



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Street Design and Construction Division

Dan Haak, Manager

Telephone: 651-266-6084

Fax: 651-292-6315

900 City Hall Annex

25 W. Fourth Street

Saint Paul, MN 55102-1660

INTERDEPARTMENTAL MEMORANDUM

TO: Amy Spong, Planning and Economic Development

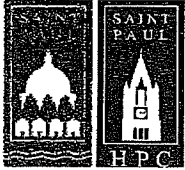
FROM: Jesse Farrell, P.E., City of St. Paul Public Works, Street Design and Construction

DATE: January 3, 2013

SUBJECT: HPC Design Review Application for Sixth Street Sidewalk Improvements (Sibley to Wacouta)

For your review and comment please find attached one (1) completed Heritage Preservation Commission Design Review Application with the applicable attachments. Please contact me once you have reviewed the documents so that we can discuss next steps.





Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: N. SIDE OF 6TH ST. E. (SIBLEY TO WACOUTA) Zip Code: 55101

3. APPLICANT INFORMATION

Name of contact person: ~~PAUL ST. MARTIN~~ JESSE FARRELL

Company: CITY OF ST. PAUL PUBLIC WORKS

Street and number: 900 ~~800~~ CITY HALL ANNEX, 25 W. 4TH ST.

City: ST. PAUL State: MN Zip Code: 55102

Phone number: (651) 266 6118 e-mail: ~~PAUL.ST.MARTIN@CI.STPAUL.MN.US~~ jesse.farrell
6155

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: N/A

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: NA

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

PLEASE SEE ATTACHED PROJECT DESCRIPTION.

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.

****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

YES

Will any federal money be used in this project? YES _____ NO X
Are you applying for the Investment Tax Credits? YES _____ NO X

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: [Signature] Date: 1/3/12

Signature of owner: N/A Date: _____

FOR HPC OFFICE USE ONLY

Date received: 1/3/13 & 1/8/13 FILE NO. 13-012
District: LT /Individual Site: _____
Contributing/Non-contributing/Pivotal/Supportive/:
Type of work: Minor/Moderate/Major

____ Requires staff review

✓ Requires Commission review

Supporting data: YES NO
Complete application: YES NO
The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval
Date _____

Submitted:
 3 Sets of Plans
 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
 Photographs
 City Permit Application
 Complete HPC Design Review application

Hearing Date set for: 1/24/13

City Permit # _____ - _____

**Sixth Street Sidewalk Improvements
Widening Sidewalk Along North Side of Sixth Street
Between Sibley Street and Wacouta Street**

Item 6 of HPC Application: Project Description

Purpose: Public Works has been directed to widen the sidewalk along the north side of Sixth Street between Sibley Street and Wacouta Street to accomplish the following goals:

- Provide additional room for patio dining opportunities.
- Improve pedestrian facilities.
- Improve bicycle and bus infrastructure.

1. Background

The existing sidewalk in this vicinity is busy, narrow and in disrepair. With the success of Lowertown leading to an increased number of visitors, property owners along this block want to improve the existing infrastructure. Temporary and permanent improvements were considered; ultimately the property owners have indicated a desire for a permanent improvement. The Mayor's office has issued strong support for a widened sidewalk along this block to accommodate the increase in visitors. The property owners have agreed to pay for the improvements via future assessments against their property.

2. Existing Conditions

The existing sidewalk is 10 feet wide. As indicated in the provided photographs this sidewalk is in disrepair including cracking and non-compliant pedestrian ramps. The color of the concrete varies from panel to panel due to years of patchwork maintenance.

There is existing concrete curb along the block that has been patched and repaired over the years, but it is all concrete, and it is generally old and in disrepair. It was poured integral to the sidewalk, meaning it is one continuous slab of concrete. Cracking has led to places where it is chipped, and vegetation has taken root in the cracks.

Existing bituminous pavement in the vicinity of the sidewalk is in poor condition.

There is only one tree on the entire block and it appears to be in poor condition.

There are two existing areaways that are in poor condition (photos included). These facilities will require removal or rehabilitation. Inspections indicate that these areaways did not have the glass prisms that are present along the east side of Sibley Street.

There is also an existing bus shelter, postal box, signage, and streetlights along the block. These facilities must remain in their same respective locations (relative to their distance to the curb and gutter).

3. Proposed Improvements

Proposed improvements include removal of the 10 foot wide existing sidewalk, and it being replaced with a similar 6 inch thick concrete sidewalk that is 18 foot wide. Typically concrete is sprayed with a white curing compound producing a white finish – Public Works is open to using a clear curing compound, or a color that brings back historical character. Historical photographs from the period of historical significance for this district have been provided, and while they are black and white, a plain sidewalk that appears to be concrete is visible. The block is proposed to have a continuous strip of pervious pavers very similar to the recent

Sixth Street Sidewalk Improvements
Widening Sidewalk Along North Side of Sixth Street
Between Sibley Street and Wacouta Street

north side of 4th Street sidewalk improvements between Sibley and Wacouta. Public Works is open to providing design elements in the sidewalk that bring back historical elements, but for maintenance and consistency considerations it makes good sense to use the same materials and provide the same treatment as the aforementioned improvements along 4th Street.

Widening the sidewalk will necessitate the removal of 10 feet of bituminous pavement along the length of the block. New curb and gutter will be placed along the entire block with a concrete curing compound that will match the sidewalk.

New pedestrian ramps will use 2 foot by 4 foot rectangles featuring a darker finish and truncated domes to meet stringent ADA requirements for accessibility. This finish can also be modified per the discretion of the HPC, however to accommodate visually impaired users, it must properly contrast with the concrete. In short, this means it cannot be the same color as the concrete.

