CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 1979 Summit Avenue
DATE OF APPLICATION: September 19, 2013
APPLICANT: Renewal by Andersen, Russ Miller
OWNER: Tom Von Reuden
DATE OF HEARING: October 24, 2013
HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Amy Spong and Renee Cohn
DATE: October 18, 2013

A. SITE DESCRIPTION:

The Moses Shapira House at 1979 Summit Avenue was constructed in 1924 in the Mediterranean Revival style. The house was designed by Clarence H. Johnson, Jr. with Lindstrom and Anderson as the contractors. The house has an intersecting green tile gabled roof and walls are stucco with a tan brick wainscoting. The windows on the first story have recessed stucco around the arches with shell molding above the lintels. The central bay projects slightly and contains a door surround with two engaged wood columns supporting an entablature topped by two tall finials. Above the main entrance is a small balcony with a door and similar surround. The windows are six-over-six, four-over-four, and six-over-one. The garage is attached and the rear shed is non-contributing. The property has a tan brick retaining wall with a concrete coping. (*Description translated from National Register nomination)*

B. PROPOSED CHANGES:

The applicant proposes to replace six windows on the south elevation of the residence, facing Summit Avenue. The proposed Renewal by Andersen windows are a Fibrex material and no detail was provided verifying number of panes (divided lights), screen information or style. The existing window sashes are wood, six-over-six, double-hung. From the photos, the storm windows appear to be aluminum on the second floor and possibly wood on the first floor. The application describes the existing condition of the windows to have “rot, falling apart terrible condition.”

C. BACKGROUND:

- June 4, 2013 – staff received a Building Permit application and contacted the applicant for the additional application and information.
- June 5, 2013 – staff received incomplete Heritage Preservation Commission Design Review application via fax.
- June 14, 2013 – staff contacted the applicant via email to request additional information.
- July 30, 2013 – staff received a response from the applicant with no additional information and responded to the applicant re-requesting the information.
- September 19, 2013 – staff received additional photos from the applicant.

D. GUIDELINE CITATIONS:

The Secretary of the Interior’s Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Summit Avenue West Heritage Preservation District Guidelines for Design Review:

Sec. 74.36 – Restoration and rehabilitation

(a) 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.*
2. *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, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural of "period" designs or using parts of other buildings.*
3. *Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures or a period should be treated with sensitivity.*
4. *Buildings should be used for their originally intended purpose or compatible uses which require minimum alteration of the building and its site.*
5. *In general, buildings should be restored to their original appearance. However, alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood. This significance should be respected, and restoration to an "original" appearance may not be desirable in some cases. All buildings should be recognized as products of their own time and not be altered to resemble buildings from an earlier era.*
6. *Whenever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(d) 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 March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No.17716, § 1. 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 house is categorized as contributing to the Summit Avenue West Heritage Preservation District.
3. Sec. 74.36 (a)(1) General principle 1 states that "*the removal or alteration of distinctive architectural features should be avoided."* The original windows on this property are considered distinct contributing features of the property. Their removal would not comply with this guideline.
4. Sec. 74.36 (a)(2) General principle 2 states "*deteriorated architectural features should be repaired rather than replaced whenever possible"* and *"In the event of replacement, new materials should match the original in composition, design, color, texture and appearance."* The photos submitted by the applicant do not show the windows in a condition that would warrant replacement.
5. Sec. 74.36 (d)(3) The guideline states that "if replacement of window sash ... is necessary, the replacement should duplicate the material, design and hardware of the older window sash". The design and hardware of the proposed new windows was not submitted to HPC staff. Staff cannot determine the appropriateness of the proposed new windows without the style, configuration, profile and storm/screen information. The proposed material does not duplicate the original material and does not comply with the guideline.
6. The proposal to replace six windows on the south elevation of the residence would have an adverse effect on the Program for the Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the building permit application to replace windows at 1979 Summit Avenue. Staff could review and approve a proposal for repair of the existing windows, new storm windows or select in-kind replacement where justified.

