

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

FILE NAME: 735 Wilson Avenue
DATE OF APPLICATION: December 21, 2015
APPLICANT: Juan Fiz, Housing Express Solutions
STATED OWNER: Twin Cities Property Management LLC (Mahad Farah)
DATE OF HEARING: February 25, 2016, laid over to April 28 Public Hearing
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit #15-147423 - After-the-Fact
STAFF INVESTIGATION AND REPORT: Christine Boulware, Fred Counts
DATE: February 19, 2015, April 28, 2015

A. SITE DESCRIPTION:

The Ross-Krumbusch House, at 735 Wilson Avenue (historically 735 Hudson Avenue), is a two-story frame house constructed in 1885 on a plastered limestone foundation. The L-shaped house has Italianate massing and symmetry, with a double-leaf front door with transom and symmetrical fenestration characteristic of the style. There is Eastlake detailing throughout the exterior, with fish-scale wood shingles and carved bargeboards present on the gable ends, and matching carved pilasters framing the west elevation projecting box bay on the first floor. The full-width front porch present on Sanborn fire insurance maps was removed prior to the designation of the Dayton's Bluff Heritage Preservation District. The exterior walls are clapboard with plain cornerboards. The majority of windows in the home, prior to work being completed, appear to have been a mix of replacement 1-over-1 double-hung sash, but there were at least 2 vertically-oriented 2-over-2 double-hung windows present on the west elevation that may have dated to the period of significance. There was also a 6-over-6 double-hung sash present within the forward-facing gable end, as well as a 4-lite barn sash within the west-facing gable end. The property is categorized as pivotal to the Dayton's Bluff Heritage Preservation District.

B. WORK COMPLETED:

Approximately 29 windows and a back door were replaced at the property without HPC review and approval or city permits. The applicant, Housing Express Solutions, stated that they replaced only 3 of these windows and the back door, with the remaining 26 windows replaced by another contractor not known to the applicant. At least 3 of the windows replaced appear to have been historic, consisting of a vertically-oriented 2-over-2 double-hung sash on the second floor west projecting bay, a 6-over-6 double-hung sash within the forward-facing gable end, and a 4-lite barn sash within the west-facing gable end. While specifications of the previous windows were not provided, some of the windows were wood-framed units with true-divided lites, specifically at the attic and west elevations. The majority of the replacement windows are vinyl double-hung sash; 22 units were installed. The 7 other replacement windows consist of 3 fixed single-lite windows in the gable ends of the attic, a single lite transom above the double-leaf front door, a slider unit on the west elevation, and a hopper window on the rear elevation. The picture window has a faux 20-lite vinyl grille between the glass panes and was not replaced by the applicant. The double front door was replaced without HPC review and approval between 2007 and 2009, prior to current ownership.

C. BACKGROUND:

Staff received an incomplete design review application for the replacement of one (1) double-hung window on the west elevation on December 21, 2015.

- **See Attachment 7 for complete timeline.**

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 in 1885, which is within the Period of Significance (1857-1930).
3. HPC staff administratively reviewed and approved exterior work (HP File #'s 15-147433, 15-160042) at the property in 2015 that did not include window replacement. Staff received an incomplete application to replace a historic 2-over-2 double-hung window on the second floor of the west projecting bay at the property on December 21, 2015. Despite multiple conversations with both the stated owner and the applicant via phone and email, it is unclear who replaced what windows and when. On February 3, 2016, 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 by February 8, 2016.
4. *"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 are vinyl units, with mostly double-hung sash on the first and second floors and fixed, single-lite sash in the attic elevations. Photos of the earlier sash were not provided for staff to determine if they were in a condition requiring repair or replacement. Ten of the new windows do not match the original features of the paired double-hung windows in composition, design, detail, or overall appearance. Six of these windows are located on the east rear elevation, with another located on the second floor of the east projecting bay. Three of these windows are located within the west elevation box bay window, with one of the windows within this bay not maintaining the 50/50 sash ratio present in all other double-hung windows on the property. The remaining window is within the forward-facing attic gable end. This window is a fixed single-lite unit that replaced a historic wood frame 6-over-6 double-hung window. Staff does not have the replacement window specifications, but these ten windows visually do not match the historic or early windows in material, proportion or texture, and do not comply with the guidelines. [Sec. 74.87.(1)] However, thirteen of the new, vinyl double-hung windows maintain the design, proportion, and overall appearance of the previous windows and meet these guidelines.
5. *"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 ten of the new double-hung windows resulted in the reduction of the overall size of the window openings as observed during a staff site visit. Staff does not have measurements of the windows that were removed, but the reduced size of these rough window openings to accept the new windows does not comply with this guideline. The remaining eighteen windows fill the existing window openings and meet this guideline.
6. *"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)]**. The windows, prior to replacement, included both replacement vinyl and wood-frame sashes, at least three of which appeared to be historic. Thirteen of the new double-hung windows maintain the size and number of panes present in the older windows and meet this guideline. However, there are 10 double-hung windows of stock sizes that resulted in the reduction of historic window openings. One of the double-hung windows within the west elevation box bay window does not maintain the 50/50 sash ratio present in all other double-hung windows on the property. These windows do not comply with this guideline. Furthermore, there is no historic precedent for fixed or slider-style windows at this property and fixed windows have been installed in place of historic double-hung and barn sash within the attic gable ends. A slider unit was installed into a small window opening on the rear west elevation. The new, fixed attic windows and rear elevation slider window do not relate to the historic windows and do not comply with the guideline. The remaining sixteen windows maintain the size, ratio, and number of panes present in the previous windows and meet this guideline.

7. *“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 approximately twenty-nine new double-hung, fixed, hopper, and slider windows do not appear to have resulted in the removal of any historic window trim, moldings, or mullions, which comply with these guidelines. However, ten of the new double-hung replacement windows are of stock sizes, resulting in an alteration of the size and profile of some of the surrounding window casings, which does not comply with these guidelines.
8. *“Wherever possible, historic paneled doors (and hardware) should be repaired and weatherstripped rather than replaced. If replacement of original or historic doors is necessary, the replacement should duplicate or be compatible with the material, design and hardware of the older door. Steel-covered hollow core doors should not be installed unless compatible with the appearance of the house. Historic trim should not be removed from the entry for the installation of steel doors.”* **[Sec. 74.89(d)(2)(c)]** The new steel door installed onto the rear elevation is paneled and contains a small half-circle window. The door is not visible from the street and the panel detail is compatible with the appearance of the home, meeting this guideline.
9. Violation: The Ross-Krumbusch House, at 735 Wilson Avenue, 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. All but two windows at 735 Wilson Avenue were altered without a permit. Although thirteen of the new, vinyl double-hung units maintain the size and proportion of the historic units, ten of the new, vinyl double-hung units resulted in the original openings being reduced in height or width. Three of the new fixed, single-lite units within the attic gable ends replaced historic double-hung and barn sashes. These 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. 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. The removal of four historic windows within the attic gable ends and west elevation projecting bay, installation of a vinyl slider window, and the reduction of the size of ten window openings 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)]. 13 of the new, vinyl double-hung windows maintain the design, proportion, and overall appearance of the previous windows and do not have an adverse impact on the Preservation Program for this site.
11. The HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application on February 25, 2016, where all interested parties were given an opportunity

to be heard. No party, including the property owner or the contractor, was present for the meeting. Because there was no representative present for the application, a public hearing was not conducted. Commissioner Mazanec moved to lay over the agenda item until a representative of the property could be present. Commissioner Justin seconded the motion, and the motion passed 5-0.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends partial approval of the application with conditions. 15 windows - Windows highlighted in **green** on Attachment 5 – maintain the size and proportion of the historic units and comply with the guidelines based on Findings 5, 6, 7, & 8. The new paneled steel back door is not visible from the street and may be approved based on Finding 9. However, 10 of the new double-hung windows required blocking-in of the historic openings, and 3 historic wood-frame windows within the attic gable ends were replaced with fixed, single-lite units that have no historic precedent at this property. Staff recommends denial of these 13 windows – Windows highlighted in **red** on Attachment 5 – based on Findings 5, 6, 7, & 8 and the following conditions:

