

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

FILE NAME: 1705 Summit Avenue, Louis A Weidenborner House

DATE OF APPLICATION: October 12, 2015

APPLICANT: Todd Wanka, Lake to Lake Construction, Inc.

OWNERS: Michael & Suzan Vallafskey

DATE OF HEARING: November 5, 2015

HPC SITE/DISTRICT: Summit Avenue West Heritage Preservation District

CATEGORY: Contributing

CLASSIFICATION: Building Permit #15-168470

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE: November 13, 2015

A. SITE DESCRIPTION: Constructed in 1910, the Louis A. Weidenborner House at 1705 Summit Avenue is a two-and-one-half-story, Classical Revival style residence with a cube massing and hipped-roof with deep, overhanging eave with brackets. Overall, the house has a horizontal emphasis with a deep, L-shaped, open porch with brick piers at the corners, square brick columns, and square capitals with low-relief carvings. A simple, wide cornice spans across the first story. The house has multiple bay windows and a small box-bay on the front façade. The main façade dormer has slender Tuscan columns with three rectangular windows deeply recessed behind them. The original contractor was H.M. Selby. The house and garage are categorized as contributing to the Summit Avenue West Heritage Preservation District.

B. PROPOSED CHANGES: The applicant proposes to:

- Remove the flat-seam metal flooring recessed in the dormer and replace with Mulehide (TPO) roofing material, new galvanized flashing (not exposed), and white, metal reglet (exposed)
- Replace rotted decking under floor and correct negative pitch
- Remove the four, wood, Tuscan columns at dormer opening and replace with composite/PVC or wood columns
- Remove 1" tall, wood plinths under columns and replace with 2"-3" tall plinths with composite material
- Replace ¾" coving and step bands with composite material
- Remove the flat-seam, metal sidewalls in the dormer and replace with ¾" composite boards (no seams)
- Remove all exterior wood window casings, mouldings, and sills and replace with composite material – sill size and profile would be altered by new pitch of floor.
- Remove historic, wood, storm windows and install new wood storm windows to match historic
- All of the area will be painted white to match

C. BACKGROUND:

On June 3, 2013, HPC staff issued a Certificate of Approval (#13-188954) to All Around Property Preservation LLC for the following scope of work:

- 1) WINDOWS - Replacing two casement windows and one fixed window in the second level bathroom on the front elevation of the residence. The new windows will be Jeld Wen CladCustom Fixed Casement Stationary and CladCustom Casement in-swing. The windows will be pine with a white finish to match the existing profile. The new windows will be trimmed out with pine 1-inch x 6-inches to match the existing window trim. The profile of the trim will match the existing trim.
- 2) SOFFIT and FASCIA - Replacing rotted soffit, fascia, and trim around the exterior of the house where necessary. The new soffit and fascia will be pine to match the existing. The soffit will be 8-inch car-siding to match the existing soffit. All new material will be painted to match the existing.
- 3) DRIVEWAY - The applicant removed the driveway proposal from the current application.
- 4) 4) ROOFING - Removing existing flat roof areas and replacing with GAF Liberty SBS Self-Adhering Roofing System. This will include Liberty Base/ Ply Sheet and Liberty Cap Sheet in the color Weathered Wood. The new roofing system will not alter the structure of the roof line and ridges. A new broan roof vent will be added to the northeast side of the roof. The vent will be 4-inches x 4-inches, pre-painted black steel. Approximately 105-linear-feet of roof to wall flashing will be installed to match the existing.

With the following conditions:

- 1) The size of the window opening shall not be altered.
- 2) A full-frame, flush-mount screen shall be installed on the exterior of each casement window. The style and profile of the screen shall match the existing storm window.
- 3) A full-frame, flush-mount storm window shall be installed on the exterior of the casement window. The style and profile of the storm window shall match the existing storm window.
- 4) No other architectural changes shall be made to the boxed-oriel in which the windows are located.
- 5) Roof-to-wall flashing shall be installed into mortar joints only.
- 6) Replacement material shall match the existing in size, style, color, and profile.
- 7) The applicant shall submit an additional driveway proposal to be reviewed and approved by HPC staff before any work is completed.
- 8) The vent shall have a low-profile and blend with the surrounding roof.
- 9) Downspout connections shall be made to mortar joints only.
- 10) The new downspouts shall have a painted finish.

The windows in the projecting box-bay on the front elevation were not replaced as proposed/conditioned. Mullions removed and full casement/fixed window assembly were installed.

