

* Excerpt only

Sept. 9th Pre-Application Review

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 9, 2010

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

BUSINESS MEETING

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

I. APPROVAL OF THE AGENDA – Igo, Trout-Oertel (8-0)

II. CONFLICTS OF INTEREST – None

III. APPROVAL OF THE MEETING MINUTES – Trout-Oertel, Ferguson (8-0)

- A. June 24, 2010 Public Hearing - approved
- B. August 12, 2010 Business Meeting - approved
- C. August 26, 2010 Public Hearing – Laid over to the October 7 meeting

IV. CHAIR'S ANNOUNCEMENTS

- A. Manning noted that the agenda is large and the HPC usually does not review public hearing items at a business meeting.

V. STAFF ANNOUNCEMENTS

- A. August Design Review Statistics
- B. Staff received a letter from SHPO regarding the OMF as an adverse impact.

VI. PUBLIC HEARING/PERMIT REVIEW/AFTER-THE-FACT REVIEW

A. **280 Maple Street, Dayton's Bluff Historic District**, by owner, for a building permit to replace windows. Work was completed without a permit or HPC review. **File #10-040**
Staff read the report recommending denial of the permit application and further recommending that the windows, door and trim that were installed without a permit be removed and replaced to match the original configuration, size, material and profile within sixty days and that the applicant work with HPC staff to create an application that would comply with the Dayton's Bluff Historic District Guidelines. Commissioner Trimble informed staff and the commission that he observed new shutters being installed at the property prior to him attending the public hearing. The applicant was not present to discuss the application or answer questions. LouAnn Nordquist, 507 Arcade, was present to speak in opposition to the application. She stated that she had been watching work at the property continue without a permit and that the boards had been slathered with patching compound. She added that the house does not show "pride of ownership." **The public hearing was closed, as no one else was present to speak.**
Commissioner Meyer motioned to deny the application with staff recommendations.
Commissioner Trout-Oertel seconded the motion. Commissioner Igo asked if a stop work order had been issued. Staff indicated that a work order was placed but the applicant continued to do work. Commissioner Trimble asked as a friendly amendment that removal of the shutters be added to the decision and amendment was accepted.
Commissioner Meyer noted the owner will not be able to get a Certificate of Occupancy without finaling his permits. The motion passed 8-0.

Meyer asked for clarification about the amount of signage allowed. Trout-Oertel asked about the opening on the Broadway elevation. Russo stated he believes the signs are tasteful and that he has no intention of adding awnings or more signage. Trimble asked if all of the signage had been made. Russo replied, yes, all but the blade sign have been installed.

Joe Spencer, Mayor's Office, thanked Russo for the terrific project in Lowertown. He stated he respects the staff recommendation and process and sees the signage as elegant and tastefully done and hopes the HPC will consider that.

Meyer motioned to approve the application striking findings #2 and #6, adding a finding stating, "The signage is appropriate given the nature of the street level" and striking staff recommendation #1. Igo seconded the motion. The motion passed 8-0.

VII. PRE-APPLICATION REVIEW

A. **280 Fifth Street East, Lowertown Historic District**, by Alatus, Brian Gorecki, for preliminary review of a new, five-story, mixed-use brick building with parking below grade. (Spong 266-6715)

Staff read the report with preliminary findings. Brian Gorecki was present to discuss the project. Discussion focused on the materials and details of the primary facades, the corner and the grade change on Wall Street, the location and design of future artwork. Regarding the artwork, it should be flush to the building and a member of the HPC should be part of the artist selection process. Gorecki stated the meetings are Mondays at 9am most weeks at Urban Works in Minneapolis. The Capital River Council and Public Art Saint Paul are involved in the process. The design phase is the next 60 days. The commission gave examples of the parking ramp on East Seventh Street and the Grain Exchange building in Minneapolis. Staff added the art should be context sensitive and related to the broad history of Lowertown. The only major concerns for the secondary elevations were the blank wall and dramatic change at the base. The applicants stated they wouldn't argue that and will deal with the parking area walls. Ferguson suggested the Hardi Panels be shown with a dark finish to relate to the brick. Manning stated colors change the impact. Meyer stated the building has a thoughtful, restrained design. Ferguson agreed with Meyer.

