



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

November 8, 2010

Ms. Mary Erickson  
City Council Research Office  
Room 310 City Hall  
Saint Paul, MN 55102

Dear Ms. Erickson:

I would like to confirm that a public hearing before the City Council is scheduled for **Wednesday, November 17, 2010** for the following heritage preservation case:

City Council File #: AHPC 10-3  
HPC File Number: 10-044  
Appellant(s): Dick Huss, owner  
Location: 300 Maple Street, Dayton's Bluff Historic District

Purpose: Appeal of a Heritage Preservation Commission decision denying the replacement of three casement windows on the north and south elevations. (The HPC approved the reconstruction of the parapet and corbelled cornice, the re-pointing of the facade and the replacement two windows and one door on the east elevation and that part of the decision is not being appealed.)

Staff Recommendation: partial approval  
Heritage Preservation Commission Decision: partial approval, 4 to 3 (Ferguson, Riehle, Igo) with one abstention (Trimble),  
Support: 0 people spoke, 0 letters were received  
Opposition: 0 people spoke, 0 letters were received

Staff assigned: Christine Boulware, 651-266-6715

I have confirmed this date with the office of Council President Kathy Lantry. My understanding is that this public hearing request will appear on the agenda of the City Council at your earliest convenience and that you will publish notice of the hearing in the Saint Paul Legal Ledger. Thanks!

300 Maple St HPC appeal  
11/8/2010  
Page 2 of 3

Please call me at 266-6715 if you have any questions.

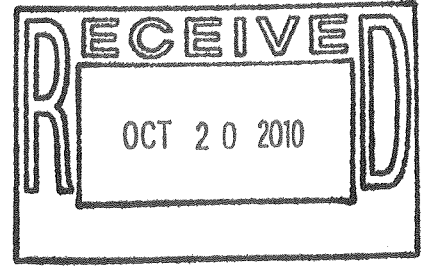
Sincerely,

*Christine Boulware*

Christine Boulware  
Historic Preservation Planner

CC: Council President Kathy Lantry  
Peter Warner, CAO  
Dick Huss, Appellant  
File

October 19, 2010



Dick Huss Glass Studio & Gallery  
300 Maple Street  
St. Paul, Minnesota  
651-772-3108

Dear Christine Boulware:

I wish to appeal the Heritage Preservation Commission decision about the use of casement windows to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Five of the windows in my building are in need of replacement; I'm not starting a window replacement program. The Marvin casement windows have failed, therefore I only want to replace the five that have deteriorated with same type to keep consistence with the façade of all the other windows in the building which are custom fixed units, manufactured and installed by Harmon Glass. The proposed replacement windows meet the following relevant Dayton's Bluff Historic District Guidelines:

1. They do not involve the removal or alteration of distinctive architectural features.
2. They retain the existing window opening.
3. They maintain the vertical orientation of the original windows.
4. The proportion, size and rhythm are compatible with nearby building.
5. The rhythm of solids & voids are compatible with existing nearby buildings.

I believe that maintaining a consistent facade will acknowledge the buildings change of use over time while preserving the unique features for the foreseeable future.

The Heritage Preservation Commission on October 7, 2010 voted 4-3 with one abstention (Trimble) the chairmen would have voted in favor of the casement windows to break the tie. Therefore using the same type of windows that have been in use over the past 27 years is by far the best solution to maintain the intriguing historic value of this building.

Sincerely,

A handwritten signature in cursive script that reads "Dick Huss".

