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
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit #15-147423 - After-the-Fact
STAFF INVESTIGATION AND REPORT: Allison Suhan, Fred Counts
DATE: February 19, 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. This early 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 also 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 construction. 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 a design review application for the replacement of one (1) double-hung window on the west elevation on December 21, 2015.

- 2014: Twin Cities Property Management purchases 735 Wilson Avenue.
- September 14, 2015: HPC staff approved an application by Housing Express Solutions to reroof the property, repair the soffit and fascia using in-kind materials, and repair and paint the front doors (HP File #15-147433).

- September 22, 2015: DSI approved and released Permit #15-147423 for exterior work on the property in connection to HPC approval on 09/14/15.
- September 23, 2015: HPC received a complaint that windows were being installed without a permit or HPC review or approval. Staff emailed the vacant building inspector requesting a stop work order. No follow-up from the inspector was received.
- October 2, 2015: Staff emailed the building inspector requesting a stop work order for the new windows being installed at the property. No follow-up from the inspector was received.
- October 21, 2015: HPC notified the stated owner in a phone call that a complete application would be necessary for the new windows installed without a permit or HPC review and approval. The stated owner was also notified that this work would go before the full commission for public hearing. Staff emailed the stated owner a summary of their conversation shortly afterward.
- October 22, 2015: The stated owner emailed HPC staff explaining that all windows replaced were done so to satisfy building code, but no mention to compliance with HPC guidelines was made. The owner stated that "some windows" had already been replaced before he purchased the building.
- November 19, 2015: The applicant stated in an email that *all* windows had been changed before work began on the house, and that some had been "special-ordered" to fit the window opening size. This does not match earlier statements by the current owner that the previous owner began installation of the new windows, only to sell the house and leave the remainder of the job to current owner to complete.
- December 21, 2015: An HPC Application for 1 new window was emailed to HPC staff by Housing Express Solutions.
- January 4, 2016: Juan called HPC staff to discuss the most recent application and clarify history of window installation at the property. The applicant claimed that all new windows were installed by another contractor that he does not know. After clarifying this, the applicant explained the application to replace the one window was for the west projecting bay on the second floor. Staff asked him to submit a SKU for the new window.
- January 6, 2016: The applicant submitted a SKU for the new window via email to HPC staff. The applicant also stated that the window had already been installed without HPC review and approval and without city permits. HPC staff decided a site visit would be necessary.
- January 8, 2016: HPC Staff visited 735 Wilson Avenue and took photos of all elevations. All but 2 windows in the entirety of the structure had been replaced, with some being blocked or spaced in to accept stock window sash.

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. The majority of the windows are double-hung, with all previous double-hung units on the first and second floors replaced with new double-hung sash. The window style and configuration within the two smaller openings at the rear of the second floor are not known. The overall size of at least six window openings on the east and west side elevations was reduced. The historic 6-over-6, double-hung sash and two, 4-lite barn sashes within the attic gable ends were removed and replaced with fixed, single-lite units.
4. HPC staff administratively reviewed and approved exterior work (HP File #15-147433) on September 14, 2015 to reroof the structure, repair the soffit and fascia, and repair and paint the front double doors. This work was completed by Housing Express Solutions and did not include windows replacement. HPC staff also administratively reviewed and approved the installation a new condenser by Mike's Custom Mechanical, on October 20, 2015 (HP File #15-160042). Again, the project description did not include work to any windows. 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.
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 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 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.
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 ten of the new double-hung windows resulted in the reduction of the overall size of the window openings. The reduced size of these rough window openings do not comply with this guideline. The remaining eighteen windows (Windows fill the existing window openings and meet 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)]**. 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 required blocking-in of the historic window opening. 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.

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 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.
9. "*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.
10. 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.
11. 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.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends partial approval of the application with conditions. 16 windows - the 3 new double-hung windows and new transom on the main elevation, 7 double-hung windows on the west elevation, 1 hopper sash on the rear elevation, and 2 double-hung windows on the east elevation (Windows 4, 5, 6, 7, 8, 9, 11, 12, 17, 18, 19, 20, 21, 24, 25, & 31) – 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 the 13 windows (Windows 1, 2, 3, 10, 13, 14, 15, 16, 22, 23, 28, 29, & 30) based on Findings 5, 6, 7, & 8 and the following conditions:

1. The applicant began work without a permit or HPC approval. 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 windows that do not comply shall be removed and replaced with windows that fit the historic window openings and match the window style and configuration. The new windows shall be installed no later than 90 days following the HPC Decision (May 25, 2016).
3. The owner or their representative shall work with staff to create a window application that complies with the Dayton's Bluff Heritage Preservation District guidelines.
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)

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
- ☐ Moving
- ☐ Demolition
- ☐ Sign/Awning
- ☐ Fence/Retaining Wall
- ☒ Other Replace 1 window
- ☐ New Construction/Addition/ Alteration
- ☒ Pre-Application Review Only

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

City: Roseville State: MN Zip Code: 55113

Phone number: 6512633204 e-mail: housingexpresssolutions@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~~ 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.