1. The applicant began work without a permit or HPC approval. Upon issuance, the permit shall be double feed per §33.04.(2) of the Legislative Code for work that commenced and/or was completed without a city permit or HPC approval.
2. The 13 windows that do not comply shall be removed and replaced with windows that fit the historic window openings and match the historic window style and configuration. The new windows shall be installed no later than 90 days following the HPC Decision (July 27, 2016).
3. The owner or their representative shall present a revised proposal to staff that meets the guidelines, and staff may administratively approve the application if the guidelines are met.
4. All final materials and details shall be reviewed and approved by HPC staff.
5. The owner or their representative shall obtain a building permit and HPC approval prior to any additional work commencing and any materials being purchased.

F. ATTACHMENTS:

1. HPC Application
2. Attachment sent 02/18/2016
3. Before Photos (taken by HPC staff between 2007 and 2015)
4. Photos by HPC staff
5. Window Schedule
6. Sanborn Map (1903-1925)
7. 735 Wilson Timeline
8. Letter of In-Compliance/Certificate of Occupancy
9. Additional email correspondence

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 Replace 1 window Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 735 Wilson ST. Zip Code: 55106.

3. APPLICANT INFORMATION

Name of contact person: John Fiz.

Company: Housing Express Solutions

Street and number: 2301 Woodbridge ST #12

City: Roseville State: MN Zip Code: 55113

Phone number: 6512633204 e-mail: housingexpressolutions@gmail.com

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

Name: Twin Cities Property Management

Street and number: 393 Dunlap ST N Street. 2244

City: SAINT PAUL State: MN Zip Code: 55104

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: NOP.

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

features, if applicable, including color and material samples.

Replace 1 window on SOUTH west area, upper Level.
vinyl window, ~~single~~ Hung. (style) white (color).
Jeldwen Vinyl (MANUFACTURE)
29" x 69" (Rough opening)
Insulated = Energy STAR, QA Low-E = Low-E.
Glass color = Clear.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

[Empty box for listing attachments]

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project? YES NO
Are you applying for the Investment Tax Credits? YES NO

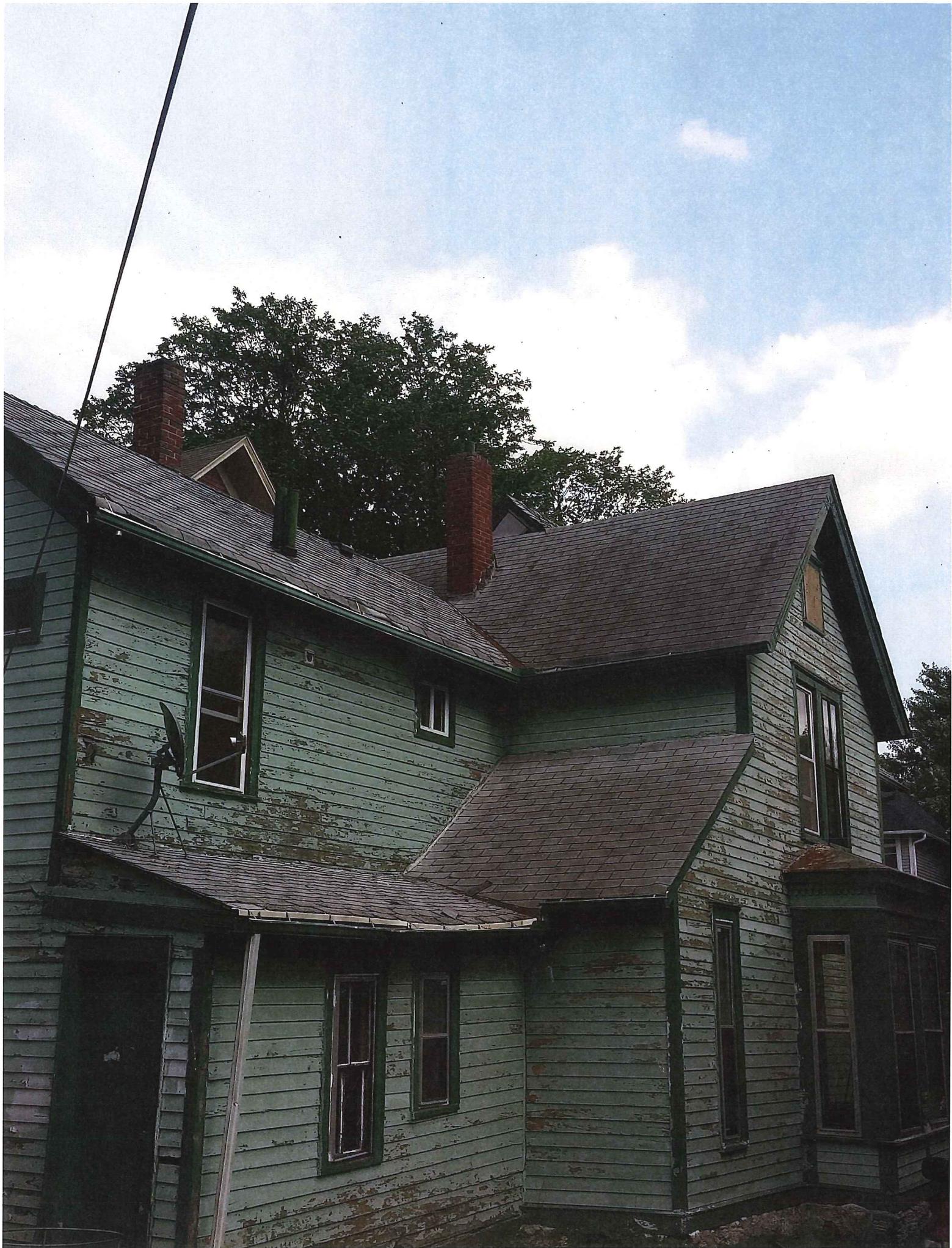
I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