~~A~~ B. **255 Sixth Street East, Lowertown Historic District**, Gleeson Architects, Dan Gleeson, for preliminary review for exterior alterations to the parking structure and enclosure of the first level for restaurant space. (Spong 266-6714)

Staff read the report with preliminary findings. Dan Gleeson, architect, was present to discuss the project. He showed a sketch of the corner entrance and discussed making a color statement with banners, awnings and the fire escape. He stated they want to use bronze glass, as the building is 100% curtain wall construction and there is an energy factor. He added that the metal awnings would extend four feet. The building would have street presence and a human scale and keep the horizontal rhythm of the block. He also noted that he considered the project repair except for the addition of the restaurant. The plan includes repainting the parking ramp slabs and 60,000 sq. ft. of office space in the upper two floors that is heavy timber construction. The canopies would only occupy part of the street, as they are limited as to what can be done at the corner since the building is cantilevered over the property line. Mr. Gleeson discussed ideas for the fire escape such as glass block that would be lit from behind. Commissioner Meyer stated concern for the corner of the building becoming a home for pigeons. Staff reminded that the building is at a prominent entry point to Lowertown and the proposed work is modern. Staff asked that with the use of glass and awnings, how should the guidelines be interpreted with this building. Staff also asked about venting for the proposed restaurant. Gleeson informed it would be through the roof/parking screen and small/thin venting window systems for intake. Commissioner Manning addressed the corner stairs and glass block stating that the proposed ideas would draw more attention to an "odd situation." Commissioner Igo stated he was okay with the concept, metal awnings and tinted glass. Commissioner Ferguson

stated he likes the drawing, as it would be hard to do anything that wouldn't improve the building and he liked the canopies. He added that the building isn't consistent with the character of the historic district. Staff asked the commissioners to relate their statements to the guidelines. Commissioner Manning stated the building is non-contributing. Staff added it has unique characteristics and doesn't want the building to set a bad precedent since it was constructed in 1974. Staff stated having a difficult time with the colors and the architectural fabric. Commissioner Manning stated the need for a boxy profile and with the reveal at the corner, the upper floors look unsupported. That erodes the boxy profile. The awning introduces a new element that seems inappropriate. Gleeson stated it is to bring back the street scale. Manning added there is a right way to do it and to tie to the neighboring building by lining it up. Manning commented that metal awnings and fabric banners would set a bad precedent. Staff asked about changing the color of the awnings. Gleeson stated he likes the red because it is an Asian restaurant that will occupy the space. Manning and Gleeson discussed color and laser cut steel. Staff asked if the applicant had talked with anyone about the art ordinance since this is the entrance to Saint Paul's art district. Manning suggested talking to Public Art Saint Paul. Commissioner Mazanec stated he likes the open stairway and the corner highlighted entrance to the building and Lowertown and added that he does not see a problem with the awnings as they relate to the other buildings. Commissioner Trimble stated the corner will become pigeon property and it should be enclosed. Gleeson suggested maybe screen or a gauze wire. Manning concluded there are risks if this not being handled right and the guidelines are difficult to apply.

VIII. COMMITTEE REPORTS

- A. Public Safety Building update, 106 Process update (Manning, Igo) – There was no update.
- B. 3M Workgroups/Advisory Committee (Trimble, Mazanec) – Commissioner Trimble informed the commission that there had been no meetings, but gave a description about the strength of the eight story building that was demolished at the site and shared photos.
- C. Education Committee (Ferguson, Thomas, Trout-Oertel) – Commissioner Ferguson stated the Committee would give a report at the October business meeting.

