

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

FILE NAME: 406-408 Laurel Avenue

APPLICANT: Todd Kendall, Renewal by Andersen

OWNER: Bruce Behrends

ARCHITECT: N/A

DATE OF APPLICATION: August 23, 2016

DATE OF PUBLIC HEARING: September 15, 2016

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CATEGORY: Contributing **WARD:** 1 **DISTRICT COUNCIL:** 8

CLASSIFICATION: Building Permit

INVENTORY NUMBER: RA-SPC-4131

BUILDING PERMIT #:

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE: September 13, 2016

A. SITE DESCRIPTION: Constructed at 271 Kent Street in 1888, moved to 592 Iglehart Avenue in 1919, and then moved to 406-408 Laurel Avenue in 1979, this two-and-a-half story, Queen Anne residence has a basic rectangular layout with projecting bays. The residence now houses three condominium units. Foundation is modern concrete block faced with stucco. Exterior facades are clapboard and the windows are a mix of historic double-hung, picture window, and transoms as well as contemporary fixed windows and slider units. The one-story, full-width front porch has reproduction spindle-work consistent with the Queen Anne style of the structure. The roof consists of multiple hipped gables intersecting on sides and stacked vertically at the front, with the right lower gable and upper gable featuring horizontal two-light windows. Batten board and shingles on gables are consistent with the style of the structure. The property is categorized as contributing to the character of the Historic Hill Heritage Preservation District.

B. PROPOSED CHANGES: The applicant proposes to replace six (6), wood, double-hung windows at the first floor on the east and west elevations with Renewal by Andersen, one-over-one double-hung, Fibrex windows; color was not specified. The proposal includes the removal of the contemporary bronze-aluminum, double-hung combination storm windows and replacement with TruScreen®.

C. BACKGROUND:

- August 23 - Staff received an incomplete application from the applicant for 406 Laurel Avenue. The application included an overall condition statement for all 6 windows, photos of the interior and exterior profiles, and an attached HPC window schedule. However the photos do not show the condition of the windows and there was no proposed manufacturer's specifications.
- August 26 - Staff contacted the applicant to inform them that their application was to be placed on the September 15 Public Hearing and requested clearer photos and photos/manufacturer's specifications that depict the configuration, material, and color of the proposed windows to be submitted by August 29.
- September 1 - Staff reiterated the information stated on August 26 in order to have a complete application.

D. GUIDELINE CITATIONS:

Historic Hill 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.*

(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.

E. FINDINGS:

1. On April 2, 1991, the most recent expansion 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).
2. The property at 406-408 Laurel Avenue is categorized as contributing to the character of the Historic Hill Heritage Preservation District.
3. Window repair estimates were not submitted for review.
4. A letter from the condominium association was not submitted with the application. In order to avoid a patchwork of window styles and materials on the building, the association will need to approval the proposed window make and manufactured for future window replacement in all units of the building and submit a letter signed by the association president and all owners in agreement.
5. The existing double-hung style storm windows are triple-track, aluminum with a bronze finish. They are contemporary and if not retained, shall be replaced with storm/screen window that is full-frame, flush-mount, with a painted finish that matches historic window style and configuration.
6. Interior photographs of the windows, submitted by the applicant, show that the windows are wood, have a historic profile, and historic hardware; based on photographic evidence, staff believed the windows to be original and/or historic. The photographs provided do not show the condition of the windows to be beyond repair and do not justify replacement.
7. Staff did not conduct a site visit to view and operate the windows and are unable to assess if the windows are in a condition that could be repaired. The proposal to replace the historic windows does not comply with Legislative Code Sec. 74.64.(e)(2) which states, "*Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained.*"
8. The Legislative Code Sec. 74.64.(a)(2) states, "*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.*" Original and historic windows are a character defining features that contribute to the significance of properties and the surrounding heritage preservation districts. The removal and replacement of these six historic windows does not comply with the guideline.
9. The proposed new windows are constructed of Fibrex®, a mix of wood fiber and thermoplastic polymer, and do not match the material and hardware of historic windows. The frame of the Renewal by Andersen windows is installed in the existing window frame, thus slightly reducing the total area of glazing. Scaled and dimensioned shop drawings were not provided to compare proposed window to the existing windows. The new windows duplicate the double-hung style, but do not duplicate the historic window material, profile or hardware. The proposal does not comply with Sec. 74.64.(e)(3) of the Legislative Code which 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.*"

10. The proposal to replace six (6) windows at 406-408 Laurel Avenue will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATIONS:

Based on the findings staff recommends denial of the proposal to replace the six (6) wood, double-hung windows at 406-408 Laurel Avenue.

HPC staff could administratively review and approve applications to repair the historic windows and install new full-frame, flush-mount screen/storm windows with configurations that correspond to the interior sash and comply with the Hill Heritage Preservation District guidelines. The installation of screen/storm windows with a better fit in the window casing would improve the thermal performance and protect the historic windows.

G. ATTACHMENTS:

1. HPC Application
2. Applicant's project description
3. HPC staff photographs 9-14-16



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
 ApplyHPC@stpaul.gov

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: 406 Laurel Ave. Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Todd Kendall

Company: Renewal by Andersen

Street and number: 1920 Co. Rd. C. West

City: Roseville State: MN Zip Code: 55113

Phone number: 651-264-4088 e-mail: todd.kendall@andersencorp.com

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

Name: Bruce Behravs

Street and number: 406 Laurel Ave.

