

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

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**FILE NAME:** 532 Ashland Avenue

**DATE OF APPLICATION:** January 13, 2015

**APPLICANT:** Chelsea Laughlin, Window World

**OWNER:** Tom Merino, RS Eden

**DATE OF HEARING:** February 26, 2015

**HPC SITE/DISTRICT:** Historic Hill Heritage Preservation District

**CATEGORY:** Pivotal

**CLASSIFICATION:** Building Permit

**STAFF INVESTIGATION AND REPORT:** Allison Suhan, Christine Boulware

**DATE:** February 18, 2015

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**A. SITE DESCRIPTION:**

The three and a half story symmetrical double house at 532-536 Ashland Avenue was designed by Saint Paul architect Hermann Kretz and built in 1890 in a Romanesque Revival style. The rusticated Bayfield red sandstone exterior walls sit atop a coursed limestone foundation. The central projecting block on the main façade is two bays wide and has two wide, elliptical arched windows on the first floor with radiating voussoirs, two pairs of rectangular windows on the second floor and two pairs of segmental arched windows on the third floor. Between the second and third story windows are rectangular panels of diamond shaped stone carvings. Polished engaged columns sit between the windows on the second and third floors. The roof is composed of intersecting mansard roofs with simple modillion-like brackets supporting the eaves and at the attic level there are two large pedimented dormers which have classical carved detailing and two unit windows. The entrances to the residences are on each side of the main block. The property is categorized as pivotal to the character of the Hill Heritage Preservation District.

**B. PROPOSED CHANGES:**

The applicant proposes to replace 22 windows on the house with white, double-hung, all-vinyl double paned windows. They would be installed in to existing framed openings. The proposal includes replacing twelve windows on the two, rear one-story historic porches and ten windows in the attic-level. The new windows come with an integral half screen and the existing contemporary storm windows and screens would be removed.

**C. BACKGROUND:**

- November 14, 2014 - Staff emailed the HPC Design Review application as well as a list of the information needed to have a completed window replacement application following a phone inquiry by them on the same day.
- December 1, 2014- Staff spoke with the applicant regarding the HPC application and the applicant was aware of the application, but unsure if they would be able to do the project.
- December 29, 2014 - Staff visited the site to take photos of the existing windows on the front and rear.
- January 13, 2015 - The applicant submitted the HPC Design Review Application on



and discussed the project with staff.

- February 5, 2015 - Window World provided shop drawings of the proposed replacement windows as well as additional photos of the existing windows.
- February 18, 2015 - The applicant submitted additional interior photos as well as addressed their plans for storm windows and screens in an email to staff.

Documented window repair/replacement according to the HPC address file:

- May 6, 1996 - There were notes regarding the re-puttying and repainting all wood sashes, cover frames and wood sills with dark brown enameled aluminum, and install new three track enameled aluminum storm/screen combination windows in dark brown finish to match entrance doors. There is no evidence this was brought forward in an application or carried out.
- July 8, 1996 - The Heritage Preservation Commission approved a permit to replace the existing, deteriorated white vinyl storm windows with aluminum combination storm windows with a white enamel finish. The new windows have a two-track system which projects slightly from the rails and stiles. The permit also included the restoration, repair, or replacement of the two large segmental arched windows on the first story, front elevation and the removal of vinyl siding from the transoms above the eastern front door and from the top of the round arched windows on the first story bays and the restoration of the transoms to their original condition (original transom and arched windows are in place).

#### **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 Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II). 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 double house at 532-536 Ashland Avenue is categorized as pivotal to the Historic Hill Heritage Preservation District.
3. **§74.64(a)(2), §74.64(e)(2)** The attic level dormers are character defining features of the building. The interior photos of the attic level windows provided by the applicant show that if not original, the windows are early wood, double-hung window replacements. Furthermore, the photos do not show the windows in a condition that would warrant replacement. The double-hung wood windows are part of the overall character of the property and should be *repaired and reused in place* rather than replaced with a window of a different material, profile, and size.
4. **§74.64(a)(9)** The rear framed one-story porches are shown on the 1903 Sanborn Map and if not original to the construction, are from the period of significance. These porches have been wrapped in what appears to be vinyl siding. The current windows style on the east porch is one over one, wood double hung windows that match those found on the attic level. The west porch windows style are wood two over two double hung windows with horizontally divided sashes and they were most likely installed after the period of significance, but have a historic profile.
5. **§74.64(e)(1)** The proposed windows are full-frame vinyl inserts that would be installed in the existing frame (not the rough opening) and reduce the size of the opening and sash, thus not complying with the guideline that states *size of window panes or sash* which the guideline states *should not be altered. Such changes destroy the scale and proportion of the building.*
6. **§74.64(e)(3) Storms-** The guideline states, *inappropriate new window and door features such as aluminum storm and screen window combinations should not be used.* New screens or storm windows should be full-frame and flush-mount with a historic profile and should be made of wood or aluminum with a *baked enamel finish*. The proposal for half screens (included as part of the window system) does not replicate the traditional full-frame and flush-mount style and does not comply with the guideline.
7. **§74.64(e)(3) Windows-** The proposed all vinyl replacement windows with half screens do not comply with the guidelines as they fail to *duplicate the material, design and hardware of the older window sash*. The rails, stiles, and meeting rail are thin and not of historic proportions and the frame is not flush, but has an exterior bevel.
8. The proposal to replace twenty-two wood windows in the attic level and rear porches with vinyl windows that do not match the original window materials, profiles and size will adversely affect the Program for the Preservation and architectural control of the Historic



Hill Heritage Preservation District (Leg. Code §73.06 (e)).

**F. STAFF RECOMMENDATION:**

Based on the findings, staff recommends a denial of the building permit application to replace wood windows with vinyl windows. Staff encourages the property owner to explore repair of the wood windows. Staff could review and administratively approve repair of the wood windows or in-kind replacement of the wood windows where replacement is justified.

**G. ATTACHMENTS:**

1. HPC Application
2. Window Shop Drawings
3. Photos
4. Sanborn Map
5. Correspondence



# Attachment 1: Application

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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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning                                    | <input type="checkbox"/> New Construction/Addition/<br>Alteration |
| <input type="checkbox"/> Moving                | <input type="checkbox"/> Fence/Retaining Wall                           | <input type="checkbox"/> Pre-Application Review Only              |
| <input type="checkbox"/> Demolition            | <input checked="" type="checkbox"/> Other <u>Window<br/>Replacement</u> |   |

### 2. PROJECT ADDRESS

Street and number: 532 Ashland Ave Zip Code: 55102

### 3. APPLICANT INFORMATION

Name of contact person: Chelsea Laughlin  
Company: Window World  
Street and number: 2211 11th Ave E, Ste 130  
City: N. St. Paul State: MN Zip Code: 55109  
Phone number: (651) 770-9011 e-mail: chelsea.l@windowworldmn.com

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

Name: RS Eder, Tom Merino  
Street and number: 532 Ashland Ave  
City: St. Paul State: MN Zip Code: 55102  
Phone number: (651) 261-5610 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.