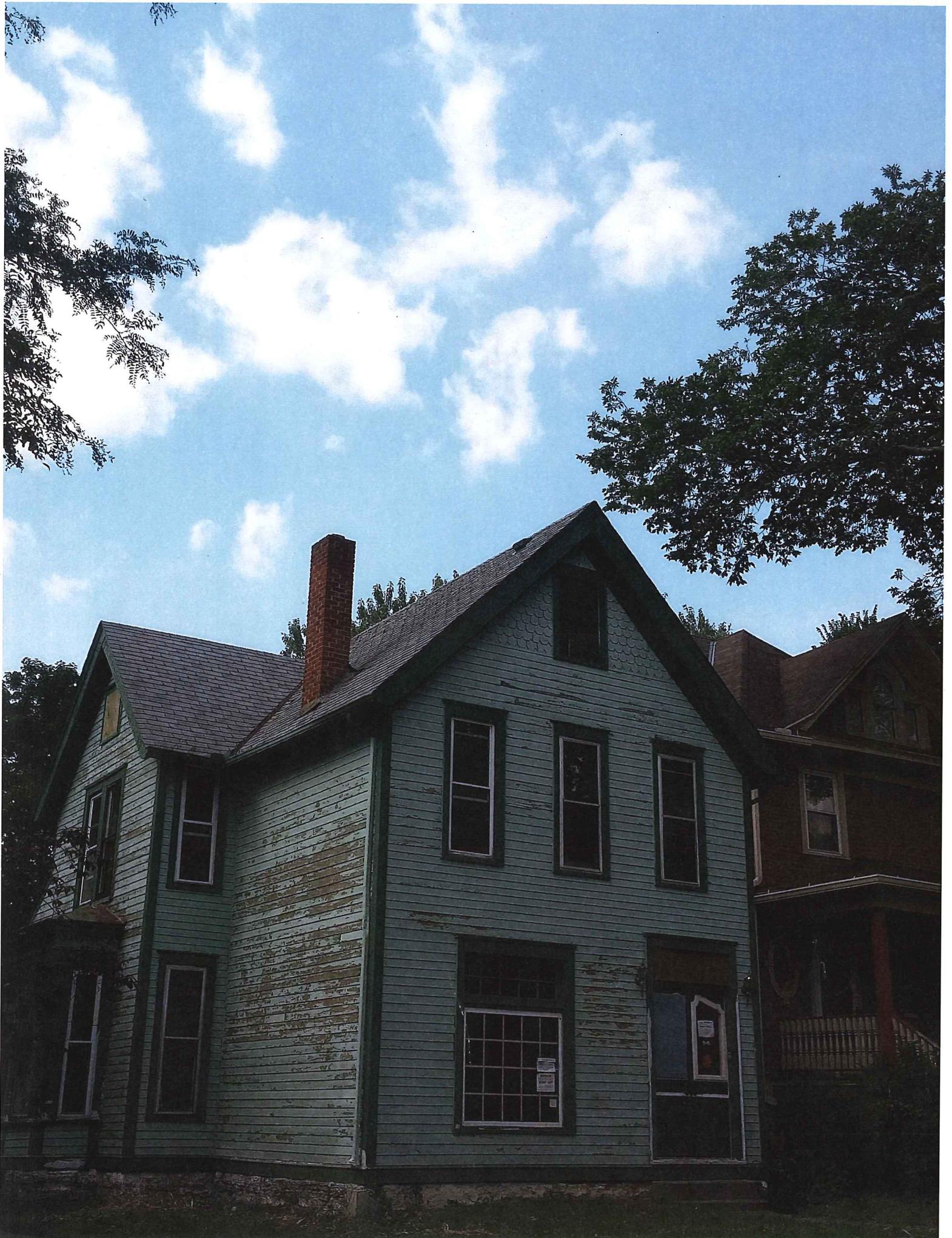
Signature of applicant: [Signature] Date: 12/08/15
Signature of owner: [Signature] Date: 12/08/15

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:
Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

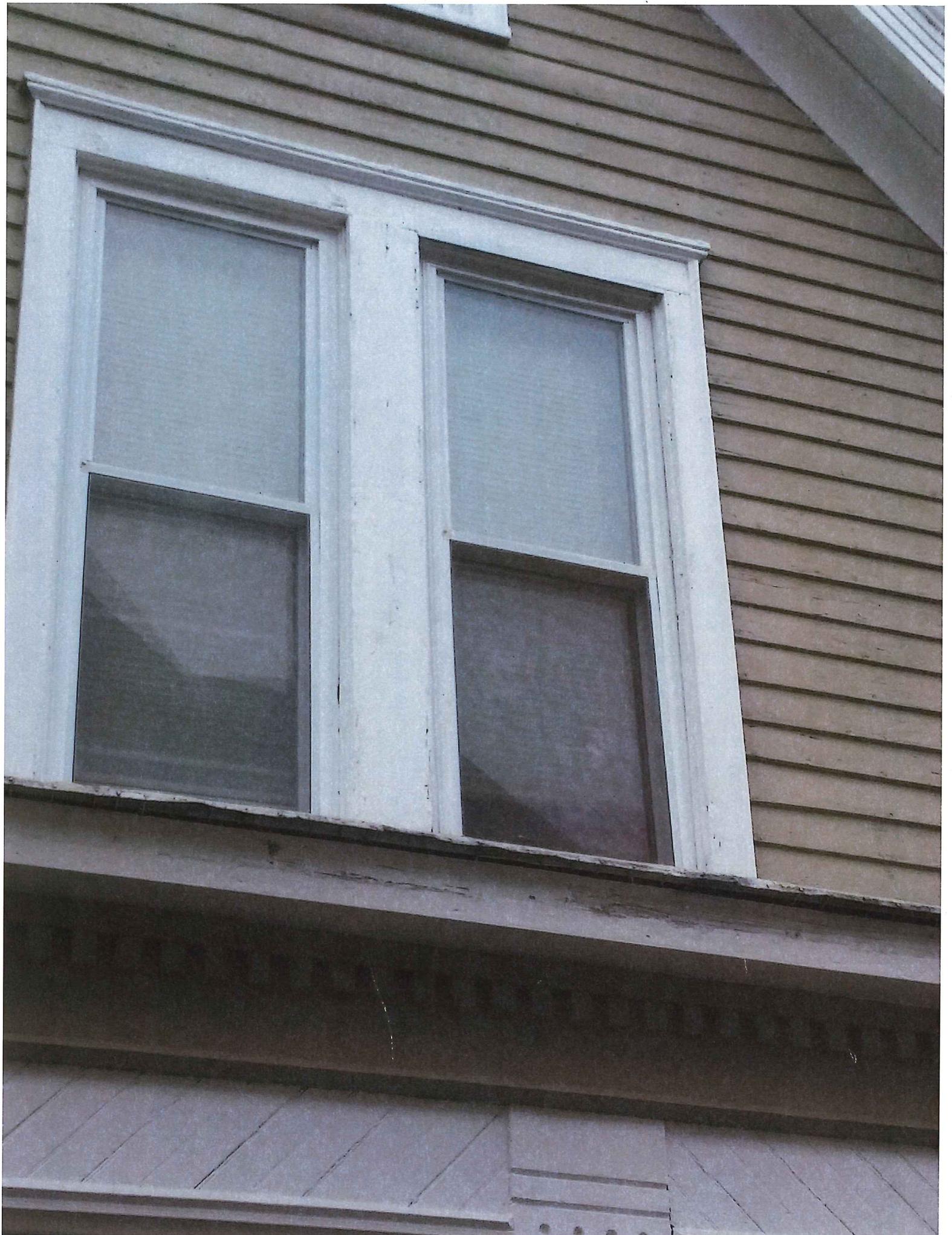
Date Received: 12/21/15
District: DB
File #: 16-000356













HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

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Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input 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 checked="" type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Other <u>Replace 1 window</u> | |

2. PROJECT ADDRESS

Street and number: 735 Wilson St. Zip Code: 55106.

3. APPLICANT INFORMATION

Name of contact person: Juan Fiz

Company: Housing Express Solutions

Street and number: 2301 Woodbridge St #12

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Phone number: 6512633204 e-mail: housingexpressolutions@gmail.com

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Name: Twin Cities Property Management

Street and number: 393 Dunlap St N Street. 2L 44

City: SAINT PAUL State: MN Zip Code: 55104

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: NOP.

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

features, if applicable, including color and material samples.

Replace 1 window on south west area, upper level.
vinyl window, ~~single~~ Hung. (style) white (color).
Jeldwen Vinyl (MANUFACTURE)
29" x 69" (Rough opening)
Insulated = Energy STAR, QA Low-E = Low-E.
Glass color = Clear.

