

STAFF REPORT: MARCH 25, 2025 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2025-00032

ADDRESS: 8101 ST. PAUL

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: MARK MAKSYMIUK, BEST CHOICE ROOFING

PROPERTY OWNER: MATTHEW AND PARUL PULS

DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 12, 2025

DATE OF STAFF SITE VISIT: FEBRUARY 28, 2025

SCOPE: INSTALL ALUMINUM SIDING AND TRIM

EXISTING CONDITIONS

The townhouse/terrace building, in which 8101 St. Paul is located, sits on the northeast corner of St. Paul and Parker. Erected ca. 1915, the 2-1/2 story building has a side-gabled roof with symmetrically placed front-facing gables at each end of the structure. Stucco covers the walls at the first floor, as well as the full height of the gables and side wall extensions. The treatment of the stucco at the upper floors at each end of the structure is treated differently; the east end is unadorned stucco, and the west end has half-timbering placed in a rectilinear pattern. The second floor of the connecting structure is clad with wood shingles. Dormers of varying sizes and designs punctuate the roof, and the five stucco-clad chimneys and covered entry porches denote the placement of the individual residential units.



View looking north of the building's façade facing St. Paul. 8101 St. Paul is at the left end of this photo. Additional views of 8101 St. Paul are below. Staff photos, February 25, 2025.



Southwest corner of front and side walls



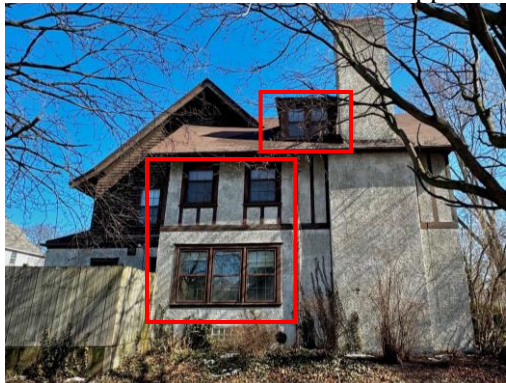
Northwest corner of rear and side walls



Northwest corner of rear wall

PROPOSAL

The locations of work within this application are at the west/side and rear of the dwelling.



West/side wall



Rear wall

HDC Staff photos, February 2025.

As listed on the HDC application, the scope of work is as follows:

Dormers and Windows

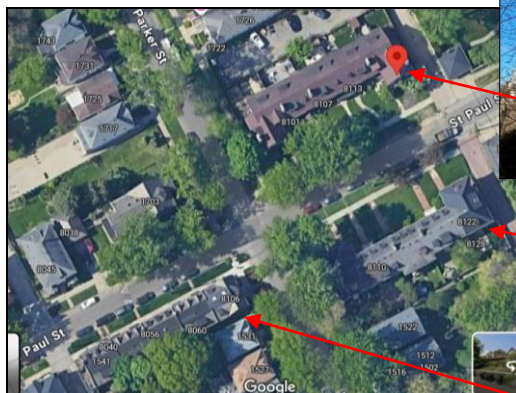
- Scrape paint
- Remove deteriorating wood from N dormer, W dormer, and 5 W wall windows
- Build and install custom window frames to receive aluminum siding for windows
- Add brown aluminum siding, flashing and sealant around N and W Dormer and all windows on W wall (2 singles and 1 triple window)
- Add aluminum siding to face of dormers

Chimney

- Seal off any gaps or penetrations
- Remove tar around chimney
- Check condition of chimney cricket (repair if needed with like materials)
- Replace flashing around chimney and seal along with any damaged shingles near chimney

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was enacted on February 25, 1983.
- Unique characteristics of West Village include the mix of residential and commercial uses, buildings of varying scale, and a mix of different residential designs. The intersection of St. Paul and Parker is notable in that three of its four corners have low-rise attached townhouse/terrace buildings.



Aerial view of St. Paul and Parker intersection.