The gray TPO roofing replaced the metal roofing on the porches and bays. The fascia size and profile was altered and flashing was installed over multiple courses of brick. Staff emails, September 18, 2013, and notes from a phone call document the TPO being approved for the porch roof, but not for the bay which must remain metal. There were questions about how it would intersect the built-in gutters and how it would be flashed against the house.

Work completed without HPC review and approval involved the east dormer which was altered from three double-hung windows to one large glass block window (replacing two, double-hung windows) next to one double-hung window.

D. GUIDELINE CITATIONS:

Secretary of the Interior's Guidelines 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.

Summit Avenue West District Guidelines

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 or "period" designs or using parts of other buildings.
- (3) Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively.
- (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.

(b) *Walls and Foundations:*

(1) Deteriorated surface materials should be replaced with material used in original construction or with materials that resemble the appearance of the old as closely as possible. Imitative materials, such as artificial stone and artificial brick veneer, should not be used.

(c) *Roofs and Chimneys:*

(1) Original roofing materials should be retained unless deteriorated. When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. When entirely reroofing, new materials which differ to such an extent from the old in composition, size, shape, color or texture that the appearance of the buildings is altered should not be used. The predominant roof materials on west Summit are tile and asphalt shingles. Tile roofs are either red or green, generally to complement rather than match the color of the house. When asphalt shingles began to be used in the 1890s and early twentieth century, the most common colors were solid, uniform, deep red and solid, uniform, dark green. Dark brown, dark gray, and a weathered-wood color may also be acceptable for new asphalt shingles, and black may be acceptable for Colonial Revival houses built after the 1920s.

(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) *Exterior Architectural Features:*

(2) Decorative architectural features such as cornices, brackets, railings and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick should match the original as closely as possible.

E. FINDINGS:

1. On March 1, 1990, the Summit Avenue West Heritage Preservation District was established under Ordinance No. 17716. 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 Louis A. Weidenborner house and garage, at 1705 Summit Avenue, are categorized as contributing to the character of the Summit Avenue West Heritage Preservation District.
3. **Sec. 74.36.(a) (1)** The principle states, "removal or alteration of distinctive architectural features should be avoided." The National Register Nomination form specifically describes, "The main façade dormer has slender Tuscan columns with three rectangular windows deeply recessed behind them." The windows are no longer proposed for replacement, but the storm windows are proposed to be replicated with new wood storm windows; this complies with the principle. The wood columns are proposed to be replaced with composite columns that will be shorter due to a taller plinth, and the decorative moulding at the top and base are not shown in the plans. This alteration does not comply with the principle.
4. **Sec. 74.36.(a) (2) & Sec. 74.36.(e)(2)** "Decorative architectural features such as cornices, brackets, railings and those around front doors and windows should be preserved." All architectural elements and details inside and framing the dormer are proposed for replacement with the exception of the three, double-hung windows which are not included in the scope. The principle states, "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." The replacement of the metal floor and sidewalls with composite board does not comply with the principle, as it does not match the original in composition, design, color, or texture. The replacement of the wood columns and plinth with composite/PVC materials and in a different size and design, lacking the decorative moulding details present at the capital and base does not comply with the principle.
5. **Sec. 74.36.(a) (3)** "Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively." The wholesale replacement of the architectural elements of the front dormer does not comply with this principle.
6. **Sec. 74.36.(d) (3)** The guideline states, "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." The proposal to replace the three, historic wood storm windows with new wood storm windows with the same size and detail complies with this guideline.
7. The proposal to replace three, wood storm windows in-kind in the dormer on the front elevation of the Louis A. Weidenborner house and garage, at 1705 Summit Avenue, will not have an adverse impact on the property and Program for Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).
8. The proposal to replace and alter architectural materials and details of the dormer on the front elevation of the Louis A. Weidenborner house and garage, at 1705 Summit Avenue, will have an adverse impact on the property and Program for Preservation and architectural control of the Summit Avenue West Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

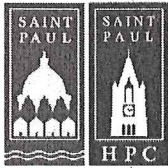
Based on the findings, staff recommends approval of the application to replace the three, historic, wood storm windows in-kind.

Based on the findings, staff recommends denial of the application to replace the metal floors and sidewalls, wood columns and plinths, wood window trim/casings/sills, decorative wood trim and mouldings.

Staff could review and administratively approve an application for repair or in-kind replacement of the architectural elements of the dormer, allowing for the correction of the pitch of the floor which will slightly alter the size of the window sill and the height of the column.