Four trees are proposed to be placed along this block. Historical photos indicate no trees being along this block during the period of historical significance. Suitable tree species include Temperance Elm, Cleveland Norway Maple, Swamp White Oak or Regal Prince Oak. Specific species to be planted is generally left to the discretion of City forestry professionals, but there is a willingness to accommodate historical context if a certain species provides benefits in this regard.

The existing areaways will be removed in accordance with our city's Areaway Policy. Existing records of the existing areaways have been provided with this application.

The existing bus shelter, postal box, signage, and streetlights along the block will be relocated such that they remain in the same location in regards to their existing distance from the curb. Public Works cannot dictate the location of the bus shelter or the postal box. Signage and lighting is located in accordance with applicable design standards that should not be compromised. The parking meters will be removed.

Sixth Street Sidewalk Improvements
Widening Sidewalk Along North Side of Sixth Street
Between Sibley Street and Wacouta Street

Item 6 of HPC Application: Project Description (further explanation items)

Public Works staff met with Historic Preservation Committee staff and a result of our meeting was to further explore the following items:

1. The necessity of the strip of pavers alongside the edge of the sidewalk
2. The necessity of keeping lights and trees about 4' from the face of the curb
3. Using a smaller radius at the intersections

Item 1: While such an element is preferred, it is not necessary. The primary driver of using pavers is to allow water to reach the tree roots via permeable pavers (which is consistent with the recommended model for tree plantings in hard-surface landscapes). The pavers also offer pedestrians a visual cue to readily differentiate between the street and walking portion of the walkway. The strip also offers aesthetics benefits – although that is a matter of opinion. In discussions with other staff, this strip could be reduced to a minimum amount – about 15' in each direction from each of the 4 trees.

Item 2: Keeping lights close to the curb is not required, but it is very desirable for a number of reasons. The lights primarily serve to illuminate the roadway and keeping them out at the curb ensures that adequate lighting is maintained. They also serve as a visual cue to roadway users that the curblines are bumped out for this block. This visual cue becomes extremely important for snow plows during heavy snow events in which the curb and sidewalk is buried and not visible. Staff indicates a preference to keep them at about 4' from face of curb in order to maintain consistent utility corridors with the lighting conduit placed immediately behind the curb.

Keeping trees close to the curb is not required, but it is desirable for a number of reasons. The main reason that staff has indicated for keeping the trees near the curb is the pavers. Pavers are needed to provide water for the trees to give them a chance to flourish within the urban environment. The open joints between pavers create small surface variations that cause vibration issues for pedestrians in wheel chairs. At worst, pavers can eventually cause tripping hazards if maintenance isn't performed. Keeping the pavers out of the primary walkway reduces the likelihood of these issues. Similar to the streetlights, trees provide a visual cue to motorists and pedestrians and establish a barrier between the uses.

Item 3: Typically we try to fit a 20' curb radius when the site constraints allow. This allows for easier turning movements for larger vehicles. Looking at this proposed project as a whole, it is mostly geared towards providing an improved pedestrian experience. Using a tighter radius is something that typically benefits pedestrians (at the cost of motorists) but it is something Public Works would implement to provide historical context.



Smith & Farwell, 71-75 East Sixth, St. Paul
Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP3.1S p187
Negative no. 34502



Noyes Brothers and Cutler, Sixth and Sibley, St. Paul
Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP3.1N p135
Negative no. 4225