IX. ADJOURN : 8:00

Submitted by: C. Boulware

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

FILE NAME: 255 Sixth Street East
DATE OF APPLICATION: August 20, 2010
APPLICANT: Gleeson Architects, Dan Gleeson
OWNER: 9 and 19 Properties, LLC, Dave Brooks
DATE OF PRE-APPLICATION: September 9, 2010
HPC SITE/DISTRICT: Lowertown Historic District
CATEGORY: Non-Contributing
CLASSIFICATION: Building
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: September 2, 2010

A. SITE DESCRIPTION:

The building at 255 Sixth Street East is located on the northwest corner of Wall and Sixth streets. This six-story commercial building houses four levels of parking, two upper levels of office space. The National Register Nomination for Lowertown describes this building as an addition to the 1905 Classical Revival style warehouse to the west. The George Sommers and Company Building (now River Park Lofts) was designed by J. Walter Stevens with brown brick walls and a simple cubic design that is devoid of much ornamentation; a contrast to the row of J. Walter Stevens early Victorian buildings on the north side of Mears Park. In the mid-1970's Control Data Corporation acquired and renovated this building (prior to designation as a local and National Register Historic District) at a cost of six million which was a major stimulus to revitalization efforts in Lowertown.

The renovation included replacing original windows in the 1905 portion with "energy saving tinted glass" and constructing the large addition. The main entrance of the 1970's building was originally on the east side and was later moved to the south side on Sixth Street. The "building" reopened in 1979 as the Control Data Business and Technology Center. The building is constructed as a curtain wall system with the top two floors having brown tinted glass and a silver metal frame and the lower floors with narrow silver beams in a vertical orientation. The metal has rusted over the years and the building has suffered from a lack of maintenance. An architect was not noted in the nomination for the 1970's addition.

As some point the 1905 and the 1970's structures were sold to separate entities however, the parking for the River Park Lofts is located within the 1970's structure and owned by River Park Lofts. Somewhat of a structure within a structure.

B. PROPOSED CHANGES:

The applicant is proposing to renovate the first level on the two primary elevations into a restaurant. There will still be access provided for the parking levels and vacant space on the top two floors. The new storefronts are proposed to have sliding windows so that they can be opened during mild weather. The glazing on the first level is proposed to be clear and the storefront system is proposed to be bronze. The applicant is also proposing to remove several vertical siding elements at the corner of the property to expose an obsolete fire escape. The applicant discussed with staff the use of glass block going behind the fire escape but that was

not noted on the plans. All the windows in the upper two floors are proposed to be replaced with insulated dark bronze tinted glass. Staff did approve an earlier application to paint the structure and install bird screening behind the vertical siding. The vertical siding that extended over the first level were also approved to be cut to expose the structural beam. They were also deteriorated and rusted. The aluminum on the whole structure will be painted a bronze color instead of the exposed aluminum.

C. GUIDELINE CITATIONS:

***Because the building is considered non-contributing, the guidelines for new construction, where applicable, will apply.**

**Lowertown Heritage Preservation District Design Review Guidelines
Restoration and Rehabilitation, 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 of architectural features is not permitted.*
2. *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, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural or "period" designs or using part of other buildings.*
3. *Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively. Furthermore, if changes in use of a building are contemplated, they should be accomplished with minimum alteration to the structure and fabric.*
4. *In general, it is expected that buildings will be restored to their original appearance. However, alterations to buildings are sometimes significant because they reflect the history of the building and the district. This significance should be respected, and restoration to an 'original' appearance may not always be desirable. All buildings should be recognized as products of their own time and not be altered to resemble buildings from another era.*

New Construction

The basic principle for new construction in the Lowertown area is to maintain the scale and character of present buildings. New construction refers to totally new structures, moved-in structures and new additions to existing structures undergoing restoration and rehabilitation.

Architectural diversity is characteristic of Lowertown. When first confronted with this variety, it is easy to overlook the overall thread of continuity of the area. Generally, any structure should provide height, massing, setback, materials and rhythm compatible to surrounding structures. The reproduction of historic design and details is expensive, artificial, and is recommended only for some cases of infill or small scale construction. Guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation.

Setback - Siting

There should be no more than a 5% variation in setback from existing adjacent buildings. The proportion of built edge to open space should preserve the plane of the street wall, particularly along the streets facing Mears Park. And the Farmer's Market.

