and repair casement legs

- replace rotten trim corners w/new cedar same size

- No soffitt, fascia, roofing, overhead doors, window frame, or foundation work

- Not changing or moving any openings. Attach additional sheets if necessary

**7. ATTACHMENTS**

Refer to the *Design Review Process sheet* for required information or attachments.  
**\*\*INCOMPLETE APPLICATIONS WILL BE RETURNED\*\***

**ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?**

YES

Will any federal money be used in this project?      YES \_\_\_\_\_ NO \_\_\_\_\_

Are you applying for the Investment Tax Credits?      YES \_\_\_\_\_ NO \_\_\_\_\_

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

Signature of applicant: [Signature] Date: 9/15/14  
 Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR HPC OFFICE USE ONLY**

Date received: 9-15-14 FILE NO. \_\_\_\_\_  
 Date complete: \_\_\_\_\_  
 District: HILL /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 8-1/2" 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: \_\_\_\_\_

**WORK W/O PERMIT**

9/15 @ 3:30pm Invoiced for owner - contractor working w/o permit approval. asked to stop work until review approval complete

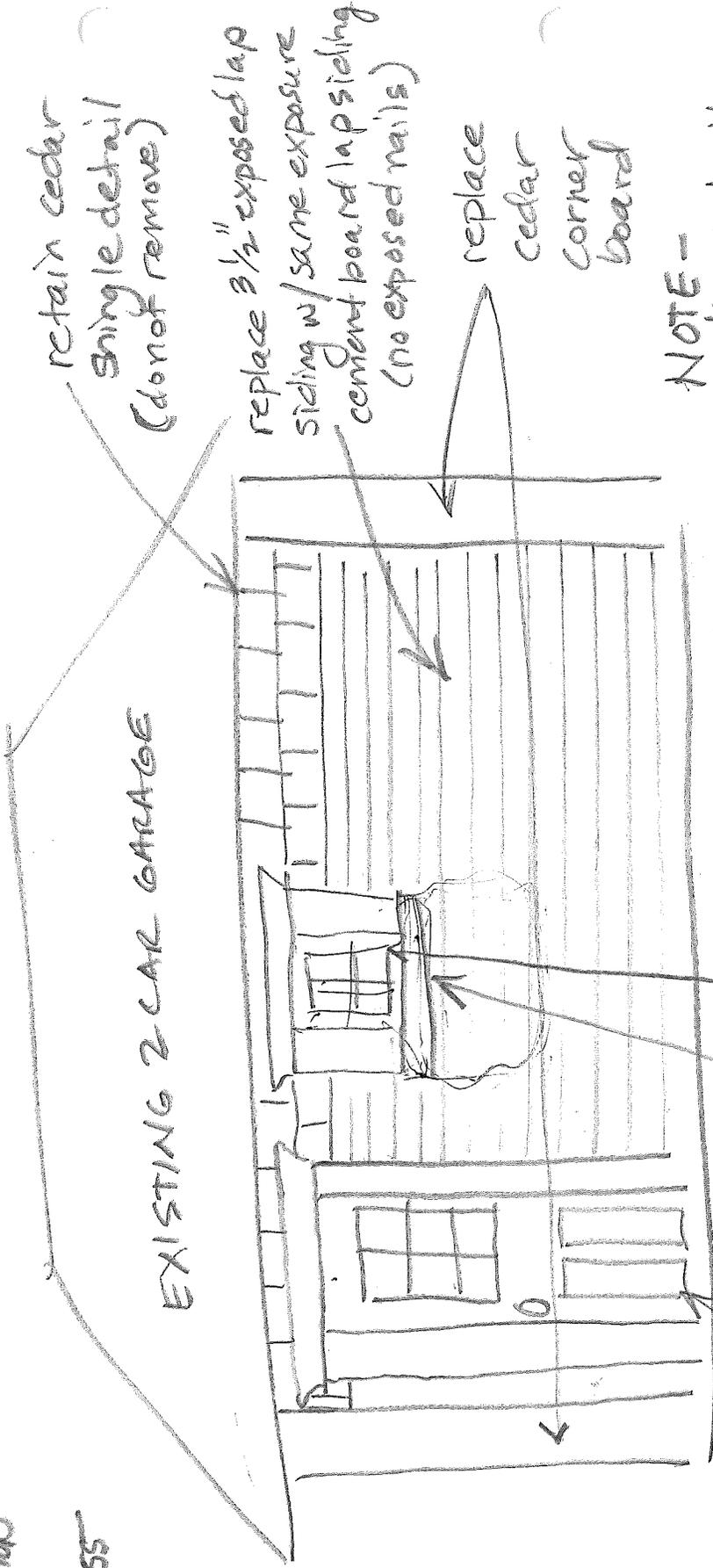
City Permit # **14 - 329106**

contractor owner has already thrown away 3 wood windows and bought vinyl windows has removed siding - 9/15 called PT Todd Sutter - stop work

PROPOSED RESIDE @ 1008 PORTLAND AVE ST PAUL

FOR MRS. JOAN EGGEN BERGER 9/15/14

DUGGAN  
CONSTRUCTION  
BC 316739  
(612) 701-9855



NOTE -

- \* Paint all to match house in same colors as existing
- \* No soffit, fascia, roof, or new opening work.