Replacing 22 windows in existing openings.  
Windows are same size and white in color,  
matching the existing windows. The only change  
is that they are 100% vinyl and double-paned.  
see attachments for details on new windows.

*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: 12-2-14

Signature of owner: \_\_\_\_\_

Date: \_\_\_\_\_

**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 # \_\_\_\_\_ - \_\_\_\_\_



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WINDOW AND PATIO DOOR ORDER FORM

ALL PRODUCT CONFIGURATIONS MUST BE  
ORDERED AS VIEWED FROM THE EXTERIOR

Pg 1 of 3

Sold To:  
RSEden - Ashland  
532 Ashland Ave  
St. Paul MN 55102

Ship To:  
Window World Twin Cities #86161  
2211 - 11th Ave East, Suite #130  
North St. Paul, MN 55109-5536  
Ph: 651-770-9011, Fax (651) 770-0495

FACTORY USE ONLY

FOR \_\_\_\_\_

ADDITION \_\_\_\_\_

Date: 9/25/14

Customer Name: 076-13450 008

Job Name: RS Eden

OPTION CODES:

Woodgrain Interiors	Exterior	Mull Type	Grid Options	Screen Options	ETC = Energy Tax Credit LEEP = ClimatePlus Elite	Glass Options
LO = Light Oak DO = Dark Oak CH = Cherry WH = White FX = Fauxwood	RM = Rich Maple SM = Soft Maple AT = American Terra ER = English Red ARB = Arch Bronze DC = Desert Clay FG = Forest Green CG = Castle Grey HK = Hudson Khaki	2=Double 3=Triple Q=1/4, 1/2, 1/4 S=Special	A1=Colonial Flat Full A2=Colonial Flat Top Only A3=Colonial Flat Ends Only A4=Colonial Flat Center Only NOTE: For other grid options see back of form.	B1=Colonial Contour Full B2=Colonial Contour Top B3=Colonial Contour Ends B4=Colonial Contour Center	FS=Full Screen LS=Locking Screen NOTE: Fiberglass half screen are standard	AF=Alum SC Full AH=Alum SC Half
NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add "EH" for Egress Hinge.						LE = ClimateTech LEP = ClimateTech Plus LEZ = ClimateTech 2 NOTE: Grooved glass must be specified in instructions. See Price Book for style and availability.
ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR.						LEP = ClimateTech T32 GT = Gray Tint BT = Bronze Tint GR = Grooved Glass SC = Sundecor LM = Laminated

C	QTY	MODEL	VINYL COLOR	WDOOR INT / EXT	WIDTH	HEIGHT	MULL TYPE	ROOM LOCATION	HINGE	GLASS OPTION	GRID OPTIONS STYLE	PATTERN	QSS FULL	QSS BOTT	TEMP FULL	TEMP BOTT	SCREEN	FOAM WRAP	FOAM FILL	ORIEL DIM	GLASS BREAK	RAIL FIN	HDR ESPN
1	1	3001	WH		27 5/8	53 1/2	x	East office	LE	TE								X			X		X
2					27 5/8	53 5/8	x											X			X		X
3					27 5/8	53 5/8	x											X			X		X
4					27 5/8	53 5/8	x											X			X		X
5					27 5/8	53 5/8	x											X			X		X
6					27 5/8	53 5/8	x											X			X		X
7					27 5/8	53 1/2	x	West office										X			X		X
8					27 5/8	53 1/2	x											X			X		X
9					27 5/8	53 1/2	x											X			X		X
10					27 5/8	53 1/2	x											X			X		X

SPECIAL INSTRUCTIONS:

All Windows DS Glass

lot 3

SKETCHES:

9-18-14 ERIC 9-19



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WINDOW AND PATIO DOOR ORDER FORM

ALL PRODUCT CONFIGURATIONS MUST BE  
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Pg. 2 of 3

Sold To: <b>RS Eden - Ashland</b>	Ship To: <b>Window World Twin Cities #86161 2211 - 11th Ave East, Suite #130 North St. Paul, MN 55109-5536 Ph: 651-770-9011, Fax (651) 770-0495</b>	Date: <b>9/25/14</b>
		Cust PO/Cust Name: <b>076-13450 008</b>
		Job Name: <b>RS Eden</b>

Woodgrain Interiors		Exterior	Mull Type	Grid Options	Screen Options	ETC = Energy Tech Credit LEEP = ClimatePlus Elite	Glass Options
LO = Light Oak DO = Dark Oak CH = Cherry WH = White FX = Foxwood	RM = Rich Maple SM = Soft Maple	AT = American Terra ER = English Red ARB = Arch Bronze DC = Desert Clay FG = Forest Green CG = Castle Gray HK = Hudson Khaki	2=Double 3=Triple Q=1/4, 1/2, 1/4 S=Special	A1=Colonial Flat Full A2=Colonial Flat Top Only A3=Colonial Flat Ends Only A4=Colonial Flat Center Only NOTE: For other grid options see back of form.	B1=Colonial Contour Full B2=Colonial Contour Top B3=Colonial Contour Ends B4=Colonial Contour Center	F8=Full Screen L8=Latching Screen NOTE: Fiberglass half screen are standard	AF=Alum SC Full AH=Alum SC Half
						LE = ClimateTech LEP = ClimateTech Plus LE2 = ClimateTech 2	LSP = ClimateTech TG2 GT = Gray Tint BT = Bronze Tint NOTE: Grooved glass must be specified in instructions. See Price Book for style and availability.

NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add "EH" for Egress Hinge.

ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR.