Saint Paul Heritage Preservation Commission
C/o Office of License, Inspections and Environmental Protection
350 Saint Peter Street, Suite 300
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. PERMIT CATEGORY

Please check the category that best describes the proposed work

☐ Repair/Rehabilitation ☐ Sign/Awning ☐ New Construction/Addition
☐ Moving ☐ Fence/Retaining Wall ☐ Concept Review Only
☐ Demolition ☒ Other Replace

2. PROJECT ADDRESS

Street and number: 1979 Summit Ave Zip Code: 55105

3. APPLICANT INFORMATION

Name of contact person: Russ Miller

Company: Renewal by Andersen

Street and number: 1920 co Rd C, Roseville MN 55113

City: Roseville State: MN Zip Code: 55113

Phone number: (651) 264-4515 e-mail: russ.miller@andersencorp.com

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

Name: Tom Van Ryden

Street and number: 1979 Summit Ave

City: St Paul State: MN Zip Code: 55105

Phone number: (651) 644-5153 e-mail: —

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____)_____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Replace 6 double hung windows on South

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process & Checklist* for required information or attachments.
****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

☐ **YES**

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

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

Signature of applicant: K. M. Date: 5/6/13

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 5/5/13 - FAX 9-19-13 photos received FILE NO. 14-001

District: CSN /Individual Site: _____

Contributing/Non-contributing/Pivotal/Supportive:

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
- ☐ 1 Set of Plans reduced to 8 ½" by 11"
- ☐ Photographs
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: 10-24-13

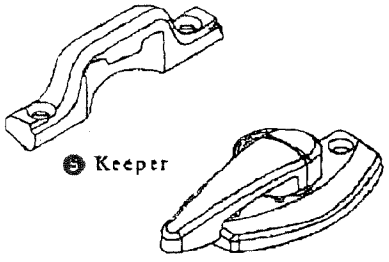
BP#
13-190615

DH, HF

Standard Features

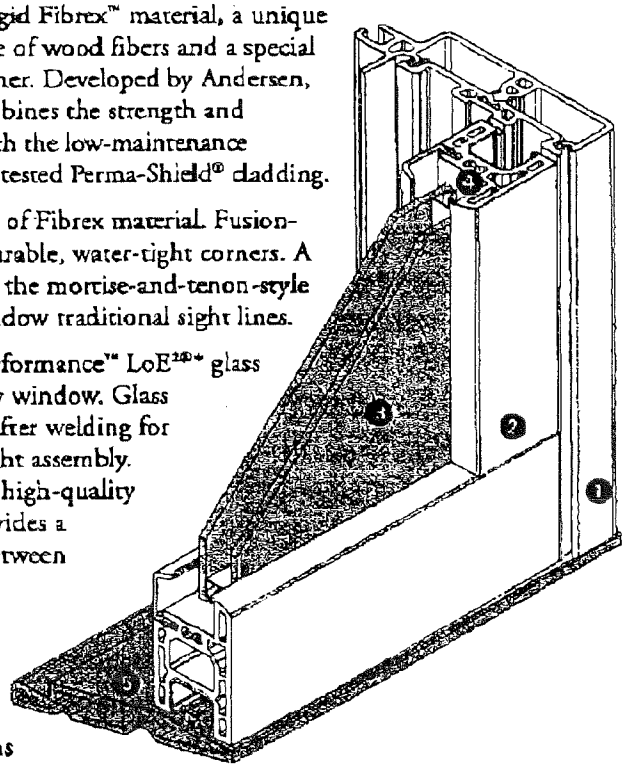
Described below are features that contribute to the double-hung window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

NOTICE! Insert double-hung window corner section shown although standard features are the same for both insert and full-frame double-hung windows.



❺ Keeper

❻ Sash lock



❶ Frame – Made of rigid Fibrex™ material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen, Fibrex material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.

❷ Sash – Constructed of Fibrex material. Fusion-welding provides durable, water-tight corners. A tall bottom rail and the mortise-and-tenon-style joining give the window traditional sight lines.

❸ Glazing – High-Performance™ LoE²®* glass is standard for every window. Glass is placed into sash after welding for a strong, weathertight assembly. An interior bead of high-quality silicone sealant provides a weathertight seal between glass and sash. Exterior glazing beads finish the glazing area with water-shedding corners. See Options for other glass choices.

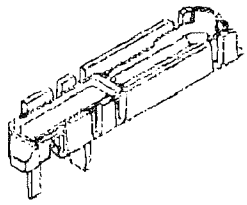
*LoE² is a registered trademark of Cardinal IG Company.

❹ Glass Spacer – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.

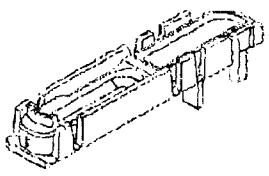
❺ Weatherstrip – A full-perimeter sash bulb weatherstrip provides a seal between sash and frame. The sash bulb weatherstrip has a slip-coating to reduce friction on frame surface, resulting in a reduced operation force. A weatherstripped, full-length meeting rail interlock seals sash tightly together.