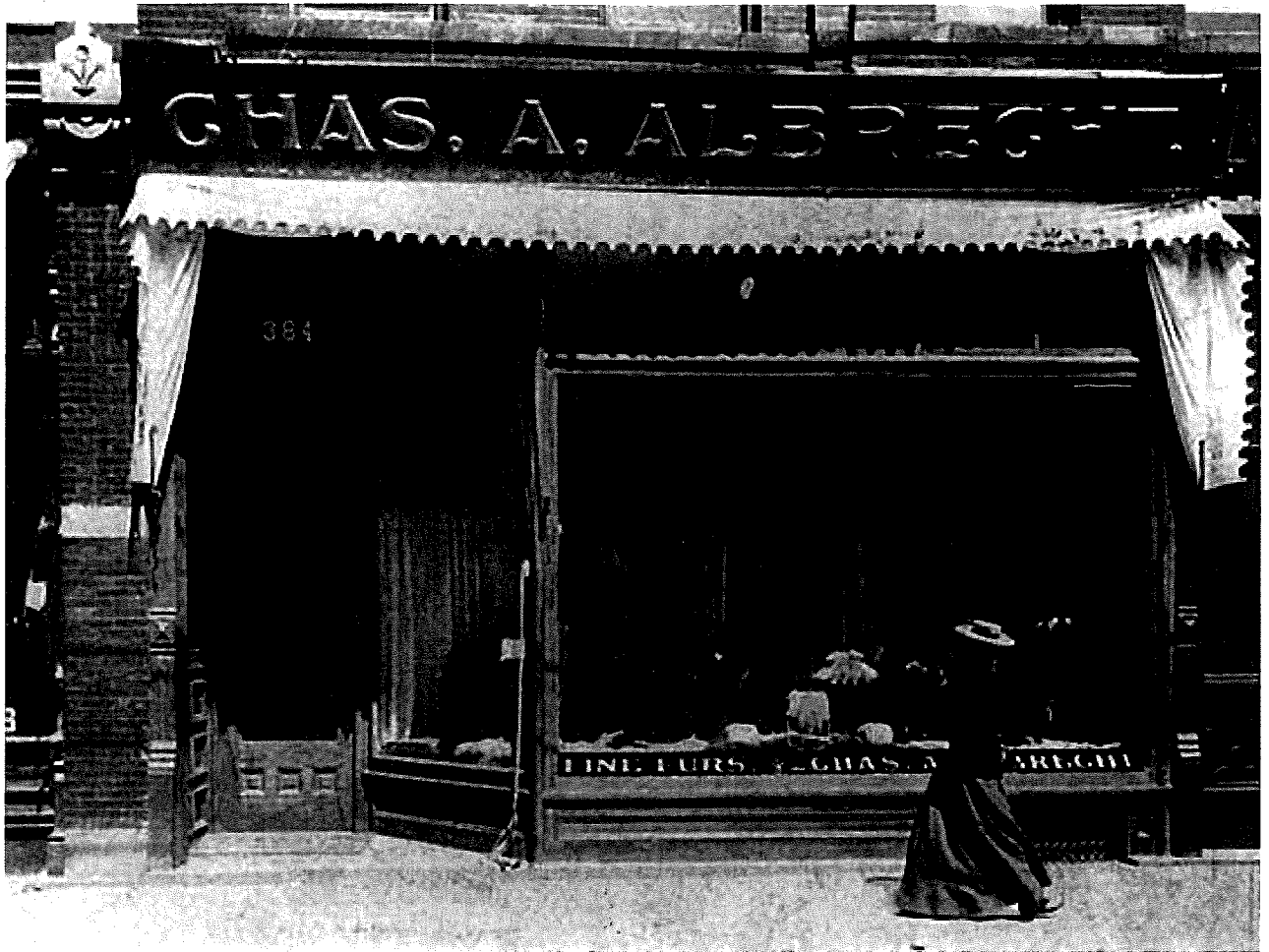


Land offices of C. C. Samson, W. F. Carter and George B. Kay, 169
East Third Street, St. Paul
Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP3.1S p188
Negative no. 34524



City offices of Morris, Nelson & Company, Swift & Company and
Armour Packing Company, corner Broadway and Fifth Streets, St.
Paul

Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP3.1M p209
Negative no. 34526



Charles A. Albrecht - Furrier, 384 Wabasha, St. Paul
Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP3.1A p67
Negative no. 34523



Fifth Street from Wabasha, St. Paul
Photographer: Charles P. Gibson
Photograph Collection ca. 1902
Location no. MR2.9 SP2.1 p352
Negative no. 34505



Metropolitan Opera House, 100 East Sixth Street, St. Paul
Photographer: Charles P. Gibson
Photograph Collection 5/1902
Location no. MR2.9 SP3.1M p215
Negative no. 34516



Sixth Street looking east from Grand Opera House, St. Paul
Photographer: Charles P. Gibson
Photograph Collection 5/1902
Location no. MR2.9 SP2.1 p340
Negative no. 34534



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 1 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 2 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 3 – Looking Eastward

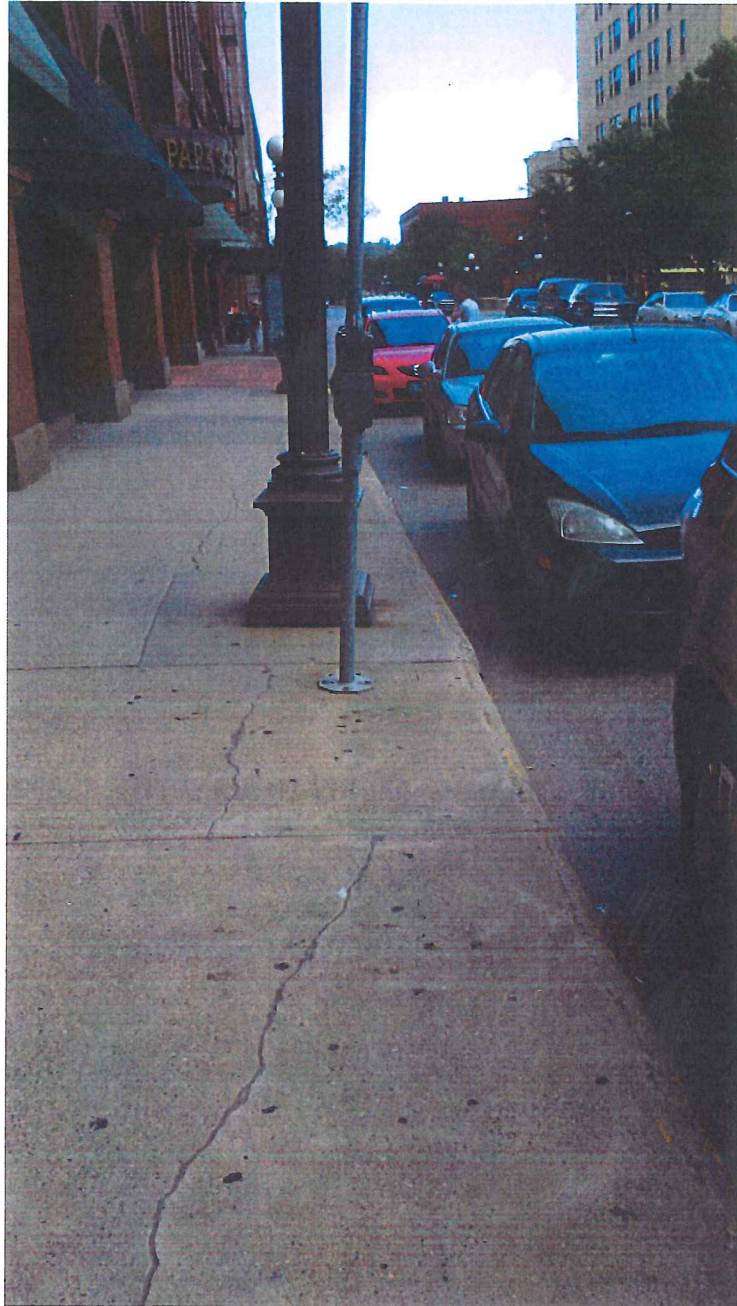


Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 4 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 5 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 6 – Looking Eastward

