

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

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FILE NAME: 357 Hope Street  
DATE OF APPLICATION: July 29, 2015  
APPLICANT: Paul Perez  
STATED OWNER: Paul Perez  
DATE OF HEARING: December 17, 2015  
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District  
CATEGORY: Pivotal  
CLASSIFICATION: Building Permit #15-144483 - After-the-Fact  
STAFF INVESTIGATION AND REPORT: Christine Boulware, Fred Counts  
DATE: December 10, 2015

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**A. SITE DESCRIPTION:**

The J. Anderson house, at 357 Hope Street, is a one-and-one-half story frame house on a limestone foundation. The L-shaped footprint once featured a wraparound one-story porch that was most likely removed when the property was remodeled in 1908. Asbestos-cement shingles over clapboard clad the exterior, pierced by rectangular, double-hung, one-over-one windows. The windows are individually placed on the first floor and paired in the gable ends. A one-story bay window projects from the east elevation beneath the gable end. The circa 1908 full-width entry porch is enclosed and has aluminum storm windows and storm door with a jalousie window. Most exterior windows have contemporary storm windows that hide the window sash. The asphalt shingle, longitudinal, cross-gabled roof features a simple, classical fascia. A barn/garage, constructed in 1890 and visible on the 1903 Sanborn Fire Insurance Map, still sits in the southwest corner of the lot. The property is categorized as pivotal, as it was constructed during the Period of Significance for the Dayton's Bluff Heritage Preservation District.

**B. WORK COMPLETED:**

The applicant replaced five (5) second floor windows without HPC review and approval or city permits. Two sets of paired, double-hung windows, with wide mullions, in the front- and east-facing gable ends were removed and replaced with 12-lite slider windows. The window openings in both gable ends were reduced and blocked-in to accept the smaller slider windows. The window trim was altered.

**C. BACKGROUND:**

Staff received the building permit and design review applications on July 29, 2015.

- July 30, 2015 – Staff left a voicemail for the applicant/owner stating that additional information was needed.
- July 30, 2015 – Applicant returns phone call to state that work has already been completed and that additional information would be delivered on July 31.
- July 31, 2015 – No further information received.
- August – October – No information received from applicant, application remained incomplete.
- November 2, 2015 – Staff conducted a site visit of the property to photograph work completed and notify the building inspector.
- November 17, 2015 – Letter of compliance and notification of public hearing sent to the applicant. Applicant was directed to complete their application by November 25, 2015.
- December 2, 2015 – Concepcion Barrilla contacts Staff via phone on behalf of the owner for clarification of the letter. Was directed to submit photos of the elevations before and after work was completed, as well as the number of windows replaced.
- December 9, 2015 – Follow-up with Concepcion Barrilla via phone to check on status of needed information. No photos or additional information has been received as of the date of the staff report.

#### **D. GUIDELINE CITATIONS:**

##### Dayton's Bluff Historic District Guidelines

##### **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.*

##### **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.*

(f) Exterior trim and architectural features. *Exterior trim includes the decorative and sometimes functional elements of the exterior which contribute to the proportion, texture and detail of the building. A great variety of machine-made trim was added to even the simplest wooden houses of Dayton's Bluff, while iron, cast iron, terra cotta, tile and brick can be seen on masonry examples.*

1. Conservation. Exterior architectural features including finials, cornices, brackets, columns, balustrades and railing, and window and door moldings should be retained.
2. Documentation. Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.
3. Repair and replacement. New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement.
4. New trim. Details should not be added in an effort to make the building look older. However, in the case of some "pattern book" houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.