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** ☒

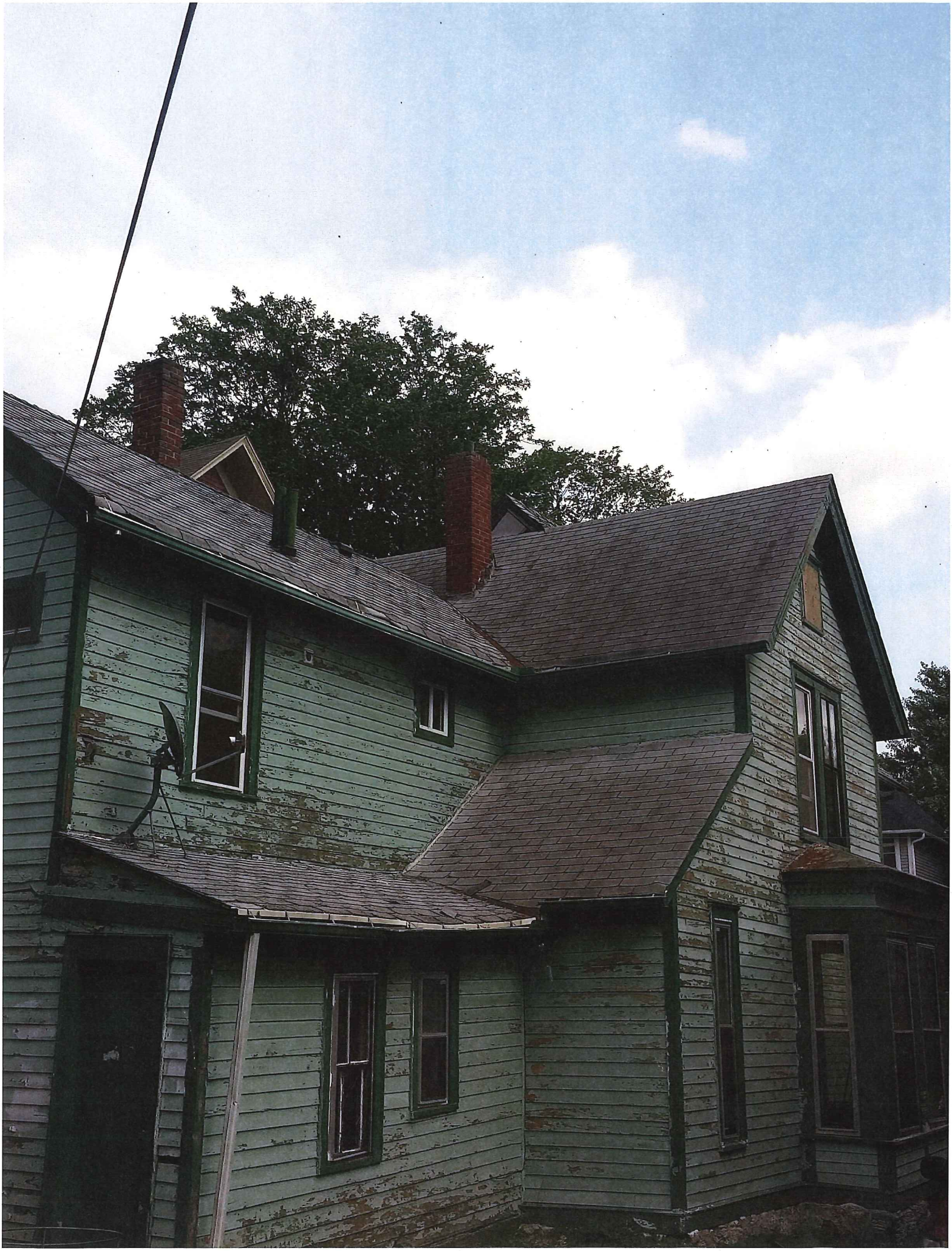
I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any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

