

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

FILE NAME: 613 Greenbrier Street
DATE OF APPLICATION: July 23, 2013
APPLICANT: Window World Twin Cities
OWNER: Kenneth Dickinson
DATE OF PUBLIC HEARING: August 22, 2013
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Non-Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: August 15, 2013

A. SITE DESCRIPTION:

The Henry Arzt House was built in 1904 as a two-story Craftsman style dwelling. The building is wood-framed with cement-asbestos siding over clapboard. The roof is hipped with a front gable and three gable dormers. The foundation is painted limestone. There was a full-width, open front porch that has since been removed. However, the inventory form states that there is an early bracketed canopy at the entry. The fenestration is regular, one-over-one double-hung. The property is listed as non-contributing on the inventory form given the alterations but the property's construction date is still within the Period of Significance for the Dayton's Bluff Historic District.

B. BACKGROUND:

According to the owner, Window World installed multiple vinyl windows in 2003, but there is no record of the contractor obtaining a city building permit or approval by the Heritage Preservation Commission as required under St. Paul Legislative Code 73.06. The current application is for an additional 12 windows. This report is for the current application to replace 12 windows and not for any previous installations in the past.

C. PROPOSED CHANGES

The applicant proposes to install 12 double-hung vinyl windows into existing openings. The window model is listed as 0201. Aluminum half screens are also proposed. The current windows are early (likely original) wood double-hung with non-historic aluminum storms. The house is covered in greenery and complete photos of existing conditions were not provided. Therefore, they may be some early wood storms or patterns that are not visible.

D. GUIDELINE CITATIONS:

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 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.

ARTICLE IV. - DAYTON BLUFF HERITAGE PRESERVATION DISTRICT

Sec. 74.87. - 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 as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.

(2) 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.

(3) 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 (including consideration of proportion, texture and detail), color and overall appearance.

(4) New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.

(5) The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.

(6) New construction should be compatible with the historic and architectural character of the district.

(C.F. 92-900, § 2(I), 7-23-92)92

Sec. 74.89. - Restoration and rehabilitation.

(d) Windows and entries:

(1) Windows: Many of the historic windows of Dayton's Bluff have double-hung sash and vertical orientation. Windows are important design elements and establish the visual rhythm, balance and general character of the facade. Any alteration, including removal of moldings or changes in window size or type, can have a significant and often detrimental

effect on the appearance of the building as well as on the surrounding streetscape.

- a. Size and shape. Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations.
- b. Sash. The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank-out or sliding units are not appropriate replacement for double-hung sash.
- c. Trim. Historic window casings should be retained wherever possible; if replacement is necessary, the original profile should be replicated.
- d. Storm windows. If combination metal storms are installed, they should have a baked-enamel finish. Storm windows should not have vertical or horizontal divisions which conflict with the divisions of the sash.
- e. Shutters and blinds. Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operative and should be mounted to the window casing. Shutters should be constructed of wood.
- f. Security measures. Historic trim or other architectural features should not be removed for the installation of security bars or grills.

E. FINDINGS:

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The property is categorized as non-contributing to the character of the Dayton's Bluff Historic District, but was constructed during the Period of Significance.
3. The proposal to replace early wood double-hung windows with white vinyl windows is not of the *character and quality that maintains the distinguishing features of the building and the environment*. Windows are a character defining architectural feature and the general principles state, "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 (including consideration of proportion, texture and detail), color and overall appearance."
4. *Size and Shape*. The moving upper and lower sashes are proposed for removal and a new vinyl window unit with rigid frame and sash will be installed within the existing window frame. This usually alters the appearance and design of the window and does not comply with the guideline that states, *existing windows and door openings should be retained and window openings should not be enlarged or reduced to fit new units*.
5. *Sash*: The new double-hung windows *duplicate the existing* one-over-one window style but not the profile and material. Wood, double-hung or single-hung windows with historic profiles and configurations are *appropriate models* and the proposed windows do not match original sash in size, material and profile, thus they do not comply with the guideline.
6. Storm Windows: Only a few photos were submitted and it appears that some of the storms may be non-historic aluminum but there may also be wood storms present beneath the plant material . New screens or storm windows should be full-frame and flush-mount with a historic profile and should be made of wood or aluminum with a *baked enamel finish*. The proposal for aluminum

half screens (included as part of the window insert) does not match the traditional full-frame and flush-mount style and does not comply with the guideline.

7. *Trim.* The application does not propose replacing any trim or casing, however, if there is a lot of deterioration that warrants repair, any casings/surrounds/trim *should be retained wherever possible; if replacement is necessary the original profile should be replicated.*
8. The proposal to replace 12 wood windows with vinyl insert windows will adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Historic District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the application as proposed. Given the limited photos, replacement may be warranted given some evidence of deterioration from plant material. Staff could approve new insert windows that are of a material, style and detailing similar to the original wood-sash windows that have full screens. Complete photos from the exterior will be needed for staff to review a new application or proposal.

G. ATTACHMENTS:

1. Application with photos