#### D. 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 pivotal to the character of the Dayton's Bluff Heritage Preservation District and was constructed within the Period of Significance (1857-1930). Given this property was constructed pre-building permits (pre-1884), it is one of few remaining early buildings in the District.
3. From the street, the majority of the windows appear to be double-hung with aluminum storm windows. Pictures prior to work being completed show paired double-hung windows with a wide mullion in the front and side gable ends. Those paired double-hung windows were replaced with 12-lite slider windows and the overall size of the window opening was reduced and mullions were removed. It also appears that the original trim was removed or altered, possibly with the exception of the drip edge.
4. Staff received an incomplete application for window replacement at the property on July 29, 2015. Staff attempted to contact the applicant for a scope-of-work, photos of the existing windows, specifications of the proposed windows, and photos of all affected elevations on July 30, 2015. Later that day, staff learned that work had been completed without HPC approval or issuance of city permits. On November 2, 2015, staff conducted a site visit and took photographs of the property from the street. On November 16, staff wrote a letter to the applicant informing them that the work completed did not comply with the guidelines and is in violation of Chapter 73 and instructed them to submit a complete Design Review Application.
5. *"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."* [Sec. 74.87.(3)] The new windows appear to be vinyl with a 12-lite slider configuration. Photos of the earlier sash were not provided for staff to determine if they were in a condition requiring repair or replacement. The new windows do not match the original features of the paired double-hung windows in composition, design, detail, or overall appearance. Staff does not have the replacement window specifications, but they do not match the historic or early windows in composition, proportion, or texture. [Sec. 74.87.(1)] The windows were not replaced in-kind to match the material, composition, design, proportion, texture, or detail, and the work completed does not comply with the guidelines.
6. *"Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units."* [Sec. 74.89 (d)(1)(a)] The installation of the 12-lite slider windows resulted in the removal of the historic mullions and reduction in the overall size of the window openings. The profile of the slider-sash is narrow and does not resemble the profile of historic double-hung windows, nor does the grid-between-glass divided light pattern. The new slider windows and reduced size of window openings do not comply with this guideline.

7. *“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.”* [Sec. 74.89 (d)(1)(b)]. There is not historic precedent for a slider-style window at this property. The windows, prior to replacement, were double-hung. The new slider windows do not duplicate the historic windows and the slider windows are not appropriate replacements for double-hung sash and do not comply with the guideline.
8. *“Historic window casings should be retained wherever possible; if replacement is necessary, the original profile should be replicated.”* [Sec. 74.89(d)(1)(c)] Furthermore, *“Exterior architectural features including finials, cornices, brackets, columns, balustrades and railing, and window and door moldings should be retained.”* [Sec. 74.89(f)(1)] The installation of the slider windows resulted in removal of mullions, and alteration of the size and profile of the surrounding window casings; this work does not comply with the guidelines. Also, the window moldings are considered an exterior architectural feature, and the new/altered casings do not approximate the original design. [Sec. 74.89(f)(3)]
9. 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.
10. Violation: The J. Anderson house, at 357 Hope Street, is located in the Dayton’s Bluff Heritage Preservation District and is subject to St. Paul Legislative Code Chapter 73 and the Dayton’s Bluff Preservation District Design Review Guidelines. As such, a permit must be obtained prior to any exterior work, construction, or demolition. The exterior of 357 Hope Street was altered without a permit, as the second floor windows in the gable ends were replaced with smaller vinyl slider windows that resulted in the original openings being reduced in height and width. The alterations do not comply with Dayton’s Bluff Heritage Preservation District Design Guidelines and were performed in violation of St. Paul Legislative Code Chapter 73.
11. The removal of the historic windows on the gable ends, installation of vinyl slider windows, the reduction of the size of the window openings, and the alteration of the window casings/trim have an adverse impact on the property and a negative impact on the Program for Preservation and architectural control of the Dayton’s Bluff Heritage Preservation District [Leg. Code §73.06 (e)].

**E. STAFF RECOMMENDATION:**

Based on the findings, staff recommends denial of the application. The unapproved completed work shall be removed and the windows shall be restored to their original size and configuration within 90 days of the HPC order and decision. Double-hung windows with historic profiles that replicate the originals along with full-frame flush mount screens shall be installed into the openings. The applicant/owner shall work with HPC staff to create an application for window replacement that complies with the Dayton’s Bluff Heritage Preservation District guidelines. Appropriate city permits shall also be obtained.

**F. ATTACHMENTS:**

1. HPC Application
2. Photos by Staff (November 2, 2015)
3. Before Photos (Google Street View taken September 2014)
4. Sanborn Map (1903-1925)



Saint Paul Heritage Preservation Commission  
Department of Planning and Economic Development  
25 West Fourth Street, 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       Sign/Awning       New Construction/Addition/  
 Moving       Fence/Retaining Wall      Alteration  
 Demolition       Other \_\_\_\_\_       Pre-Application Review Only

### 2. PROJECT ADDRESS

Street and number: 357 HOPE ST.      Zip Code: 55106

### 3. APPLICANT INFORMATION

Name of contact person: \_\_\_\_\_

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

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

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

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

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

Name: PAUL PEREZ.