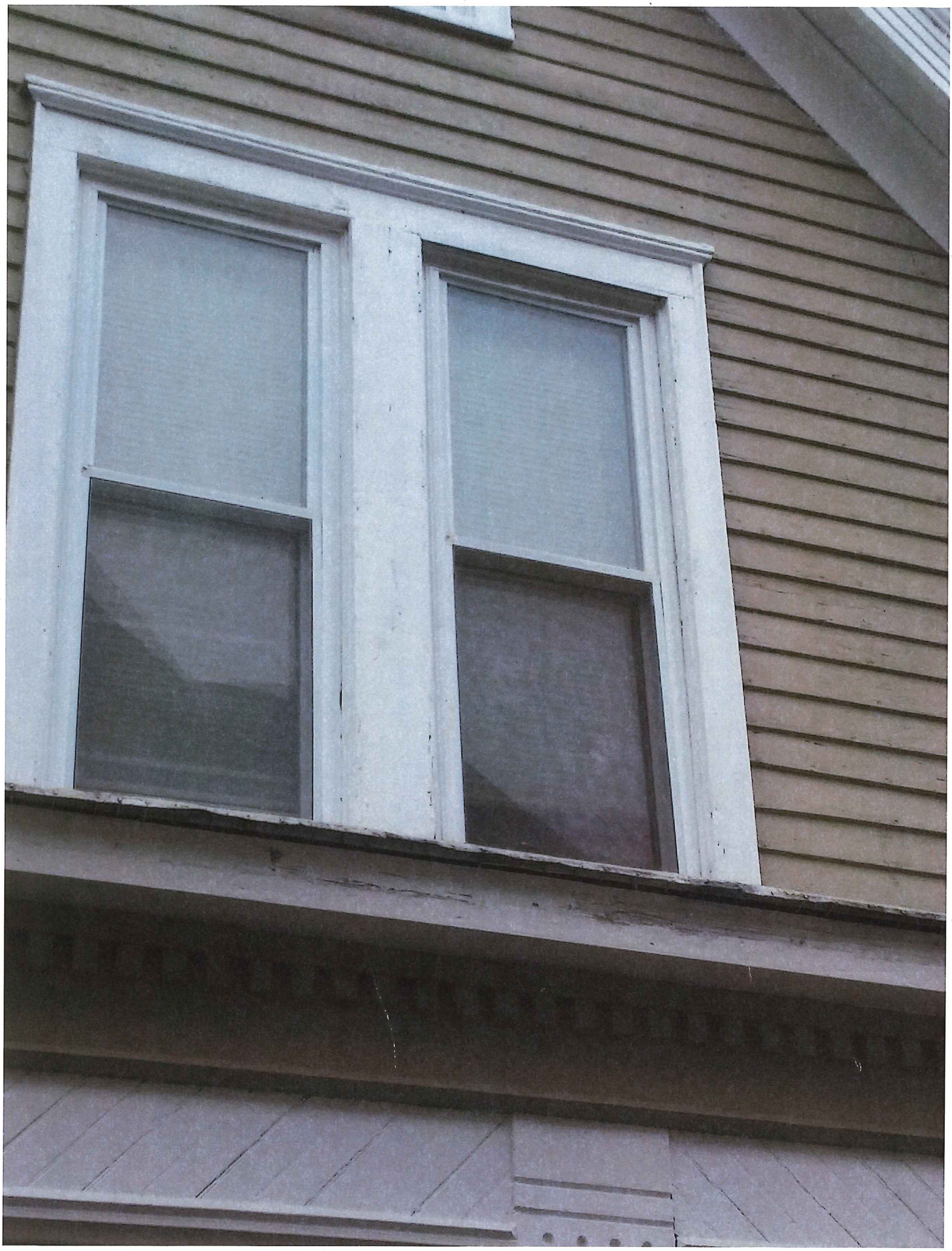
Signature of applicant: _____ **Date:** 12/08/15.