Dick Huss

**UNAPPROVED SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
CITY OF SAINT PAUL, MINNESOTA  
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard  
**October 7, 2010**

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**Present:** Robert Ferguson, Jennifer Haskamp, Pat Igo, John Manning, Matt Mazanec, Lee Meyer, David Riehle, Steve Trimble, Diane Trout-Oertel  
**Absent:** Rich Laffin (unexcused), Mark Thomas (excused)  
**Staff Present:** Amy Spong, Christine Boulware,

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**BUSINESS MEETING**

**CALL TO ORDER:** 5:05 PM by John Manning (Chair)

- I. **APPROVAL OF THE AGENDA –**
- II. **CONFLICTS OF INTEREST –**
- III. **APPROVAL OF THE MEETING MINUTES –**
  - A. August 26, 2010 Public Hearing
  - B. September 9, 2010 Business Meeting/Public Hearing
  - C. September 23, 2010 Public Hearing
- IV. **CHAIR’S ANNOUNCEMENTS**
- V. **STAFF ANNOUNCEMENTS**
  - A. September Design Review Statistics
  - B. 2011 HPC Schedule
- VI. **PUBLIC HEARING/PERMIT REVIEW/AFTER-THE-FACT REVIEW**
  - A. **380 Jackson Street, Lowertown Historic District**, by Kaufmann Signs, for a sign permit to install 78 sq.ft. of signage (including vinyl graphics) on the east elevation of the building. Work was completed without a permit or HPC review. **File #11-001** (Boulware 266-6715) **NOT COMPLETED**
  -  **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, re-point masonry and reconstruct the parapet. File #10-044 (Boulware 266-6715).**

Staff read the report recommending partial approval of the application. Trout-Oertel corrected the spelling of the architect’s name, “Kirchhoff.” Ferguson asked for clarification about blocking in the windows. Staff indicated the applicant could answer the question. Riehle asked about the building’s use. Staff and the owner replied it is a glass studio and gallery as well as living space. The owner, Dick Huss, was present to discuss the proposal and answer questions. He stated he has owned the building for twenty-eight years, has lived there for twenty-five and plans to sell in the next few years. He explained that the casement windows proposed for replacement were part of a Marvin window class-action lawsuit that he missed participating in by two weeks. Huss stated he agreed with the staff recommendations for the parapet and brick work, but not the windows. He added that he wants full crank-out windows to match the other fixed-pane windows on the building. He replied to Ferguson’s question, stating that the windows will only be blocked-in a half inch on either side. He stated that the Marvin windows are “shot” and he wants to bring the up to standard.

Manning stated this is a great project. Trout-Oertel asked if there is enough salvageable brick for the main façade. Huss replied there are about 300 brick. Trout-Oertel asked if he

had found any matching brick. Huss replied they had not.

Trout-Oertel asked about the condition of the fixed windows. Huss replied they are in perfect shape and he had them installed in 1990. Trout-Oertel replied that the concern to match the other windows is well taken, but double-hung windows would be more appropriate as eventually, the windows will go back to the original style. Huss replied that "the next guy" would be the one to do that. He added that he doesn't want the horizontal lines. Trout-Oertel asked if all of the windows on the second-story would be replaced. Huss replied, "only two" and explained that he wanted to maintain the look.

Becca Hine from Historic Saint Paul asked for clarification about the parapet cap material. Staff had recommended that new should be a dark metal, but Bob Roscoe had indicated the use of concrete caps on the plans. Igo asked if staff were okay with metal. Staff replied they had overlooked the notes on the plans and that concrete would be acceptable. Manning asked Hine if she were okay with the proposal. Hine replied she isn't a fan of casement windows, but the integrity of three windows not matching the other fixed windows was the issue. Staff asked about the cost difference between double-hung and casement windows and if Historic Saint Paul had bid double-hung windows for the project. Hine replied that double-hung windows were a little more cost-wise.