Attach additional sheets if necessary

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[Empty box for listing attachments]

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

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: [Signature] Date: 12/08/15
Signature of owner: [Signature] Date: 12/08/15

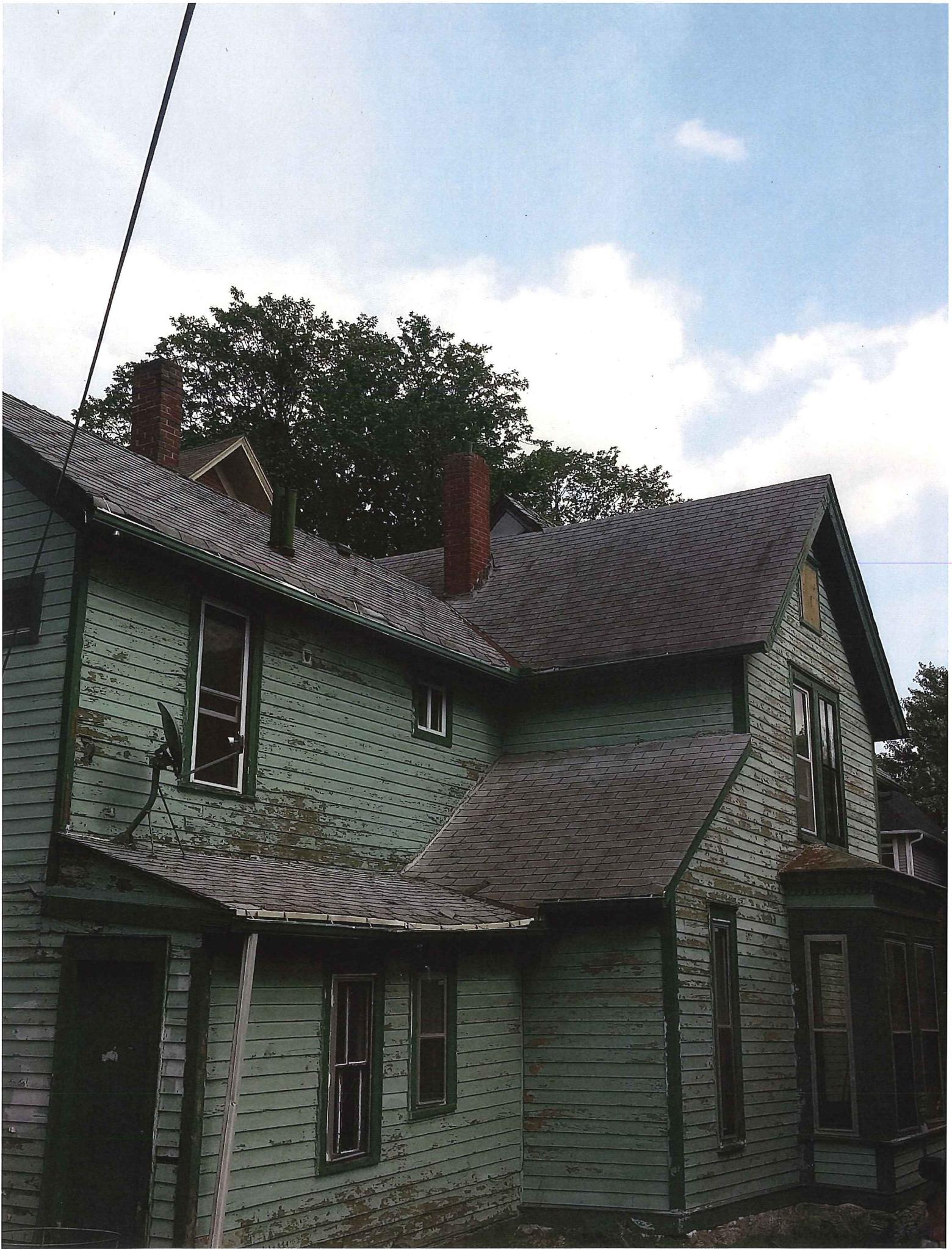
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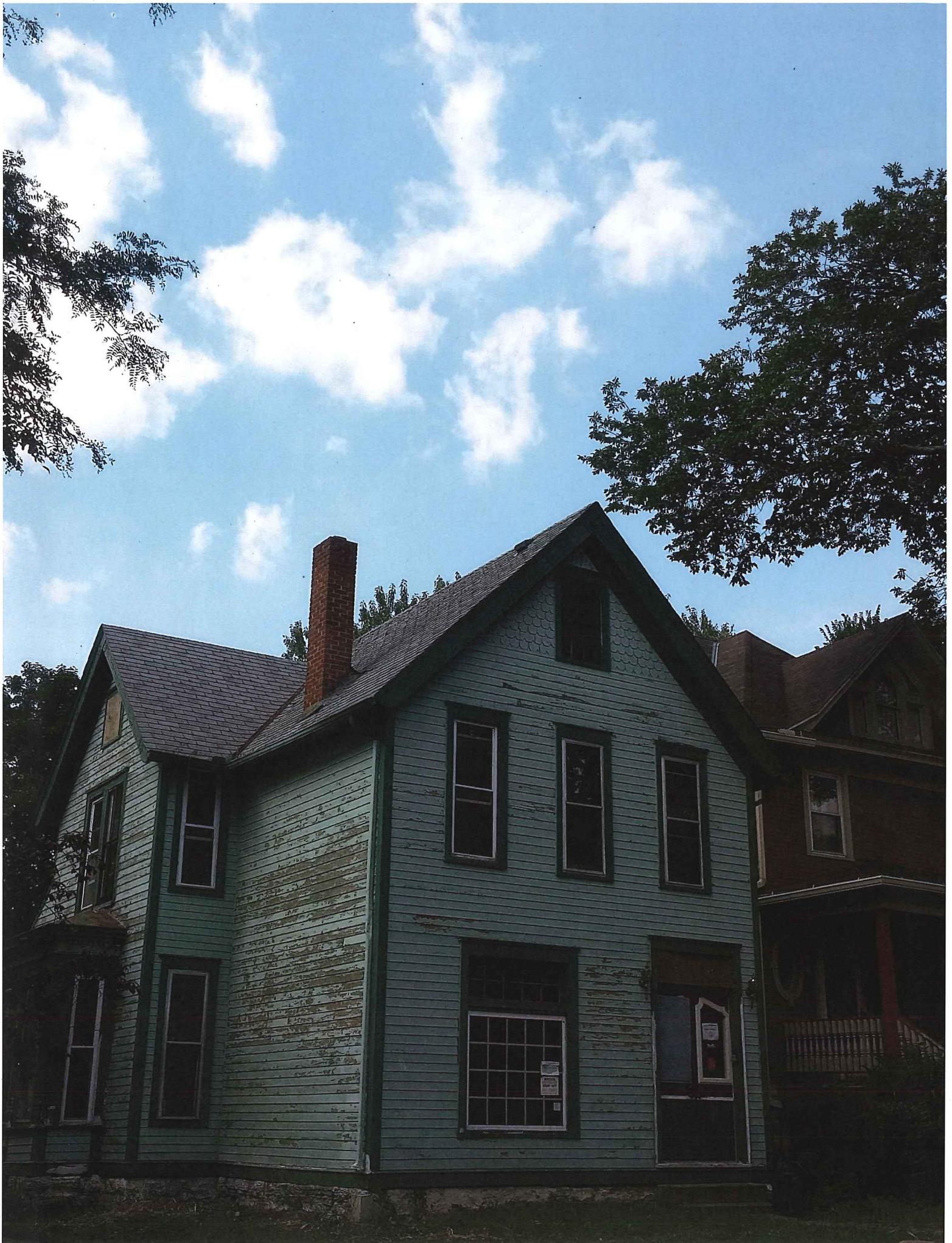
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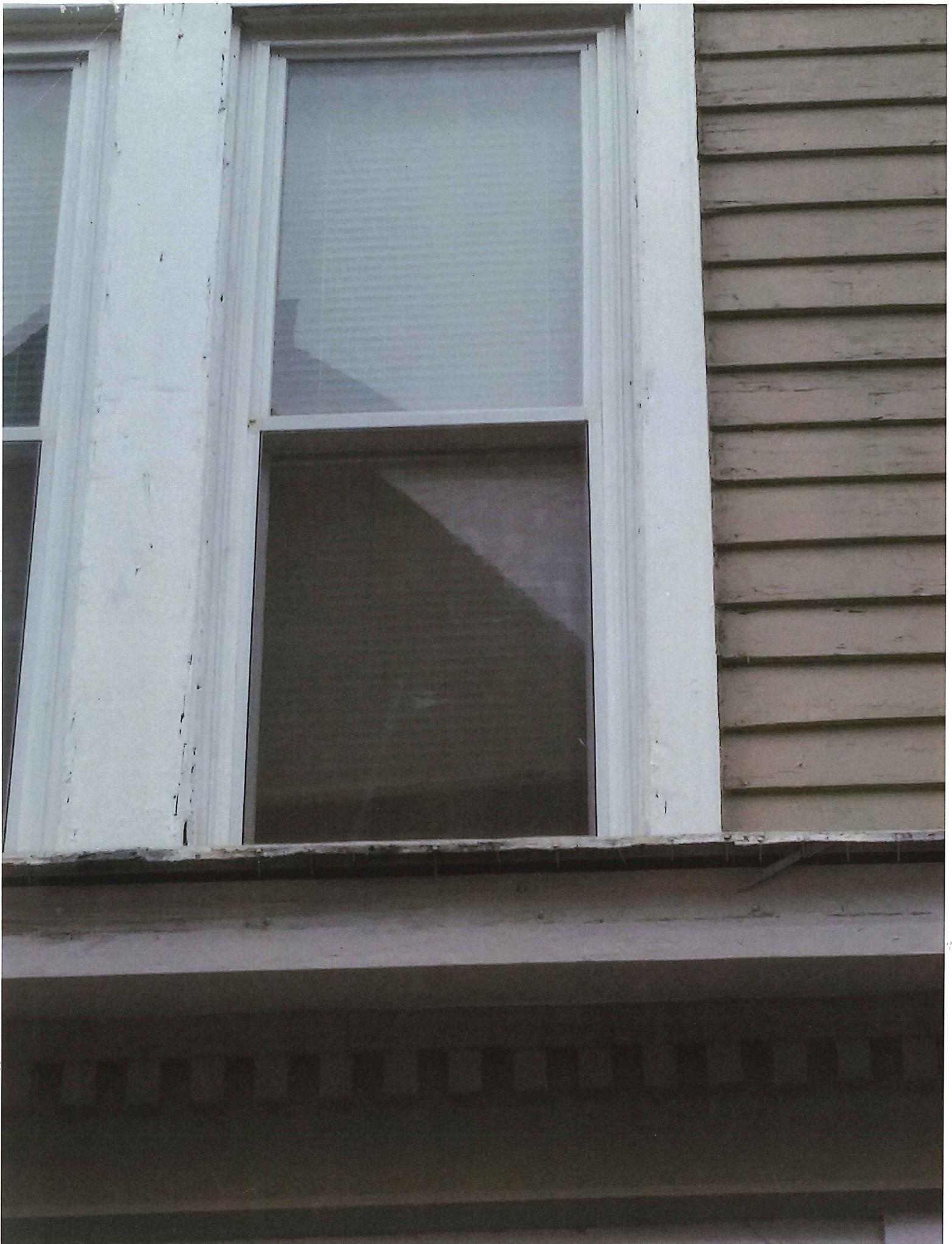