City: St. Paul State: MN Zip Code: 55102

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____



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

GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at www.stpaul.gov/dsi

PROJECT ADDRESS	Number 406	Street Name Laurel Ave.	St. Ave. Blvd. Etc.	N S E W	Suite/Apt	Building Name	Date 8-3-16
Contractor (Include Contact Person)		(Permit will be mailed to the Contractor's Address)			Address 1920 Co. Rd. C West Roseville, Mn. 55113		Phone 651-264-4088
State Building Contr. Lic. #		Contractor's Email: <i>todd.kendall@andersencorp.com</i>					

Property Owner (Include Contact Person)	Address City State, Zip + 4	Phone
Bruce Behruds		

Select the Type of Work ▶ New Structure Addition Remodel/Alter Repair

Select Applicable Installation Below.

Windows: # of windows ▶ 6

Roofing: # of squares ▶

Siding: # of squares ▶

▶ Note: 1 Square = 100 Square Feet

Select Type of Use ▶

Mixed Commercial/Residential buildings enter information for both the Residential and Commercial Use.

Residential: # of Existing Dwelling Units ▶

Residential: Final # of Dwelling Units ▶

Residential: # of Dwelling Units Worked On ▶

Commercial: Value of Coml. Work ▶ \$

Est. Start Date ▶

Est. Finish Date ▶

Total Value ▶ \$ 12,800.00

Description of Project:

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.

[Signature]
 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		Occupancy Group		<table border="1"> <thead> <tr> <th colspan="2">SUMMARY OF FEES</th> </tr> </thead> <tbody> <tr> <td>Building Permit Fee</td> <td>\$</td> </tr> <tr> <td>Plan Check Fee</td> <td>\$</td> </tr> <tr> <td>State Surcharge</td> <td>\$</td> </tr> <tr> <td>SAC</td> <td>\$</td> </tr> <tr> <td>SAC Processing Fee</td> <td>\$</td> </tr> <tr> <td>Design Review Fee</td> <td>\$</td> </tr> <tr> <td>Park Dedication Fee</td> <td>\$</td> </tr> <tr> <td>Total Permit Fee</td> <td>\$</td> </tr> </tbody> </table>		SUMMARY OF FEES		Building Permit Fee	\$	Plan Check Fee	\$	State Surcharge	\$	SAC	\$	SAC Processing Fee	\$	Design Review Fee	\$	Park Dedication Fee	\$	Total Permit Fee	\$
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S.A.C. #:	Reviewed By:	Date:	Warning Folder #																				
Charge	Credit																						
State Valuation : \$			Vacant Bldg. Folder #	(For Office Use Only) PERMIT # ▶																			

Signature of Cardholder (required for all charges):

American Express Discover MasterCard Visa

Expiration Month/Year ▶

Enter Account Number ▶▶

Renewal
by Andersen.



WINDOW REPLACEMENT an Andersen Company

406 Laurel Ave.

Project Description



Replacement of 6 windows, a number of windows have been replaced in this residence. Current windows are heavily painted, causing some rot, and sticking shut.

Renewal 



Window schedule

Renewal
by Andersen.
WINDOW REPLACEMENT an Andersen Company



Cont. window schedule

Renewal
by Andersen.



WINDOW REPLACEMENT an Andersen Company



103

104

Cont. window schedule



Window Schedule Submittal

Date: _____ **Please include photos (interior and exterior conditions) and/or drawings of each elevation where window repair or replacement is proposed and number each window individually to correspond with the below descriptions. Shop drawings for proposed new windows shall also be included as an attachment.**

Project Address: 406 Laurel Ave. **Existing Window** **Proposed Window**

Window # (should correspond with the numbered windows on elevation photographs)	Elevation (N,S,E,W, etc)	Floor Level	Opening Size		Is the window original/historic?	Window Material	Window Type (casement, double-hung, fixed, etc)	Divided Light Configuration (1-over-1, 6-over-1, etc.)	Existing Window Condition	Storm/Screen Window Description (present, material, condition)	Repair or Replace Existing Window?	Opening Size		Window Material	Window Type (casement, double-hung, fixed, etc)	Divided Light Configuration (1-over-1, 6-over-1, etc.)	Storm/Screen Window Description (material, light configuration, etc)	Exterior Window Trim (any repair, replacement)	
			Width	Height								Width	Height						
Examples:	1	W	2	28"	56"	Yes	Wood	Double-Hung	3-over-1	Warped bottom sash, severe rot (see photos)	No storm present	Replace	28"	56"	Wood	Double-Hung	3-over-1	Wood, full frame, flush mount, bar to line up with meeting rail.	Repair sill and paint trim
	2	E	1	60"	56"	Yes	Wood	Fixed (Picture)	None	Peeling paint, missing putty	Wood four light storm	Repair- new putty, sand and paint	NA	NA	NA	NA	NA	NA	Sand and paint
101				28 1/8	49 1/4	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	27 3/4	49 1/4	fibrex	Double hung	n/a	Tru-screen	Existing
102				28 1/8	49 3/8	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	27 3/4	49 3/8	fibrex	Double hung	n/a	Tru-screen	Existing
103				26 1/8	49 3/8	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	25 3/4	49 3/8	fibrex	Double hung	n/a	Tru-screen	Existing
104				28 1/8	68 7/8	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	27 5/8	68 7/8	fibrex	Double hung	n/a	Tru-screen	Existing
105				28 1/8	69 1/4	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	27 3/4	69 1/4	fibrex	Double hung	n/a	Tru-screen	Existing
106				28 1/8	69 1/4	no	wood	Double hung	equal	Heavy paint, rotting wood	none	replace	27 3/4	69 1/4		Double hung	n/a	Tru-screen	Existing