The public hearing was closed. **Meyer motioned to partially approve the application with staff recommendations. Trout-Oertel seconded the motion.** Riehle stated he was in favor of granting the request for casement windows. He stated it wouldn't harm the integrity and that is an aesthetic call and the owner had a persuasive argument. He added that he is against the motion. Ferguson stated he can see both sides and believes it is unlikely that the fixed windows will be replaced anytime soon. He added that a hodge-podge of window would be more distracting. Igo stated he agreed with both Riehle and Ferguson. Mazanec stated he believed approving the windows would set bad precedent. Trout-Oertel stated she was concerned about precedent as well and that double-hung windows in the three openings would not look entirely random. Staff indicated that administratively the struggle with this issue with multi-tenant buildings with proposals to replace only a few windows. Staff asks for the building to have a master plan for window replacement so that the building does not end up with a patchwork of windows. Trout-Oertel stated that she does not have confidence that the windows installed in 1990 will have a long life. Haskamp commented about the fixed and casement windows. Meyer stated the first step to the restoration of the building is going back to the double-hung style windows. He added that this is the opportunity to begin that process. Staff indicated that double-hung windows would meet egress requirements. **The motion passed 4-3-1 with Ferguson, Riehle and Igo against and Trimble abstaining.**

**C. 255 E. Sixth Street, Lowertown Historic District**, by Gleeson Architects, for a building permit to replace windows on two upper floors. Work was completed without a permit or HPC review. **File #11-002** (Spong, 266-6714). **NOT COMPLETED**

**D. 300 Fourth Street East, Lowertown Historic District**, by Reinhold Residential, for a building permit to install a new entry in existing window opening for a new accessible entrance. The existing ramp is removed as part of the Central Corridor LRT. **File #11-003** (Spong, 266-6714). **NOT COMPLETED**

## VII. COMMITTEE REPORTS

- A. Public Safety Building update, 106 Process update (Manning, Igo) –
- B. 3M Workgroups/Advisory Committee (Trimble, Mazanec) –
- C. Education Committee (Ferguson, Thomas, Trout-Oertel) –

## VIII. ADJOURN :

Submitted by: C. Boulware



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

October 12, 2010

Robert Roscoe  
Design for Preservation  
1401 E. River Parkway  
Minneapolis, MN 55414

Re: Correction of the vote count in the decision letter that was mailed on October 8, 2010  
745-747 Third Street East (300 Maple Street) – Dayton’s Bluff Historic District  
Public Hearing, October 7, 2010 - Agenda Item VI.B. – HPC Files #10-044

Dear Mr. Roscoe:

As you know, the Heritage Preservation Commission (HPC) considered at its October 7, 2010 meeting your application for **building permit to replace windows, re-point masonry and reconstruct the parapet**. The HPC voted **4 – 3 (Ferguson, Riehle, Igo) with one abstention (Trimble) to deny the application to replace the casement windows on the south and north elevations with other casement windows and to conditionally approve your application to reconstruct the parapet and corbelled cornice, re-point the façade and to replace two windows and one door on the east elevation**. This decision was based on the discussion at the public hearing, public testimony and findings by HPC staff.

The application will be approved provided the following condition(s) are met:

1. The terra cotta coping tiles shall be reused on the Maple and Third Street elevations and the front half of the North elevation. The final details shall be reviewed and approved by HPC staff.
2. Salvage as much brick as possible for reuse on the primary elevation repairs and parapet/cornice reconstruction.
3. The applicant shall contact HPC staff to conduct a site visit to view the proposed bricks for the primary and secondary elevations. New brick on the secondary elevation may be painted to match with breathable masonry paint, but should match the existing brick in size, texture and joint profile as close as possible.
4. A horizontal muntin that resembles a meeting rail shall be installed on the exterior of the casement window on the rear (east) elevation.
5. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.
6. The HPC stamped approved plans must be kept on site during the construction project.