Street and number: 357 HOPE ST.

City: ST. PAUL      State: MN      Zip Code: 55106

Phone number: (651) 771-1380 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.

*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: PAUL PEREZ Date: 7-28-15

Signature of owner: PAUL PEREZ Date: 7-28-15

**FOR HPC OFFICE USE ONLY**

Date received: 7/29/15 via DSI (FC) FILE NO. 15-144899  
District: DB /Individual Site: \_\_\_\_\_  
Contributing/Non-contributing/Pivotal/Supportive/:  
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  
 1 Set of Plans reduced to 8 1/2" by 11" or 11" by 17"  
 Photographs  
 City Permit Application  
 Complete HPC Design Review application  
  
Hearing Date set for: \_\_\_\_\_

→ Need scope of work, photos of existing windows, specs of proposed windows, photos of elevation(s).

City Permit # 15 - 144483

Called 7/30 - already installed.  
AS Will bring into tomorrow.



*COPY*

**CITY OF ST PAUL**

Department of Safety and Inspections  
375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

*HPC*

**GENERAL BUILDING PERMIT APPLICATION**

*HPC rec'd 7/29*

Visit our Web Site at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

PROJECT ADDRESS	Number <b>357</b>	Street Name <b>HOPE</b>	St. Ave. Blvd. Etc. <b>ST.</b>	N S E W	Suite/Apt	Building Name	Date
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Contractor	(Include Contact Person)	Address City State, Zip + 4	Phone
State Building Contr. Lic. #	<i>BUNOV</i>		

**Contractor's Email:**

Architect/Designer:	Email:	Phone
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Property Owner	(Include Contact Person)	Address City State, Zip + 4	Phone
	<b>PAUL PEREZ.</b>		<b>651 771-1380</b>

Select the Type of Work ▶	<input type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel/Alter	<input type="checkbox"/> Repair
Select Applicable Installation Below.	Select Type of Use ▶	# of Existing Dwelling Units ▶	<i>2</i>	
<input checked="" type="checkbox"/> Windows: # of windows ▶	Mixed Commercial/ Residential buildings enter information for both the Residential and Commercial Use.	<input checked="" type="checkbox"/> Residential: Final # of Dwelling Units ▶		
<input type="checkbox"/> Roofing: # of squares ▶		# of Dwelling Units Worked On ▶		
<input type="checkbox"/> Siding: # of squares ▶		<input type="checkbox"/> Commercial: Value of Coml. Work ▶	\$	
▶ Note: 1 Square = 100 Square Feet		Est. Start Date ▶	Est. Finish Date ▶	Total Value ▶ \$ <b>2,500</b>

Description of Project:  
**WINDOW RE-PLACEMENT.**

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

Applicant's Signature \_\_\_\_\_

**PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION**

Structure Dimensions (In Feet)						Is a Fire Suppression System Available? (i.e. - Sprinklers)
Width	Length	Height	Total Square Feet (include basement)	Basement	# of Stories	
				Yes No		Yes <input type="checkbox"/> No <input type="checkbox"/>

Lot Dimensions (In Feet)		Set Backs from Property Lines			
Lot Width	Lot Depth	Front	Back	Side 1	Side 2

**For Office Use Only**

Change/Expansion of Use? Yes / No		SUMMARY OF FEES	
Existing Primary Use <i>DUPLEX</i>	Occupancy Group <i>IRC-2</i>	Building Permit Fee	\$
Proposed Primary Use <i>DUPLEX</i>	Construction Type <i>V-B</i>	Plan Check Fee	\$
Zoning District <i>RT1</i>	Plan Number <i>N/A</i>	State Surcharge	\$

PLAN REVIEW REMARKS	SAC	\$
	SAC Processing Fee	\$
	Design Review Fee	\$
	Park Dedication Fee	\$

S.A.C. #:	Reviewed By:	Date:	Warning Folder #	Total Permit Fee	\$
Charge <i>Credit</i>					
State Valuation : \$			Vacant Bldg. Folder #	(For Office Use Only) PERMIT # ▶ <b>15-144483</b>	