QTY	MODEL	VINYL COLOR	WOOD GRN INT / EXT	WIDTH	HEIGHT	MULL TYPE	ROOM LOCATION	HINGE	GLASS OPTION	GRID OPTIONS STYLE	PATTERN	QBS FULL	QBS BOTT	TEMP FULL	TEMP BOTT	SCREEN	FOAM WRAP	FOAM FILL	ORIEL DIM	GLASS BREAK	NAIL FIN	HDR EXCN
1	3001	WH		27 5/8	53 1/2		West Office	LE									X			X		X
12				27 5/8	53 1/2		↓										X			X		X
13				27 5/8	53 3/8		4th Stairs							X			X			X		X
14				27 5/8	65 1/4		BRK										X			X		X
15				27 5/8	65 1/4												X			X		X
16				27 5/8	65 1/4												X			X		X
17				27 5/8	65 1/4												X			X		X
18				27 5/8	65 1/4												X			X		X
19				27 5/8	65 1/4												X			X		X
20				27 5/8	65 1/4												X			X		X

SPECIAL INSTRUCTIONS:

All Windows DS Glass

2 of 2

SKETCHES:



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WINDOW AND PATIO DOOR ORDER FORM  
ALL PRODUCT CONFIGURATIONS MUST BE  
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Pg. 3 of 3

Sold To: <b>RS Eden - Ashland</b>	Ship To: <b>Window World Twin Cities #86161 2211 - 11th Ave East, Suite #130 North St. Paul, MN 55109-5536 Ph: 651-770-9011, Fax (651) 770-0495</b>	FOR ACCT#
Date: <b>9/25/14</b>		
Cust PO/Cust Name: <b>076-13450</b>		<b>009</b>
Job Name: <b>RS Eden</b>		

OPTION CODES:		Woodgrain Interiors		Exterior	Mull Type	Grid Options		Screen Options		ETC = Energy Tax Credit LEEP = ClimatePlus Elite	Glass Options	
LD = Light Oak	RM = Rich Maple	AT = American Terra	ER = English Red	AR = Arch Bronze	2 = Double	A1 = Colonial Flat Full	B1 = Colonial Contour Full	FS = Full Screen	AF = Alum SC Full	LE = ClimateTech	LEP = ClimateTech TG2	GR = Grooved Glass
DO = Dark Oak	SM = Soft Maple	AR = Arch Bronze	DC = Dark Clay	FG = Forest Green	3 = Triple	A2 = Colonial Flat Top Only	B2 = Colonial Contour Top	LS = Locking Screen	AH = Alum SC Half	LEP = ClimateTech Plus	GT = Gray Tint	SC = Sunscreen
CH = Cherry		DC = Dark Clay	CG = Castle Gray	HK = Hudson Khaki	Q = 1/4, 1/2, 1/4	A3 = Colonial Flat Ends Only	B3 = Colonial Contour Ends	NOTE: Fiberglass half screen are standard		LE2 = ClimateTech 2	BT = Bronze Tint	LM = Laminated
WH = White					S = Special	A4 = Colonial Flat Center Only	B4 = Colonial Contour Center			NOTE: Grooved glass must be specified in instructions. See Price Book for style and availability		
FX = Fauxwood						NOTE: For other grid options see back of form.						

NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add "EH" for Egress Hinge.  
ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR.

QTY	MODEL	VINYL COLOR	WIDOW INT/EXT	WIDTH	HEIGHT	MULL TYPE	ROOM LOCATION	HINGE	GLASS OPTION	GRID OPTIONS STYLE	GRID OPTIONS PATTERN	OBS FULL	OBS BOT	TEMP FULL	TEMP BOT	SCREEN	FOAM WRAP	FOAM FILL	ORIEL DIM	GLASS BREAK	NAIL FIN	HDR EXPN
21	3001	WH		27 5/8	65 1/4		BR <sup>th</sup>		LE								X			X		X
22	↓			27 5/8	53 3/8		Strs <sup>4th</sup>		↓					X			X			X		X
3																	X			X		X
4																	X			X		X
5																	X			X		X
6																	X			X		X
7																	X			X		X
8																	X			X		X
9																	X			X		X
10																	X			X		X

SPECIAL INSTRUCTIONS:

All Windows DS Glass

3 of 3

SKETCHES:



# AMI ASSOCIATED MATERIALS INCORPORATED

## WINDOW AND PATIO DOOR ORDER FORM ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR

Pg. 1 of 3

RS Eden - Ashland  
532 Ashland Ave  
St. Paul MN 55102

Ship To:  
Window World Twin Cities #86161  
2211 - 11th Ave East, Suite #130  
North St. Paul, MN 55109-5536  
Ph: 651-770-9011, Fax (651) 770-0495

FOR  
ACCT#

Date:

9/25/11

Customer Name:

076-13450

008

Job Name:

RS Eden

### OPTION CODES:

Woodgrain Interiors	Exterior	Multi Type	Grid Options	Screen Options	Etc - Energy Tax Credit LEEP - Climate Plus Elite	Glass Options
LO = Light Oak DO = Dark Oak CH = Cherry WH = White FX = Fauxwood	RM = Rich Maple SM = Soft Maple AT = American Terra ER = English Red ARB = Arch Bronze DC = Desert Clay FG = Forest Green CG = Castle Grey HR = Hudson Khaki	2 = Double 3 = Triple Q = 14, 12, 14 S = Special	A1 = Colonial Flat Full A2 = Colonial Flat Top Only A3 = Colonial Flat Ends Only A4 = Colonial Flat Center Only NOTE: For other grid options see back of form.	B1 = Colonial Contour Full B2 = Colonial Contour Top B3 = Colonial Contour Ends B4 = Colonial Contour Center	F3 = Full Screen L3 = Looking Screen N3 = Fiberglass half screen are standard.	AF = Alum SC Full AH = Alum SC Half LE = ClimateTech LEP = ClimateTech Plus LE2 = ClimateTech 2 LT = Bronze Tint GT = Gray Tint BT = Bronze Tint GR = Grooved Glass SC = Sunscreen LM = Laminated NOTE: Grooved glass must be specified in instructions. See Price Book for style and availability.

NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add 'EH' for Egress Hinge.  
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QTY	MODEL	VINYL COLOR	WOODR IN / EXT	WIDTH	HEIGHT	WALL TYPE	ROOM LOCATION	HINGE	GLASS OPTION	GRID OPTIONS	SCREEN	FOAM WRAP	FOAM FILL	ORIEL DIM	GLASS BREAK	NAL FIN	HOR EXPN
1	3001	W/L		27 5/8	53 1/2		East office		LE			X			X		X
2				27 5/8	53 5/8							X			X		X
3				27 5/8	53 5/8							X			X		X
4				27 5/8	53 5/8							X			X		X
5				27 5/8	53 5/8							X			X		X
6				27 5/8	53 5/8							X			X		X
7				27 5/8	53 1/2		West office					X			X		X
8				27 5/8	53 1/2							X			X		X
9				27 5/8	53 1/2							X			X		X
10				27 5/8	53 1/2							X			X		X