**CITY OF SAINT PAUL  
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

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FILE NAME: 745-747 Third Street East (300 Maple Street)  
DATE OF APPLICATION: September 2, 2010  
APPLICANT: Design for Preservation  
OWNER: Richard Huss  
DATE OF HEARING: ~~September 23, 2010~~ October 7, 2010  
HPC SITE/DISTRICT: Dayton's Bluff Historic District  
CATEGORY: Building Permit  
CLASSIFICATION: Contributing  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: September 28, 2010

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**A. SITE DESCRIPTION:**

The Wiklein Building is a two-story, brick, commercial building, designed by Milwaukee architects, Krichoff and Rose, and constructed by F.H. Romer in 1903. The original use of the building was for beer distribution. The roof is flat with a badly eroded corbelled cornice with tile copings. The laced-corners meet at an obtuse angle. The foundation is not visible, as the sidewalk grade was raised and only the arched brick at the lintels of the basement windows is visible. The original windows were replaced with tinted plate glass units prior to the creation of the historic district. The brick jack arches with projecting keys are a mildly Venetian Renaissance detail. A one-story addition was added to the east. The property is categorized as contributing to the Dayton's Bluff Historic District.

**B. PROPOSED CHANGES:**

The applicant proposes to remove and reconstruct the parapets and cornice with new brick, re-point and repair brick on the façade and replace five windows and a door. The profile of the parapets will be altered. The non-original windows are proposed to be replaced with casements with the exception of a fixed window on the rear (east) elevation. The proposed door would match the existing door.

**C. GUIDELINE CITATIONS:**

Dayton's Bluff Historic District Guidelines

**General Principles:**

1. *All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.*
2. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
3. *Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.*
4. *New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.*
5. *The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.*
6. *New construction should be compatible with the historic and architectural character of the district.*

### **Windows**

1. **Size and Shape.** Existing windows and door openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations.
2. **Sash.** The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate models. Crank-out or sliding units are not appropriate replacements for single or double-hung sash.
3. **Trim.** Historic window casings or surrounds should be retained wherever possible; if replacement is necessary the original profile should be replicated.
4. **Storm Windows.** If combination metal storms are installed, they should have a baked enamel finish. Storm windows should not have vertical or horizontal divisions which conflict with the divisions of the sash.
5. **Shutters and Blinds.** Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operable and should be mounted to the window casing. Shutters should be constructed of wood.
6. **Security Measures.** Historic trim or other architectural features should not be removed for the installation of security bars or grills.

### **Masonry Walls and Foundations**

1. **Repair.** Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible. The advice of a skilled mason should be sought for major repair projects.
2. **Cleaning.** Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting or abrasive cleaning should not be used under any circumstances.
3. **Repointing.** Original mortar joint size and profile should be retained and/or reduplicated in repointing. Mortar mixtures should duplicate the original in lime, sand, and cement proportion and should duplicate the original mortar in color, texture, and strength.
4. **Stucco Resurfacing.** Repairs to stucco surfaces should duplicate the original in color and texture, if evidence exists. Very smooth or heavy-dashed surfaces should be avoided unless they were used on the original surface.
5. **Painting.** The original color and texture of masonry surfaces should be retained and unpainted stone, brick, and stucco surface should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.
6. **Resurfacing.** Artificial stone, brick veneer, or vinyl or aluminum products should not be applied over masonry surfaces.

### **D. FINDINGS:**

1. The property is categorized as contributing to the character of the Dayton's Bluff Historic District.

#### **Masonry Walls and Foundations**

2. The proposed brick for the replacement of the parapets on the primary elevations resemble the appearance of the original as closely as possible and comply with the guideline.
3. The reuse of the original terra cotta tile coping on the reconstructed parapet complies with the guideline that states, *deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction.*
4. The proposal to clean the masonry after reconstruction and re-pointing lists the use of *low pressure water and soft brushes* and complies with the guideline.
5. The scope of work calls for the *original mortar joint size and profile to be retained and/or reduplicated in re-pointing* and for the *mortar mixtures to duplicate the original in lime, sand, and cement proportion and should duplicate the original mortar in color, texture, and strength* which



complies with the guidelines.