G. ATTACHMENTS:

1. HPC Application
2. Photographs by applicant
3. Drawings by applicant
4. Correspondence
5. NRHP nomination form description for 1705 Summit Avenue



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
ApplyHPC@stpaul.gov

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

2. PROJECT ADDRESS

Street and number: 1705 Summit Ave Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: Todd Wanka

Company: Lake to Lake Construction

Street and number: 4882 Bloom Ave

City: WBR State: MN Zip Code: 55110

Phone number: 651-341-3626 e-mail: wanka@comcast.net

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

Name: Mike Jolofsky

Street and number: 1705 Summit Ave.

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

Phone number: 612-749-0587 e-mail: N/A

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/Repair Leaking Flat Roof on a Dormer.
Replace Rotted Pillars; Rotted Storm windows.
Add New TPO Roof & New Flashing
All Profiles. And buildback to become Composite material.
Scope Also Attached.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

Attached.

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project? YES ☐ NO ☒

Are you applying for the Investment Tax Credits? YES ☐ NO ☒

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

Signature of applicant: T.W. Date: 11/3/15

Signature of owner: MA Date: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

FOR HPC OFFICE USE ONLY

Date received: 11-3-15 (revised)

FILE NO. 16-008

Date complete: _____

District: SW /Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

☐ 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 # _____ - _____

HPC Staff Notes



RE: 1705 Summitt Ave St. Paul, MN

HPC,

In reference to the proposed repairs/improvements to the property located at 1705 Summit Ave St. Paul, MN. The home owners Mike and Sue Vallafskey have hired us Lake to Lake Construction (LTL) to make the following repairs:

The 3rd level south facing dormer area has significant rotting and routinely leaks into the home causing excessive damage. LTL is proposing to remove the four (4) rotted wood pillars, wood sidewalls 49" up, exterior window trim 1x5 1/2 with back band on all the side legs and 1x6 with profiled back band and a 1 1/2 front sill, failing tin roof and front flashing. Upon the removal of these items we will be removing the rotted decking and making any other structural repairs as see fit. We will then build back the following area with the appropriate lumber to reach a new appropriate roof pitch that will allow the new mule hide roof deck to shed the water. We have the full intension of raising our new pillar base (which is unseen from the ground level) at a minimum of 2" maximum of 3" in height. This will allow LTL to gain proper water proofing up all four (4) sides of each pillar. Flashing material will be standard galvanized tin and will not be exposed. Sidewall will be composite material cut to fit with no seems in the area of the new sidewall. This will be cut from a 4x8 composite smooth texture sheet.

All new trim is proposed to be composite material that is similar to the size and profiles of the existing trim.

All cuts are squares and the material will be smooth finish. Sill will need to change thickness (shrunk from current) to allow proper structuring for the pitch to the roof. Pillars will be wood material with like profiles.

Front areas of the dormer have trim which are 1x6 material and a center cove profile.
New storm windows will be made to the exact sizes 20 x 40 as the current rotted non-repairable ones.

All the 3rd level domer areas will be painted white to match the current décor of the home.

Please make the consideration for the composite material over the wood (cedar and Pine) material. This is going to give a better more weather sustainable finish giving the homeowners a maintenance free situation in a dangerous area to work.

All the work will be performed on a JIG lift with proper safety harnesses.