### SPECIAL INSTRUCTIONS:

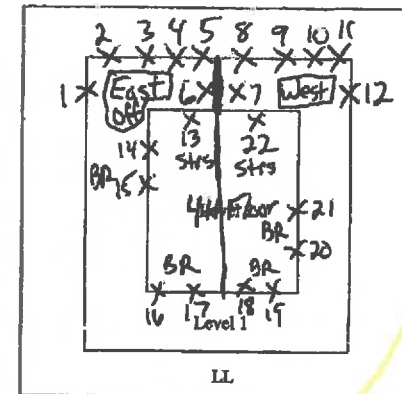
All Windows DS Glass

lot 3

9-18-14 ERK 9-19

### SKETCHES:

map of windows



FRONT OF HOUSE

Stop In	Stop Out	Full Wrap	Mini Wrap
1 Ram Stm	Cut Post	Ins Cav	Rpr Sill
2 Ram Stm	Cut Post	Full Brnd	Bk repair
3 Ram Stm	Cut Post	Full Brnd	Bk repair
4 Ram Stm	Cut Post	Full Brnd	Bk repair
5 Ram Stm	Cut Post	Full Brnd	Bk repair
6 Ram Stm	Cut Post	Full Brnd	Bk repair
7 Ram Stm	Cut Post	Full Brnd	Bk repair
8 Ram Stm	Cut Post	Full Brnd	Bk repair
9 Ram Stm	Cut Post	Full Brnd	Bk repair
10 Ram Stm	Cut Post	Full Brnd	Bk repair

