

MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
December 20, 2012

Present: Richard Dana, Robert Ferguson, Matt Hill, Renee Hutter, Michael Justin, Rich Laffin, John Manning, David Riehle, Diane Trout-Oertel, David Wagner

Absent: Steve Trimble (excused), Matt Mazanec, (unexcused)

Staff Present: Amy Spong, Christine Boulware, Bill Dermody

PUBLIC HEARING

- I. **Call to Order:** 5:04 p.m.
- II. **Approval of the Agenda:** Commissioner Dana moved to approve the agenda. Commissioner Wagner seconded the motion. The motion passed 9 - 0.
- III. **Conflicts of Interest:** Commissioner Wagner stated a conflict of interested with Agenda Item VI.B.; he is the applicant and architect for the project.
- IV. **Chair's Announcements:** There were no announcements.
- V. **Staff Announcements:** There were no announcements.
- VI. **Permit Review/Public Hearings**
 - A. **261-279 Fifth Street East, Lowertown Historic District,** by Hess, Roise and Company, for permits to rehabilitate the building into commercial space on the first floor, eighty-eight rental units and common space on floors one through seven, and sixty-two parking spaces in the basement and back of the first floor. **File #13-010** (Spong, 266-6714)

Staff read the report recommending conditional approval. Chair Laffin had a question about finding #8 and asked if the storefronts were originally wood. Staff replied that the architects looked at the Cosmopolitan windows, which were replaced in the past decade. Chair Laffin asked about finding #9 and for verification about the window bays. Commissioner Ferguson asked about the two large openings on the west side of the south façade. He inquired about finding #4 and the color of the penthouse; is it a National Park Service requirement? Staff replied, no and that the color was suggested to differentiate and clearly be seen as an addition. Commissioner Ferguson replied that the taller, surrounding buildings are lighter.

Charlene Roise, Will Anderson and Ryan DuPuis were present to discuss the proposal. Ms. Roise gave a brief history of the building and showed photos. She stated that the conditions were acceptable. Mr. DuPuis clarified that they specified single-hung windows on the first floor for ventilation, but would comply with condition #2, as the building is sprinklered and the window is not required for egress. Staff asked if they would be amenable to having only the center window be single-hung. Ms. Roise stated they want results that will be acceptable to the SHPO, the NPS and the HPC.

Mr. DuPuis informed that the only original windows are on the alley side. He contacted National Window for details on the larger replacement windows and the muntin depth as the back of the window is pre-manufactured. Ms. Roise added that Kathryn from

the NPS saw the window and Natascha from the SHPO reviewed it, but they added the condition for a raised muntin at the back. Chair Laffin asked for the window brand. Mr. DuPuis replied, "Traco." Ms. Roise noted that they could adopt the same profile as those of the windows on the Cosmopolitan building. Mr. DuPuis stated that the raised muntin on the inside, without a profile, is due to the frame size; there would still be a grid between the glazing. Staff inquired about the window color. Mr. DuPuis replied there is some original storefront remaining that is stained mahogany; they would plan to do a color match. Mr. DuPuis also noted that he wrote his Master's thesis on the Rayette building.

Commissioner Trout-Oertel asked for confirmation that there were no original windows on the primary elevations. Staff asked if there were any original window frames. Mr. DuPuis indicated that there were some window frames existing that had been wrapped.

Ms. Roise offered clarification about the age of the fire escape and Mr. DuPuis pointed out some clues to its age. Ms. Roise reinforced that the arched canopy would be retained and the modern metal features above would be removed. Chair Laffin asked about reroofing the back canopy with corrugated metal. Mr. DuPuis indicated that it will be left "as is."

Mr. DuPuis indicated being comfortable with the staff recommendation for the brick pavers in the private alley. He noted that there are two exits to the alley and recessed gates are proposed. They plan to remove the bituminous patches and the number of replacement brick pavers is expected to be low. Ms. Roise added that the gates will be iron pickets.

Ms. Roise stated that the scuppers will be kept. Mr. DuPuis informed that they were part of the sprinkler system and will be covered on the interior. Also, there will be no window screens; all venting shall be through the roof, the security film on the basement windows will be transparent.

Mr. DuPuis asked for the condition about the penthouse to be removed so that it could be discussed with SHPO. Staff stated that a mock-up on site will need to be reviewed by all parties.

