



**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR MINOR WORK
FILE NUMBER: 11-305433**

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DATE: December 2, 2011
PROJECT ADDRESS: 1027 PORTLAND AVE
HPC SITE/DISTRICT: HPL-Hill
APPLICANT: William A Walters
PHONE: 612-377-9748

PROPERTY DESCRIPTION: Two-and-one-half story Colonial Revival style house with a limestone foundation, wood lap siding, and an intersecting gable roof with overhanging eaves and a pedimented gable end. The house has a deep partial-width front porch with heavy square columns on limestone piers.

SITE NAME:
ARCHITECT/BUILDER: Robert Sinclair
DATE BUILT: 1904
CLASSIFICATION: Contributing

PROPOSED CHANGES: Replace the center double-hung window in the front gable with a casement window to meet egress requirements. The window will be wood and painted to match the other windows. Install a black, iron pipe rail (1.5 inch diameter) at the front steps. The handrail will be 34-38 inches above the treads and run the entire length of the stairs. The rails will be anchored into concrete except for at the top of the porch where it will be attached with a three-screw flange to the porch floor and adjacent porch column.

APPROVED AS SUBMITTED APPROVED WITH CONDITIONS:

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

1. The new casement shall have a horizontal bar permanently affixed to the exterior that is in the same location and has the same profile as the meeting rail on the existing double-hung window. This will allow the casement window to be read more like an historic storm window with a double-hung configuration.

Christine Barlowe 12.2.11

Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

NOTE: All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.



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APPLICANT: William A Walters
PHONE:
OWNER INFORMATION: William A Walters
1785 Logan Ave S

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The work to be performed has been approved pursuant to the program for preservation and architectural control for the applicable heritage preservation site or district property [Legislative Code, Section 73.06]. In addition, the following findings have been made to support the approval or conditional approval:

1. The property owner appealed a Fire Certificate of Occupancy Inspection Correction Notice. The Legislative Hearing Officer directed the owner to work with HPC staff to create a plan that would provide egress for the bedroom in the front gable of the house.
2. The plan to replace the double-hung window with a casement window will have a lesser impact than altering the size or configuration of the Palladian window opening on the facade.
3. The proposed casement window will meet egress and will have an exterior bar to replicate meeting rail and to match the existing windows.
4. The new handrails are of an appropriate style and will be attached so that it does not damage the limestone or porch columns.
5. The proposal will not have a negative impact on the property or the program for preservation in the Hill Historic District.

Please note: This approval is limited to the aforementioned work to the affected property. Any additional work to be done must be submitted to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

City of Saint Paul
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