**Signature of Cardholder (required for all charges):**

<input type="checkbox"/> AMEX	<input type="checkbox"/> Discover	<input type="checkbox"/> MasterCard	<input type="checkbox"/> Visa	Security Code ▶	Expiration Month/Year ▶
Enter Account Number ▶▶					





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Hope St N

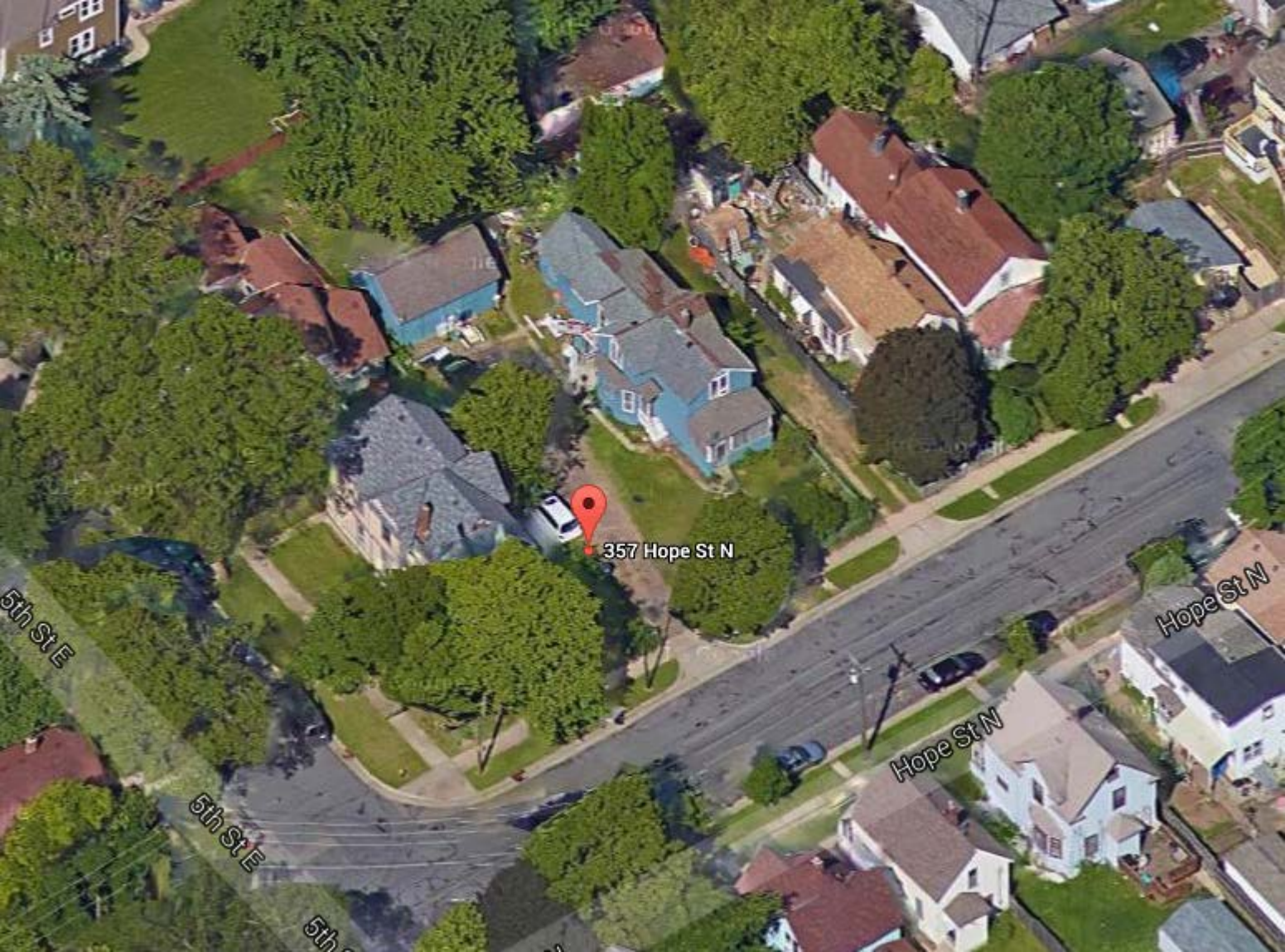
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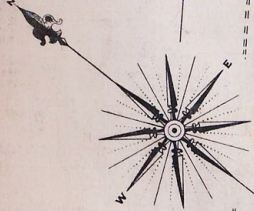
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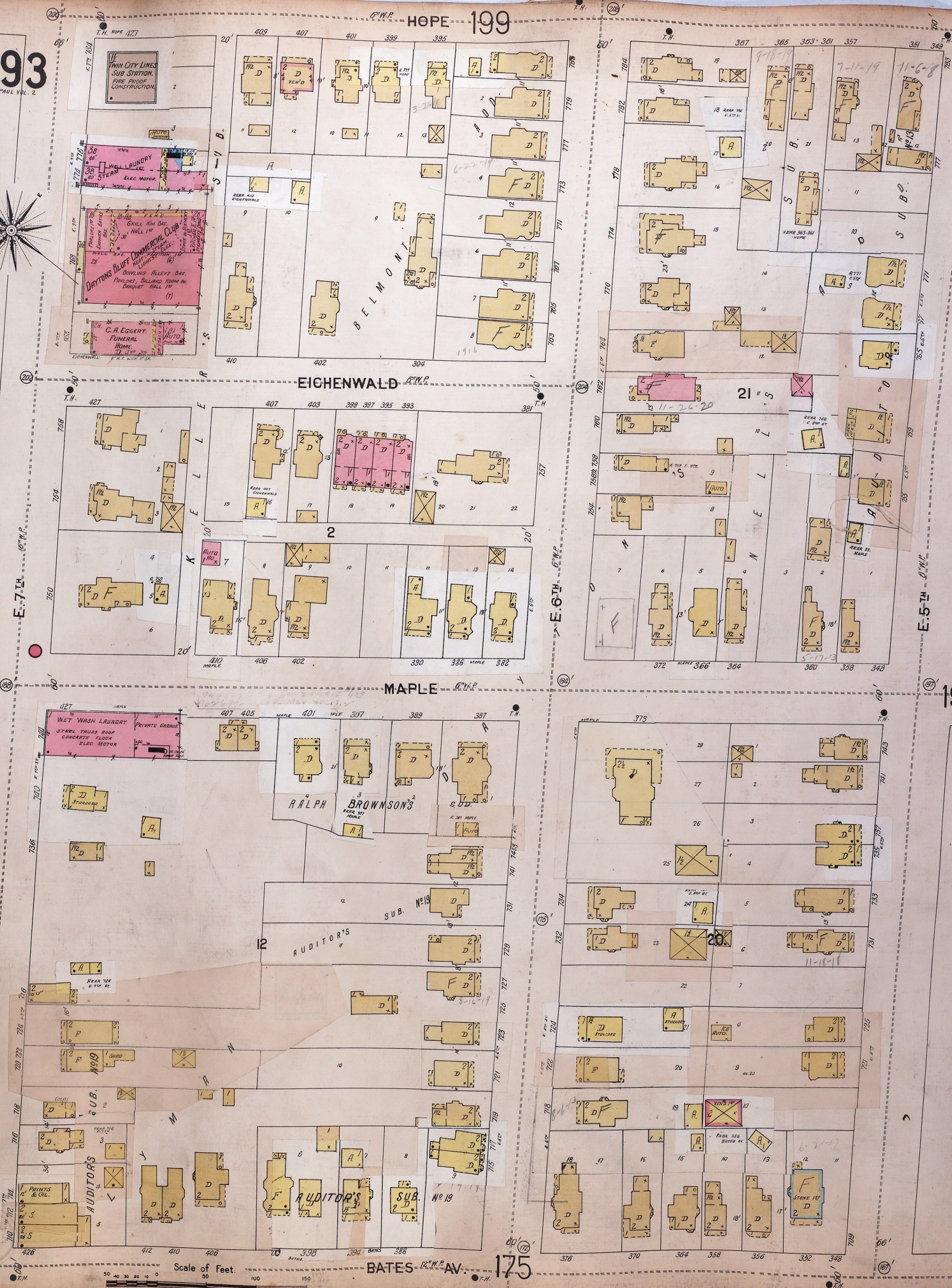
V O L

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E-7th 16' W.P.

MAPLE 6' W.P.

BATES 12' W.P. AV. 175

Scale of Feet.