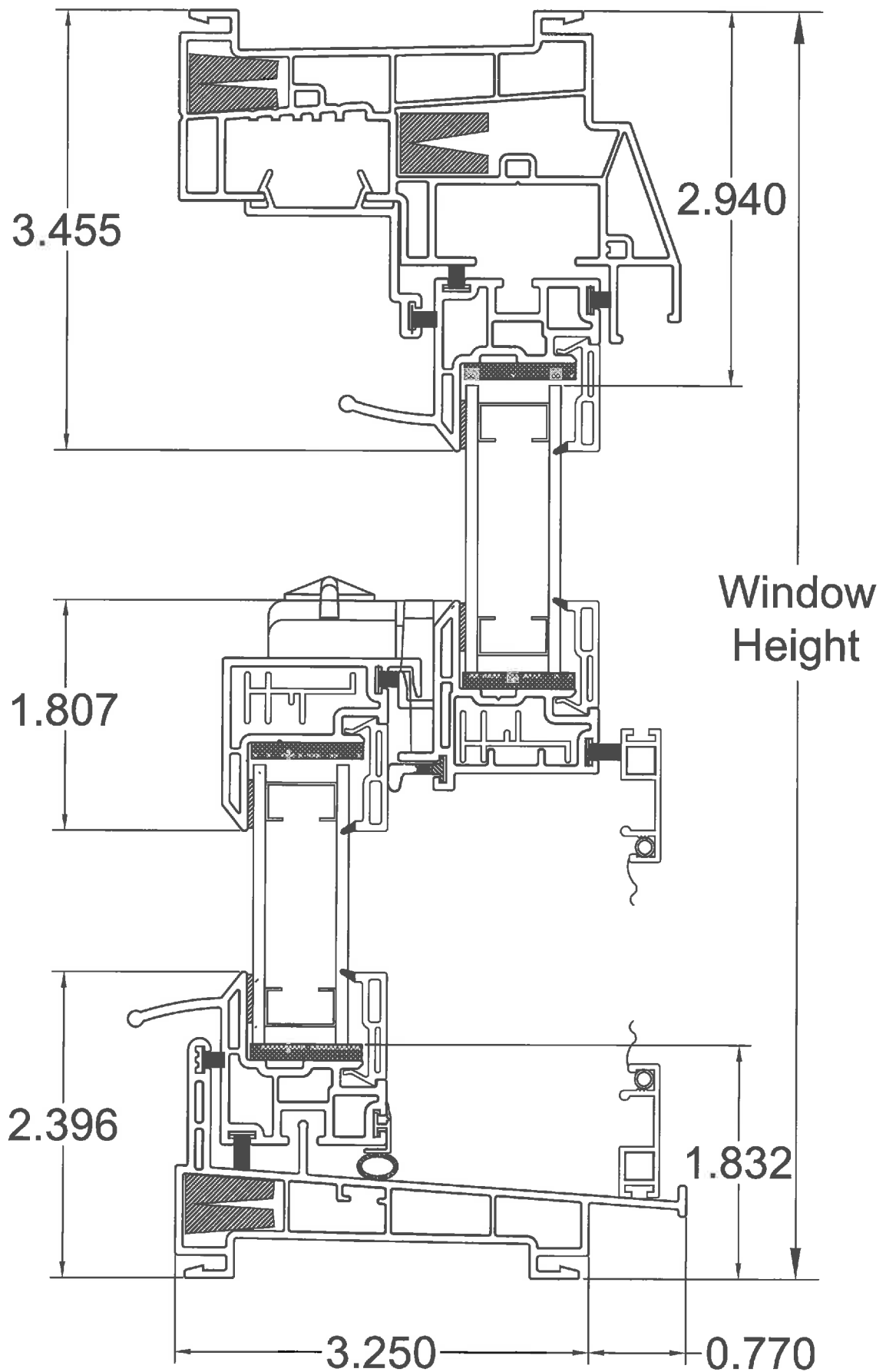
Bad sill lines 14, 15  
2x6



## Attachment 2: Shop Drawings

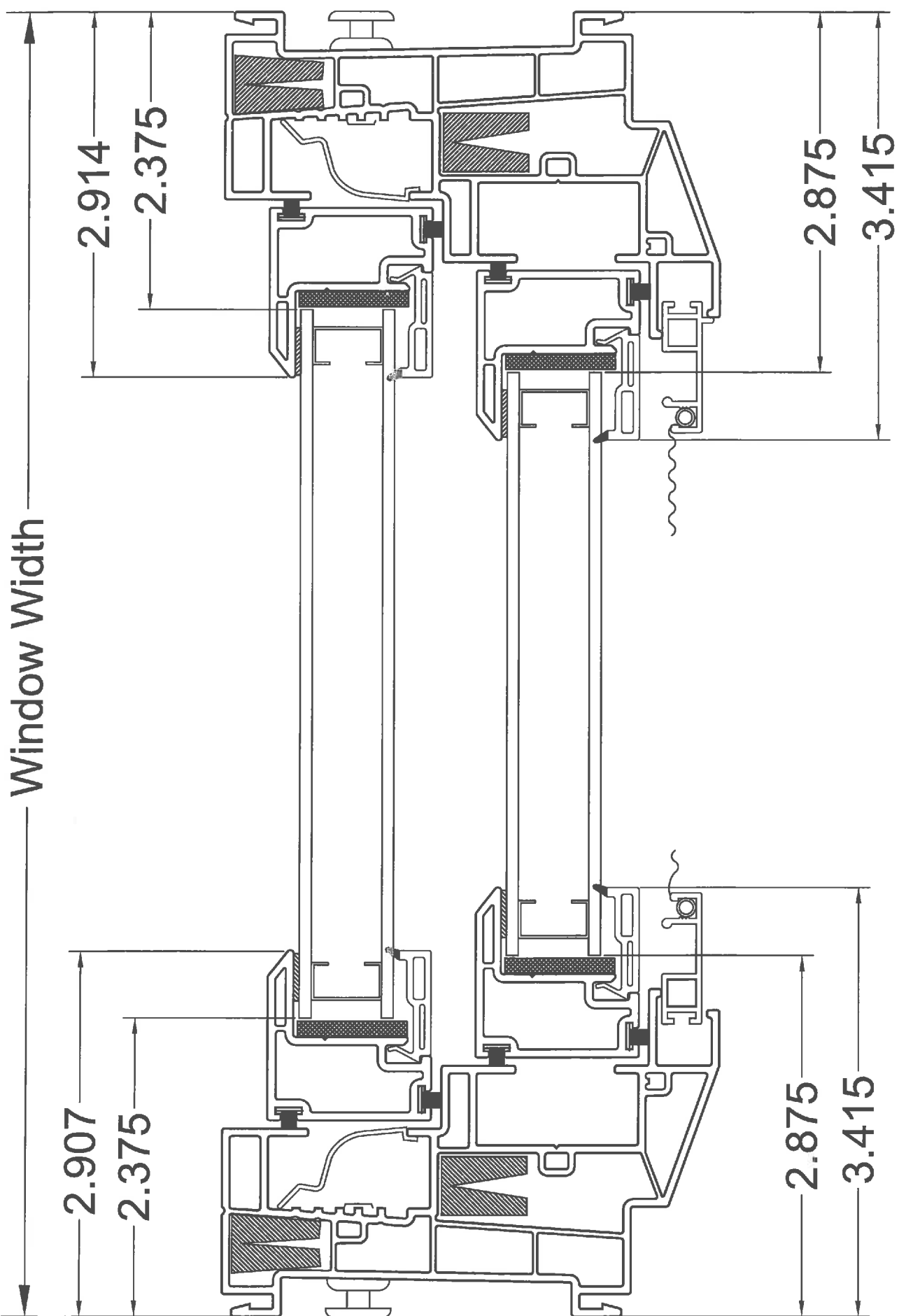
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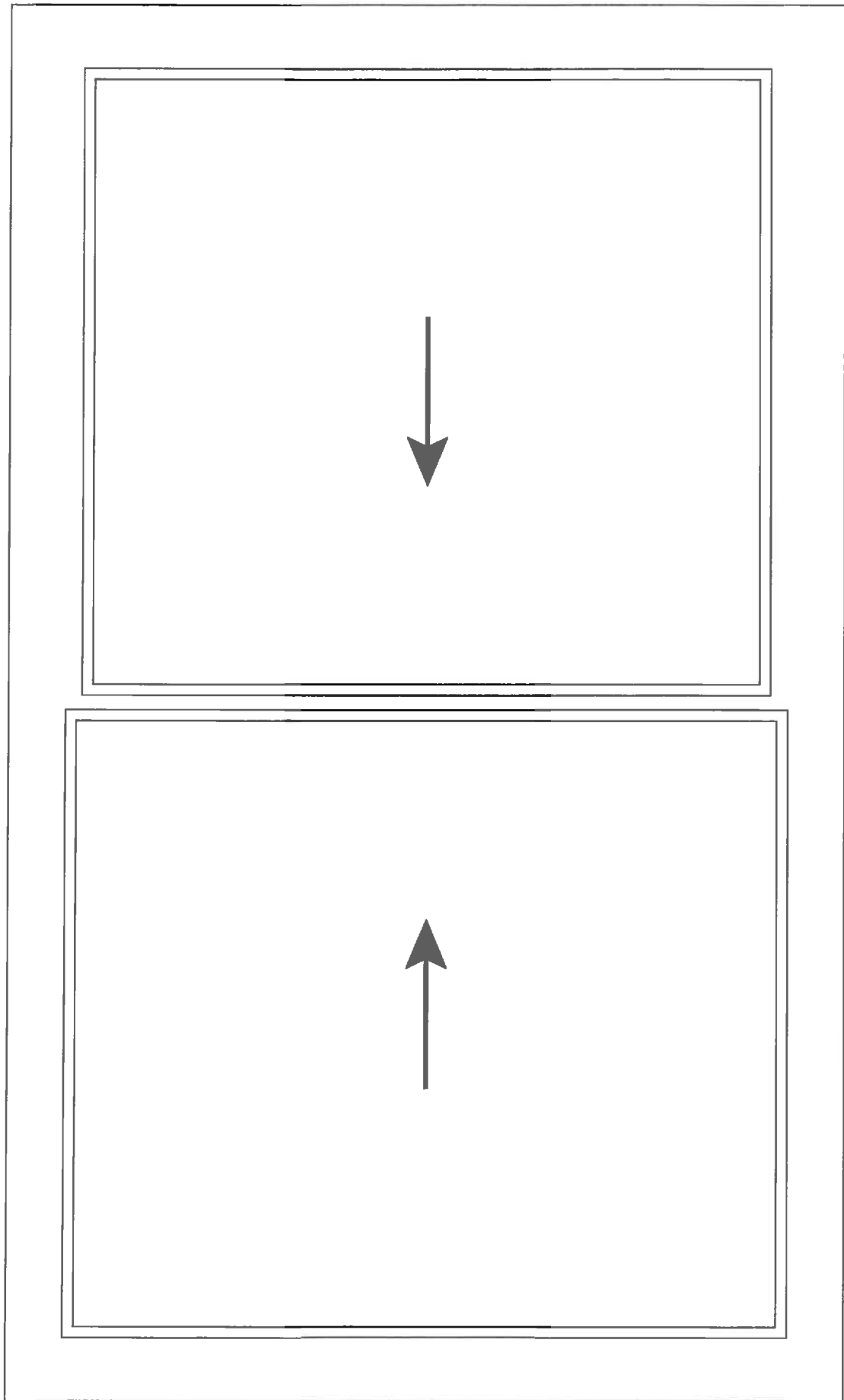
**Model 3001 Double Hung**





Model 3001 Double Hung





Model 3001 Double Hung



**Select a Model**

<b>(Model 3001)</b>	
<b>Mezzo Double Hung</b>	
Top Sash Width	23.5600
Top Sash Height	25.1250
Bottom Sash Width	24.5600
Bottom Sash Height	26.1250
Top Glass Width	21.8750
Top Glass Height	23.5000
Bottom Glass Width	22.8750
Bottom Glass Height	24.5000
Screen Width	23.1225
Screen Height	26.0000
Top Sash Weight (Plus 5 lb)	19 lb
Top Balance Size (C.F)	10PK
Bottom Sash Weight	15 lb
Bottom Balance Size (C.F)	8LG
Egress Opening Width	22.4350
Egress Opening Height	19.5000
Egress Opening Area (sq.ft.)	3.0380