- replace 1/2 light wood service door w/ new steel 1/2 panel 1/2 light door
- replace rotten casing legs

## DUGGAN CONSTRUCTION

1520 Pennsylvania Ave N

Golden Valley MN 55427

MN Lic#20316739

Ph#612-701-9855

September 19, 2004

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Christine Boulware  
Historic Preservation Planner  
Dept. of Planning and Econ Development  
City of St Paul

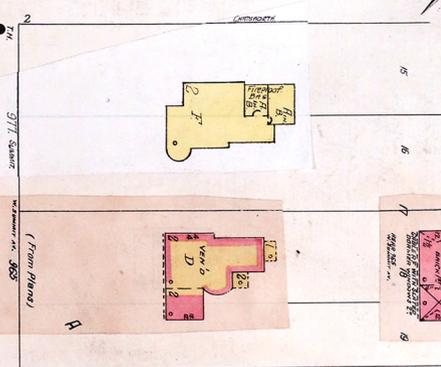
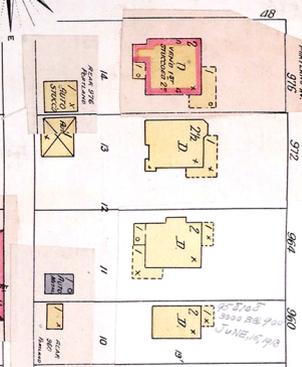
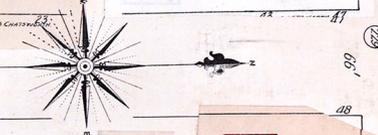
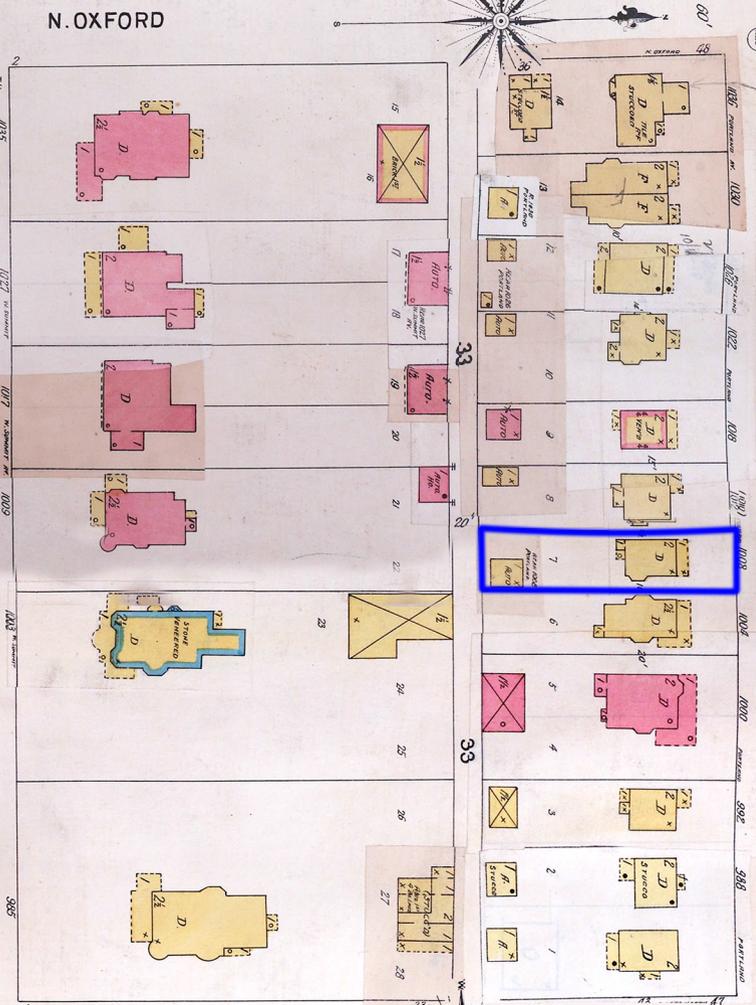
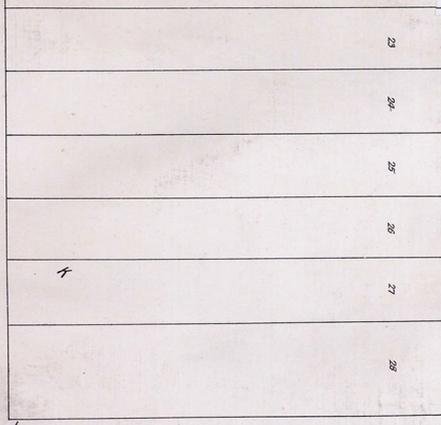
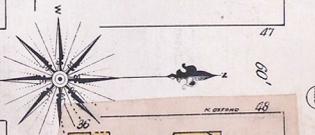
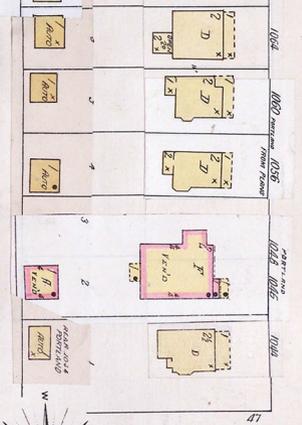
Regarding – 108 Portland Ave, Garage Improvement Permit Application

Garage at 1008 Portland, permit to reside, replace window sashes, and replace service door.