Signature of owner: _____ **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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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, ~~double~~ 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

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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** ☒

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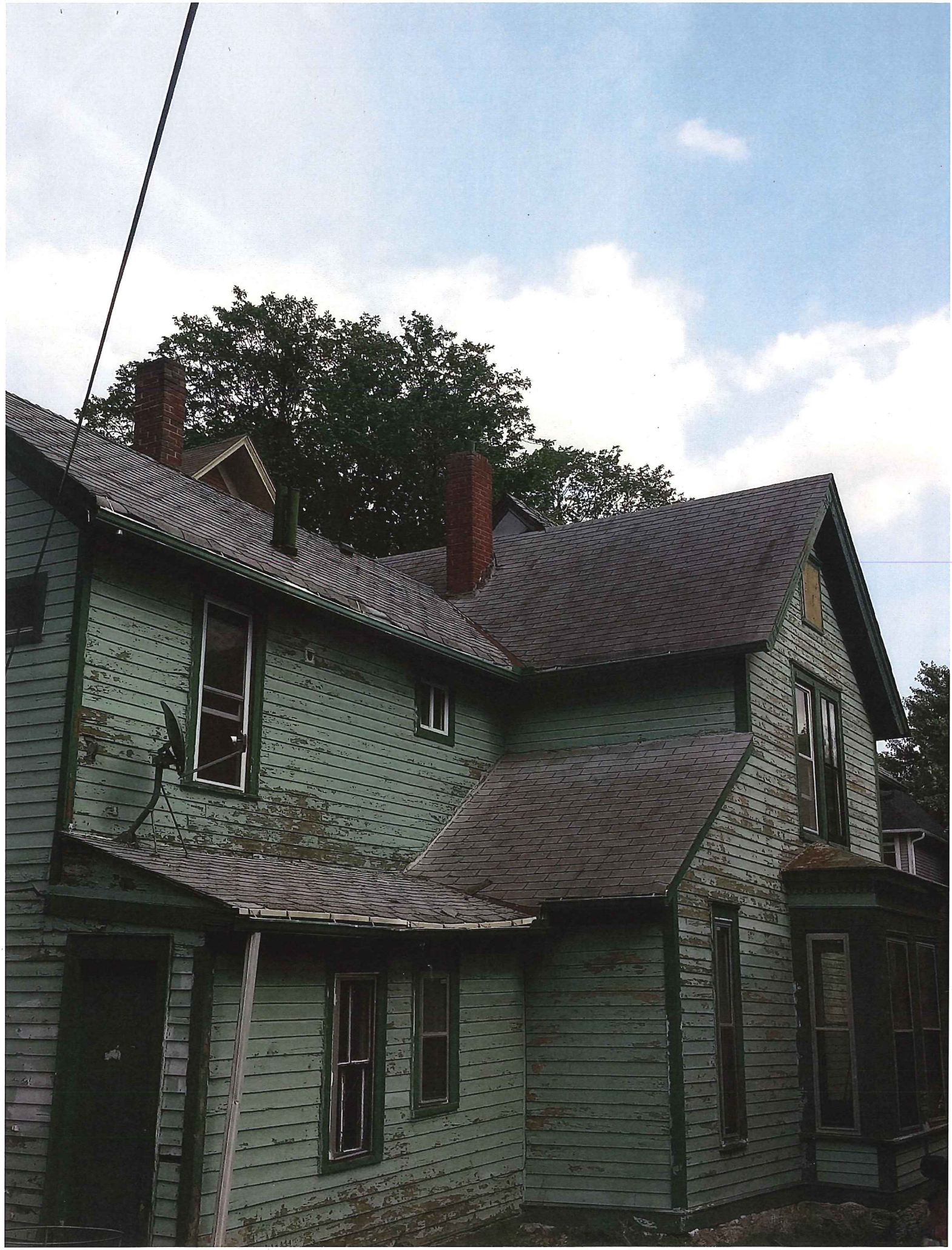
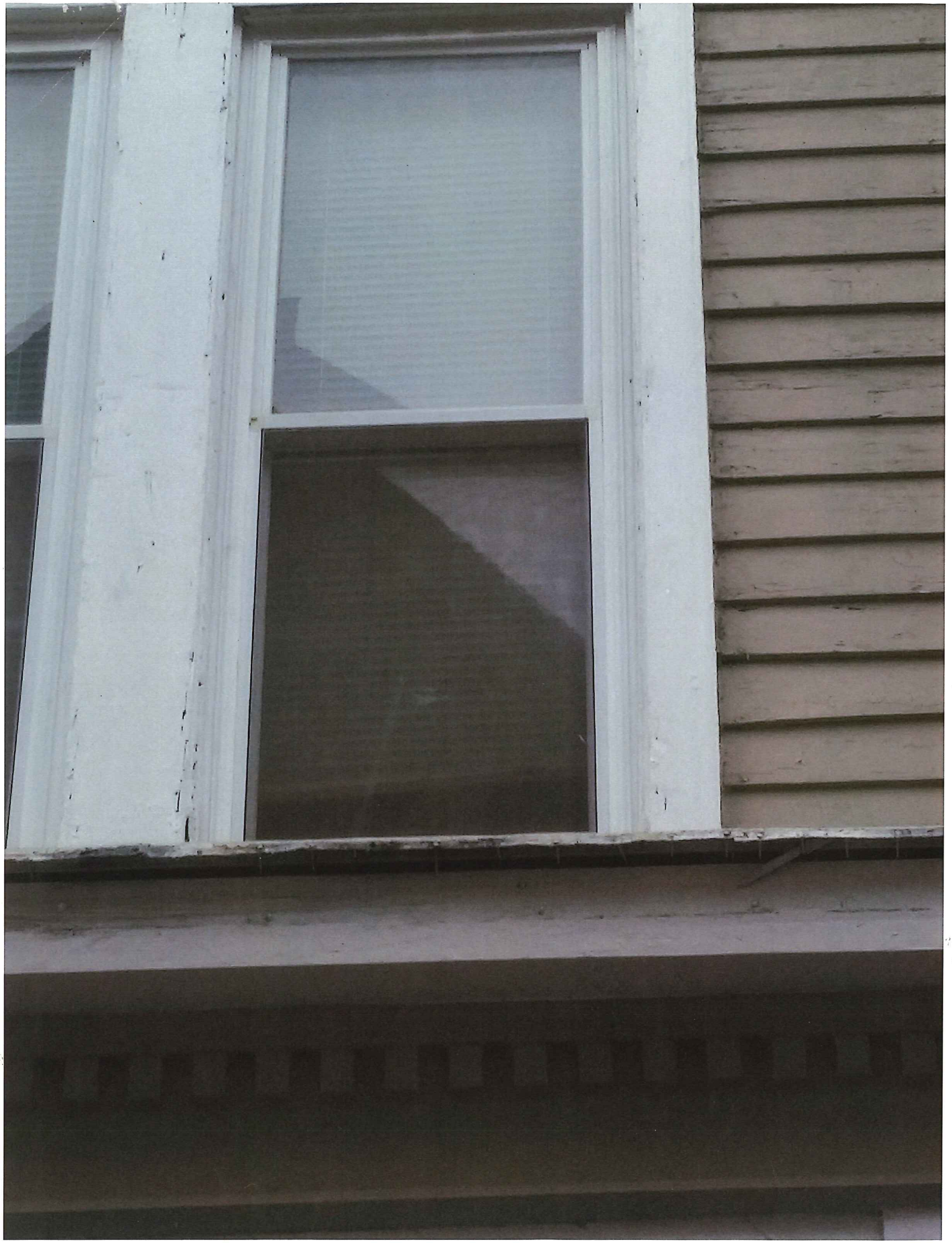
Signature of owner: _____ **Date:** 12/08/15