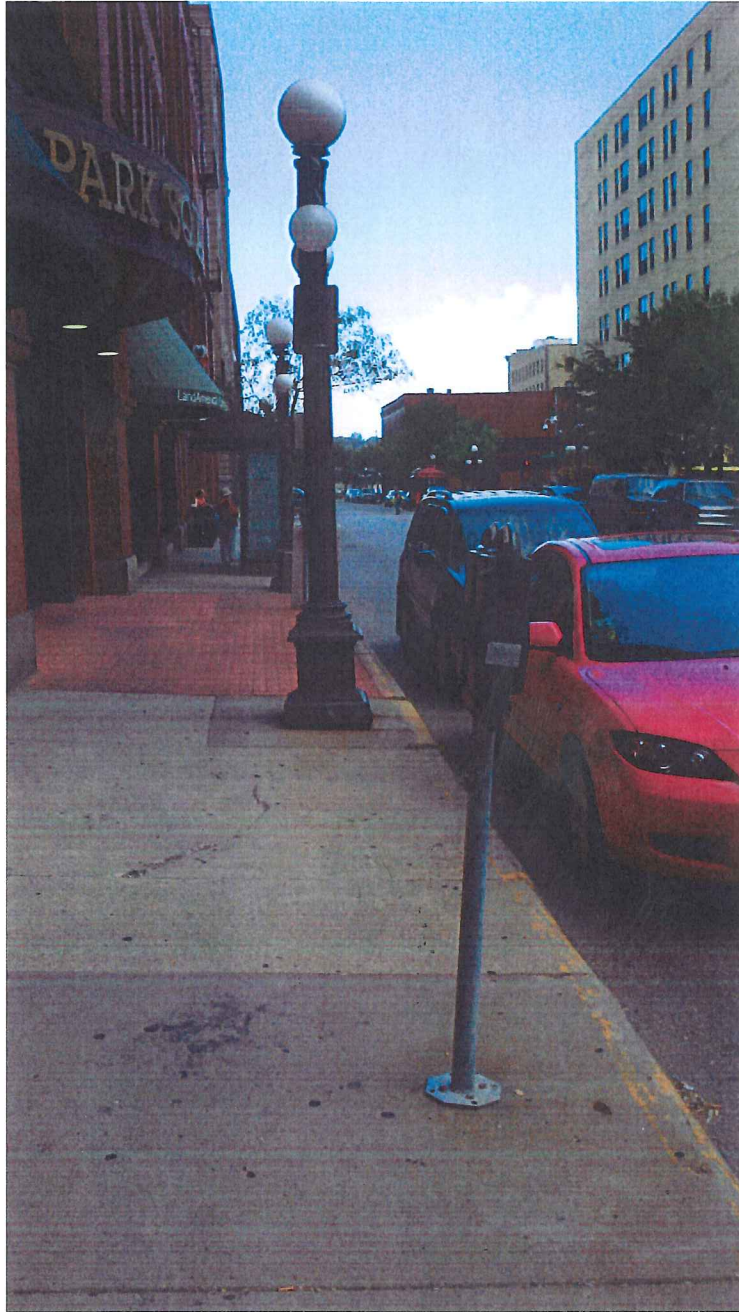


Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 7 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 8 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 9 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 10 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 11 – Looking Eastward

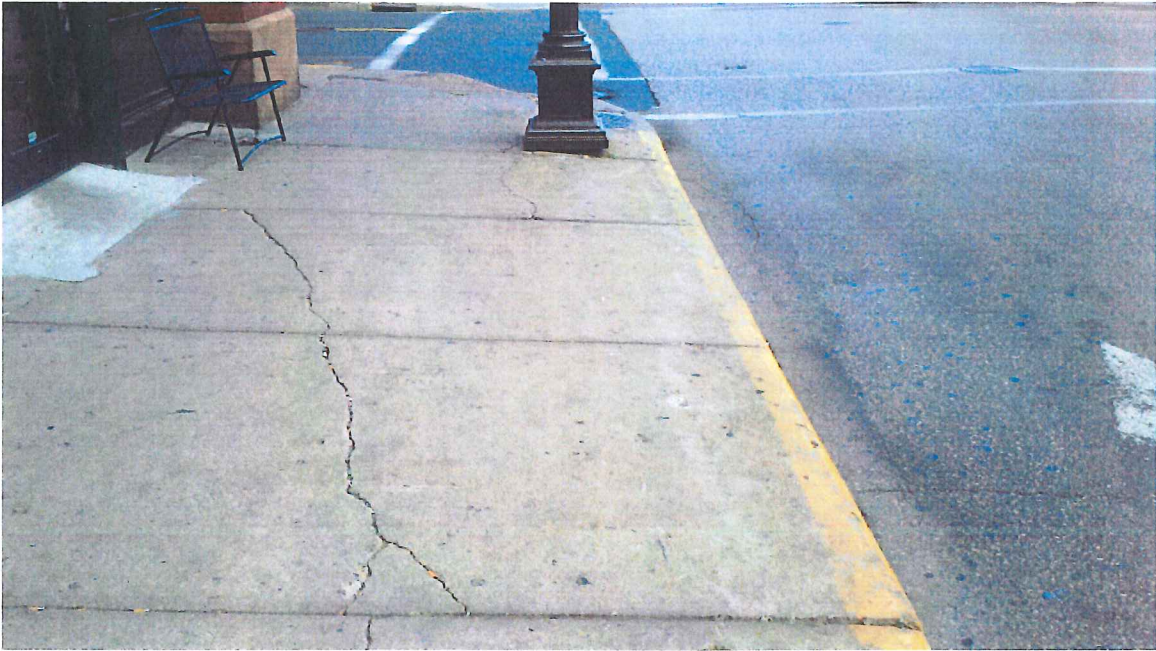


Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 12 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 13 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 14 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 15 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 16 – Looking Westward