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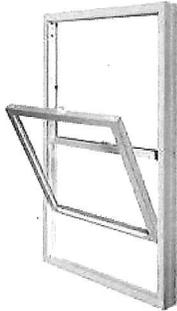
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JELD-WEN® Builders Series 28-1/4" x 46" White Vinyl Clear Insulated Glass Pocket Single-Hung Window

Model Number: MENOLJW143800037 | Menards® SKU: 4030529
Variation: White Vinyl Pocket

Enter Your ZIP Code for Local Price & Status



Variation:
White Vinyl Pocket
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Select Rough Opening Size

28-1/4" W x 46" H

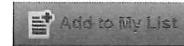
Description | Specifications



Online Availability



Not Available Online



Store Availability



Enter Your ZIP Code for Local Price & Status

Description & Documents

JELD-WEN vinyl windows are made to be durable, energy efficient and low-maintenance. With features like a steel-reinforced frame, a tilt-in sash and insulated glass, JELD-WEN vinyl windows are suitable for any architectural style or design. They're just as attractive as they are reliable! Each JELD-WEN product is designed to create lasting value for your home which is why this model is backed by a limited lifetime warranty.

- White Vinyl Single Hung Window Pocket Replacement RO: 28-1/4" x 46" with steel reinforced sash & easy tilt sash
- 3/4" clear insulated glass for energy savings
- Screen included to allow fresh air infiltration
- Steel-reinforced sash for long-lasting strength
- Frame depth measures 2-29/32"
- Bottom sash easily tilts inward for hassle-free cleaning
- Replacement pocket window requires no nailing fin
- White hardware included to match window style
- Backed by a limited lifetime warranty & Made in the USA
- Frame unit size is 27-3/4" wide x 45-1/2" high

Dimensions: Rough Opening: 28-1/4" W x 46" H

Brand Name: Jeld-Wen



Technical Specifications: [view PDF file](#)

Installation Instructions: [view PDF file](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

Specifications

Exterior Color: White

Interior Color: White

Frame Width: 27-3/4"

Frame Depth: 2-29/32"

Frame Height: 45-1/2"

Rough Opening Dimensions: 28-1/4" W x 46" H

Jamb Thickness: 2-29/32"

Glazing Type: Clear insulated glass

U Factor: 0.48

Visible Light VT Rating: 0.68

Solar Heat Gain Coefficient: 0.66	Air Filtration Rating: 0.2
Nail Fin or Pocket: Pocket	Hardware Type: Cam Lock
Hardware Finish: White	Sash Material: Vinyl
Screen Material: Fiberglass mesh	Screen Color: White
Product Warranty: Lifetime-as long as you own and occupy your residence	Glass Warranty: Lifetime as long as you own and occupy your residence (breakage not included)
Weight lbs: 31	Special Features: Lifetime-as long as you own and occupy your residence

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 1/6/2016 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards® store.



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Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

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| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Other <u>Window and Door</u> | |

2. PROJECT ADDRESS

Street and number: 735 Wilson St Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Jum F. Z

Company: Housing Express Solutions

Street and number: 2301 Woodbridge St #12

City: Roseville State: MN Zip Code: 55110

Phone number: (651) 263 3204 e-mail: housingexpressolutions@gmail.com

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

Name: Twin Cities Properties Management

Street and number: 393 Dunlap St N

City: Saint Paul State: MN Zip Code: 55104

Phone number: (651) 226 41 32 e-mail: mfarah00@gmail.com

5. PROJECT ARCHITECT (If applicable)

Contact person: NOB

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.

① Replaced window on South West Area, 2nd level
Jeldwen Vinyl (manufacturer)
Vinyl, single Hung (style) white (color) glass color (clear)
29" x 69 (Rough Opening)
Insulated - Energy Star, QA, Low-E

Done By Housing E Solutions

SEE ATTACHED SHEET FOR MORE ← 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 X
Are you applying for the Investment Tax Credits? YES _____ NO X

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: [Signature] Date: 02/18/16
Signature of owner: [Signature] Date: 02/18/16

FOR HPC OFFICE USE ONLY

Date received: _____ FILE NO. _____
Date complete: _____
District: _____/Individual Site: _____
Pivotal/Contributing/Non-contributing/New Construction/Parcel:
Type of work: Minor/Moderate/Major

____ Requires staff 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 _____

____ Requires Commission review

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

WINDOWS MEASURES, New at 735 Wilson Ave.