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





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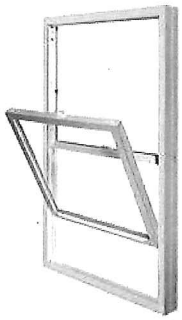

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Hover to zoom in.

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

MADE IN U.S.A.

Variation:
White Vinyl Pocket
*Prices may vary by variation

Select Rough Opening Size

28-1/4" W x 46" H

Description | **Specifications**

Add to Compare | Add to Gift Registry

Online Availability

Not Available Online

Add to My List

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

JW 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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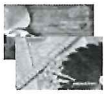

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Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

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
- ☐ Moving
- ☐ Demolition
- ☐ Sign/Awning
- ☐ Fence/Retaining Wall
- ☒ Other Window and Door
- ☐ New Construction/Addition/ Alteration
- ☒ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 735 Wilson St Zip Code: 55106

3. APPLICANT INFORMATION

Name of contact person: Jim Fiz

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: housingexpresssolutions@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 4132 e-mail: mfarah00@gmail.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Nop

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 (manufacter)
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: _____ **Date:** 02/18/16

Signature of owner: _____ **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 ½" 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 - Rought opening 28"1/2 x 46"
Insulated, Glass Clear.
Low-E.

Done By Housing E

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

Done By Housing E

3_ BACK DOOR - (1) Commander. (MANUFACTER)
CM-600 32"x80" pre Hung Exterior.
DOOR. - Left Swing
Insulated - DOOR AND glas (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 (MANUFACTER) white color, GLASS clear, Single Hung.
18" x 77" rough opening / Insulated, ENERGY STAR Low-E QA

Done By other

(2) 2 windows on WEST SIDE of House, MAIN Level, Livingroom.
FIRST - 36" x 74" rought opening
Same Description of above. for rest
Second - 36"x 65" rought opening
Same Description of above for rest.

