

**SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
**CITY OF SAINT PAUL, MINNESOTA**  
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard  
**June 26, 2014**

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**Present:** Richard Dana, Robert Ferguson, Matt Hill, Renee Hutter, Michael Justin, William Lightner, Amy Meller, David Riehle, Steve Trimble, Diane Trout-Oertel, David Wagner (after the first motion)

**Absent:** Barbara Bezat (excused), Matt Mazanec (excused)

**Staff Present:** Amy Spong, Christine Boulware, Bill Dermody, Renee Cohn, John Beaty

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**PUBLIC HEARING/DESIGN REVIEW**

- I. **Call to Order** 5:03 pm
- II. **Approval of the Agenda** Commissioner Trout-Oertel moved to approve the agenda; Commissioner Hutter seconded the motion. The motion passed unanimously.
- III. **Conflicts of Interest** None were stated.
- IV. **Chair's Announcements** None were stated.
- V. **Staff Announcements** None were stated.
- VI. **Public Hearing/Permit Review**

**A. 596 Laurel Avenue, Hill Heritage Preservation District**, by Josh Hanson, JJH Homes Corp, for building permits to construct a two-story, single-family residence and a two-stall garage. **File #14-024** (Boulware, 266-6715)

Staff read aloud the report recommending conditional approval for a building permit to construct a two-story, single-family residence and a two-stall garage.

Staff presented imaged and maps of the proposal.

Chair Dana inquired as to how much contact staff had had with the applicant; Ms. Boulware discussed several email exchanges and one in-person meeting that had taken place.

Commissioner Lightner inquired as to why the proposal for the porch columns is not appropriate; Ms. Boulware discussed why this configuration is not recommended for approval.

Commissioner Ferguson noted that the proposed column design would have been present in a Craftsman-style house; Ms. Boulware not the design details that the proposal does not include, but would make the design appropriate.

Commissioner Lightner inquired as to the proposed siding material; Ms. Boulware noted that the proposed siding is LP, composite material siding.

Josh Hanson, the applicant and partial owner of the property was present to speak on behalf of the proposal.

Chair Dana inquired as to if Mr. Hanson is familiar with the staff recommendations; Mr. Hanson responded that he is.

Chair Dana inquired as to if Mr. Hanson has any issues with the staff recommendations; Mr. Hanson responded that he does not.

Chair Dana inquired as to if Mr. Hanson is comfortable with the HPC process and with staff involvement; Mr. Hanson responded that he is.

Chair Dana inquired as to if Mr. Hanson is the designer; Mr. Hanson responded that he is a draftsman.

Commissioner Trout-Oertel inquired as to if the second story center window is included for functional or aesthetic; Mr. Hanson responded that it is for function and aesthetics.

Chair Dana inquired as to if egress requirements are being met with the double-hung windows in the bedrooms; Mr. Hanson responded that he will re-measure to make sure.

**No written testimony was received and the public hearing was closed.**

**Commissioner Trout-Oertel moved to approve the application with staff recommendations; Commissioner Ferguson seconded the motion.**

Commissioner Hutter noted that she does not believe that the porch columns need to be changed.

Commissioner Ferguson stated belief that the design fits in to the district.

**The motion passed 9-0.**

**B. 809 Portland Avenue, Hill Heritage Preservation District**, by Kevin Haugtvedt, A Plus Windows, for a building permit to replace windows. **File #14-025** (Beaty, 266-6643)

Staff read aloud the report recommending denial of the proposal to replace the historic windows and conditional approval of the proposal to add muntins to the transom of the new entry and conditionally accept the entry.

Chair Dana requested clarification on what this application is for; Mr. Beaty clarified that the current application is to replace all of the historic divided lite windows.

Commissioner Lightner requested confirmation that the windows can be repaired; Mr. Beaty responded that staff believes that the windows can be repaired, but no quote for repair was ever submitted.

Commissioner Lightner inquired as to if cost is the influencing factor for feasibility; Mr. Beaty noted that staff does not consider cost.

Chair Dana noted that the majority of the Commission was present at the February 27<sup>th</sup> hearing.

Commissioner Trout-Oertel considered the possibility of approving the application with conditions; Ms. Boulware clarified that staff is recommending a partial approval and partial denial of the application.

Chair Dana noted that condition No. 2 addresses the partial approval; Ms. Boulware discussed this condition. Ms. Spong noted that this addresses the compliance component of the previous application and HPC review and then the additional work proposed.

Commissioner Trimble inquired as to if the City keeps track of licensed contractors; Ms. Boulware and Ms. Spong noted that they do not and that licensure is through the state.

Commissioner Ferguson suggested that the staff recommendation read: "Based on the findings staff recommends denial of the proposal to replace repairable historic windows. Staff recommends approval of the application with the following conditions:"; Ms. Boulware agreed that this would be more clear.

Kevin Haugtvedt, the applicant from A Plus Windows, was present to speak on behalf of the application.

Mr. Haugtvedt discussed additional windows in need of replacement on the building.

Chair Dana noted that a window schedule is still needed; Ms. Boulware noted that this was not received by the application deadline and cannot be considered in this hearing.