Massing, Volume and Height

The buildings of the district built before 1900 are generally small to medium in volume and up to seven stories in height. Sometimes several buildings are grouped. Buildings constructed after 1900 are generally large in volume and up to eight stories in height, with the Burlington Northern Building being 13 stories. The structures of the district are distinguished by their boxy profiles; preservation of this aspect is

the most essential element for maintaining district unity. New construction should be compatible with the massing, volume, height, and scale of existing adjacent structures.

Rhythm and Directional Emphasis

The rhythm and directional emphasis in Lowertown can be found both in the relation of several buildings to each other, and in the relation of elements on a single building facade.

Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may, as in the case of Park Square Court, be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm and directional emphasis of new construction should be compatible with that of existing adjacent structures.

Materials and Details

The materials of new construction should relate to the materials and details of existing adjacent buildings. New buildings in the district should provide more detailing than typical modern commercial buildings, to respond to the surrounding buildings and to reinforce the human scale of the district. Walls of buildings in the district are generally of brick, or occasionally of stone. Walls are natural brick colors dark red, yellow, and brown. When walls are painted, similar subdued colors are usually used.

Windows and Doors

Windows should relate to those of existing buildings in the district in terms of solid to opening ratio, distribution of window openings, and window setback. The proportion, size, and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical direction. Casement windows and horizontal sliding windows are not historically common, and because they were not usually used in commercial district are not preferred for new construction. Window and door frames should be wood, appropriately colored or bronze-toned aluminum or vinyl-clad.

Parking

Parking lots should be screened from street and sidewalk either by walls or plantings or both. If walls are used, their materials should be compatible with the walls of existing adjacent buildings. Walls should be at least 18" high. Walls or plantings should continue the planes of existing adjacent buildings.

Lighting: *Location of exterior lights should be appropriate to the structure. Signs should generally be lit from on the site. There should be no flashing, blinking, moving, or varying intensity lighting. Subdued lighting is preferred. Backlit fluorescent or exposed neon are generally inappropriate.*

Grills, Exhaust Fans, etc.: *Grills, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels, if possible. They may be painted the same color as the filler panel.*

D. PRELIMINARY FINDINGS:

1. The building is classified as non-contributing to the Lowertown Heritage Preservation District. When reviewing changes to a non-contributing building and applying new construction guidelines, the HPC should consider if the changes will improve the building's compatibility with neighboring historic buildings or further compromise the overall character of the historic district. In general, the building does comply with the guidelines for massing and had a "boxy" appearance as the warehouses do. The building's design does not comply with the guidelines for scale, proportion, windows and detailing but many of these aspects are proposed to change.

2. Overall, the concept of turning much of the first level into retail/restaurant space is positive as the guidelines recommend that new buildings "...reinforce the human scale of the district." This could bring new vitality to this particular corner of Lowertown.
3. The sliding storefront system and the proportions of the storefront do not necessarily respond to traditional storefront design that would have a knee-wall, display window and transom; however the proportions do respond to the existing window proportions on the two upper floors.
4. The rehabilitation guidelines for windows panes state "*Window panes should be two-way glass. No reflective or spandrel glass is permitted.*" This guideline has also been required of windows for new construction as well as existing buildings. The first level is proposing glass that is clear, however, the upper two floors where all the glass is being proposed for replacement is proposed to have dark bronze glass. This does not comply with the intent of the guideline that the glass be two-way and not reflective. Low-E glass has been accepted.
5. The guidelines state "*The structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining district unity.*" Any new construction should reinforce this boxy profile. The removal of the corner vertical siding may weaken the building's boxy profile depending how this area is detailed.
6. The painting of all the metal to bronze, which was approved by staff, complies with the general intent of the guidelines that colors should be "subdued" and "natural" and that any aluminum approved should be "*appropriately colored or bronze-toned aluminum.*"
7. The potential use of glass block should also be clarified and its appropriateness in the District should be discussed.



