

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

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FILE NAME: 444 Iglehart Avenue  
DATE OF APPLICATION: July 13, 2016  
APPLICANT: Todd Kendall, Renewal by Andersen  
OWNER: William Kaul  
DATE OF PUBLIC HEARING: September 15, 2016  
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District  
CATEGORY: Contributing  
CLASSIFICATION: Building Permit  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: September 12, 2016

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**A. SITE DESCRIPTION:**

The residence at 444 Iglehart Avenue is a two-story, four--plex originally constructed in 1886 at 477 Iglehart as a side-by-side double-house with a full-width, open porch and moved to its current location, at the southwest corner of Iglehart and Arundel, in 1978. Modest Italianate proportions and details are evident on the exterior as well as, a truncated hip-roof, dentiled cornice, concrete foundation, clapboard siding, and a central, single-bay, open entry porch. Large, two-story, porches were constructed (c. 2000) at both rear corners of the residence. Wood, one-over-one, double-hung windows are individually, evenly placed with some paired on the side elevations. The property is categorized as contributing to the character of the Historic Hill Heritage Preservation District.

**B. PROPOSED CHANGES:**

The applicant proposes to replace twenty-one (21), wood, double-hung windows throughout the house with Renewal by Andersen, one-over-one double-hung, Fibrex windows that are a "canvas" color. The applicant stated in an email to staff on August 16, 2016 that the existing storms will be removed.

**C. BACKGROUND:**

- July 12, 2016 – HPC staff received a phone call and an email from the applicant requesting information on whether or not 444 Iglehart Avenue was in a historic district. Staff informed the applicant via email that the property was in the Hill Heritage Preservation District and that a complete application would need to be submitted for review regarding the window project. The email stated that a clear scope of work, photos of all existing windows, specifications/photos of the windows and the window schedule (which indicates sizes) should be included with the design review form.
- July 13 - staff received an application without a scope of work, unclear photos and a company window schedule template containing estimated sizes.
- July 21 - the applicant requested a status update on the application.
- July 26 - staff contacted the applicant via email and informed him the application for 444 Iglehart Avenue was still incomplete. A window schedule template detailing the conditions, exact sizes, materials, configurations, and locations of the new and proposed windows was emailed to the applicant to assist in collecting the missing information. Staff also requested that clearer photos be submitted and that they correlate to the completed window schedule. Staff received a quick response from the applicant that stated everything could be found on the company template he provided on July 13. The form did not indicate condition, exact sizes, or materiality in a written statement.
- August 10 - staff contacted the applicant requesting the same information requested on July 12

and July 26. Staff also CC'D the owner, William Kaul.

- August 16 - the applicant submitted a PowerPoint that included additional photos that depicted the interior side of the windows and a scope-of-work stating the 21 windows need to be replaced due to heavy paint and previous modifications. The interior photos were aimed at showing the functionality and configuration of the windows. The applicant also resubmitted the exterior photos submitted on July 13. The windows in the photos were labeled to correlate with the company window schedule. Staff again requested information on the material short hand that was located on the company window template. Staff also reattached the window schedule that was provided to the applicant on July 12 and July 26.
- August 24, The applicant contacted staff inquiring about the status of the application.
- August 26, Staff informed the applicant that the application was going to be placed on the September 15 Public Hearing if the remaining information (indicated again) could be submitted on August 29.
- September 1, Staff reiterated the information yet to be submitted. At this time, staff still has not received accurate existing or proposed dimensions, photos of all existing windows, a clear material statement of the proposed windows, and information on whether or not screen/storms are proposed to be installed.

#### **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 444 Iglehart 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. Interior photographs of some of the windows, submitted by the applicant, show that weight-and-pulleys and jamb-liners are present. Window sash are painted and stained. There is no hardware on the lower sash, but an inset lift ledge. The unpainted window sash have a wide-grain and do not appear to be original; staff are unable to date them, but speculate they may have been installed as part of the relocation of the double-house in 1978. The replacement of the window sash will not result in the loss of historic material.
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. Staff did not conduct a site visit and are unable to assess if the windows are in a condition that could be repaired. Typically, it is difficult to repair windows that have been planed-down to install jamb-liners, as the replacement of the styles and/or rails is typically necessary. The proposal to replace these windows generally complies 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.*" as the windows do not appear to be original or historic.