1. Siding (photos - 1008 east, west, and north, show the existing 3 sides that get work)
  - a. The existing garage siding has a lead-based paint under the existing top coat of paint and it is alligating and peeling and the siding extends to within an inch of grade and is defective with rot and in near contact with the soil, so the homeowner would like to reside in the exact same lap profile in fiber cement because it would be more durable near grade, remove the lead paint and peeling problem, and be cheaper with better results than alternatives offered by painting companies. Replace cedar corner boards as necessary in exact same pattern to replace peeling and rotted material.
  - b. Attached photos (1008 peeling & rot, 1008 peeling & rot 2, 1008 peeling & rot 3) show the alligating and peeling paint, and proximity to grade of siding
  - c. Attached photos (1009 Summit, 1009 siding and window) show that the new garage directly across the alley at 1009 Summit Ave was permitted to use fiber cement as a wood alternative to traditional materials
2. Window Sashes
  - a. Existing window sashes were beyond repair to due vandalism, and forced entry. The east facing window was damaged due to a basketball from the neighbors adjacent hoop, and the muntin bars were broken and the pane opening was replaced with plexi-glas, and the two sashes on the west side were broken at the frame corners because of previous attempts at forced entry to steal belongings from the garage.
  - b. The existing windows appear to have been resized sometime in the past decades? There were poorly installed window sills with rot and the rot extended to infill siding below each window. The sills were replaced and the poorly installed and rotten infill siding material was removed during repairs we just completed. No new siding installed pending a permit approval, and plywood was installed in place of the removed rotten material.
  - c. The sashes installed to replace the broken sashes are full profile, real divided light, framed sashes, made with a vinyl composite.
  - d. Attached are photos (1008 window information, 1008 window close up profile), showing the true divided light, full profile, vinyl sashes made of composite material
  - e. Attached are photos (1009 window), showing the new garage directly across the alley at 1009 Summit Ave that was permitted to use double hung windows with a vinyl composite cladding

- f. Attached are photos (neighbors garage, 2 dooras down, 3 doors down, 4 doors down) showing the neighbors' garages on the Portland Ave having windows filled in with plain and/or bead board pattern plywood
3. Service Door
- a. The existing painted service door is an interior door added installed in the handmade 2x4 frame, sometime in the last decades. The exterior door trim and frame is rotted at the bottom, has had several repairs at the bottom in the past, and the door also no longer latches properly due to prying attacks during burglaries. The door slab has been cut many times to counter crooked garage and bad install. The homemade sill and threshold is completely rotten out, as is the framing under the sill and threshold. The service door is on the rear (north) side of the garage and only visible from the house, if you have permission to be on the property.
  - b. The homeowner is an elderly and handicapped lady who cannot walk any distance without a walker or cane, and needs the new service door to have a paneled, half light so that she can see from the house through the service door that the overhead garage door has closed. Because the original door has been gone for decades, we have no evidence of what the original door looked like. The door will be painted, so wood grain appearance is not desirable.
  - c. Homeowner prefers a raised panel steel door, with a half light, and fiberglass-plastic composite raised profile window grill/muntin bars, or grills in glass, or no grills at all, as permitted.
  - d. Attached are photos (1008 door changed swing, 1008 door changed swing latch, 1008 door rot), showing the existing door with rotten components, and the door slab with evidence of changing hinging an locking to reverse swings, and the interior thickness of 1 3/8"
  - e. Attached is photo (999 Sumit door), showing a new garage, with a new garage overhead door, at xxx Summit Ave, that has a steel, raised panel, windowed unit with sash profiles in raised fiberglass-plastic
4. Painting
- a. To be completed in the exact same color scheme as existing, which matches the house
5. **Work Not To Be Completed**
- a. No work to be completed on the: overhead garage doors, moving any existing openings, resizing any existing openings, sidewall cedar shingle detail, soffits, fascia, roof, shingles, concrete/foundation, or landscaping.

Note – The homeowner has the limited budget of a retired single person, and wood siding, siding restoration combined with some replacement, and a fiberglass or real wood exterior door system, and real wood with cladding window sashes would double her budget to accomplish the project. The materials proposed for this project are also found on garages within a couple houses that passed the permitting and historic approval process. The work is being accomplished to repair rot, peeling, and damage caused by break-ins, and she also hopes the new installations improve the security of her garage.



W. SUMMIT AV. - E.W.P.H.E.

52

W. SUMMIT AV. - E.W.P.H.E.

S. OXFORD

N. OXFORD

S. CHATSWORTH

N. CHATSWORTH