Done By other

(3) 1 window West Side 2nd Level elevation.
29"x 69" rought 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 79" rought opening
Same Description of above Fore rest Description

Done By other

(5) 3 windows on East Side Towards rear of house.
29"x65" Rough opening
Same Descriptions for the rest
Done By other

(6) 1 window on West Site Tower rear of House upper Level.
29"x65" Rough opening
Same Descriptions for the rest
Done By other

(7) 3 windos on front, South of house, 2nd Level.
29"x69" Rough opening
Same description for the rest
Done By other

(8) 2 windows on 2nd Level elevation, East Side of House
29"x69" Rough opening.
Same Description for the rest.
Done By other

(9) 1 window on Main Level elevation East Side (Bedroom)
29"x78" Rough opening
Same Description for the rest
Done By other

(10) 1 window on Back porch facing East Side.
24"x54" Rough opening.
Same Description for the rest
Done By other

(11) 1 window on West Side of House from Kitchen.
18"x79" Rough opening
Same Description for the rest
Done By other.

JAN. 11, 2007 STAFF PHOTO – CG

-Four-lite configuration of west elevation dormer

FEB. 26, 2014 - staff photo cb

Northland

735
ADT

735
ADT

JW
JELD-WEN

735

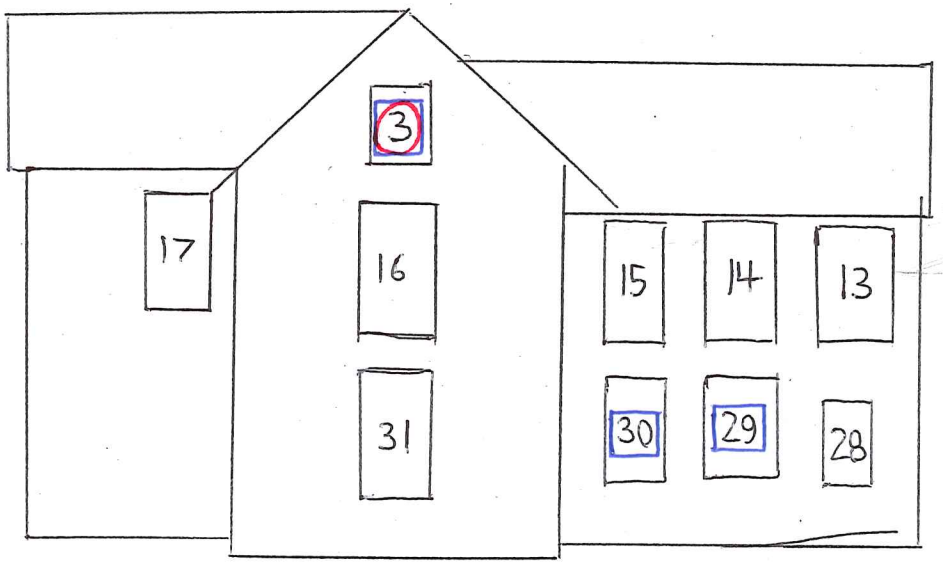
BUILDING
PERMIT
BUILDING
PERMIT

735

3M

North (Rear) Elevation

East Side Elevation



KEY

(#) = Replaced by HES

[#] = Replaced, no I.D.

