

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

FILE NAME: 314 Dayton Avenue
INVENTORY NUMBER: RA-SPC-0910
APPLICANT: Matthew Dahlquist & Deborah Oakes
DATE OF PUBLIC HEARING: November 30, 2020
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1858-1930
CATEGORY: Contributing **WARD:** 1 **DISTRICT COUNCIL:** 8
ZONING: RM2 **CLASSIFICATION:** Window Replacement
STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION:

The Alvin W. Krech house was designed by Charles Mould & Robert McNichol and constructed in 1888 and is an example of late 19th-century Romanesque Revival architecture. The 7,100 square foot residence was converted into as many ten separate apartments in the 1930s. The structure had an extensive renovation in 1996 under a city revitalization program.

B. PROPOSED CHANGES:

The owner is requesting a phased replacement of all of the windows in the structure (51 windows) except for the seven (7) first floor round arch windows. Most of the 51 windows proposed to be replaced were replaced 25 years ago in the original rehabilitation project accomplished by the City. It appears that the seven round arch windows are original, but more investigation will occur.

C. GUIDELINE CITATIONS:

Historic Hill

Sec. 74.64 Restoration and Rehabilitation

Guideline	Meets Guideline?	Comments
(e) Windows and Doors: (1) Existing window and door openings should be retained. The size of windowpanes or sash should not be altered. Such changes destroy the scale and proportion of the building.	Yes	No alteration of the openings or window configuration is proposed.
(e) Windows and Doors: (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.	Yes No	The 1996 renovation of the building replaced most to the windows. Those windows are a mix of double-hung and casement which are deteriorated and are starting to cause larger deterioration issues to the structure. Replacement windows will match the profile and configuration of the original windows. The proposed fibrex material is not wood like to original.

D. STAFF COMMENTS:

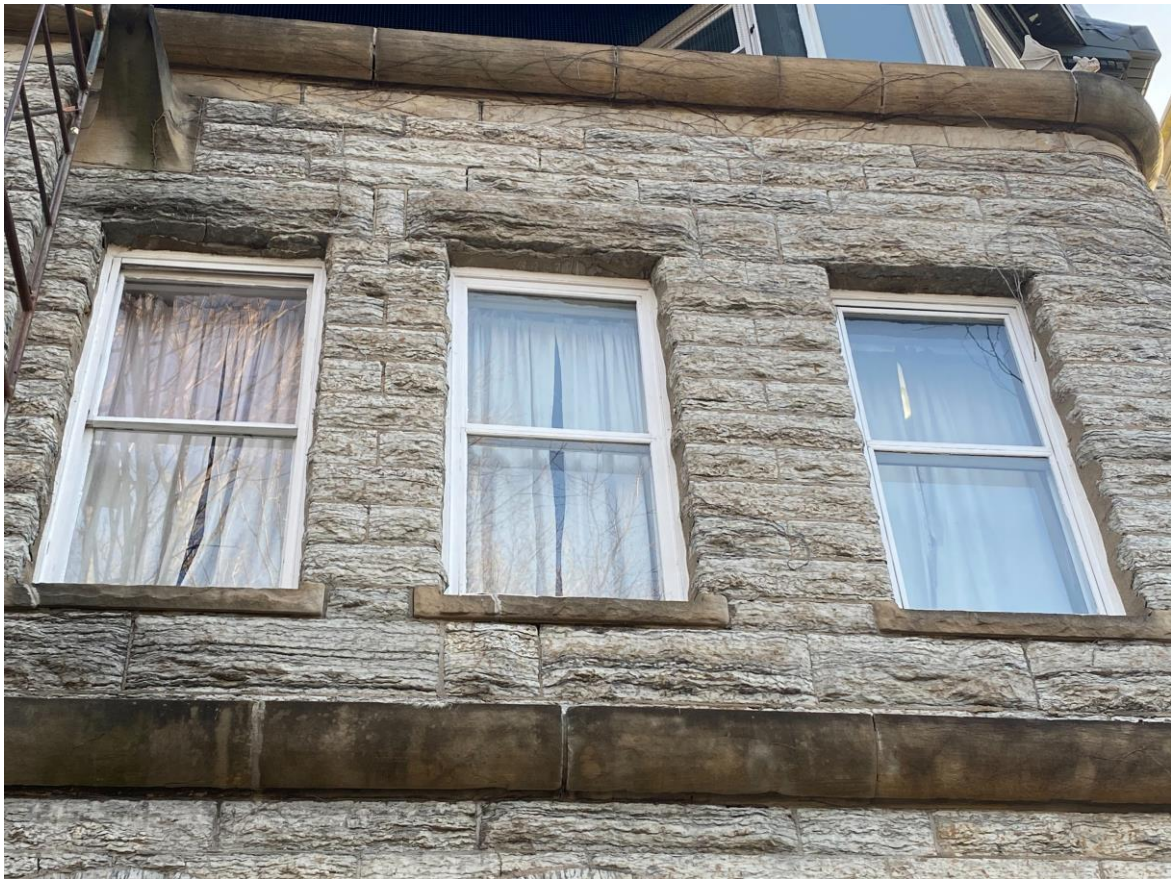
Windows in the structure were replaced in 1996. It appears that further replacement occurred in later years. This has led to a hodgepodge appearance of double-hung and casement windows from different companies. The proposal will be a multi phased replacement, using Anderson fibrex (combination of wood and vinyl) windows. These will be a clad window for durability and maintenance.

E. SUGGESTED MOTION:

I move to approve the application for replacement of all of the windows in the structure at 314 Dayton Avenue, excluding the seven (7) first floor round arch windows as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.











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CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS: 314 Dayton Avenue

DATE: November 30, 2020

Memorializing the Saint Paul Heritage Preservation Commission's November 30, 2020 decision approving window replacement.

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. The City of Saint Paul shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. Windows on the property were replaced in 1996 as part of a City urban renewal restoration project except for the seven round arch first floor windows.
3. The application for the proposed work at the listed address will not adversely affect the Program for the Preservation and architectural control of the Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the application for replacement of all of the windows (51) in the structure at 314 Dayton Avenue, excluding the seven (7) first floor round arch windows, subject to the following conditions:

1. Any changes or additions to the work scope will require further review by Heritage Preservation (HP) staff. Changes should be sent to applyHPC@stpaul.gov or (651) 266-9078.
2. There shall be no changes made to the existing window opening size.
3. Windows should have brick mold casings.
4. Only factory installed exterior glass muntins shall be used. Interior muntins are not allowed.
5. Glass shall be clear, void of tint, color, or reflection.
6. The replacement windows shall match the size, style, profile, and configuration of the existing windows.
7. Authorization is written in conjunction with and referencing submitted application and plans. Conditions of this authorization MAY supersede any contradictory notes or schedules found on project description or drawings. This authorization is VOID if the approved description or plans are altered.
8. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This authorization does not constitute or recommend a hardship.
9. Further permits and authorizations may be required. This authorization signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this authorization.

MOVED BY:

SECONDED BY:

**IN FAVOR
AGAINST
ABSTAIN**

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements and does not constitute approval for tax credits.