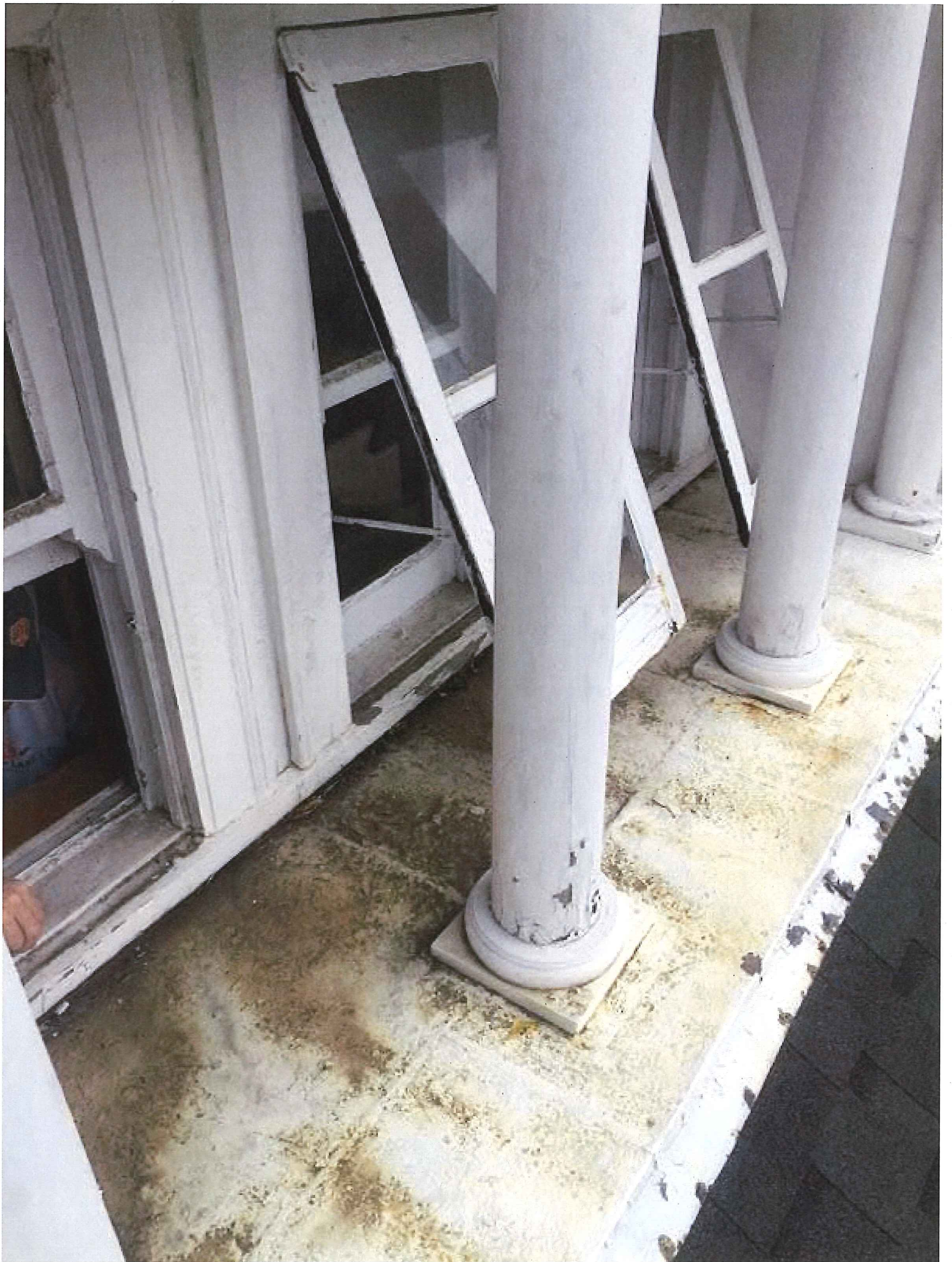
Material build back list

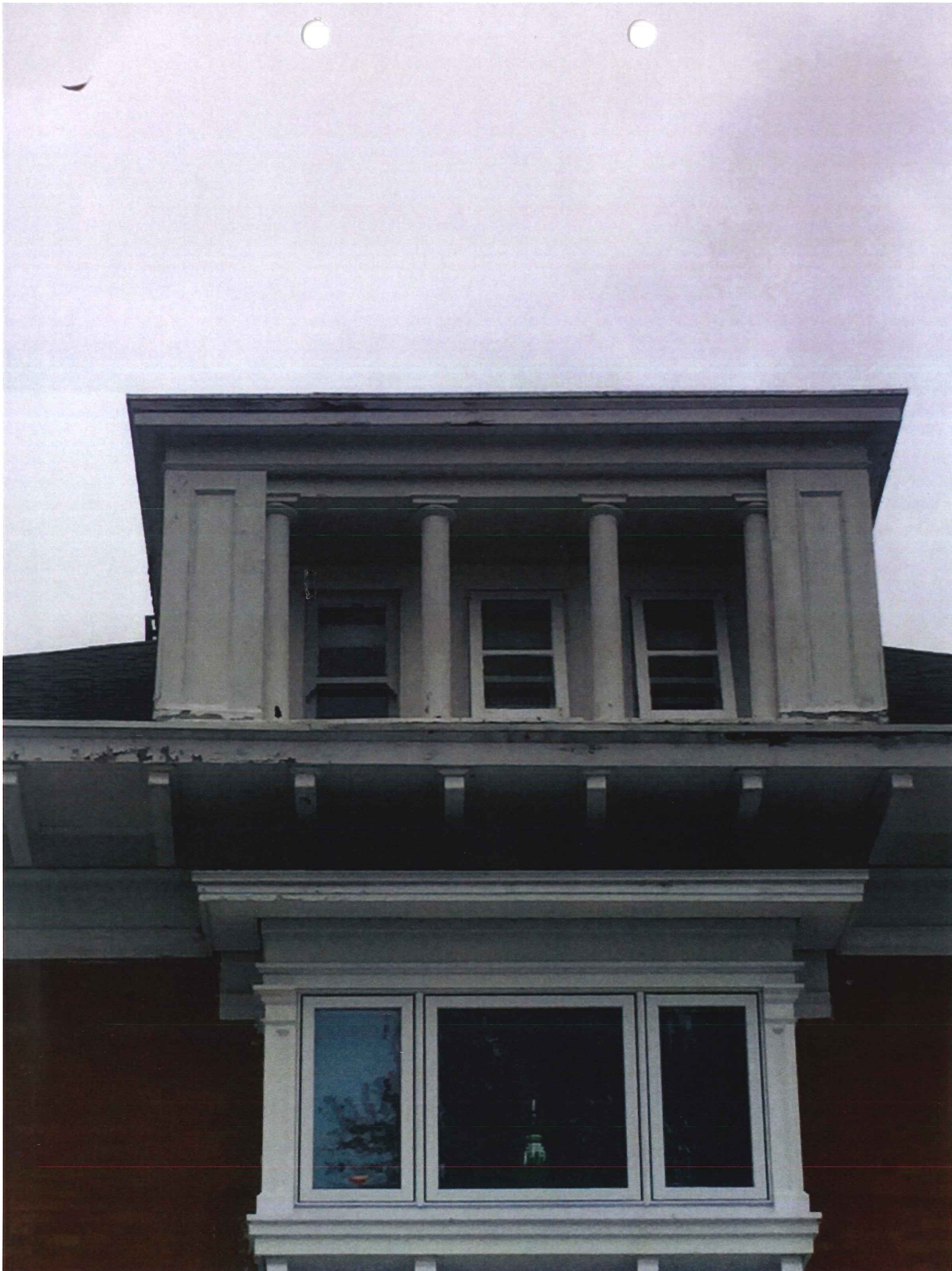
- Composite 1 x 6 and 1x8(cut down to size)
- White Riglet flashing
- ¾ composite sheets
- Wood framing for storm windows.
- TPO White roofing
- Tvek house wrap for the sheet areas.
- White quad caulking
- White exterior grade paint
- Pillars
- Galvanized flashing 6"