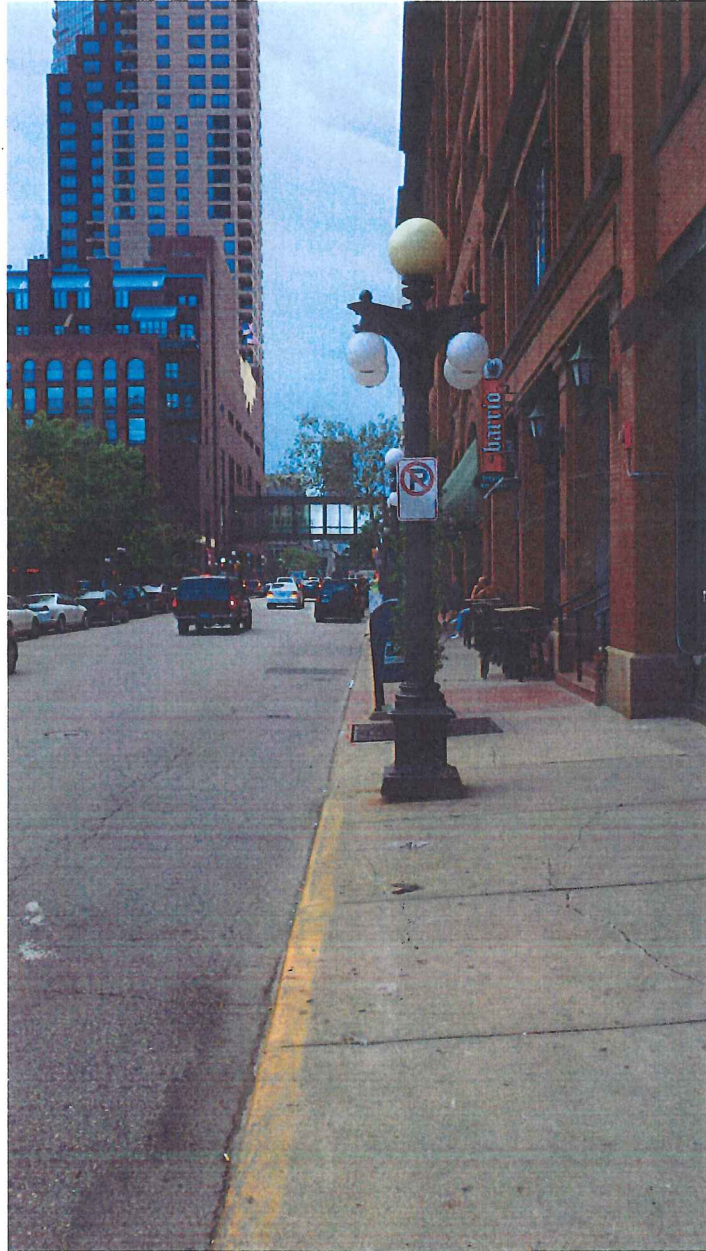


Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 17 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 18 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 19 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 20 – Looking Eastward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 21 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 22 – Looking Westward



Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 23 – Looking Westward



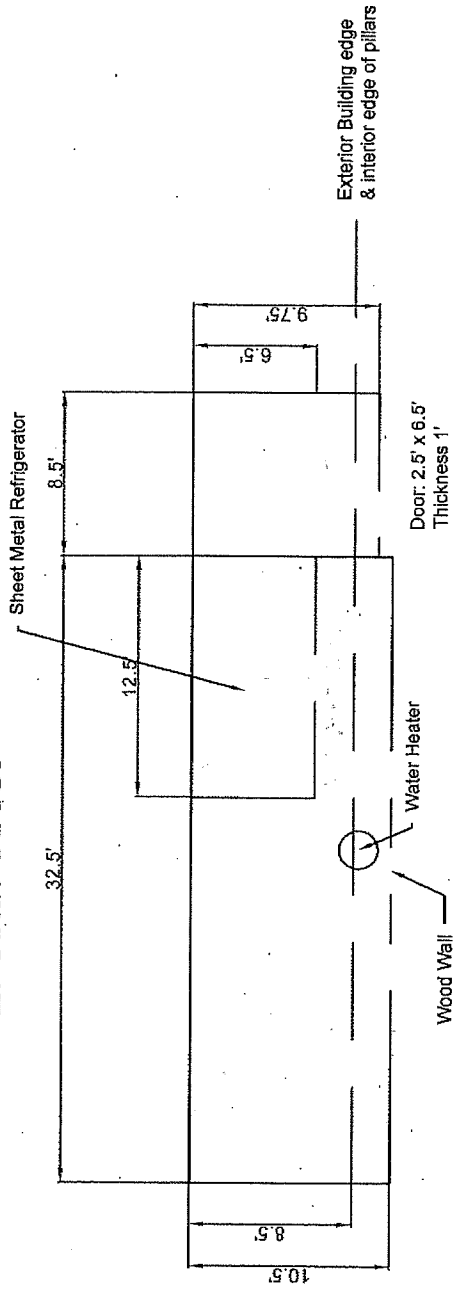
Existing Sidewalk

East 6th St.

North side between Sibley St. and Wacouta St.