❻ Sash Lock and Keeper – The composite material cam-type sash lock, mounted on the lower sash, engages easily into the keeper mounted on upper sash. The lock and keeper are centered on the sash. Windows wider than 48 inches will have two locks and keepers equally spaced across the sash. The Double-Hung Window Component Color Combination Chart on page 3-35 shows the hardware color for each window color combination.

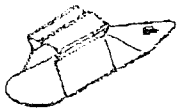
❼ Tilt Wash – Both sash can be tilted inward for easy cleaning. Lower sash tilts inward by engaging the patented wash assist tabs conveniently located in side jambs. Upper sash tilts by engaging two concealed latches in top rail which are only accessible when upper sash is lowered.



❼ Tilt latch (left)

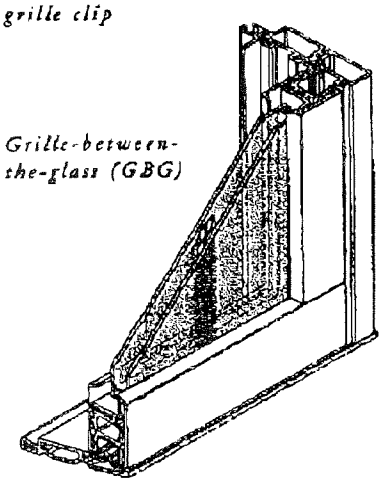


❼ Tilt latch (right)



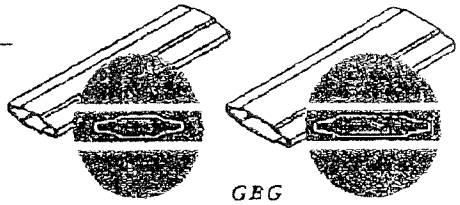
Interior wood grille clip

G Casement Window Grille Types– Three options are available. The interior and exterior sides of the grilles are colored to complement the overall window color(s). Consult the Double-Hung Window Combination Chart on page 1-39 for detailed color information.

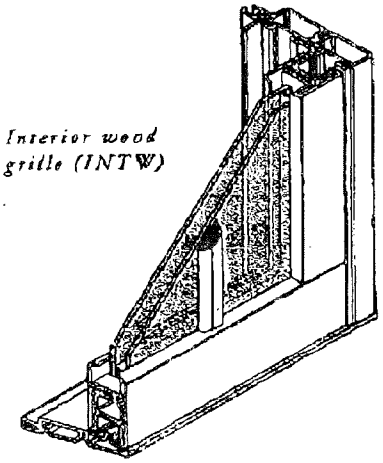


Grille-between-the-glass (GBG)

GRILLE-BETWEEN-THE-GLASS (GBG)
Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths.

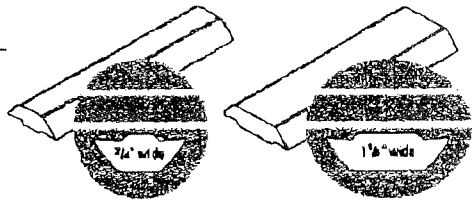


GBG

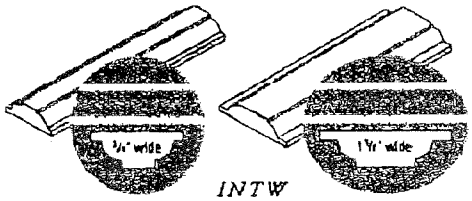


Interior wood grille (INTW)

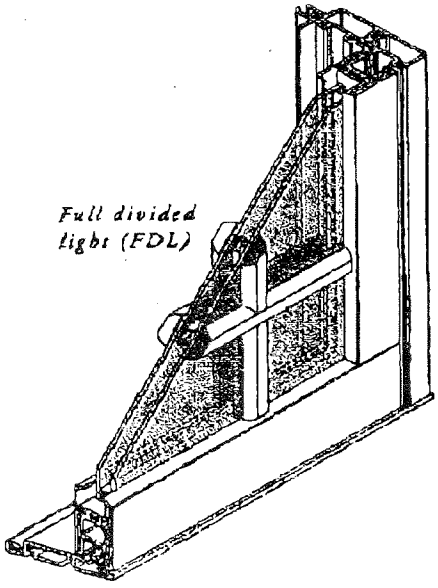
INTERIOR WOOD (INTW) GRILLE
Made of hardwood maple, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. Interior wood grilles are available in two different widths as a classic or contemporary profile.



