

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

FILE NAME: 288 Laurel Avenue
DATE OF APPLICATION: August 7, 2014
APPLICANT: Bryan Horton, Renewal by Andersen
OWNER: Tara Fahay
DATE OF PUBLIC HEARING: September 11, 2014
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
CATEGORY: Pivotal
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: September 5, 2014

A. SITE DESCRIPTION: Laurel Terrace/Riley Row is a row of seven, two-story masonry row houses that turn the corner along Nina Street and Laurel Avenue. It was designed by Wilcox and Johnson and constructed in 1887. The units have flat roofs behind a shallow mansard roof, and there is a round turret with a conical roof at the corner. A red, pressed brick veneer with red butter joints covers the primary facades, and the rear elevations are calcium silicate bricks. Each unit has a centered wall dormer with triple arched windows, flat-headed windows on the second story. The dormers also have a high oculus window with flanking inset polychrome masonry rosettes. The building has many Jacobsville sandstone details, including voisoirs around curved elements, lintels, sills, belt courses, Gibbs surrounds at party walls and first story openings, porch column capitals, and porch columns on Nina Street. Each unit has an inset porch with a Syrian arch opening; the porches for 288, 290, and 292 have lower flanking arched openings with polished granite cylinders columns. There are polychrome rosettes beside the porch arches. A dressed stone water table covers the top of the rock-faced ashlar stone foundation, both in Jacobsville sandstone. The property is categorized as pivotal to the character of the Historic Hill Heritage Preservation District.

B. PROPOSED CHANGES:

The applicant proposes to replace four windows within existing openings with new, one-over-one double-hung windows with a terratone (taupe) exterior color. The two-over-two double-hung window is proposed to be replaced with a one-over-one.

C. BACKGROUND

History of window replacement in Laurel Terrace/Riley Row

288 Laurel Avenue

April 2004 – Application to install three double-hung wood replacement kits, two aluminum storm windows, and one piece of double strength single pane glass.

Approved

123-127 Nina Street & 286-296 Laurel Avenue

November 2009, File #09-314221 – Application for replacement of all exterior storm window on the front façade of the building. Existing wooden flush-fit storm window with aluminum spring-held sashes and screen inserts to be replaced with new custom-built wooden flush-fit storm windows with self-enclosed sashes and screens.

Approved with conditions:

- 1) New storm windows shall not obstruct the mullion detailing on the arched windows on the top floor.
- 2) Storm window trim shall match the existing window trim.

290-294 Laurel Avenue

October 1994, File #2168 – Application to install sash/ tilt-packs.

Approved

October 2004, File #04-179156 – Application to install Renewal by Andersen “Insert” window with Terratone Exterior Color.

Approved

August 2005, File #05-143176 – Application to install six Renewal by Andersen windows.

Approved

September 2005, File #05-147248 – Application to install Renewal by Andersen “insert” window with Terratone Exterior Color.

Approved with one condition:

- 1) Must have matching exterior applied muntins with a profile. Same pattern as existing.

July 2011, File #11-253480 – Application to replace eleven windows with Renewal By Andersen double-hung windows.

Approved with conditions:

- 1) Proposed windows shall match existing in size, style, profile, and color.
- 2) The screens shall have a horizontal bar with exterior profile installed that lines up with the double-hung meeting rail.
- 3) No wrapping the sills or trim and no panning the openings.

June 2013, File #13-192870 – Application to replace three double-hung windows and three transom windows on the second level of the north facade with Renewal by Andersen Fibrex windows.

Approved with conditions:

- 1) Replacement shall be sash inserts only and need to match historic window size, style, profile and configuration.
- 2) Full-frame, flush-mount screens shall be installed on the exterior of the double-hung windows with a horizontal bar that lines up with the meeting rail.
- 3) Full-frame, flush-mount storm windows shall be installed on the exterior of the transom windows. Storm window shall have a historic profile.
- 4) There shall be no wrapping or panning of the brick mould.
- 5) There shall be no divided lites or grills installed on any of the windows, screens, or storm windows.
- 6) Windows, screens, and storm windows shall have a dark finish.