Photo 24 – Looking Westward

E. Sixth Street

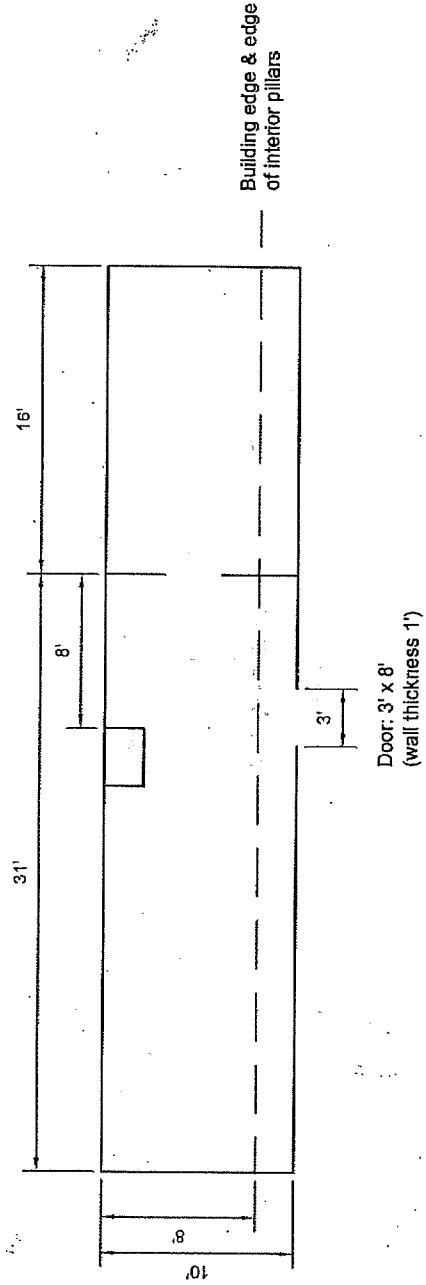


Average Height: 8'

Building
400 Sibley Street
(E. Sixth Street Side)

10
SCALE
8/26/12 JPF

E. Sixth Street

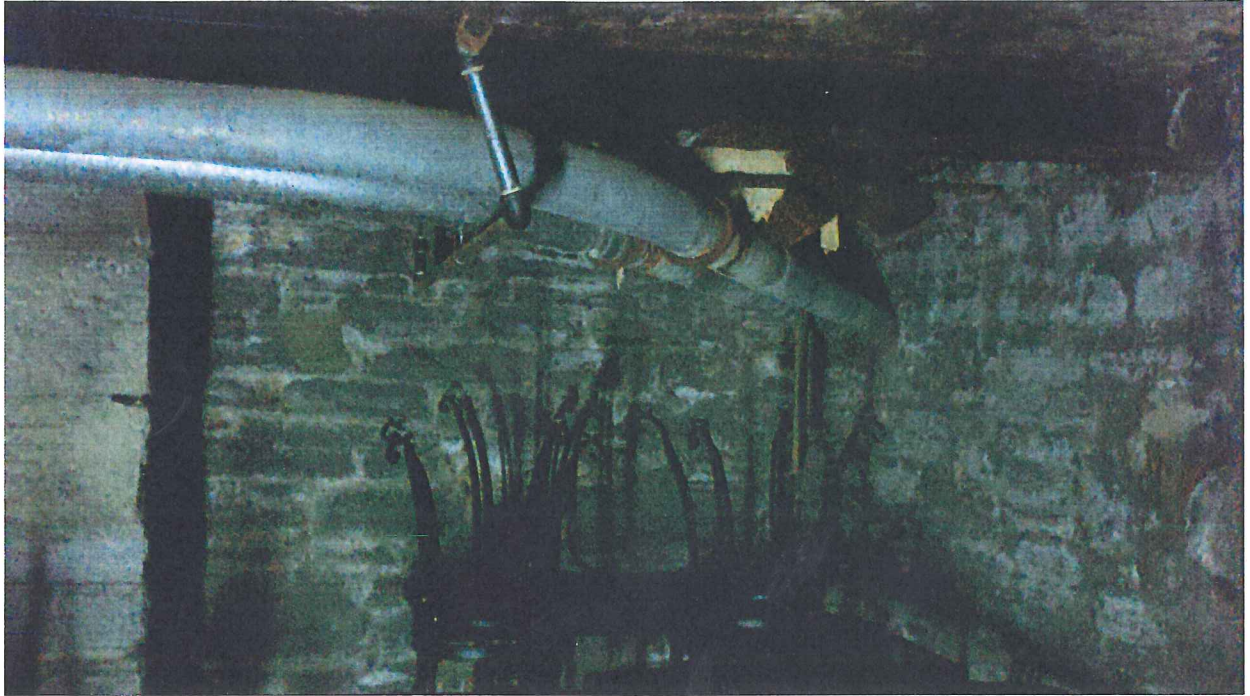


Average Height: 9'

Building
231 E. Sixth St.

