

**SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
**CITY OF SAINT PAUL, MINNESOTA**  
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard  
**September 23, 2010**

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**Present:** Robert Ferguson, Jennifer Haskamp, Pat Igo, Rich Laffin, John Manning, Matt Mazanec, Mark Thomas, Steve Trimble, Diane Trout-Oertel

**Absent:** Lee Meyer (excused), David Riehle (not excused)

**Staff Present:** Christine Boulware, Amy Spong

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**PUBLIC HEARING**

**CALL TO ORDER:** 5:07 PM by John Manning (Chair)

- I. APPROVAL OF THE AGENDA** – Igo, Thomas (9-0) with changes.
  
- II. CONFLICTS OF INTEREST** – Commissioner Trimble disclosed that he had researched the house at 732 Margaret St, Agenda Item V.A.
  
- III. CHAIR’S ANNOUNCEMENTS** – None
  
- IV. STAFF ANNOUNCEMENTS**
  - A.** The Executive Committee discussed HPC appointments and recruiting.
  - B.** The RFP for the HSP Legacy Survey went out. An applicant will be interviewed.
  - C.** Work has moved ahead at the Lowertown Ramp without approval or a permit. The upper windows will be reviewed after-the-fact at the October 7 HPC meeting.

**V. PERMIT REVIEW/PUBLIC HEARING**

- A. 732 Margaret Street, Dayton’s Bluff Historic District**, by Liberty Construction Inc., for a building permit to replace windows, add and enlarge openings at the third floor. **File #10-043** (Boulware 266-6715)

Staff read the report recommending partial approval of the application. Wayne Lundeen, home owner, was present to discuss the project and answer questions. He stated he believes in historic preservation and has installed a paver driveway and stone retaining wall. He added that he wants energy efficiency and believes that the proposed changes comply with the guidelines and that the third floor is not subject to the guidelines. He showed a drawing of the proposed exterior of the west bay like a neighbors windows but he wants to change the arch to be larger. Mr. Lundeen showed a cut-and-paste example of what the proposed window would look like. Commissioner Manning asked Mr. Lundeen to address the staff recommendations. Mr. Lundeen stated he wants to replace the turret windows with Marvin windows to match and that he does not want skylights. He would prefer to alter the west gable to have more light and air. Commissioner Laffin asked for clarification, as the proposal showed an 8 ft. window and he described a 5 ½ ft window in the gable end. Commissioner Trout-Oertel asked how the proposed Marvin window in the turret would be identical. Commissioner Manning asked if the windows could be opened. Mr. Lundeen replied they couldn’t. Commissioner Manning asked if he had considered installing a wood storm. Mr. Lundeen replied that he wants energy efficiency and there were interior storms in the house. Commissioner Manning asked if the turret windows had wood storms before. Mr. Lundeen replied he did not know. He added that he didn’t want a mixed style of windows and Manning replied the windows on the house would be mixed since he was only proposing to replace one floor. Commissioner Laffin noted the turret window pattern and asked that Mr. Lundeen consider retaining the historic windows and install an interior storm window for energy efficiency. Commissioner Laffin added that the Marvin window could not duplicate the thin muntins and the pattern proposed didn’t match the current turret window pattern. Mr. Lundeen replied that the proposed turret windows would be custom fit. Commissioner Laffin replied that

they would need to match the existing windows exactly in order for the HPC to approve them and that would add to the cost factor. Commissioner Manning stated it would be more cost effective to retain the existing windows and repair. Mr. Lundeen reminded that he wants energy efficiency. Commissioner Trout-Oertel asked what condition the turret windows were in. Mr. Lundeen replied that he hadn't explored the exterior. Commissioner Trout-Oertel stated that retaining old windows and providing storm windows in comparable to modern window replacement. Commissioner Laffin stated he looked at the plans and asked about open cell/closed cell insulation and the need for a vapor barrier. Commissioner Mazanec asked about the proposed cottage style window in the stairway. Mr. Lundeen replied they will match the existing window. Mr. Lundeen he is concerned about not being able to alter the openings in the west gable and added that his proposal fits the historic neighborhood and style of the Victorian. He showed photos of the window style on other houses. Commissioner Manning asked how much taller the window would be. Mr. Lundeen replied six feet total for six inches taller and adding two, twenty-one inch windows to the gable. Staff asked what is being proposed in the arched opening. Mr. Lundeen replied a picture window. Staff asked if he considered keeping the round-top window and adding two side-lights. Mr. Lundeen replied he had not. Commissioners Manning and Laffin and staff discussed the existing window style versus the proposed. Commissioner Laffin commented that the proposed windows were not appropriate to the home. Mr. Lundeen replied that the window is a tertiary element of the home and hard to see thru the trees. Commissioner Manning informed that tree cover is not a part of the guidelines. Mr. Lundeen replied he believes he is retaining historic elements and proposed updates will add to the house, not detract. **The public hearing was closed, as no one else was present to speak. Commissioner Trout-Oertel motioned for partial approval based on staff recommendations. Commissioner Ferguson seconded the motion. Commissioner Trout-Oertel stated the building has lovely, unique windows and the detail will be lost with the alteration. Because the window is recessed, altering it won't allow much more light in. Commissioner Trout-Oertel suggested installing skylights on the rear portion of the roof. Commissioner Thomas stated the details are unique and exquisite and the canopy calls for a central element, not a large Palladian window and the loss of the original material and detail. Commissioner Ferguson stated he agreed with Commissioner Thomas and added that the home's architect cared a great deal about the detail of the gable feature. Looking at the features of the house, the third floor is primary, not tertiary. He also added the applicant would not gain much by altering the windows and stated he would have better energy efficiency by adding storm windows to the turret windows. Commissioner Ferguson could not justify adding new windows for little light at the loss of original fabric. Commissioner Laffin added that window number 11 should not be cottage style and an interior storm should be added to the turret windows. The motion passed 9-0.**