1. ATTIC - Rectangular. Jeldwen Vinyl
FRONT - Rough opening 28 1/2 x 46"
Insulated; Glass Clear.
Low-E.

Done By
Housing E.

2. ATTIC - Rectangular Jeldwen Vinyl.
WEST - Rough Opening 24" x 28 1/2"
Insulated - Glass Clear.
Low-E.

Done By
Housing E.

3. Back door - ① Commander. (Manufacturer)
CM-600 32'x80" pre Hung Exterior.
Door - Left Swing
Insulated - Door AND glass (Half moon)
Steel - 1-3/4 THICK Energy Saving

Done By
Housing E.

2ND Back door mentioned on email was existing and just painted.

Window Replace By other Contractors

① 2 windows on main level living, ON FACING the garage, the other facing street
Jeldwen, Vinyl (Manufacturer) white color, glass clear, single hung.
18" x 77" rough opening / Insulated, Energy Sane
Low-E QA

Done By -
other

② 2 windows on west side of house, main level, living room.
First - 36" x 77" rough opening
Same description of above for rest
Second - 36" x 65" rough opening
Same description of above for rest.

Done
By other

③ 1 window west side 2nd level elevation.
29" x 69" rough opening.
Same description of above for rest.

Done
By other

④ 2 windows west side facing street, one on main level, one on 2nd level
24" x 78" rough opening
Same description of above for rest description

Done
By other

5 3 windows on EAST SIDE TOWARDS REAR OF HOUSE.
29" x 65" Rough opening

Same descriptions FOR THE REST

Done
By other

6 1 window on WEST SIDE TOWARDS REAR OF HOUSE
UPPER LEVEL.
29" x 65" Rough opening

Same descriptions FOR THE REST

Done
By other

7 3 windows ON FRONT, SOUTH OF HOUSE, 2ND LEVEL.
29" x 69" Rough opening

Same description FOR THE REST

Done
By other

8 2 windows on 2ND Level elevation, EAST SIDE OF HOUSE.
29" x 69" Rough opening.

Same description FOR THE REST.

Done
By other

9 1 window on MAIN LEVEL elevation EAST SIDE (Bedroom)
29" x 78" Rough opening

Same description FOR THE REST

Done
By other

10 1 window on BACK PORCH FACING EAST SIDE.
24" x 54" Rough opening.

Same Description FOR THE REST

Done
By other

11 1 window on WEST SIDE OF HOUSE FROM KITCHEN.
18" x 79" Rough opening

Same Description FOR THE REST

Done By
other.



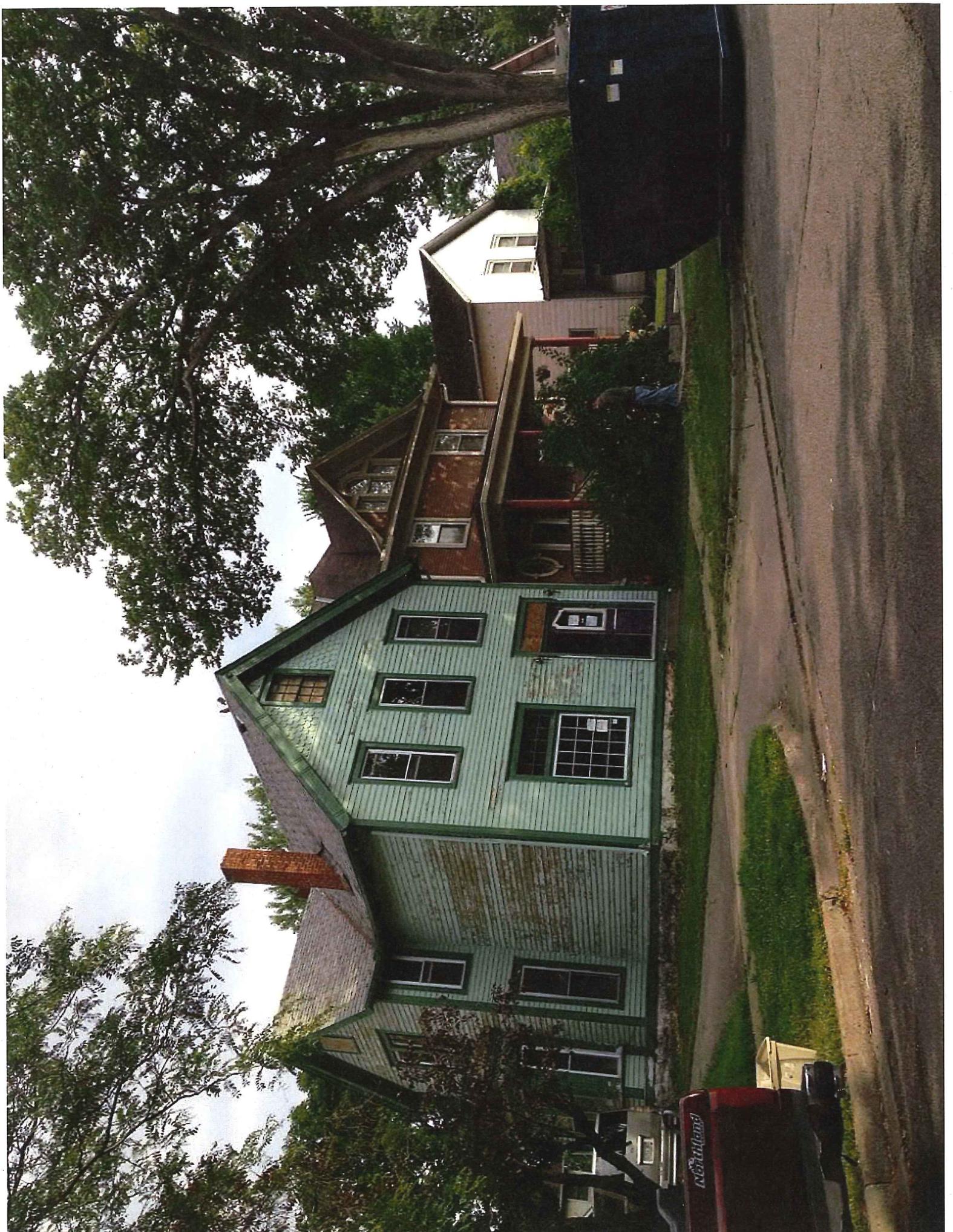
JAN . 11, 2007 STAFF PHOTO - CB

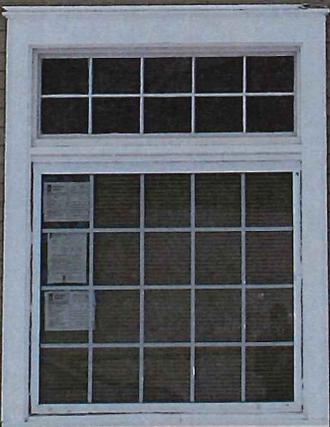


-Four-lite configuration of west elevation dormer.