D. GUIDELINE CITATIONS:

SECRETARY OF THE INTERIOR 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 historic 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.*

Historic Hill District Design Review Guidelines

Sec. 74.64. - Restoration and rehabilitation.

(a)General Principles:

1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance*

shall be discouraged.

4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*
8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*
9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(e) Windows and Doors:

(1) Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. The size of window panes or sash should not be altered. Such changes destroy the scale and proportion of the building.

(2) Window sash, glass, lintels, sills, architraves, doors, pediments, hoods, steps and all hardware should be retained. Discarding original doors and door hardware, when they can be repaired and reused in place, should be avoided.

(3) The stylistic period(s) a building represents should be respected. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design and hardware of the older window sash or door. Inappropriate new window and door features such as aluminum storm and screen window combinations, plastic or metal strip awnings, or fake shutters that disturb the character and appearance of the building should not be used. Combination storm windows should have wood frames or be painted to match trim colors.

E. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's

boundaries. 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 Historic Hill Heritage Preservation District.
3. The two-over-two muntin pattern is a distinctive feature of windows on the secondary elevations of this building.
4. There is a history of window replacement at the property with both wood windows and Renewal by Anderson windows. Past administrative approval of window replacement at the property has included the condition that the divided-light patterns or muntin patterns match that of the window proposed for replacement to comply with Sec. 74.64.(e)(1) of the Legislative Code.
5. The proposal to replace the two-over-two double-hung window with a one-over-one double-hung window alters the size and number of window panes and does not comply with Sec. 74.64.(e)(1).
6. The proposal to replace a two-over-two, double-hung window with a one-over-one double-hung window at the Laurel Terrace / Riley Row will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)). The replacement of three, one-over-one windows with new one-over-one windows in a similar style will not adversely affect the Program for Preservation.

F. STAFF RECOMMENDATIONS:

Based on the findings staff recommends partial approval of the building permit application provided the following condition(s) are met:

1. The three, one-over-one, double-hung windows may be replaced to match the existing in size, profile, style and detail.
2. The two-over-two, divided-light window shall be retained and repaired. The applicant may also propose to replace the window in-kind and the specifications shall be submitted to staff for final review and approval.
3. New windows approved for installation at the property shall have full-frame, flush-mount screens with historically accurate profiles and a horizontal bar that lines up with the meeting rail.
4. There shall be no wrapping or panning of the window trim or sills.
5. All final materials, details and colors shall be reviewed and approved by HPC staff or the HPC.
6. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.

G. ATTACHMENTS

1. HPC Design Review Application
2. Materials submitted by the applicant
3. Photos



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 Sign/Awning New Construction/Addition/
 Moving Fence/Retaining Wall Alteration
 Demolition Other _____ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 288 Laurel Avenue #2 Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Bryan Horton

Company: Renewal by Andersen

Street and number: 1920 City Rd C West

City: Roseville State: MN Zip Code: 55113

Phone number: (651) 264-4088 e-mail: bryan.horton@anderseninc.com

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

Name: Tara Fahey

Street and number: 288 Laurel Avenue #2

City: St. Paul State: MN Zip Code: 55102

Phone number: (651) 224-2914 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.

Proposal to replace 4 windows within existing openings. windows were previously painted a dark forest green. Other units in the building have been replaced w/ a dark toned exterior. Proposal to have terratone exterior and white interior to match existing look. Only feature existing that is not proposed is the 2 over 2 grille found on the kitchen window. window faces adjacent building and is not viewable from any street. Owners prefers not to have this feature to match other windows in the proposal. New windows custom made. All sash dimensions match new product. Install/Specs/color sample enclosed. 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?

X 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: Bj AH Date: 07/09/14

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 8/7/14 FILE NO. _____
District: HILL /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
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

City Permit # _____ - _____

288 Laurel Avenue

Renewal by Andersen

Submitted by Bryan Horton

08/06/2014

Exterior



Exterior of kitchen window. Other exterior pictures unclear due to elevation and proximity to other buildings. Exteriors all look the same. PLEASE NOTE: This unit is the only window on the property with 2:2 grille pattern. All others clear glass, no grilles.

