

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

FILE NAME: 755 Fifth Street East
DATE OF APPLICATION: February 19, 2014
APPLICANT: Brent Megahan
STATED OWNER: Wells Fargo
DATE OF HEARING: March 27, 2014
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Non-Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: John Beaty, Christine Boulware
DATE: March 21, 2014

A. SITE DESCRIPTION:

The Aichele house is a one-and-one-half story frame house rising from a limestone foundation in 1904 by builder, J. Meinken. The rectangular footprint has a small stair hall at the left (west) side entry; a transition between the foursquare and a side-hall forms. Asbestos-cement shingles clad the exterior, pierced by rectangular, double-hung, one-over-one windows. The windows are single and pined, and the window into the parlor on the primary facade is a picture window topped with a leaded, stained-glass transom and flanked by narrow double-hung one-over-ones. There is also a slider window on the left side, under an aluminum awning, that appears to have been added later. Most windows have a synthetic wrap that covers the original window architrave. The full-width entry porch has been enclosed with storm windows and has a Form-stone knee wall. The asphalt shingle, longitudinal, hipped roof is prominent, and has gabled wall dormers with cornice returns on the front, left and right sides; appearing like lower crossing gables of the Queen Anne form. The building is categorized as non-contributing, but was constructed during the period of significance for the Dayton's Bluff Heritage Preservation District.

B. CHANGES PROPOSED:

The applicant proposes to replace eighteen existing (non-historic) vinyl windows. The new windows are Vinylmax Trends series, single hung windows and one slider window. Staff verified with the applicant that the wood picture window, leaded, stained-glass transom, and flanking wood double-hung are included in the proposal. Storm windows or screens are not proposed as part of this application.

C. 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.

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.*

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 non-contributing to the character of the Dayton's Bluff Heritage Preservation District but was constructed within the period of significance. Based on the survey form, this categorization is due to the addition of cement-asbestos siding and PermaStone obscuring historic detailing and the enclosure of the front porch. These changes are considered reversible and if corrected could change the categorization of the property to contributing.
3. The majority of the existing windows in the house are vinyl, single- or double-hung, and not historic. There is one vinyl slider window. These windows were installed either before the adoption of the Dayton's Bluff Heritage Preservation District or without a permit or HPC approval. The removal of these windows will not result in the loss of historic fabric (Sec. 74.87(3)).
4. The remaining original or early wood windows are on the front elevation and include the leaded, stained-glass transom, the picture window, and the flanking double-hung windows. The removal and replacement of these windows will result in the loss of historic character defining features and fabric and does not comply with the guidelines [Sec. 74.87(3); Sec. 74.89(d)(1)].
5. The proposed new windows are white PVC and the profile of the sash are narrow do not resemble the profile of historic double-hung windows. They would not be considered an "appropriate historic model" [Sec. 74.89 (d)(1)(b)]; therefore they do not comply with the district guidelines.
6. The slider window is not a traditional window style; although there is an existing sliding window on the house, the proposal to replace it with another slider window does not comply with the guideline [Sec. 74.89(d)(1)(b)].
7. The existing trim wraps do not comply with the district's guidelines [Sec. 74.89(d)(1)(c)]. It is not incumbent upon the applicant to remove or replace the existing wrap, but the guidelines do not permit the installation of a new or replacement wrap on sills, casing or trim.
8. This proposal to remove the historic and significant front windows and install vinyl windows will 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)]

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the application. Staff encourages the applicant to repair the remaining original windows on the front elevation and to explore other windows models with more traditional proportions and profiles and work with HPC staff to create an application for window replacement that complies with the Dayton's Bluff guidelines.

F. ATTACHMENTS:

1. HPC Application
2. Information provided by applicant
3. Email communication with applicant
4. Photos of the property