Above right: 8101-8129 St. Paul

Middle right: 8106 – 8128 St. Paul

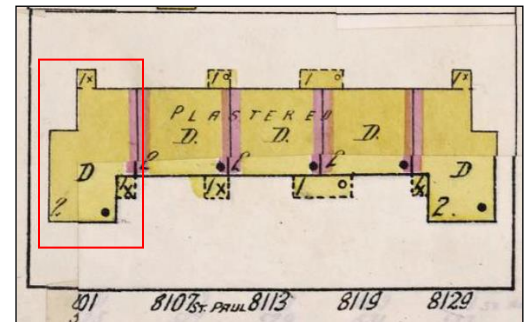
Bottom right: 8040-8060 St. Paul & 1541 Parker



Above: Designation photo of façade, view looking northeast.

Left: Designation photo of west/side wall. HDAB, 1983

Below: Vol. 8, 1915-1951 Sanborn map. Red outline denotes 8101 St. Paul.



While this structure is subdivided and each unit owned separately, the building was designed in a cohesive way. Just as a repair or replacement of the roof must be done to perpetuate historic integrity for the entire structure, proposed changes to individual architectural and decorative components, such as windows, must be reviewed in the same uniform way, assuring that the overall character is preserved.

During staff's recent site visit, work completed at other units, such as vinyl windows and aluminum trim covering wood window casings, were identified on the facade. Staff did not find approvals on file for this work. The respective owners will be notified that their properties will receive violations and that applications for this completed work will need to be submitted for the Commission's review at an upcoming meeting.

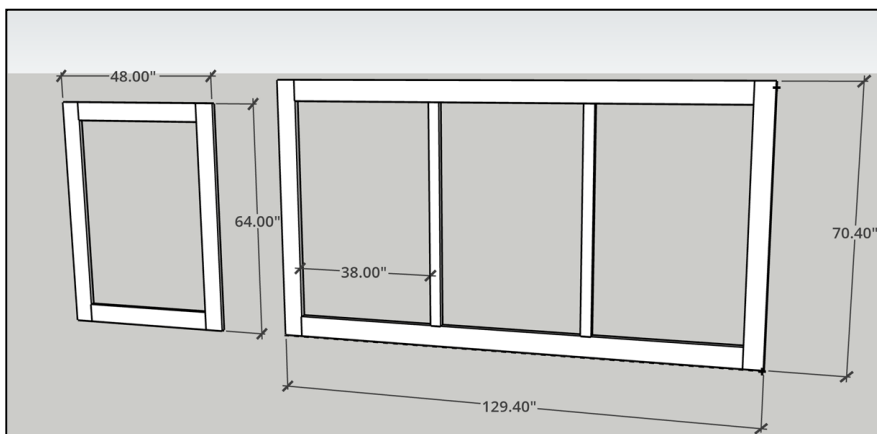


Left: Vinyl windows installed at 8107 St. Paul.

Below: Aluminum trim applied over wood trim at 8129 St. Paul.



- The applicant proposes to remove the wood trim/casings from the two individual openings and the mulled window unit (including the mullions). New wood trim would be installed and wrapped in aluminum coil.
- The applicant and staff's photos document the dimensionality and highly detailed profiles of the existing, historic window casings and mullions. These details are distinctive character-defining features of the building.
- The photographs also confirm the wood window trim is in good, repairable condition. Standard Six states, "Deteriorated historic features shall be repaired rather than replaced."
- As the features are not deteriorated beyond repair, it is premature to consider a proposal to replace the historic trim and mullions. However, as information was submitted for replacement trim, staff will offer the following comments:
 - The wood window casings are set within the stucco, and its removal may cause additional damage to the surrounding stucco finish, and staff expects the trim would need to be wider to compensate for the small areas where the existing horizontal trim extends beyond the vertical casings.
 - The proposed wood trim is flat with square edges and doesn't match the details, dimensions and profiles of the historic wood trim.
 - Wrapping wood trim with aluminum emphasizes the flatness of a contemporary trim, as well as imparting a sheen which is incompatible with historic buildings.