Commissioner Manning asked about staff recommendation # 5. Staff replied that the exterior muntin profile will need to be looked at more closely and there will need to be a discussion with NPS and SHPO staff. Mr. DuPuis and Ms. Roise explained that the NPS issue was with the height of the muntin, not the depth.

Commissioner Manning and Mr. DuPuis discussed the use of wood at the storefront level. The use of wood will be looked into. Also, the steel plates at the alley elevations will be removed and any damaged brick will be replaced or repaired.

There was no testimony and the public hearing was closed. Chair Laffin summarized that the applicant was comfortable with all of the staff recommendations but #4 and there should be a change to #2 to impact only the middle window and the applicant wants flexibility regarding #12.

Commissioner Dana motioned to approve the findings and staff recommendations to reflect the clarity of the discussion to the satisfaction of staff. Commissioner Dana then withdrew his motion.

Commissioner Riehle motioned to adopt the findings and approve the staff recommendations with the Chair’s clarifications as recorded in the minutes: #2 - the first floor units may have an operable center sash; #5 is flexible enough; #6 – justification to remove both elements; and #12 – strike “medium to dark color.”

Commissioner Dana seconded the motion. Commissioner Manning encouraged the applicant to pursue wood at the storefront/pedestrian level. Commissioner Wagner suggested including the second floor as it relates to the first floor. Commissioners did not agree and a friendly amendment was not offered.

Commissioner Ferguson informed that the Rayette building was identified in the Greater Lowertown Master Plan as a rehabilitation priority. **The Motion passed 9-0.**

B. 596 Laurel Avenue, Hill Historic District, by David Wagner, AIA, for permits to construct a new, two-story, single family home and a two-stall detached garage on a vacant lot. **File #13-011** (Dermody, 266-6617)

Staff read the report recommending conditional approval. The commission had clarifying questions for staff. David Wagner, architect, and owners, Tom and Teia Crane were present to discuss the proposal.

Mr. Wagner passed out samples of CMU finishes and perspective views. Mr. Crane stated they have been working with David for three years and want to move in and fit in.

Mr. Wagner stated that the design revision came out of the pre-application review and it was a challenge to create a building of its time while being compatible with the historic district. Mr. Wagner read and explained the design review guidelines to the HPC and staff. He then went down the list of staff recommendations and identified what he wanted stricken and what he wanted changed. Next, Mr. Wagner passed out a four page summary of his interpretation of the Hill Historic District Guidelines.

Commissioner Manning stated that he appreciates the challenge and there is no lack of detail or quality of design. He added that the CMU is the height of difference and that the black finish should be removed to make the material consistent. Commissioner Wagner responded that it wasn’t ideal, but wouldn’t ruin the project.

Commissioner Dana inquired about the windows at floor level on the east elevation. Ms. Crane responded it was a “doggie window.”

Commissioner Trout-Oertel had questions about the front door intentions. Mr. Wagner replied that given the amount of glass, the door wants to be solid. Commissioner Trout-Oertel responded that the door looks like siding and should look like a front door. Mr. Wagner asked if making it a different color would be okay. Commissioner Trout-Oertel replied that it should not look like siding, but should read like a door. Mr. Wagner asked for flexibility with the door and stated that it could be worked out with staff.

Commissioner Dana commented on the element in front of the bench and the downspouts on the front elevation of the house being so prominent. Mr. Wagner stated he was not married to having downspouts at the front porch and could move them to the sides.

Commissioner Riehle described the project as attractive and a harmonious addition to the neighborhood. He added that we need to be sensitive about trespassing on aesthetic choices of owners and the HPC should be hesitant in imposing conditions on aesthetic choices.

Only one letter of testimony was received from Kevin and Mindy Alldredge of 579 Ashland in support of the proposal.

The public hearing was closed.

Commissioner Manning motioned to adopt the findings and staff recommendations striking the following conditions: 1,2,4,5,6 and 7.

Commissioner Riehle seconded the motion. Commissioner Manning stated that this is challenging and he sympathizes with staffs balance of the guidelines in the review. Commissioner Hutter stated it was a tough decision and she appreciated Mr. Wagner's statements. She added that she loves the design and it doesn't have to follow the design of the past. Commissioner Dana asked about adjusting the findings. Staff replied they will reverse the findings where applicable. **The motion passed 8-0.**

VII. Old Business: There was no old business discussed.

VIII. New Business

A. Establish nominating committee for 2013 Officers - The nominating committee officers are: John Manning and David Wagner)

IX. Motion to Adjourn: 7:47 p.m.

Submitted by: C. Boulware