10
SCALE

0/26/12 JPF

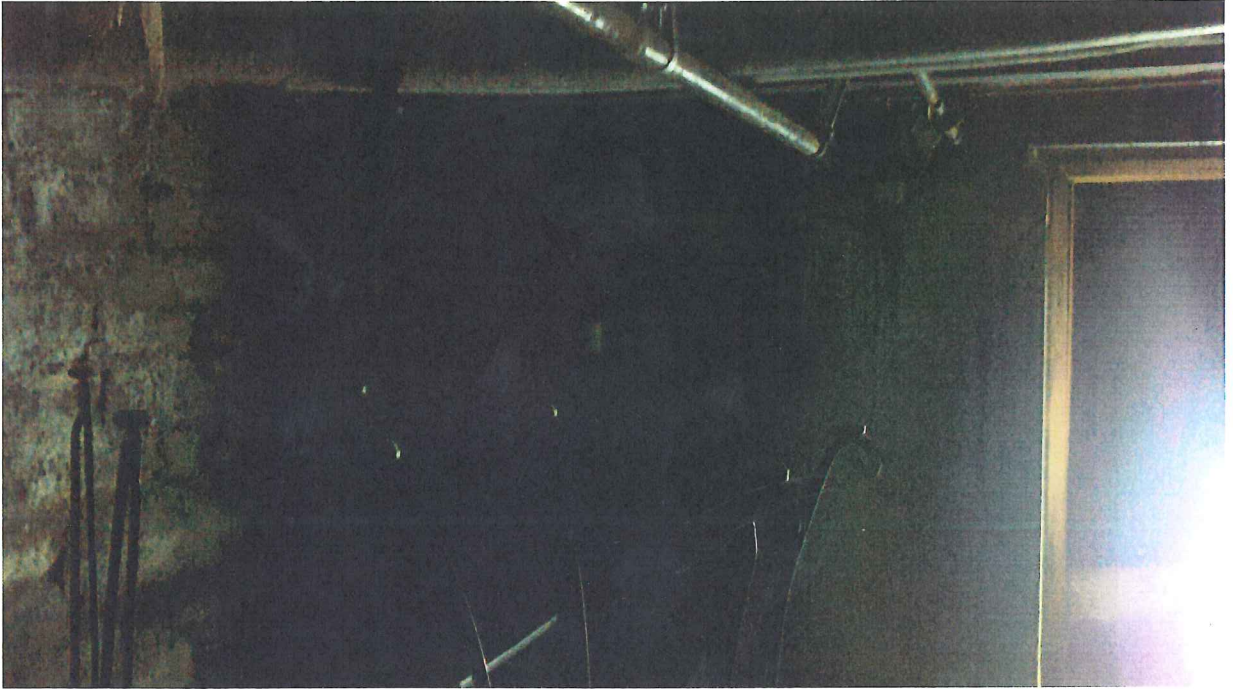


Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 1

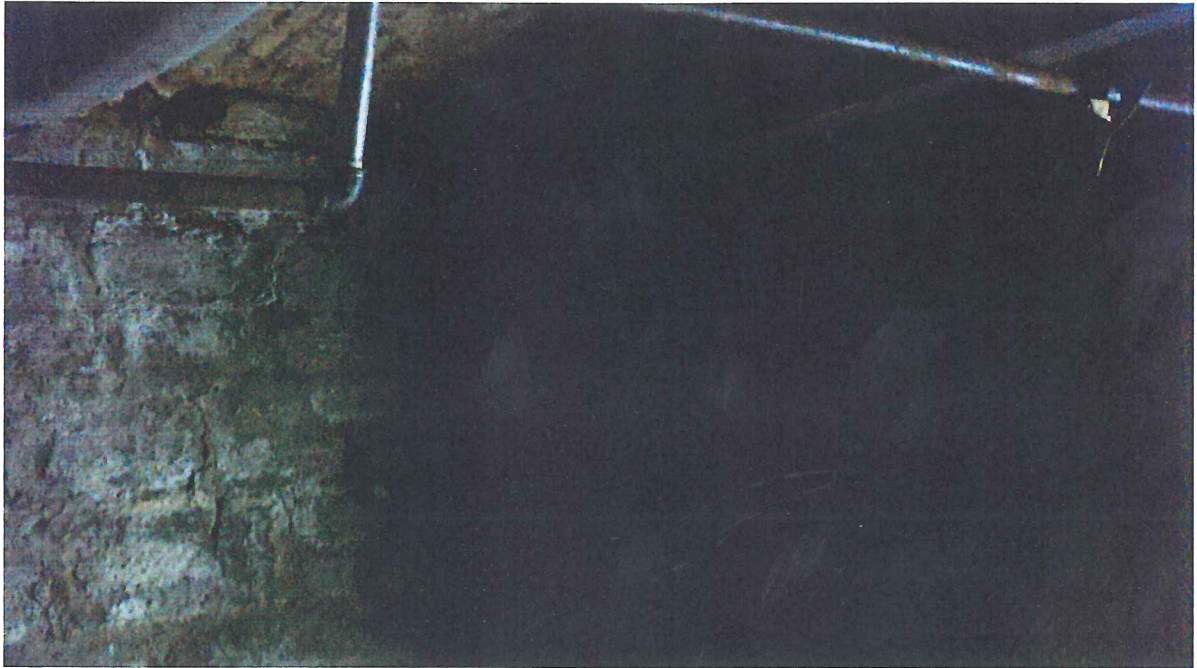


Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 2



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 3



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 4



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 5



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 6



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 7



Existing Areaway

Park Square Court Building

231 East 6th St.

Photo 8



Existing Areaway

(Wacouta streetside – provided for reference – not part of project)

Park Square Court Building

231 East 6th St.

Photo 9



Existing Areaway

(Wacouta streetside – provided for reference – not part of project)

Park Square Court Building

231 East 6th St.

Photo 10



Existing Areaway

Railroader Building

400 East 6th St.

Photo 11



Existing Areaway

Railroader Building

400 East 6th St.

Photo 12



Existing Areaway

Railroader Building

400 East 6th St.

Photo 13



Existing Areaway

Railroader Building

400 East 6th St.

Photo 14.