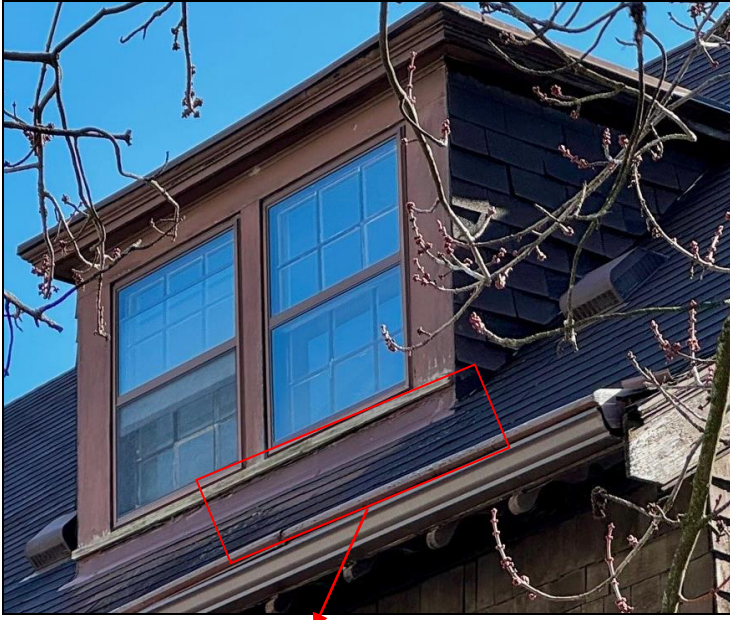


Top: HDC staff photo, February 2025.

Above: Applicant drawing of proposed window trim that will be wrapped in aluminum.

Above right: Applicant photo of existing window stool and apron.

- Regarding the two dormers, the applicant proposes to remove deteriorated wood on the north and west dormer and then install aluminum “siding” around the dormers. Similarly to the photo documentation for the windows, the face trim around the windows is solid. The wood appears to need scaping, surface prep and painting, and perhaps wood epoxy filler, but it is not deteriorated beyond repair.



Above left: Rear wall dormer. The only area that shows any level of deterioration is near the bottom where water may pool due to the horizontal surface. Sanding, priming and repainting these surfaces is possible.

Above right: West-side dormer. The wood surfaces around the windows appears to have more flaking paint, likely due to its exposure to the sun. Again, repair can consist of surface prep, filler if necessary, and repainting.

- The dormer walls are covered with asphalt roof shingles. This design treatment is not approved by the Commission, so any repair work at this area would require removal of the asphalt shingles and repair of the wood siding that likely remains on the dormer walls. The small roof dormers with shed roofs and wide, flat trim surrounding the windows are minimally designed so that they are secondary features to sit quietly against the roof. Manufactured products, through their materiality, dimensionality and sheen, whether it be cementitious siding or an aluminum product, applied to these dormers would be clearly noticeable and detract from the general characteristics of this structure and its period of construction.
- West Village’s Elements of Design discuss materiality in a number of elements; specific to this proposal include:
 - 7) Relationship of materials. The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building...Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim...Porches are built of brick or wood.
 - 10) Relationship of architectural detail. Architectural details generally relate to style...The buildings influenced by the Arts and Crafts or Medieval sometimes have details carved in wood on window frames, door frames and eaves and sometimes have half-timbering. In general, various styles are rich in architectural detail.

- Work proposed at the chimney, such as the replacement of flashing, removal of tar and repair/replacement in-kind chimney cricket, is generally common repair work. However, should any gaps or penetrations be identified on the stucco-finish chimney stack, crown or replacement of any clay chimney pots, staff should be contacted and information submitted on this repair/replacement before any work takes place.

ISSUES

- The applicant states the existing condition at the windows and dormers as: “Exterior wood and trim around windows and dormers is starting to deteriorate due to age and weathering. Paint stripping, peeling, noticeable signs of water damage and water ingress.” Staff noted the areas where deterioration is occurring, but the wood components remain intact and repairable.
 - The dimensions, profiles, and finishes of the windows and dormers within this application are integral components of the English Revival design of the building and are distinctive character-defining features.