Min. W: 12	Max W: 100	Max U: 10
Min. H: 20	Max H: 100	

Width:	27.685	Exact Size	27.685
Height:	53.5		53.5

Reinforce:	Select Reinforcement ▼	<< Must Select
Opening:	Exact Size ▼	
Type:	Standard ▼	
Screen:	Half ▼	
Glass:	Double Strength (3 mm) ▼	

☐ AC Sash Calculator



**Select a Model**

<b>(Model 3001)</b>		3001	▼
<b>Mezzo Double Hung</b>			
Top Sash Width	23.5600		
Top Sash Height	25.2188		
Bottom Sash Width	24.5600		
Bottom Sash Height	26.2188		
Top Glass Width	21.8750		
Top Glass Height	23.5938		
Bottom Glass Width	22.8750		
Bottom Glass Height	24.5938		
Screen Width	23.1225		
Screen Height	26.1250		
Top Sash Weight (Plus 5 lb)	19 lb		
Top Balance Size (C.F)	10PK		
Bottom Sash Weight	15 lb		
Bottom Balance Size (C.F)	8LG		
Egress Opening Width	22.4350		
Egress Opening Height	19.5625		
Egress Opening Area (sq.ft.)	3.0480		

Min. W: 12	Max W: 48
Min. H: 20	Max H: 48
Max UI: 1	

Exact Size	
Width: 27.685	27.685
Height: 53.685	53.685

Reinforce: Select Reinforcement ▼	<< Must Select
Opening: Exact Size ▼	
Type: Standard ▼	
Screen: Half ▼	
Glass: Double Strength (3 mm) ▼	

☐ AC Sash Calculator



**Select a Model**

<b>(Model 3001)</b>		3001 ▼
<b>Mezzo Double Hung</b>		
Top Sash Width	23.5600	
Top Sash Height	31.0000	
Bottom Sash Width	24.5600	
Bottom Sash Height	32.0000	
Top Glass Width	21.8750	
Top Glass Height	29.3750	
Bottom Glass Width	22.8750	
Bottom Glass Height	30.3750	
Screen Width	23.1225	
Screen Height	31.8750	
Top Sash Weight (Plus 5 lb)	24 lb	
Top Balance Size (C.F)	65YW	
Bottom Sash Weight	21 lb	
Bottom Balance Size (C.F)	56BU	
Egress Opening Width	22.4350	
Egress Opening Height	25.3750	
Egress Opening Area (sq.ft.)	3.9530	

Min. W: 12	Max W: 70	
Min. H: 20	Max H: 100	Max UI: 10

Exact Size	
Width: 27.685	27.685
Height: 65.25	65.25

Reinforce:	Select Reinforcement ▼	<< Must Select
Opening:	Exact Size ▼	
Type:	Standard ▼	
Screen:	Half ▼	
Glass:	Double Strength (3 mm) ▼	