During painting phase - shows signs removed



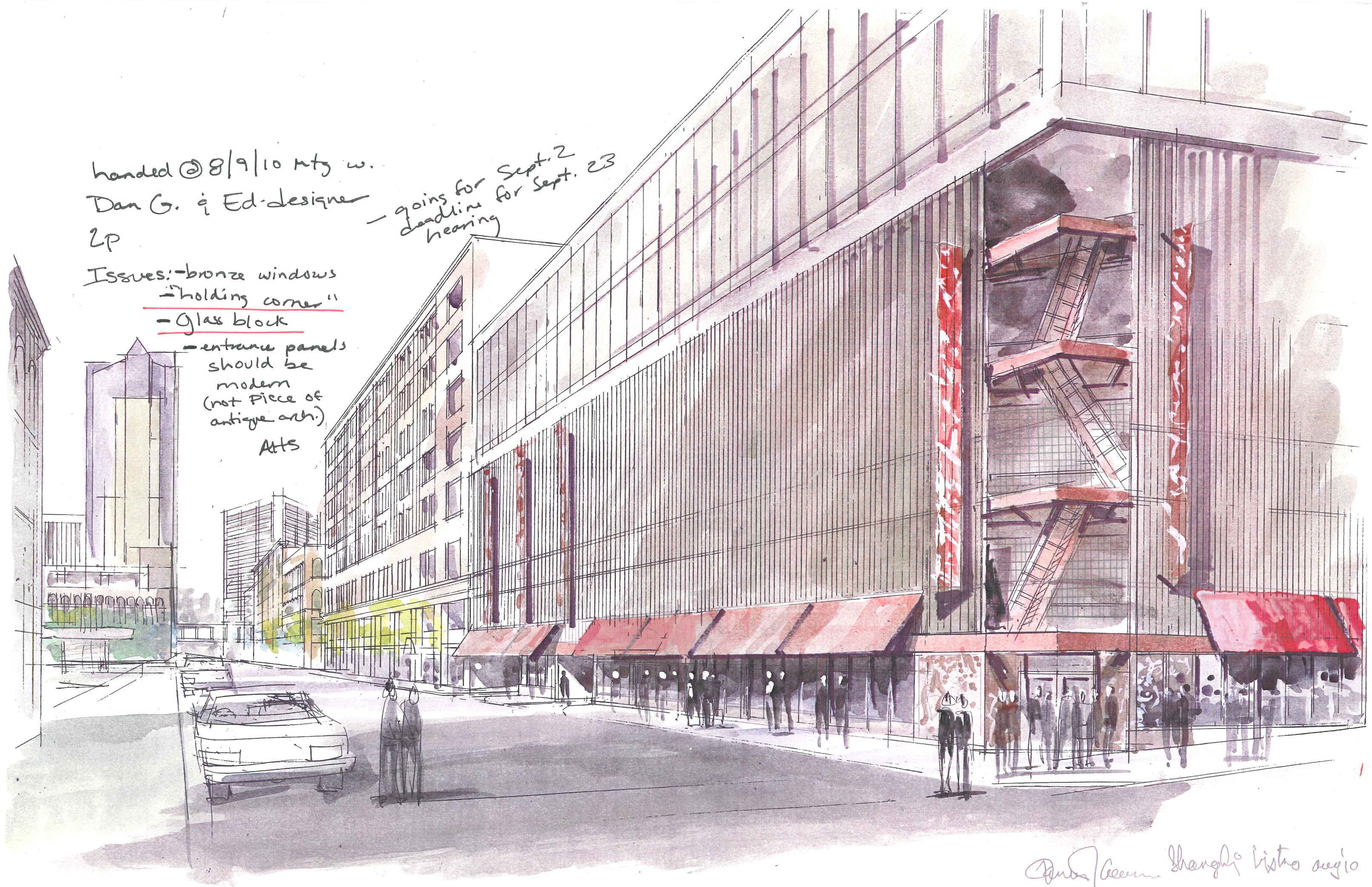
* Shows removal
of corner fins and
red paint which
were done w/o
HPL review and
approval.



handed @ 8/9/10 Mtg w.
Dan G. & Ed. designer
2P

- going for Sept. 2
deadline for Sept. 23
hearing

- Issues: - bronze windows
- "holding corner"
- Glass block
- entrance panels
should be
modern
(not piece of
antique arch.)
AttS



David Green Shanghai listro regio