Thank you

Proposal prepared by Todd Wanka Lake to Lake Construction Inc. MN lis #BC690036

4882 Bloom Ave White Bear Lake, MN 55110 WankaTL@Comcast.net 651.341.3626





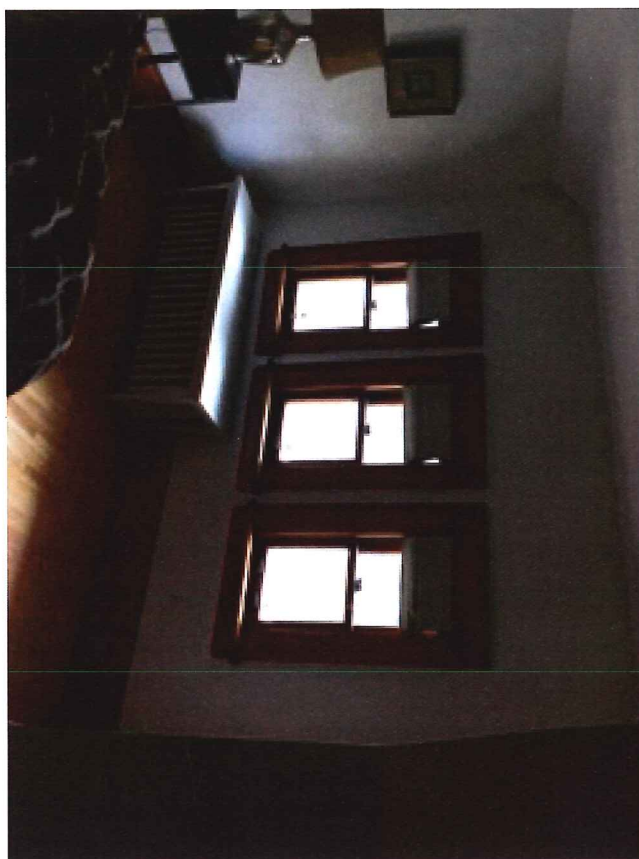








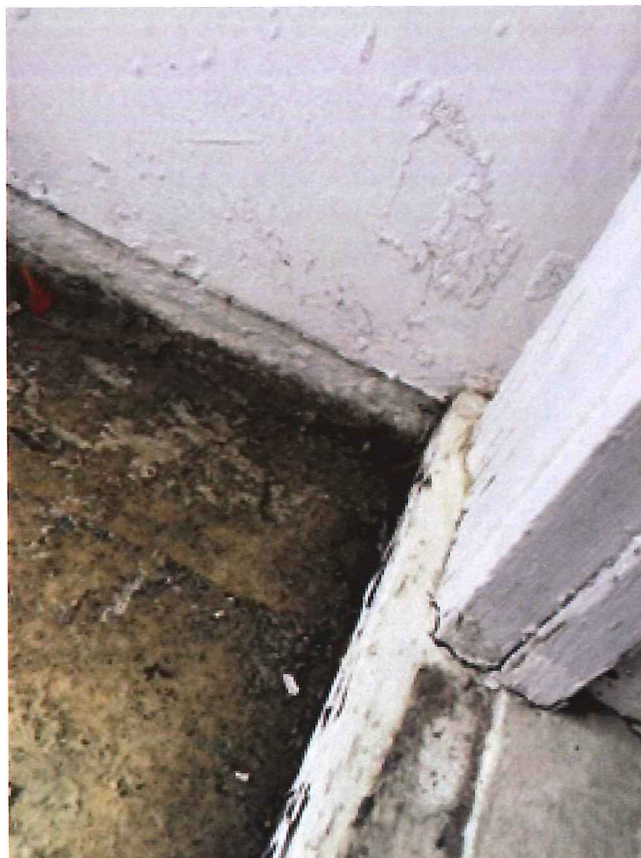
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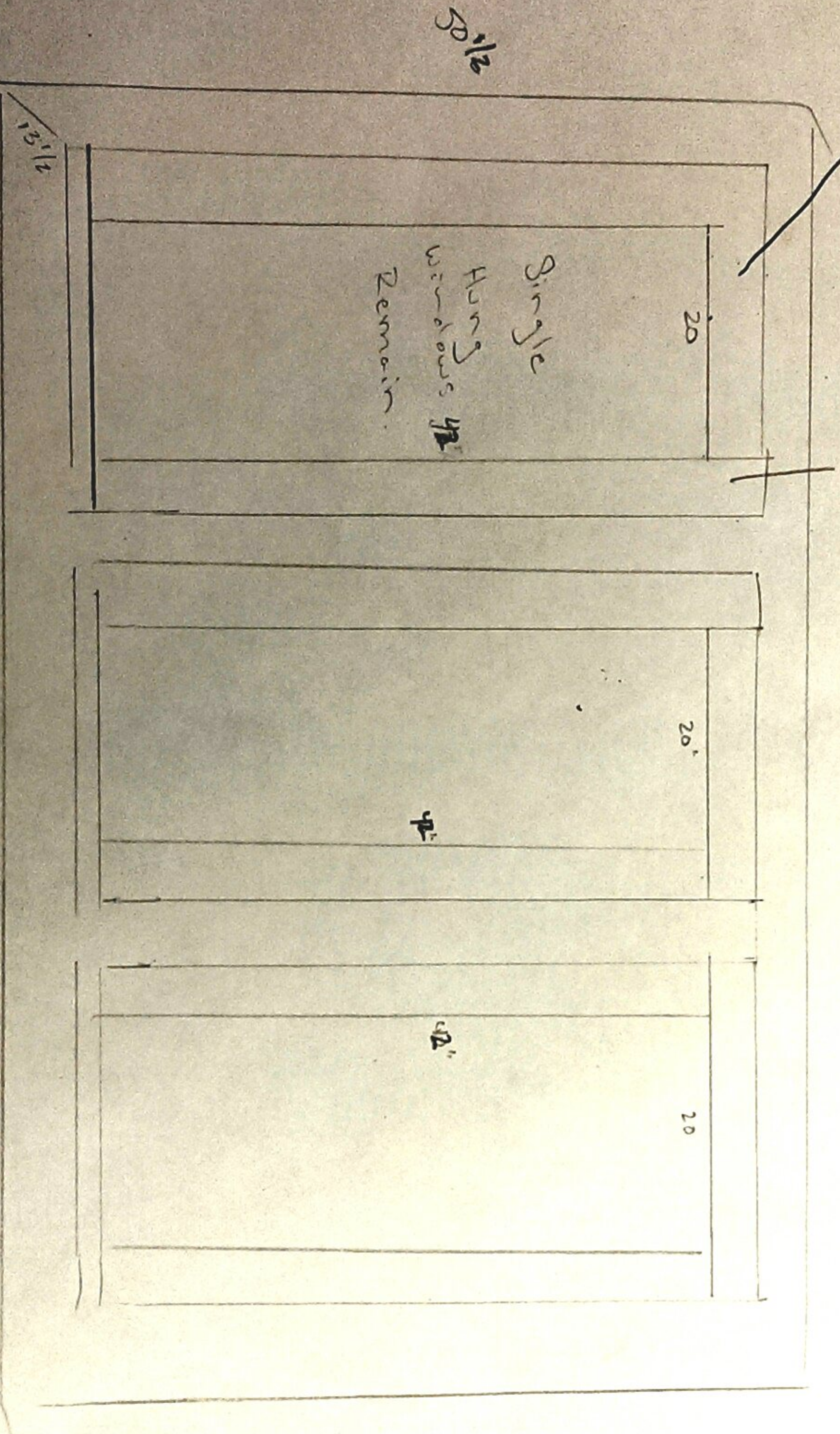