FEB. 26, 2014 - staff photo 06





735





735

15









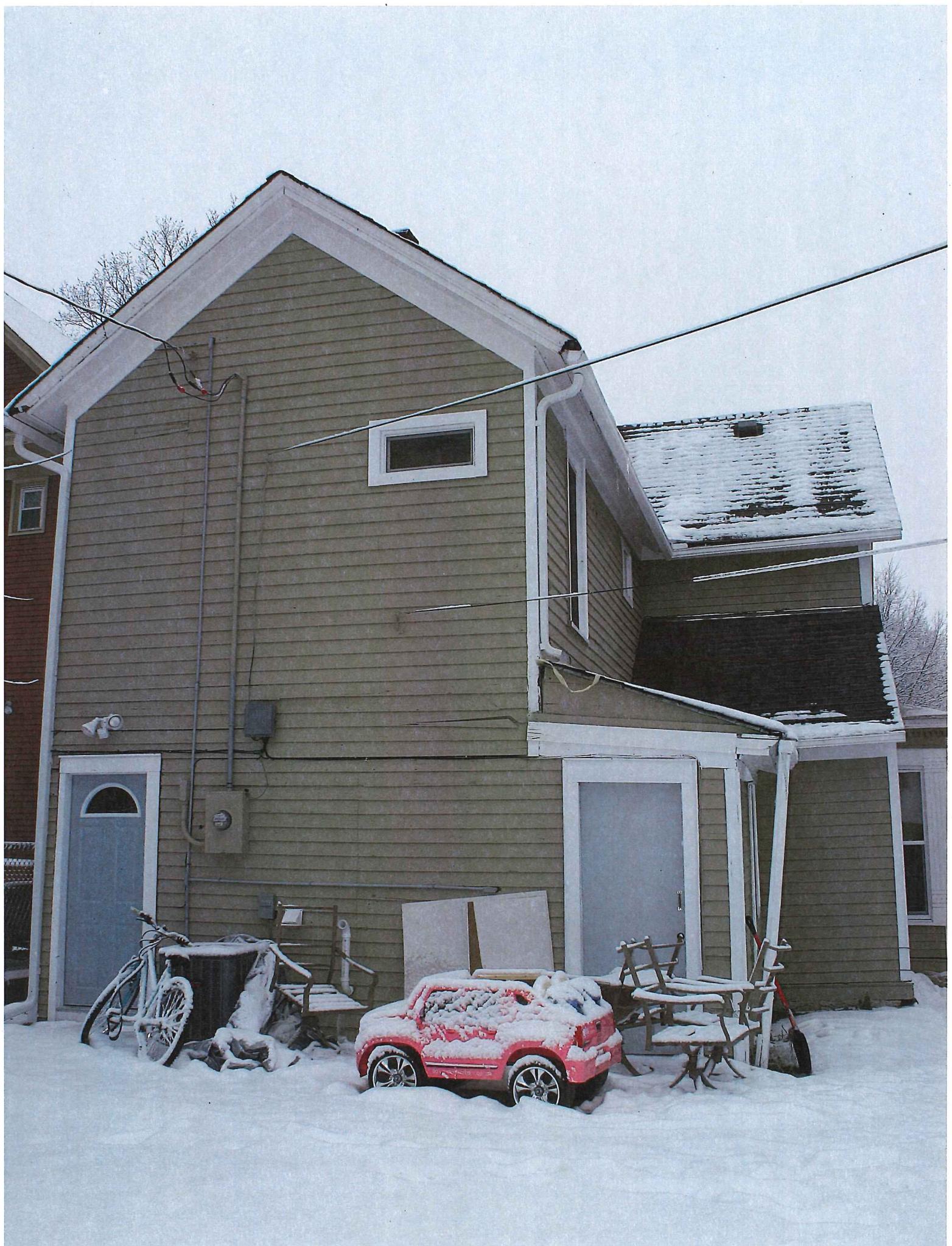


JW
JELD-WEN

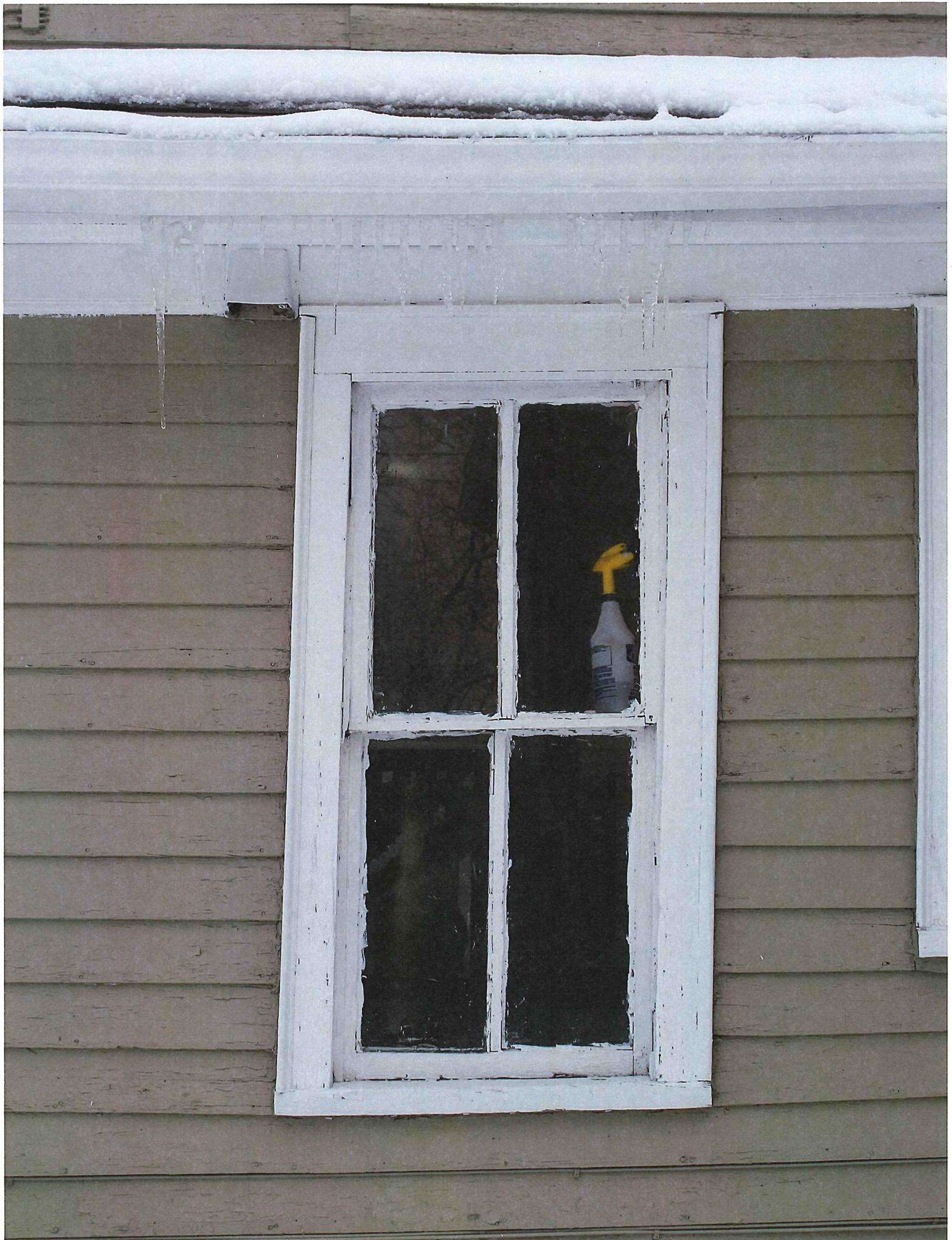
















135

111557294



BUILDING PERMIT
PERMIT # 20 15 147623
ISSUED DATE 02/07/2015
FOR SITE ADDRESS:
PROPERTY ADDRESS:
PROJECT DESCRIPTION:
EVALUATOR:
INSPECTOR'S APPROVAL