Commissioner Lightner inquired as to if Mr. Haugtvedt believes that the windows can be repaired; Mr. Haugtvedt responded that he does not know as he doesn't do that type of work.

Commissioner Lightner requested confirmation that staff could approve repair; Ms. Boulware confirmed.

Chair Dana noted that the action tonight will allow for the entry to be rehabilitated.

Commissioner Riehle inquired as to the scope of repairing the windows; Mr. Beaty discussed possible methods of repair.

Harvey Schmidt, a representative of Door Glass, was present and stated that they will be able to comply with the conditions made by staff for the entry.

**No written testimony was received and the public hearing was closed.**

**Commissioner Riehle moved to accept the re-wording from Commissioner Ferguson and incorporate it into the recommendation; Commissioner Hutter seconded the motion.**

**The motion passed 10-0.**

**C. Verizon Downtown Small Cell Network, Lowertown Heritage Preservation District and Central Library/James J. Hill Reference Library – Heritage Preservation Site**, by Kate Schindler, Tetra Tech, for right-of-way permits to install six (6) sets of small cell telecommunications antennas and associated equipment. **File#14-**

**026 & 14-027 (Dermody, 266-6617)**

Staff read aloud the report recommending approval of the application to install six sets of small cell telecommunications antennas and associated equipment.

Ms. Spong requested clarification that the decorative bases of the light poles are planned for removal in Lowertown; Mr. Dermody clarified that that was not what he intended to say. Ms. Boulware noted that the decorative base will be lost on C5; Mr. Dermody confirmed.

Ms. Spong inquired as to if the decorative base can be reinstalled; Mr. Dermody noted that this had not been explored.

A discussion was had regarding the history of the signal light posts and light posts in the district which are replicas based on lights that were present there historically.

Staff continued to present the report.

A discussion was had regarding the differences in the pole designs and the feasibility of reinstalling the decorative base on C5.

Chair Dana suggested that the pole proposed at C5 be denied and installed at a different location; Ms. Boulware discussed the studies that were done regarding the pole placement.

Commissioner Trimble inquired as to the potential for other providers proposing new poles; Ms. Boulware noted that this decision will set a precedent. Mr. Dermody stated that it is not necessarily a precedent.

Commissioner Lightner inquired as to whether other companies will require that their equipment be installed at the same or other locations; staff noted that it is possible and discussed a programmatic agreement in place between Public Works and Verizon.

Chair Dana requested confirmation from Mr. Dermody that he was not aware of the historic decorative base when he wrote the recommendation; Mr. Dermody confirmed that he was not aware.

Chair Dana requested confirmation that replacing this stoplight is the only option for installation; Ms. Boulware noted that she has not seen the studies.

Commissioner Lightner requested confirmation that staff believes that the pole installations are preferable to installations on buildings; Ms. Boulware suggested that with the installation on the poles there may not be a future need for installation on buildings.

Ken Nielson was present to speak on behalf of Verizon.

Chair Dana inquired as to the feasibility of preserving the historic base; Mr. Nielson discussed the possibility of re-installing the base on the new pole.

Chair Dana noted that per the comments made by Ms. Spong it is not just the base that should be preserved, but the entire light post; Ms. Spong discussed the design details on the poles and bases that surround all of Mears Park.

Commissioner Trimble inquired as to whether there is another location for the new pole so as to leave the existing pole where it is; Mr. Nielson discussed the reason that this location and the potential difficulties with another location.

Commissioner Trimble inquired as to the feasibility of moving the new pole only a few feet down and preserving the existing pole; Mr. Nielson noted that this may be an option.

A discussion was had regarding the potential placement of installing a new pole and preserving the existing pole.

Chair Dana inquired as to whether installing the node on the skyway would cover the area; a discussion was had regarding the installation and ownership feasibility.

Commissioner Wagner inquired as to whether there will be future requests of this nature; Mr. Nielson noted that this cannot be predicted after one year.

Ms. Boulware noted a previous conversation that was had in which it was indicated that these installations are to support overflow usage; Mr. Nielson confirmed.

Ms. Boulware inquired as to whether these are meant to eventually replace the rooftop systems or to enhance them; Mr. Nielson suggested that this will be the case eventually.

Chair Dan inquired as to whether the five installations are dependent on each other or if some can be approved if others are not; Mr. Nielson confirmed that they are not dependent on each other.

Commissioner Trimble inquired as to whether Verizon will own these nodes or if there will be a use agreement with Public Works; Mr. Nielson confirmed that there is a usage agreement in place.

Commissioner Trimble inquired as to whether the agreement is exclusive or if other companies can install nodes on the same poles; Mr. Nielson confirmed that this is possible, but unlikely.

Commissioner Justin inquired as to whether the installations are intended to be permanent or temporary; Mr. Nielson confirmed that they are intended to be permanent.

Chair Dana requested confirmation that if the application is approved with a condition to install the C5 pole at a separate location if it would be feasible; Mr. Nielson confirmed that it would be, but that guidance from the Commission would be helpful.

Commissioner Ferguson discussed possible locations.

Chair Dana suggested that staff could approve another location for the light pole.