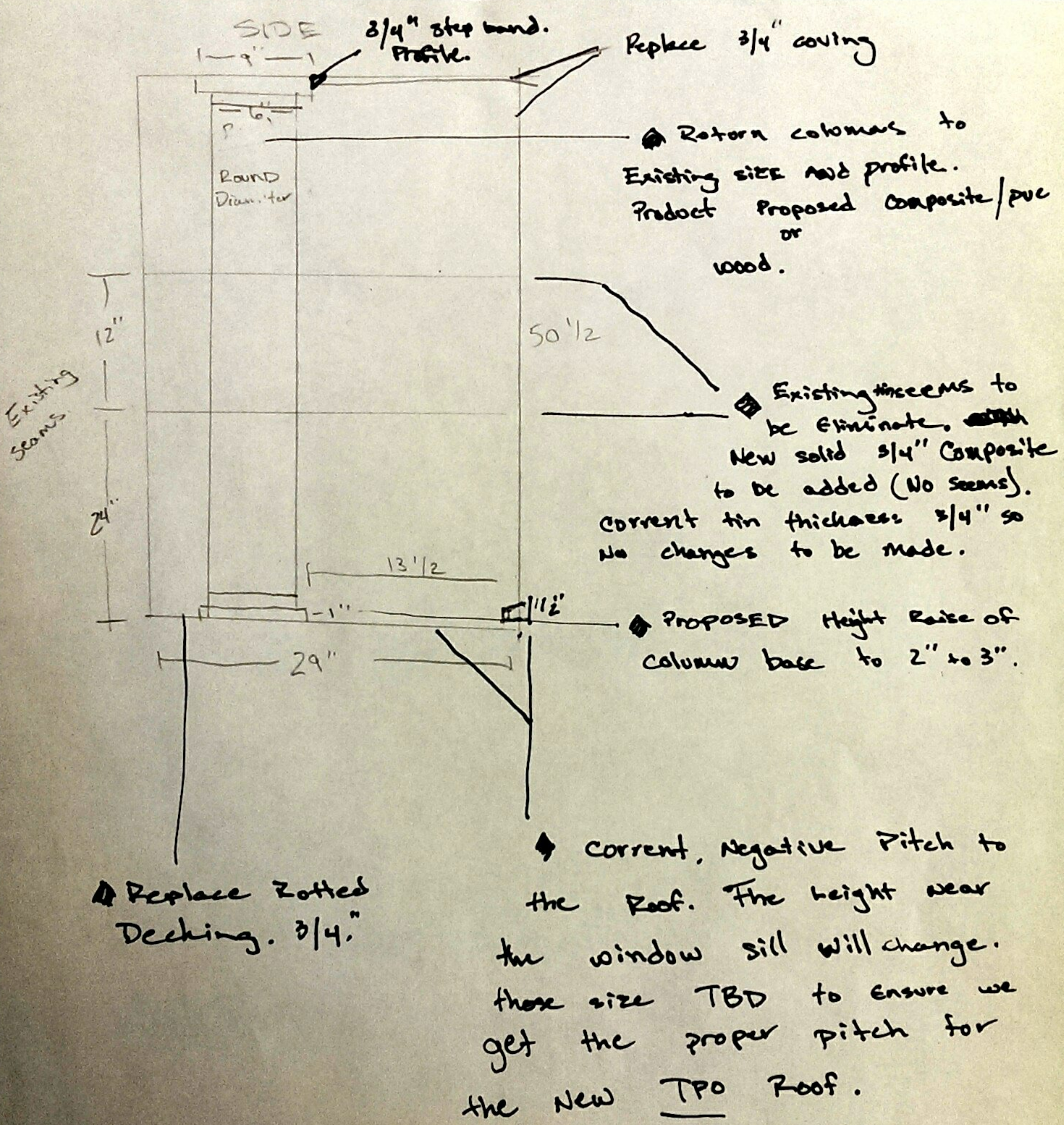
1x6^{1/2} back band.