Exterior has also been painted Forest Green. Other windows on the property have a dark finish, proposal to replace with Terratone exterior (color sample included)

Interior

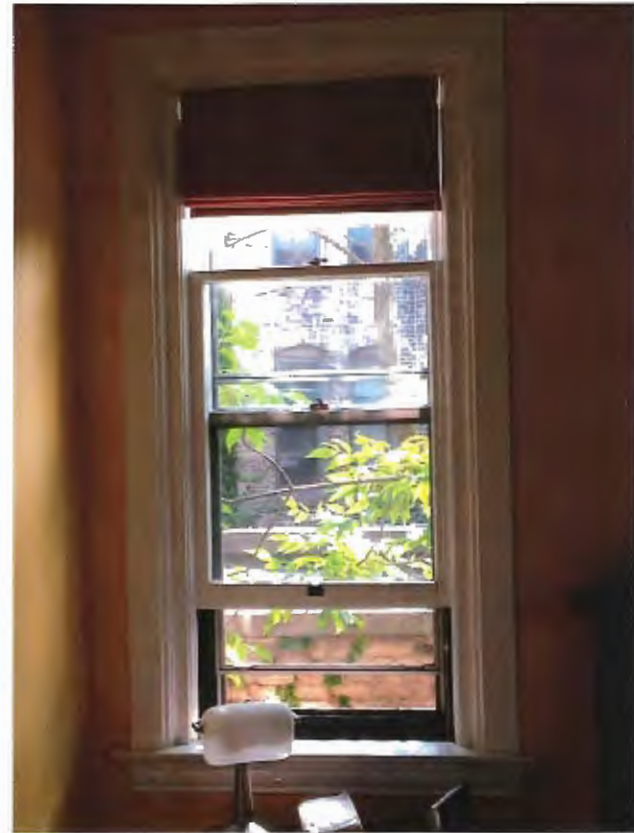
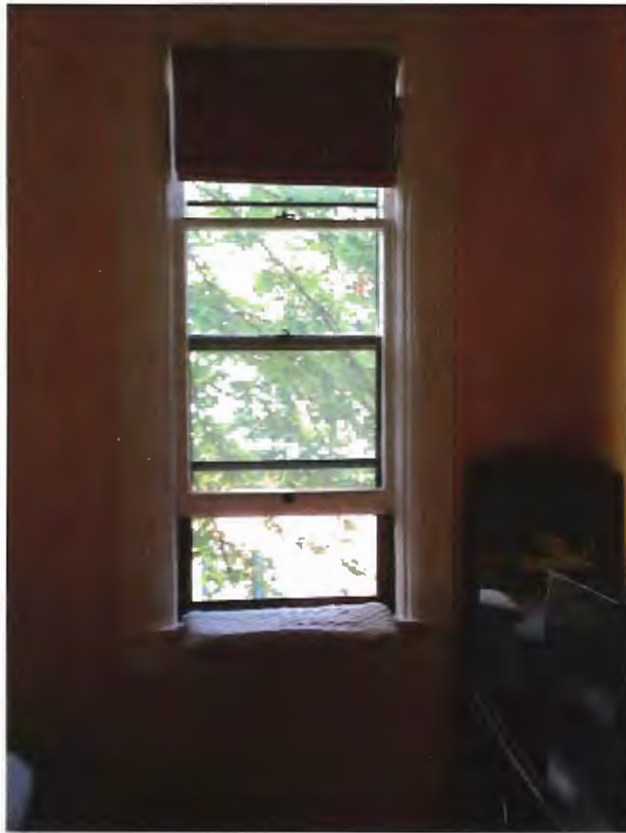


Kitchen window. Full divided light 2 over 2. Proposal to remove this feature, other units in the building do not have this feature.



Bathroom window. Clear glass. Out of square. 80's jamb liner (pictured on later slide)

Interior



Bedroom Units. Face back courtyard. 2nd elevation. Sashes are separating and decay found on bottom of sash.

Sash Conditions

- 80's jamb liner.
- Located on bedroom units previously replaced.



Sash Conditions

- Sashes coming apart, currently putty holding sash rail to stile.
- Rot, water damage found on bottom of all sashes.



Sash Conditions



Sash decay and separation.
Found on all units.

Sash uneven, unable to lock,
allows air infiltration