INSPECTOR'S APPROVAL
DATE: 02/07/2015
BY: [Signature]
PROJECT DESCRIPTION:
EVALUATOR:
INSPECTOR'S APPROVAL

BUILDING PERMIT
PERMIT # 20 15 147700
ISSUED DATE 02/07/2015
FOR SITE ADDRESS:
PROPERTY ADDRESS:
PROJECT DESCRIPTION:
EVALUATOR:
INSPECTOR'S APPROVAL



























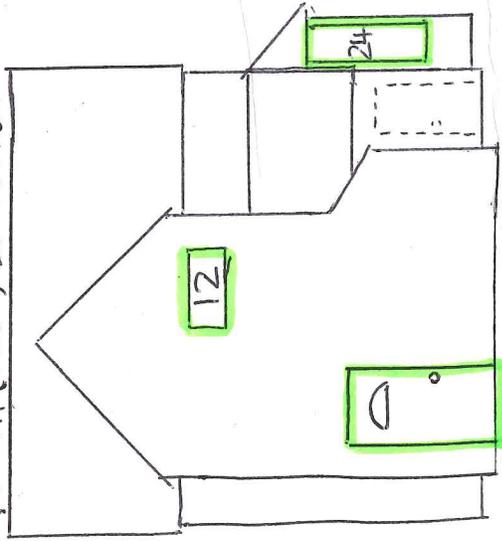




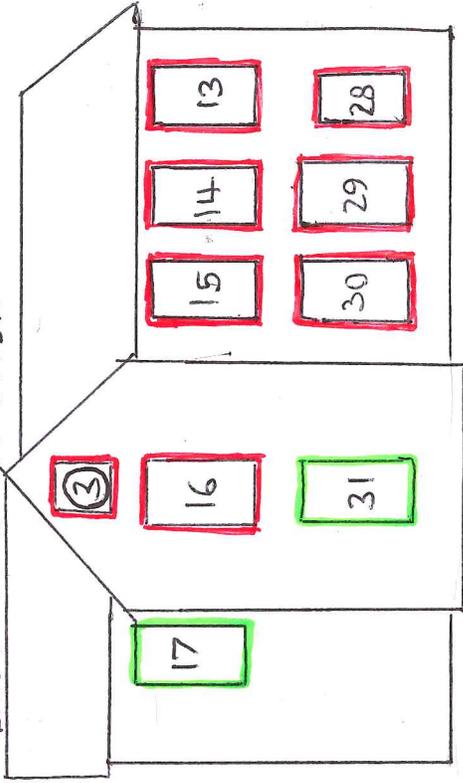


735 Wilson Ave WINDOW SCHEDULE

North (Rear) Elevation



East Side Elevation

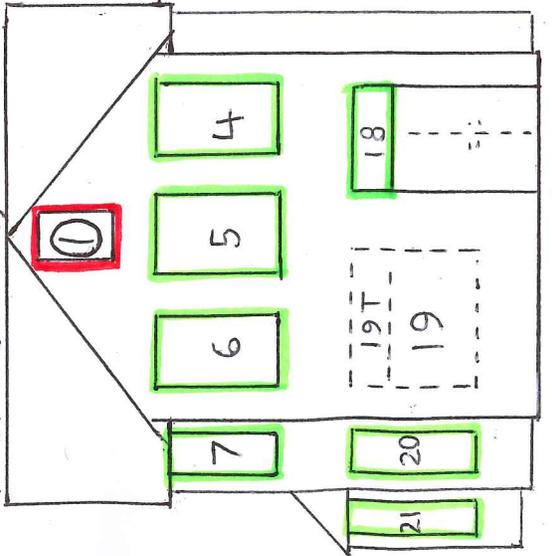


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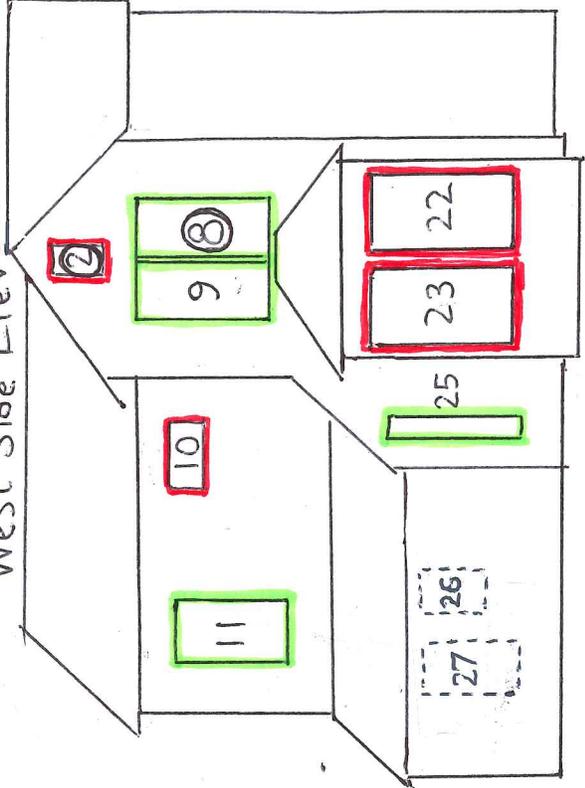
- # = Replaced by Housing Ex. Sol.
- # = Replaced, no I.D.
- # = Not affected

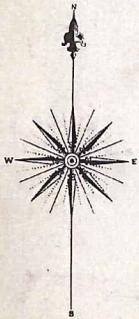
 Rec. APPROVAL	 Rec. DENIAL
--	--

Front (South) Elevation



West Side Elevation





194

195 E. 3RD

ARCADE

83

CONWAY

190

EUCLID

177

BATES AV.

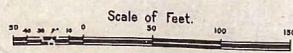
VAN BUREN PLEASANT RAVINE

MAPLE

EUCLID

HUDSON AV.

181





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/ds

November 24, 2015

Mahad Farah
Twin Cities Property Management Llc
393 Dunlap St N Ste LI44
Saint Paul MN 55104-4202

To Whom It May Concern:

The building or portion of building identified below has been inspected and is in compliance with applicable code requirements for the occupancy classification and use listed below.

Certificate of Code Compliance

Property Address	735 WILSON AVE	
Property Owner	Twin Cities Property Management Llc	
Owner's Address	393 Dunlap St N Ste LI44 Saint Paul MN 55104-4202	
Use of Building	Single Family Residential	
If occupancy is restricted, in the box to the right, describe the portion of the building approved for occupancy or any conditions limiting use of the building:		

Sincerely,

Steve J. Ubl
Building Official

Enclosure

SJU/ml

Suhan, Allison (CI-StPaul)

From: mfarah00@gmail.com
Sent: Friday, April 01, 2016 11:32 AM
To: Counts, Fred (CI-StPaul)
Cc: Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Suhan, Allison (CI-StPaul); Niemeyer, George (CI-StPaul); Alejandro Arresse
Subject: Re: Public Hearing Postponed to April 28 - 735 Wilson Ave - PLEASE RESPOND

I will be there to attend thank you

Sent from my iPhone

On Apr 1, 2016, at 11:01 AM, Counts, Fred (CI-StPaul) <Fred.Counts@ci.stpaul.mn.us> wrote:

Good Morning Mahad,

Per your phone conversation with staff member Christine Boulware this morning, the Public Hearing for 735 Wilson Avenue will be heard on April 28, 2016, so that you will be able to attend. Please reply to this email your confirmation of availability to attend the Public Hearing on that date.

Thank you for your time,
Fred

Fred Counts
Historic Preservation Intern
Planning and Economic Development
1400 City Hall Annex
<image001.jpg> 25 West Fourth Street
Saint Paul, MN 55102
P: 651-266-6644
fred.counts@ci.stpaul.mn.us
<image002.jpg> <image003.jpg> <image004.jpg> <image005.jpg>
Making Saint Paul the Most Livable City in America