6. The rear of the building, the one-story addition and the north elevation have been painted. The reconstruction of the parapet on the north elevation is in an area that has been painted and parged. The brick on the north elevation was most likely a common brick. A brick sample for that elevation has not been submitted for review. The applicant proposed to paint the parapet on the north elevation after reconstruction. This is not advised by the guideline that states, "*the original color and texture of masonry surfaces should be retained*" and "*unpainted stone, brick, and stucco surface should not be painted.*" Painting masonry usually leads to more maintenance issues, but in order to look uniform with the rest of the elevation, if painted with a breathable material of a natural color, it will not have a negative impact on the property.
7. The brick cornice and detail are distinguishing architectural features of this building. The parapet is in poor condition and the details of the corbelling at the cornice have been damaged by water infiltration, freeze-thaw and spawling in several areas. The guideline states, *deteriorated architectural features should be repaired rather than replaced whenever possible; however, the condition of the parapet requires reconstruction instead of repair and the proposal is to use a closely matched brick on the primary elevations and to choose a compatible brick for the secondary elevations.* The design and profile of the parapet will change slightly with the proposed reconstruction. The guideline states, *in the event of replacement, new materials should match the original in composition, design (including consideration of proportion, texture and detail), color and overall appearance.* The altered design is at the upper portion of the parapet and minimally visible. The alteration to the parapet would also alleviate some of the water infiltration into the walls. The detail of the corbelling would be closely replicated which complies with the guideline.
8. The guideline states, *exterior architectural features such as window and door moldings should be retained.* The original brick-mould no longer exists.

#### **Windows**

9. In order to fit the width of the new windows, the opening will be blocked in. This does not comply with the guideline that states, *window openings should not be enlarged or reduced to fit new units.*
10. The current windows are not original or early and their removal will not result in the loss of any historic material or important changes made to the building over time. The building would have originally had double-hung windows in the openings. The current, fixed and casement windows were installed prior to the creation of the historic district. The guideline states, *crank-out or sliding units are not appropriate replacements for single or double-hung sash.* The existing windows do not comply with the guideline. In order to begin to return the building to its original appearance, replacement of windows should be with an appropriate double-hung style window that would comply with the guideline that states, *new sash, if installed, should duplicate the existing or other appropriate models.*
11. The rear of the building exit onto a one-story addition and the openings are minimally visible. The replacement of the door with a matching, full-view door on the rear (east) elevation and the replacement of the side-by-side casement windows with a single casement and a fixed window will not have a negative impact if the casement window has a permanently applied, exterior muntin that resembles a meeting rail.
12. If appropriate, new double-hung windows were to be installed, a wood or dark finish aluminum full-frame, flush screen with a horizontal bar on the exterior that would line up with the meeting rail should be installed at the exterior.
13. The proposed masonry work, including reconstruction of the parapet and cornice will not have an adverse impact provided the conditions are met; however, the proposal to replace windows and alter the size of the openings will adversely impact the program for preservation in the Dayton's Bluff Historic District.

**E. STAFF RECOMMENDATION:**

Based on the findings, staff recommends approval of the application to reconstruct the parapet and corbelled cornice, re-point the façade as needed and replace with two windows and one door on the east elevation provided the following conditions are met:

1. The terra cotta coping tiles shall be reused on the Maple and Third Street elevations and the front half of the North elevation. The remaining areas shall have a metal coping with a dark finish. The final details shall be reviewed and approved by HPC staff.
2. Salvage as much brick as possible for reuse on the primary elevation repairs and parapet/cornice reconstruction.
3. The applicant shall contact HPC staff to conduct a site visit to view the proposed bricks for the primary and secondary elevations. New brick on the secondary elevation may be painted to match with breathable masonry paint, but should match the existing brick in size, texture and joint profile as close as possible.
4. A horizontal muntin that resembles a meeting rail shall be installed on the exterior of the casement window on the rear (east) elevation.
5. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.
6. The HPC stamped approved plans must be kept on site during the construction project.

Based on the findings, staff recommends denial of the application to replace the casement windows on the south and north elevations with other casement windows. Staff could review and approve an application to replace windows with double-hung windows of an appropriate material and size in order to start a window replacement program for the building to bring it back to a more historically appropriate appearance.