**B. 745-747 Third Street East (300 Maple Street), Dayton's Bluff Historic District, by Design for Preservation, for a building permit to replace windows and reconstruct the parapet. File #10-044 (Boulevard 266-6715) Withdrawn from agenda – item will be reviewed at October 7 business meeting**

**C. 286 Dayton Avenue, Hill Historic District, by Craftmasters Remodeling Inc, for a building permit to replace a double-hung wood window with a vinyl window. The building is a condominium and there is not a master plan for window replacement. File #10-045 (Boulevard 266-6715)**

Staff read the report recommending denial of the application. The commission had questions about window inserts and precedent. Mac Turnquist, Craftmasters Remodeling Inc, was present to discuss the proposal. He showed photos of other historic properties that did not have their original windows. He clarified that the building being reviewed had not had any window

replacement and that the east building had some replacement with Marvin Tilt-Pacs. Staff explained that buildings in the historic districts did not receive “across the board” approvals for windows and that one of the multi-unit buildings shown as an example had approval for that building to replace the non-original windows with Renewal by Andersen units. Turnquist explained that the window he was proposing has a narrow profile and wouldn’t be visible. He added that the unit owner is out of the country, but her desire is to have a maintenance free window and energy efficiency.

Laffin stated that the proposed window is all vinyl and not like an Andersen or Marvin window. Turnquist replied that you can’t tell the difference. Laffin replied that vinyl breaks and then the whole unit requires replacement. Turnquist replied the windows are “virgin vinyl” and come with a lifetime warranty. Laffin asked if the life of the proposed window for the life of the building? Turnquist replied, yes. Laffin asked, why not used another clad window. Turnquist replied that Sunrise is the product that he sells. Laffin indicated that insert units reduce the window area with whole unit replacements. Turnquist replied that it wouldn’t affect the interior wood trim, but the sash and frame are damaged. Turnquist stated that the plan is to replace all of the windows in the building with this product. Trout-Oertel asked how long the vinyl window had been in production. Turnquist replied 1992. Trout-Oertel replied that the 1<sup>st</sup> Sunrise window installed would only be 20 years old in 2012.

**Laffin motioned to deny the application. Thomas seconded the motion.** Laffin stated the proposed window would be a detriment to the building. Manning stated the window replacement in the building would need to have consistency. **The motion passed 9-0.**

**D. 2455 University Avenue West, University-Raymond Commercial Historic District,** by Big Print Inc, for a sign permit to install a 64 sq. ft. wall sign above the storefront. **File #10-046** (Spong, 266-6714)

Staff read the report recommending conditional approval. The applicant was not present to discuss the proposal. Thomas asked if there were any detail that would be concealed by the sign. Staff indicated that the brick did not contain any decorative patterns. **Laffin motioned to approve the application with staff recommendations adding that the length of the sign shall be adjusted to fit within the bay. Trout-Oertel seconded the motion. The motion passed 9-0.** (The applicant showed up at the end of the meeting. He had thought it started at a later time.)

**E. 1953 Summit Avenue, Summit Avenue West Historic District,** by Wooden Dreams, Inc., for a building permit to construct a two-story addition, deck and retaining wall at the rear of the house. **File #10-047** (Spong, 266-6714)

Staff read the report recommending conditional approval. Laffin asked for clarification about the 16 inch west elevation “bump out” on the addition. Howard Theis, Wooden Dreams, and David Kristal, home owner, were present to discuss the application. Theis indicated that the bump out was to line-up with a similar feature on the same elevation and break up the massing of the two-story wall. Manning asked how the addition was differentiated from the original house. Staff indicated that it was not a match, but compatible with the architecture and detail and that reveals in the wall plane and a drop in the roof ridge and material change were appropriate. Manning asked about how the new windows compare to the original. Staff indicated that the proportions are consistent. Theis informed that there would not be enough brick salvaged to reuse in the retaining wall, as the wall is in bad condition. He added that the addition would have to be constructed with new brick, but it would better match the garage. Trout-Oertel stated that a new brick that would match the garage would not be a problem. Trout-Oertel added that a flat plane from brick to stucco is problematic. Theis replied that the quoins create a 2 inch reveal. Trout-Oertel commented on the addition intersecting the rear elevation close to an existing window. Theis replied the new addition is in the same plane as the existing one-story addition.

Ronald Heiderich, 1966 Portland Avenue, was present to voice his support of the proposal.

**Trout-Oertel motioned to approve the application with staff recommendations. Igo seconded the motion.** Thomas stated it is a sensitive proposal to augment the house but also noted that there has been a loss of many of the original foot prints of Summit Avenue homes. **The motion passed 8-0.**

**F. 436 Holly Avenue, Hill Historic District,** by Renewal by Andersen, for a building permit to replace six windows. This and the neighboring 56 Arundel Street are condominium buildings without a master plan for window replacement. **File #10-048** (Spong, 266-6714) **Withdrawn from agenda - application is incomplete and on hold**

## **VI. NEW BUSINESS**

## **VII. COMMITTEE REPORTS**

**A.** 3M Committee update (Trimble, Mazanec) – The Advisory Committee met a few weeks ago. There was discussion about tear downs, storm water and run-off treatment, sediment control and remediation.

**B.** Public Safety Building update (Manning, Igo) – Laid over

**C.** Education Committee (Ferguson, Thomas, Trout-Oertel)

## **VIII. ADJOURN : 7:35**

Submitted by: C. Boulware