Existing Areaway

Railroader Building

400 East 6th St.

Photo 15



Existing Areaway

Railroader Building

400 East 6th St.

Photo 16



Existing Areaway

Railroader Building

400 East 6th St.

Photo 17

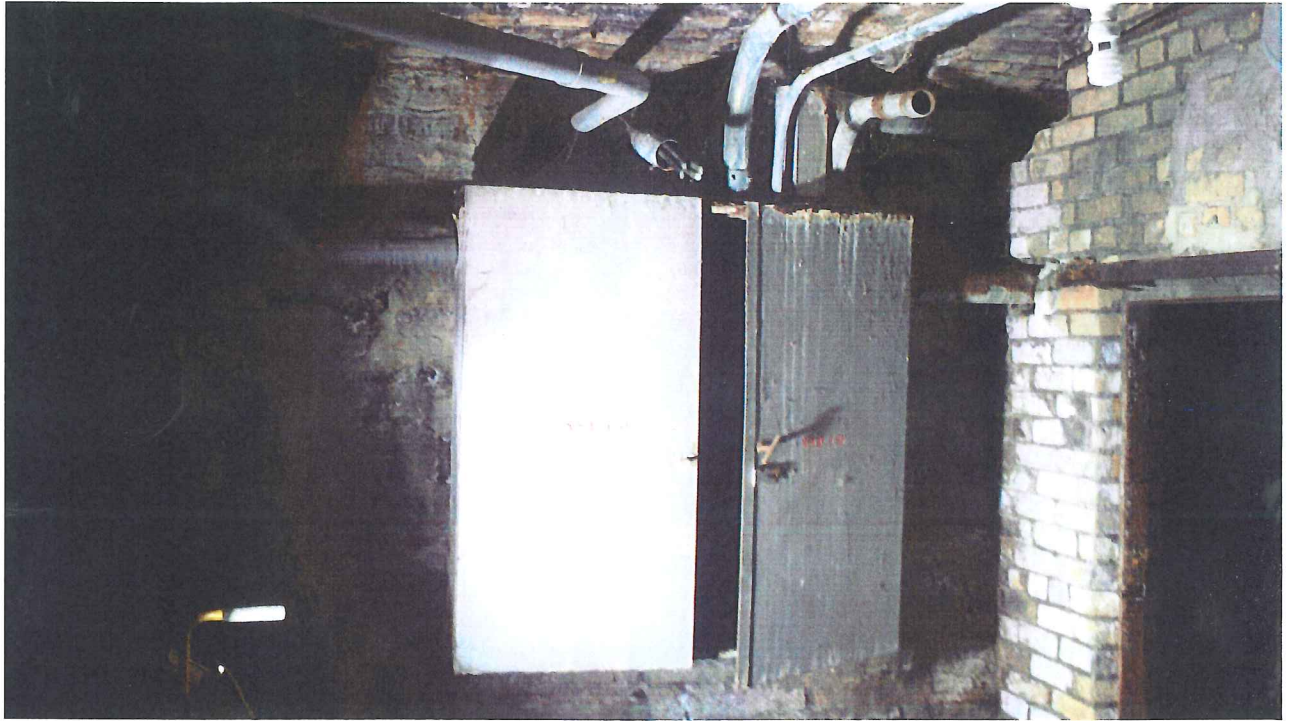


Existing Areaway

Railroader Building

400 East 6th St.

Photo 18



Existing Areaway

Railroader Building

400 East 6th St.

Photo 19



Proposed Pavers – Close-up view

East 4th St.

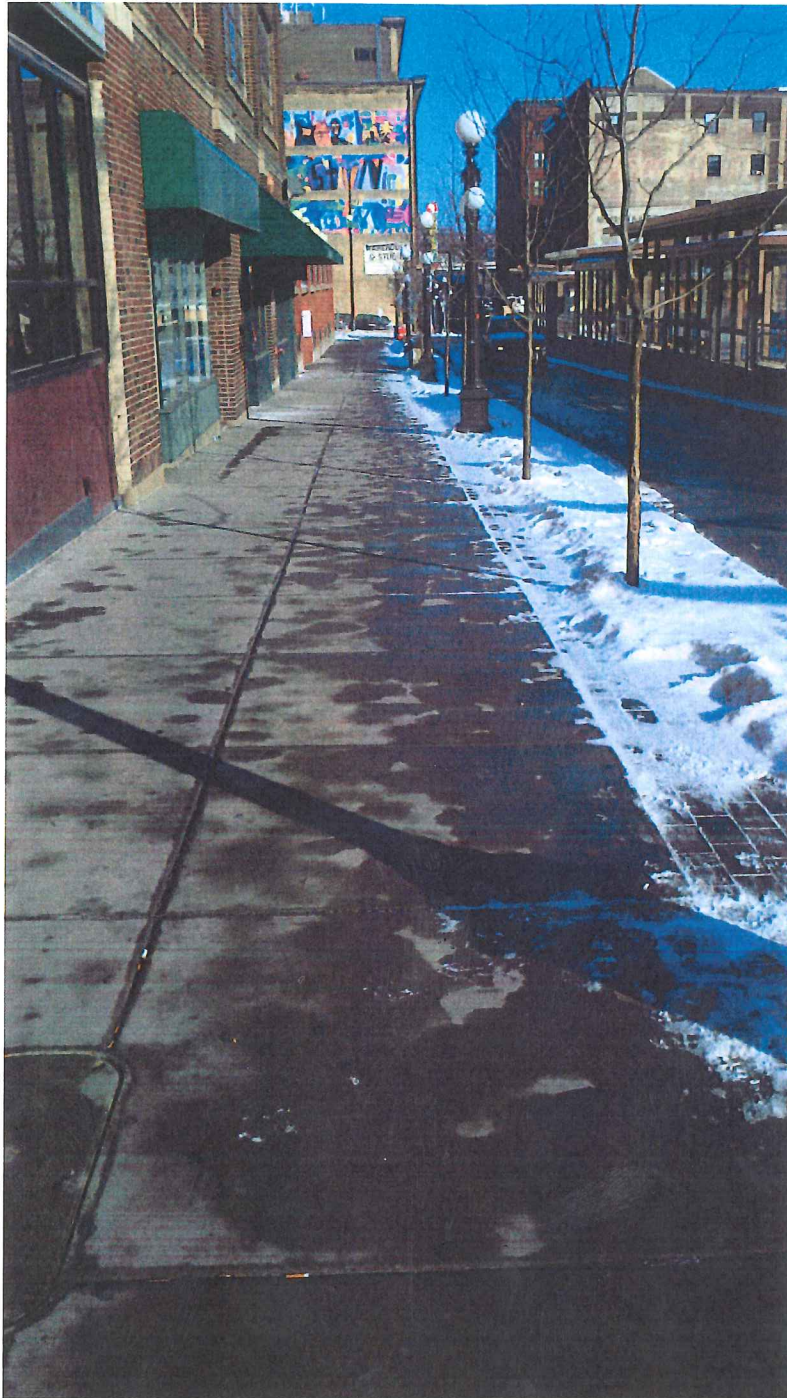
North side between Sibley St. and Wacouta St.



Proposed Pavers – Street view

East 4th St.

North side between Sibley St. and Wacouta St.



Proposed Pavers – Sidewalk view

East 4th St.

North side between Sibley St. and Wacouta St.