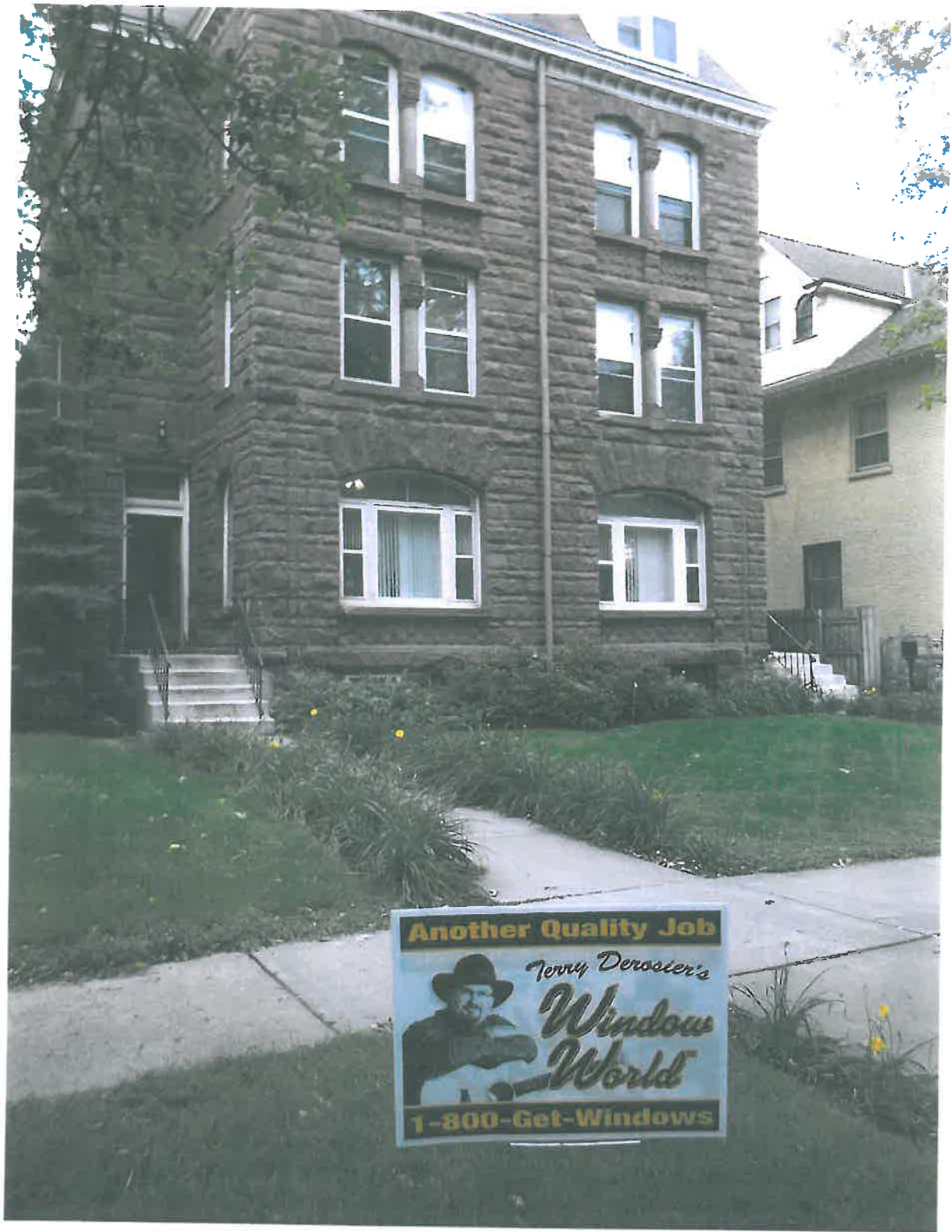
☐ AC Sash Calculator



## Attachment 3: Photos

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13

14

15

16

17

18

532  
11111111







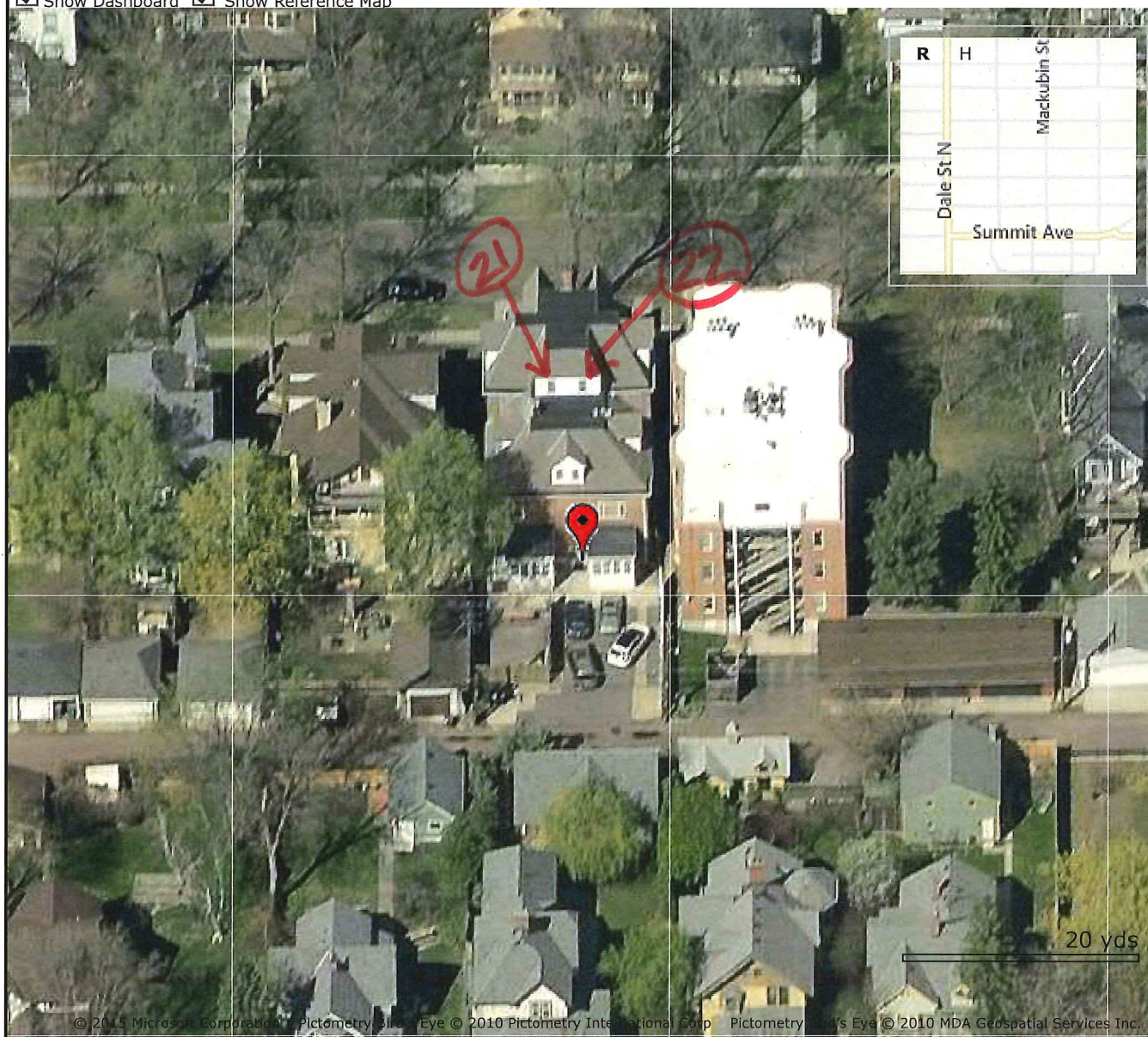




# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map























532  
Ashland Avenue





532  
Ashland Avenue



## Attachment 4: Sanborn Map

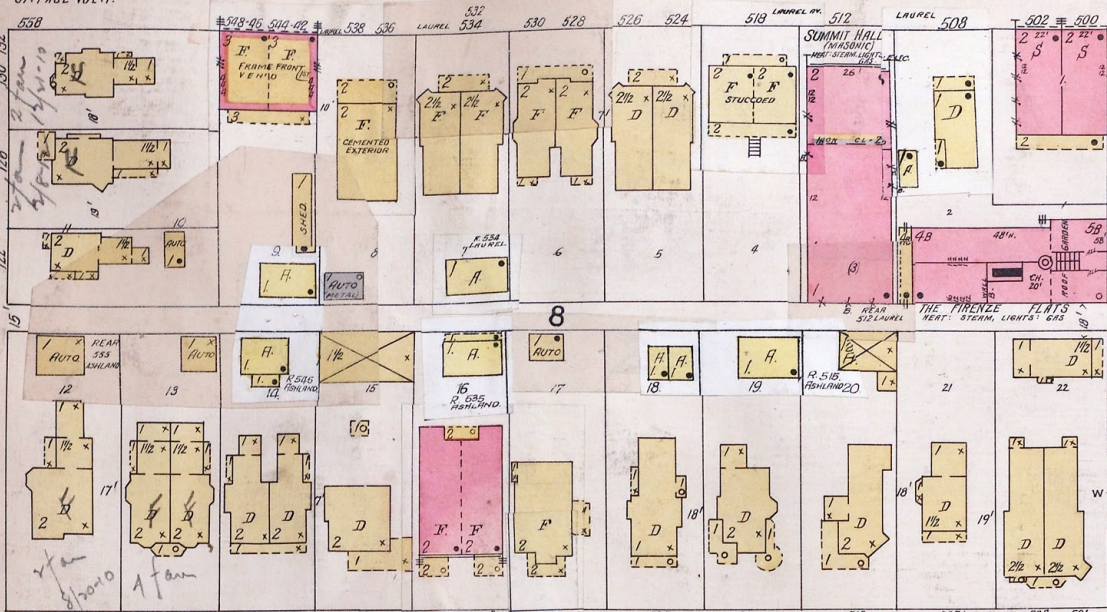
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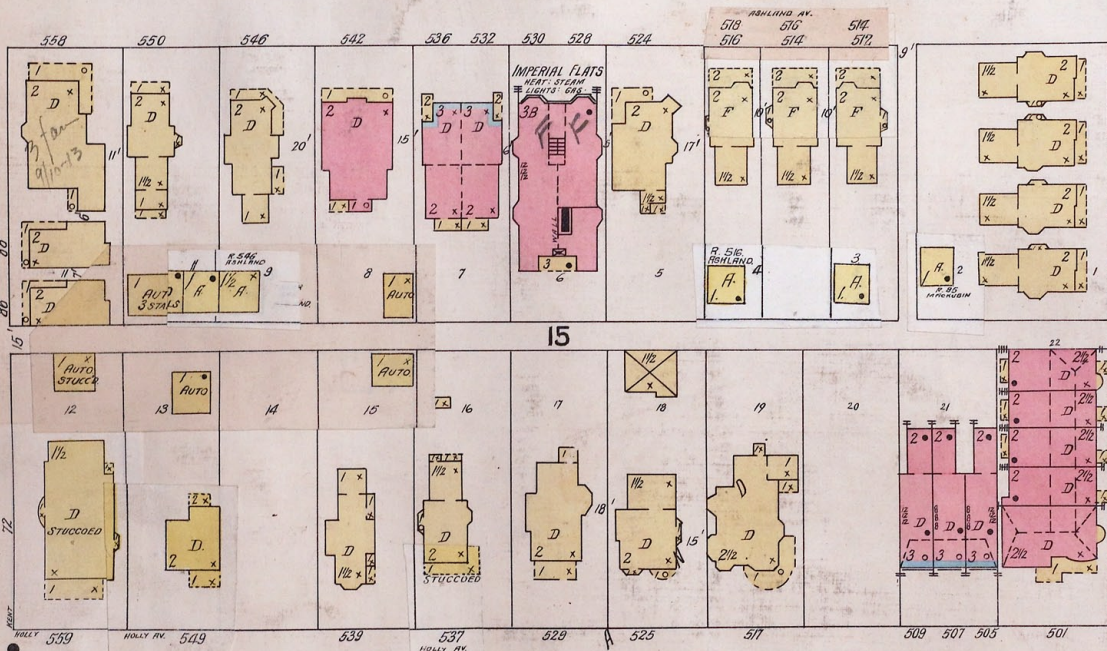
49