INTW contemporary

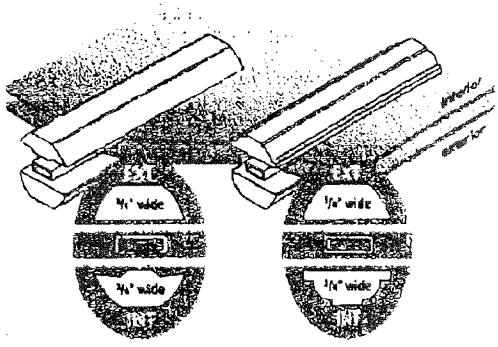


INTW classic



Full divided light (FDL)

FULL DIVIDED LIGHT (FDL) GRILLE
FDL grilles provide the classic look of a true divided light window. The exterior grille is Fibrex™ material in a single-width contemporary profile. Between the glass panes, an aluminum spacer stands 1/32" from each pane to maintain superior thermal performance. The hardwood maple interior wood grille is available in contemporary or classic profiles (narrow width only).



FDL contemporary *FDL classic*

Fibrex™ Material

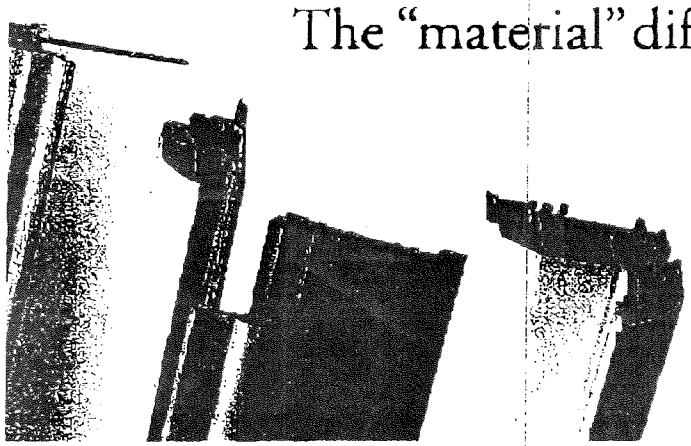
A better alternative. A better window.

renewal BY ANDERSEN

Reinventing the window.
It used to be that all windows were made of wood. Beautiful, durable, and a great insulator, wood was the material of choice for homeowners. But over the decades, changes in consumer needs led Andersen® to search for new materials with which to make windows.

Andersen pioneered the use of vinyl in windows in the 1960's when we introduced our low-maintenance Perma-Shield® cladding for wood windows. Andersen's experience in working with vinyl and in designing windows has led us to recognize the limitations of vinyl.

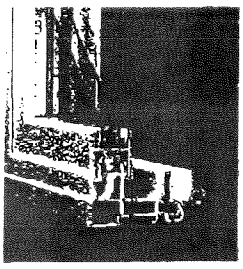
Fibrex™ material is born.
After years of intensive research and development—including over two dozen patent applications—Andersen introduces Fibrex™ material. A unique structural wood composite made of pine fibers and a thermoplastic polymer, it combines the strength and stability of wood with the low maintenance features of our time-tested Perma-Shield ® cladding. Revolutionary in every sense of the word, Fibrex material not only performs to our most exacting specifications, but saves raw materials by utilizing recycled wood fiber from our own wood milling operations.



The "material" difference.

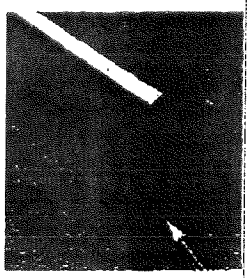
Renewal by Andersen® replacement windows made of Fibrex material offer several clear advantages.

The strength of Fibrex material allows us to make Renewal by Andersen window frames that are narrower than other replacement windows, giving you more glass, more view. (Isn't that the whole idea of a window?) Then there's the superior thermal insulating properties of Fibrex material, which, combined with Andersen® High Performance™ glass, keep your home more comfortable, summer or winter. And since Renewal by Andersen windows never need scraping or painting, they continue to look beautiful for years, effortlessly. All of which make Renewal by Andersen windows the best replacement windows you can buy.



Renewal by Andersen Gliding Window corner section.

What is Fibrex Material?



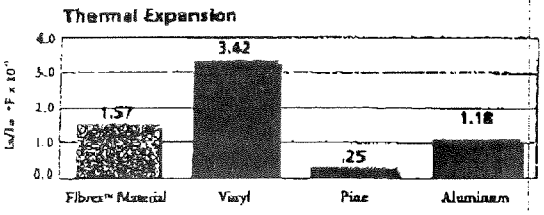
Andersen® Frenchwood® Hinged Patio Door cross section.