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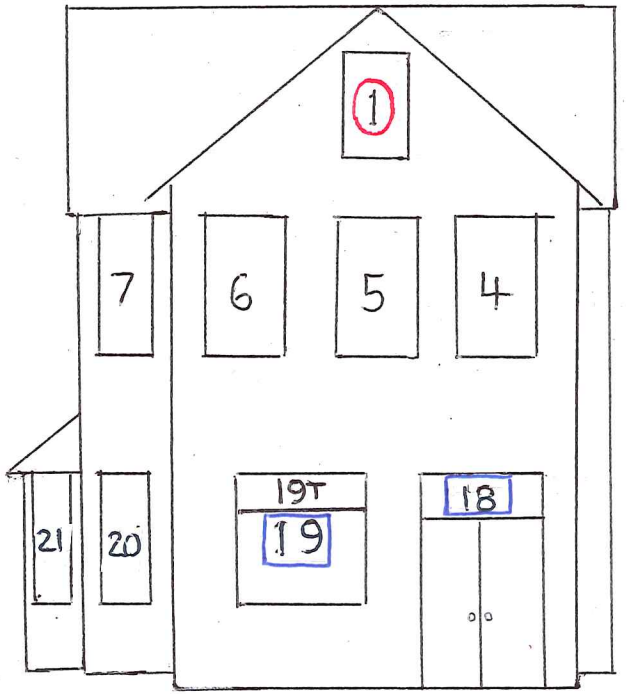
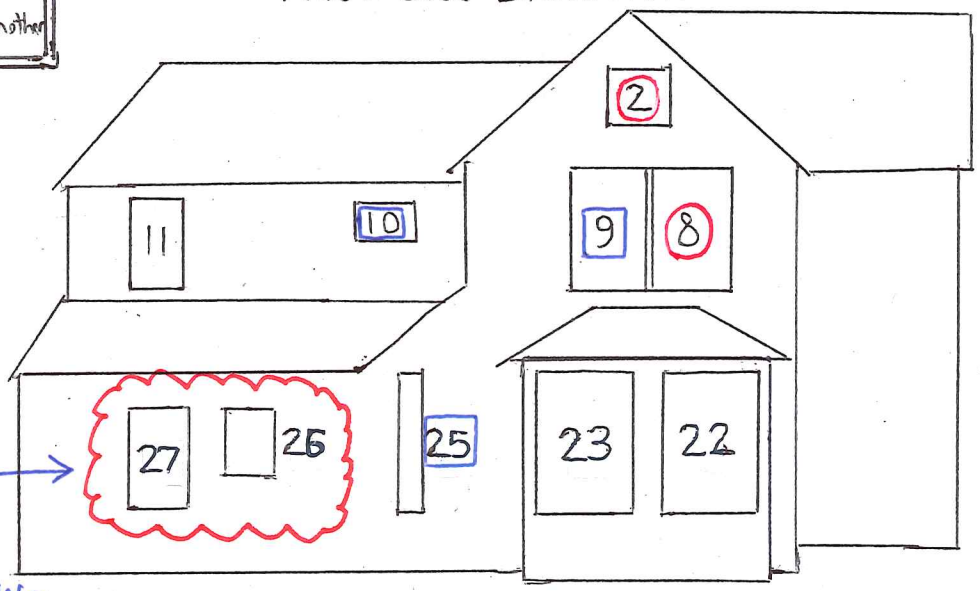