ST. PAUL VOL. I.

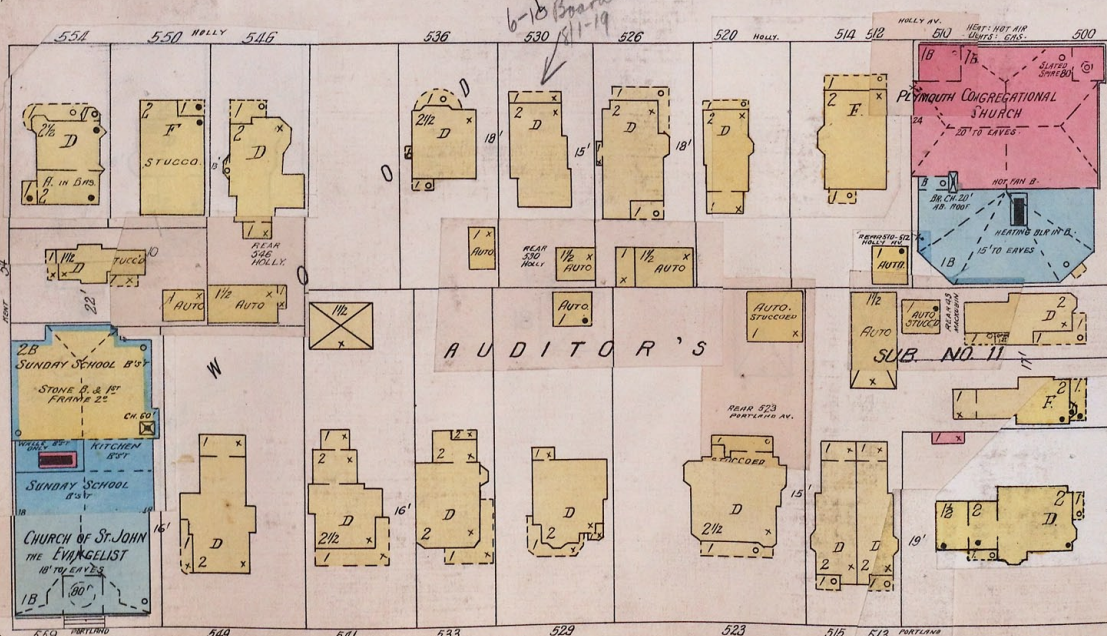
LAUREL AV.



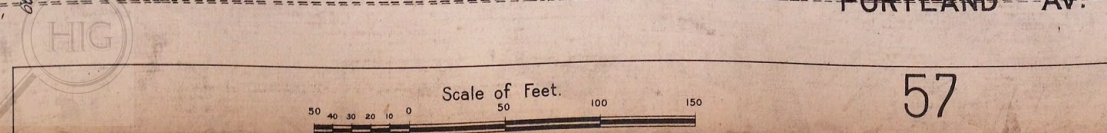
ASHLAND AV.



HOLLY AV.



PORTLAND AV.



57



## Attachment 5: Correspondence

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## Suhan, Allison (CI-StPaul)

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**From:** Chelsea Laughlin <chelseal@windowworldmn.com>  
**Sent:** Tuesday, January 13, 2015 1:28 PM  
**To:** Suhan, Allison (CI-StPaul)  
**Subject:** RE: 532 Ashland Ave  
**Attachments:** heritage app.pdf; Pics.pdf; Dimensions.pdf; specs1.pdf; specs2.pdf; specs3.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Allison,

I'm sorry this took a while, but I now have all the pieces to apply for this permit!

The current windows are wooden, single pane white windows. As they are now, they are very inefficient. I'm not sure on how old they are, but on some pictures I think you can see the white paint chipping off.

If there is anything else you need, please let me know.

Thank you,

Chelsea Laughlin  
Administrative Assistant  
Window World Twin Cities  
*Windows, Siding, Doors, Gutters*  
(651)770-5570 main  
(651)770-0495 fax  
[www.windowworldmn.com](http://www.windowworldmn.com)



---

**From:** Suhan, Allison (CI-StPaul) [<mailto:allison.suhan@ci.stpaul.mn.us>]  
**Sent:** Friday, November 14, 2014 2:24 PM  
**To:** Chelsea Laughlin  
**Subject:** 532 Ashland Ave

Hello,

Here is a list of the materials and information that we will need in order to review your project:

- A completed HPC application. See attached. (You may also review our [website here](#)).
- A broad photo of the elevation that the windows are on that is labeled to identify which windows are to be replaced.
- A close-up of the interior and exterior of each window that is to be replaced.
- Dimensions of all windows that are to be replaced.
- Any information you have about the existing windows, specifically about the age and if they are original.
- All manufacturer specifications about the new windows- materials, dimensions, etc.



Please let me know if you have any questions.

Thank you,  
Allison



## **Allison Suhan**

### ***Historic Preservation Intern***

Planning and Economic Development  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102  
P: 651.266.6643  
F: 651.228.3220  
[allison.suhan@ci.stpaul.mn.us](mailto:allison.suhan@ci.stpaul.mn.us)

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Making Saint Paul the Most Livable City in America