Fibrex material is a blend of wood fiber and a specially formulated thermoplastic polymer. Over seven years in development, Fibrex material is a whole family of materials– each formulation customized to meet the unique needs of any product, or even any window component. For Renewal by Andersen windows, we incorporate over 40% reclaimed materials from our other window manufacturing operations into the formulation.

The first Fibrex material part used in an Andersen product was the sill support in our Frenchwood® hinged patio door. This part, shown in the photo at left, makes use of 100% reclaimed materials. Incorporated into the patio door in 1993, the Fibrex material sill support has performed exceptionally well in this demanding role.

*Why Fibrex™ Material?**

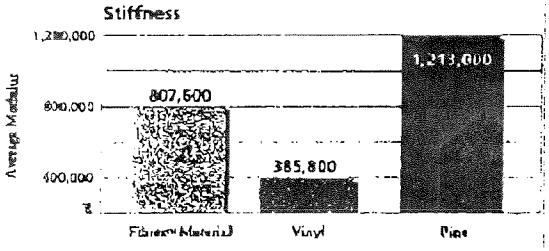
* All data verified by an independent laboratory using industry standard methods.



Vinyl's propensity to expand and contract results over time in cracks, bowing and leakage.

Durable and reliable.

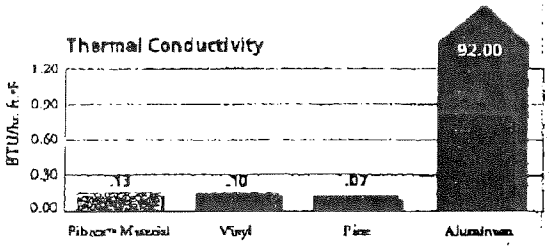
Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. As you can see, pine has a very low thermal expansion rate. With a rate of 1.57, Fibrex material, like aluminum, expands and contracts very little. Vinyl, however, with a higher thermal expansion rate of 3.42 expands and contracts markedly. In your home, that means windows made of Fibrex material will perform better in winter and summer than windows made of vinyl.



Fibrex material offers twice the rigidity of vinyl for long-term stability.

Stable and predictable.

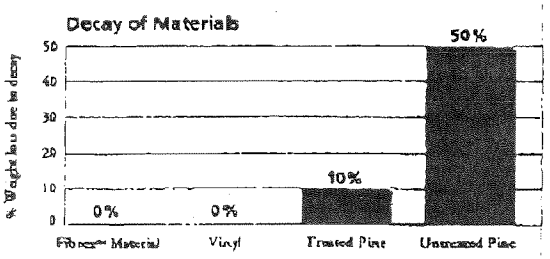
Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex material is twice the average for vinyl, making it a far more stable and rigid material for windows. And though wood's average stiffness is higher, it is far less predictable than Fibrex material since wood possesses natural variations such as grain, knots and moisture content. All of which means we can make Renewal by Andersen® window frames and sash narrower than competitive windows–gaining more glass area and more light from the same size space in your wall.



Fibrex material insulates over 1,000 times better than aluminum.

An excellent insulator.

Fibrex material has a very low thermal conductivity ratio–or in other words, excellent insulating properties–that put it on a par with pine or vinyl. Unlike aluminum, Renewal by Andersen windows, made of Fibrex material, won't transfer heat out of your home or allow cold temperatures outdoors to chill the window areas inside.



While even treated wood can decay, Fibrex material is extremely resistant to rot.

Decay resistant.

Eventually, without maintenance, even treated wood can be subject to decay. Fortunately for busy homeowners, Fibrex material is not. Our special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot. And Renewal by Andersen windows made of Fibrex material are warranted not to flake, rust, blister, peel, crack, pit or corrode.*

* See the Renewal by Andersen Limited Warranty for details.

Attn: Renee 651-266-6549 -fax
H.P.C.

City of St. Paul
Heritage Preservation Commission

**Please complete the following questions along with the Building Permit Application.

Customer Name Tom Van Rueden

Address 1979 Summit Ave St Paul

Sales Order Number 0771377837

1. What building elevation(north, south, west or east) and the level(1st or 2nd floor etc) will replacement take place?

1st & 2nd Floor Facing South

2. Describe existing condition of window sash and/or door. (i.e. wood, double-hung, 6 over 1 light, paint deterioration, wood rot, etc.) In order for HPC staff to approve any window replacement, the deterioration of the windows must be at a state that repair is not feasible.

Rot, Falling apart terrible condition

3. How many window sash/or doors proposed for replacement?

6 Windows / Inserts

**Please return to your CSC when complete with the file and/or application


201
202
203
101
102
103

1979 Summit Avenue
sent by Kara Benson
9/19/13