Front (South) Elevation

←

West Side Elevation



NO WORK TO THESE WINDOWS

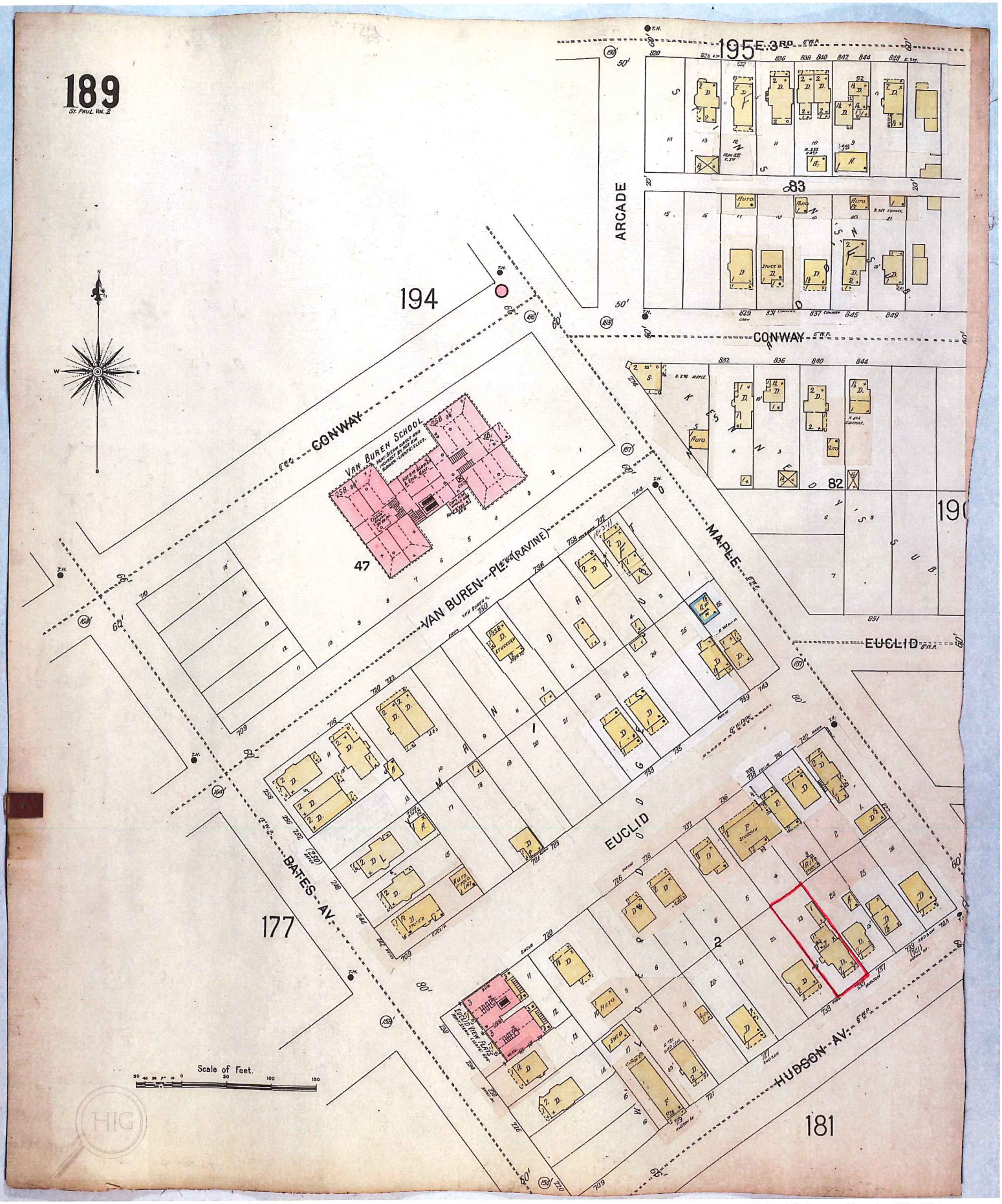
Window Schedule Submittal

Date: 02/19/2016

Project Address: 735 Wilson Ave

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.

				Previous Window									New Window						
	Window # (should correspond with the numbered windows on elevation photographs)	Elevation (N,S,E,W, etc)	Floor Level	Opening Size Width	Opening Size Height	Is the window original/historic?	Window Material	Window Type (casement, double-hung, fixed, etc.)	Divided Light Configuration (1-over-1, 6-over-1, etc.)	Previous Window Condition	Storm/Screen Window Description (previous, material, condition)	Repair or Replace Existing Window?	Opening Size Width	Opening Size Height	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)
	1	S	Attic	28.5"	46"	Yes	Wood	Double-Hung	6-over-6	N/A	Vinyl w/ horizontal division at meeting rail	Replace	28.5"	46"	Vinyl	Fixed	Single Lite	None	Painted
	2	W	Attic	24"	28.5"	Yes	Wood	Barn Sash	4-lite	N/A	None	Replace	24"	28.5"	Vinyl	Fixed	Single Lite	None	Painted
	3	E	Attic	24"	28.5"	Yes	Wood	Barn Sash	4-lite	N/A	None	Replace	24"	28.5"	Vinyl	Fixed	Single Lite	None	Painted
	4	S	2	29"	69"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	5	S	2	29"	69"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	6	S	2	29"	69"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	7	W	2	24"	78"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	24"	78"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	8	W	2	29"	69"	Yes	Wood	Double-Hung	2-over-2	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	9	W	2	29"	69"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	10	W	2	N/A	N/A	No	Unknown	Unknown	Unknown	N/A	No storm present	Replace	N/A	N/A	Vinyl	Slider	2 Lite	Half Screen	Painted
	11	W	2	29"	65"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	65"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	12	N	2	N/A	N/A	No	Unknown	Unknown	Unknown	N/A	No storm present	Replace	N/A	N/A	Vinyl	Hopper	Single Lite	None	Painted
	13	E	2	29"	65"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	65"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	14	E	2	29"	Unknown	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	65"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	15	E	2	29"	Unknown	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	65"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted
	16	E	2	29"	69"	No	Unknown	Double-Hung	1-over-1	N/A	Vinyl w/ horizontal division at meeting rail	Replace	29"	69"	Vinyl	Double-Hung	1-over-1	Half Screen	Painted



Insurance Maps of St. Paul, Minnesota - Volume 2
Publisher: Sanborn Map Co.
1903 revised through September 1925
Handwritten notations by St. Paul Planning Commission

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