Replace all side trim.
5 1/2" x Composite trim
with Profile Backband 1 1/2"



96"

Storm window rebuild
40 x 20 wood frame.
built to exact current form.



◆ Replace Rotted Decking. 3/4\"

- ◆ Galvanized Flashing that will not be Exposed.
- ◆ White finish ~~or~~ right will be Exposed.
- ◆ White Quad caulking for and/ finishing.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWEST SUMMIT AVENUE HISTORIC DISTRICT
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137. Chris Hanson, Jr. House, 1695 Summit Avenue, ca. 1925: This 2 and 1/2 story Georgian Revival style house has a red tile gabled roof, 3 gabled pedimented dormers, and red brick walls laid in English bond with soldier coursing above the windows. The 2 1/2 story gabled wing on the west breaks the symmetry of the front facade. The house has wide fascia boards and the front entrance has sidelights and a tripartite transom. The semi-circular entrance porch is supported by slender Tuscan columns with applied rosettes on the frieze and a wrought iron balustrade on the flat roof. Windows are 8 over 2 on the main floors and 6 over 6 in the front dormers. The rear garage is non-contributing. The architect was H. A. Sullwold and the contractors were Lange and Krengel.

138. Ramsey Junior High School, 1700 Summit, 1926; 1978: This public school building faces east on Cambridge and was designed in the Collegiate Gothic style. It is 3 stories tall and has a flat roof. The foundation is poured concrete. Walls are red brick with concrete coping. The design of the 1926 building is typical for the period with projecting entrance bays, elliptically arched entrances with concrete surrounds, transoms, and double doors. Windows are arranged in horizontal bonds across the facade and are separated by brick piers. Walls are decorated with concrete belt courses, concrete sills, and brick chevrons and diaper patterned brick below the parapet. The 1978 gym addition is brick and a severe mass with few openings. Windows on the older portion have been infilled partially with plywood and metal. There is a contributing random ashlar retaining wall along Summit Avenue.

139. Louis A. Weidenborner House, 1705 Summit Avenue, 1910: This 2 and 1/2 story Classical Revival style house has a cube massing with deeply overhung hipped roof with brackets. Walls are tan smooth brick with a butter joint and soldier coursing above the windows. The emphasis is horizontal. A deep L-shaped open porch with corner brick piers, square brick columns, and square capitals with low relief carving and simple wide cornice stretches across the first story. The house has multiple bay windows and a small box bay on the front facade. The main facade dormer has slender Tuscan columns with 3 rectangular windows deeply recessed behind them. The rear garage is contributing. The contractor was H. M. Selby.

140. F. B. Strunz House, 1713 Summit Avenue, 1908: This 2 story Tudor Revival style house has an intersecting asphalt gabled roof, with stucco and brown brick walls. The two large gable ends facing the avenue have wide flaired bargeboards and mock half-timbering in the gable ends with ogee arches formed by the bargeboards. Massing is irregular and windows have stone sills and 9 over 2 lights. The rear garage is contributing and a lap sided tool shed is also contributing. The contractor was John R. Schmit.

141. Wilfred Johnson House, 1719 Summit Avenue, 1925: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled slate roof, poured concrete foundation, and 12 over 1 windows with soldier coursing at the lintels and front door. Windows are grouped in multiples. Walls are stucco with mock half-timbering on the upper floors and red brick on the first. The front entry has a parapetted entry porch and round arched brickwork above the front door. The enclosed porch has new casement windows. The rear garage is contributing. The contractor was H. M. Elmer.

142. Preston T. Jackson House, 1722 Summit Avenue, 1886: This is a 2 and 1/2 story simplified Queen Anne style house with intersecting gabled roof, recessed large el on the west side and small el on the east, bay