7. 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 non-historic windows with historically appropriate window styles and profiles will not adversely impact the property.
8. 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. The proposal generally complies 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.”*
9. The proposal to replace twenty-one windows at 444 Iglehart Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

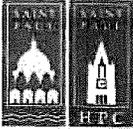
**F. STAFF RECOMMENDATIONS:**

**Based on the findings staff recommends approval of the proposal to replace the twenty-one windows at 444 Iglehart Avenue provided the following conditions are met:**

1. The one-over-one, double-hung windows shall match the existing in size, profile, style and detail.
2. The glass shall not be tinted or reflective.
3. The existing screen/storm windows shall remain installed or the applicant shall install a full-frame, flush-mount screen window with historically accurate profiles and a horizontal bar that lines up with the meeting rail installed that the same plane as the historic screen/storm windows.
4. There shall be no wrapping or panning of the window trim or sills.
5. All final materials, details and colors shall be reviewed and approved by HPC staff or the HPC.
6. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.

**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/<br>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: 444 Eglehart Ave. Zip Code: 55103

### 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: Will Kaul

Street and number: 444 Eglehart Ave.

City: St. Paul State: Mn. Zip Code: 55103

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

### 5. PROJECT ARCHITECT (if applicable)

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

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

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

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

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



Renewal  
by Andersen®

WINDOW REPLACEMENT



an Andersen Company

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444 Inglehart Ave.

Submitted by: Todd Kendall

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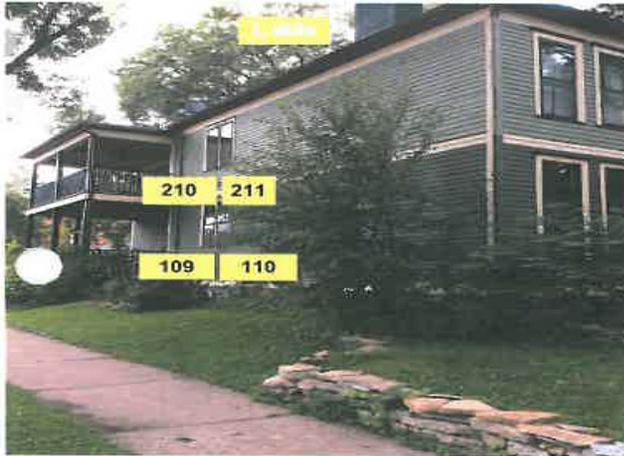
# Project Description



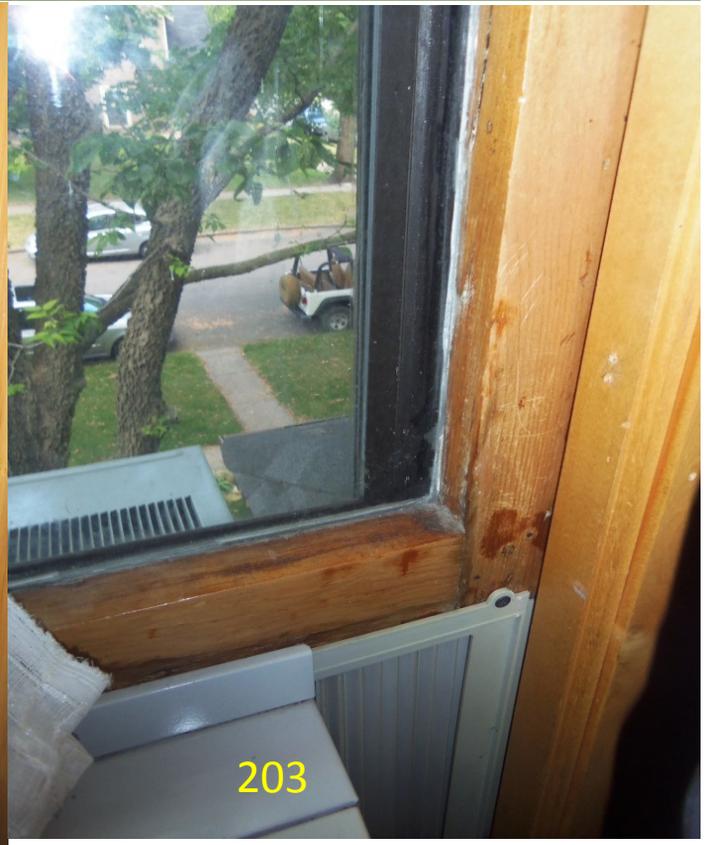
Replacement of 21 windows throughout the multi unit residence. Many windows are stuck shut as well as having lost their seal all together. The windows are not original to the home as they have a plastic track that the sash ride upon.

Not all rooms were accessible do to people sleeping? All of the windows seem to be in the same poor condition. The numbers relate to the main picture which relates to our "Sales agreement / Product order form. All of the windows are replacements, so the sizes are on the order form as well along with sash ratio, int. ext. color glazing etc.

# Front, Back and Side of home



# Window schedule



*Cont. window schedule*

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208



209



206



207

# Cont. window schedule

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## Cont. window schedule



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