Commissioner Wagner noted that Public Works will likely need to sign off on another pole location; Ms. Spong confirmed that the Commission will provide guidance and discussed the history of lighting installed in the district.

Commissioner Riehle suggested that adding a new pole will increase visual clutter; Commissioner Lightner suggested that the Commission defer to staff to make that decision with guidance from the Commission.

Mr. Nielson noted that the goal is to co-locate the new poles and nodes with existing features and would like guidance if the decision is to deny the installation at C5.

**No written testimony was received and the public hearing was closed.**

**Commissioner Trout- Oertel moved to approve the application based on staff recommendations with the addition of the new condition No. 1 to read “that every effort shall be made to avoid replacement of the historic light pole and work with staff to find a more suitable location for coverage of this area”; Commissioner Ferguson seconded the motion.**

Ms. Spong encouraged Commissioner Trout-Oertel to strengthen the language of the motion regarding the potential replacement of the historic light pole.

Commissioner Trout-Oertel noted disbelief that there are no other locations for this pole and requested assistance with the language.

Chair Dana suggested that the language could be to **“approve in the four locations, to deny in this particular location, but to authorize staff to approve an alternative location....”**

**Commissioner Trout-Oertel and Commissioner Ferguson agreed that this was their intended motion and second.**

Mr. Dermody noted a point of order that there are only four locations proposed in Lowertown, and one proposed at the James J. Hill Library which will require a separate motion.

Ms. Boulware requested that the Commission give staff guidance for the preference of another location for the fourth installation.

Chair Dana clarified that the motion is to **“approve three of the four locations in Lowertown, deny the fourth, and authorize staff to approve an alternative location of the fourth subject to the following guidance”**.

**Commissioner Ferguson confirmed that this is what he intended to second.**

Commissioner Hutter noted hesitation for staff to approve any new 35-foot tall pole and suggested that a location outside of Lowertown be considered.

Chair Dana requested clarification that the guidance for the alternative is not a 35-foot pole; a discussion was had clarifying that a 35-foot pole should not be at this location (C5).

Commissioner Lightner suggested that installation on a building would be the alternative for height reasons; Commissioner Hutter responded that if that is the case she would prefer the proposal come back to the Commission.

Ms. Spong noted the difficulties of providing guidance without knowledge of the technical needs and discussed what guidance would be helpful in continuing the process.

Chair Dana inquired as to if staff feels that there is sufficient direction to authorize staff to make a decision; Ms. Spong noted that staff can determine whether the alternative is significant enough to require Commission review.

Commissioner Ferguson stated comfort with the guidance so long as the new pole does not displace the historic fixtures.

**The motion passed 10-0.**

**Commissioner Hutter moved to approve the installation at the James J. Hill Library; Commissioner Trimble seconded the motion.**

**The motion passed 10-0.**

Commissioner Wagner noted the point of order that there was no call for discussion; Chair Dana stated that he saw no need for discussion in addition to what was discussed.

## **VII. Pre-Application Review**

**A. 1874 Summit Avenue, Summit Avenue West Heritage Preservation District**, by Peterssen Keller Architecture, for a preliminary design review to construct three additions, enclose the rear corner porch, install a bay window, install skylights, remove existing garden shed and construct new. (Spong, 266-6714).

Staff presented the current drawings and discussed the current proposal.

Commissioner Justin inquired as to if the gutter system is being removed; Ms. Spong noted that she does not believe that that is the case.

Alicia and Hayes Batson, the owners of the property, were present to speak about the proposal.

Lars Peterssen and Laura Cayere-King, the architects, were present to speak about the proposal.

Mr. Peterssen discussed the proposal and noted that they will not be removing or altering the chimneys, leader boxes, and the gutter system.

Chair Dana referenced the west elevation and inquired as to if there will be a height change on the chimney; Mr. Peterssen confirmed that there will not be a height change.

Chair Dana requested confirmation that they intend to keep the "clothes hangers"; Mr. Peterssen confirmed that they do.

Commissioner Wagner inquired as to why the decision was made to differentiate the first garage door; Mr. Peterssen explained this decision.

Ms. Spong noted that the guideline is intended to encourage differentiation of new additions, and noted that the preference is to restore all three garage doors with the same design.

Commissioner Meller agreed with Ms. Spong and discussed the historic fabric of the building. She commended the appropriate treatment of the overall design.

Commissioner Ferguson noted the removal of the door and the reference to it in the new design; Mr. Peterssen discussed this treatment.

Commissioner Trimble suggested that the objects on the roof are not clotheslines. A discussion was had regarding the possible historic use of these objects.

Ms. King noted that the roof in question is sloped; Ms. Spong noted that the roof may have been replaced at some point.

Chair Dana summarized the discussion which was consistent with items noted in the staff report.

#### **VIII. New Business**

Commissioner Hill noted that Commissioner Riehle will be receiving a national award; Commissioner Riehle confirmed.

Commissioner Trimble discussed a house in Frogtown being preserved.

Chair Dana discussed the DOCOMOMO event that took place the previous night and commended Commissioner Meller for her participation.

#### **IX. Motion to Adjourn 7:41 pm**

Submitted by R.Cohn