Windows

- The window trim is a distinctive feature and finish that characterizes the property and is not deteriorated beyond repair; a proposal to replace these items should not be considered at this time. The following concerns relate to any future replacement proposal and demonstrate the importance of consistent maintenance and repair of the historic windows and surrounding components.
 - ♦ The wood trim is set within the stucco, and its removal may cause additional damage to the surrounding stucco finish, which is another distinctive character-defining feature.
 - ♦ If the decorative details of the existing horizontal trim aren’t replicated, the new wood trim would have flat, square edges and be wider than the existing to compensate for the spaces where the existing horizontal wood trim extends beyond the vertical casings. These changes in details, dimension and dimensionality would further conflict with the dimensions of the integrated half-timbering of the second floor windows, as being out of proportion with the remaining window and window trim on the structure.
 - ♦ Wrapping wood trim (existing or new) with aluminum emphasizes would impart a sheen which is incompatible with the painted surfaces of this historic building.

Dormers

- The dormer walls are covered with asphalt roof shingles. This design treatment is not approved by the Commission, so any repair work at this area would require removal of the asphalt shingles and repair of the wood siding that likely remains on the dormer walls.
- The small roof dormers with shed roofs and wide, flat trim surrounding the windows are minimally designed so that they are secondary features and sit quietly against the roof. Manufactured products, through their materiality, dimensionality and sheen, whether it be [e.g.] cementitious siding or an aluminum product, applied to these dormers would not be consistent with the general characteristics of this structure and its period of construction, and would alter these character-defining features.

RECOMMENDATIONS

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 2, Denial: Installation of aluminum siding and trim

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the West Village Historic District's Elements of Design, specifically:

- *Standard 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.*
- *Standard 5 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Standard 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.*

And Elements of Design 7 & 10

For the following reasons;

- The photographs of the dormers and window casings show a few surfaces where deterioration is occurring, but the wood components remain intact, repairable and can be repainted.
 - The dimensions, profiles, and finishes of the windows and dormers within this application are integral components of the English Revival design of the building and are distinctive character-defining features. The proposed work would alter the features and spaces that characterize this property.

Windows

- The window trim is a distinctive feature and finish that characterizes the property and is not deteriorated beyond repair; a proposal to replace these items should not be considered at this time. The following concerns relate to any future proposal and demonstrate the importance of consistent maintenance and repair of the historic windows and surrounding components.
 - ♦ The wood trim is set within the stucco, and its removal may cause additional damage to the surrounding stucco finish, which is another distinctive character-defining feature.
 - ♦ If the decorative details of the existing horizontal trim aren't replicated, the new wood trim would have flat, square edges and be wider than the existing to compensate for the spaces where the existing horizontal wood trim extends beyond the vertical casings. These changes in details, dimension and dimensionality would further conflict with the dimensions of the integrated half-timbering of the second floor windows, as well as being out of proportion with the remaining windows and window trim on the structure.
 - ♦ Wrapping wood trim (existing or new) with aluminum may further flatten historic profiles and impart a sheen which is incompatible with the painted surfaces of this historic building.

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- The small roof dormers with shed roofs and wide, flat trim surrounding the windows are minimally designed so that they are secondary features and sit quietly against the roof. Manufactured products, through their materiality, dimensionality and sheen, whether it be [e.g.] cementitious siding or an aluminum product, would not be consistent with the general characteristics of this structure and its period of construction, and would alter these character-defining features.

Recommendation 2 of 2, Certificate of Appropriateness – Remaining work items

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the West Village Historic District's Elements of Design, with the condition that:

- Cut-sheets for the proposed flashing, confirming material, finish and color will be submitted for staff review.
- Should any gaps or penetrations be identified on the stucco-finish chimney stack, crown or clay chimney pots, work will stop at this area and photographic documentation of the water penetration/deterioration of historic materials will be completed and sent to staff for review and approval, along with a detailed scope of work.