

MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
October 21, 2010

Present: Robert Ferguson, Jennifer Haskamp, Pat Igo, Rich Laffin, Matt Mazanec, David Riehle, Steve Trimble

Absent: John Manning (excused), Lee Meyer (excused), Mark Thomas (excused), Diane Trout-Oertel (excused)

Staff Present: Christine Boulware, Amy Spong

PUBLIC HEARING

CALL TO ORDER: 5:05 PM by Pat Igo (Vice-Chair)

I. APPROVAL OF THE AGENDA – The agenda was approved as presented.

II. CONFLICTS OF INTEREST – None stated

III. CHAIR'S ANNOUNCEMENTS – None stated.

IV. STAFF ANNOUNCEMENTS

A. Staff informed that the Union Depot will be coming to the HPC for review and comment.

B. Appeal Updates – Staff announced that the City Council upheld the HPC decision regarding 280 Maple Street, but overturned the decision for 732 Margaret Street.

V. PERMIT REVIEW/PUBLIC HEARING

A. 2242 University Avenue, University-Raymond Commercial Historic District, by Jaeger Construction LLC, for a wrecking permit to demolish the boiler room and partial loading dock to expand the parking lot. **File #10-035** (Boulware, 266-6715) - **Laid over from August 26 Meeting**

Staff read the report recommending conditional approval. Ken Potts, Jaeger Construction, and Dan Hartnett, owner, were present to discuss the proposal. Mr. Potts explained they plan to restore the remaining 40 ft. of the loading dock reusing as much material as possible or new materials to match original. Laffin asked if the owner had contacted Rock Tenn about sharing parking. Mr. Hartnett replied that he had approached his neighbors including: Rock Tenn, the Wright Building, the Lyric/Carleton Place and the necessary parking would not be available during weekday hours. Igo asked if they were in agreement with staff recommendations. Mr. Potts replied they would prefer to paint the fence a gloss black and will work with staff to restore the remaining portion of the dock.

Riehle motioned to approve the application with staff recommendations. Ferguson seconded the motion. Laffin added that digital photos of the interior of the portion to be demolished shall be provided to staff. The motion passed 7-0.

* **B. 255 Sixth Street East**, Lowertown Historic District, by Daniel Gleeson & Associates, Inc., for permits to install a new storefront and entrance, new metal canopies, glass block walls and pilaster panels, removal of the corner siding, and the installation of artwork on the exterior elevations. Work commenced without HPC review or applicable permits. **File #11-004** (Spong, 266-6714).

Staff read the report, gave updates and background and recommended conditional approval. Staff reported that the building inspector had determined the corner stair to be a required fire exit. Ferguson asked what the implications would be. Staff replied they did not know. Dan Gleeson, architect, Ed Hawksford, designer, and restaurant owner, Dave Tank, were present to discuss the proposal. Gleeson stated he did not see a problem with the recommendation but would like to use glass block. He added that he did not know the information about the stairs

but wants them as a decorative feature. Gleeson stated that the entrance is an opportunity for artwork and they still plan to install banners at the corners and entryways.

The owner plans to work with an artist on the design. It will not be part of this application. Staff stated that the glass block on the storefronts would go away with the staff recommendation. Gleeson replied, Okay, but would like to have it. Staff stated that sheets detailing the storefront were not submitted for staff review. Gleeson stated he would like to experiment with lighting and shown on sheet A6 and would like glass block on the store front and flexibility on how they will light it at the pilasters at each bay. The canopies are proposed to be red to match the red stairs and the size/location of the canopies address pedestrian scale. The sliding glass doors are proposed because the owner insists on open street presence. Gleeson asked if the objection is that the storefront looks like sliding glass doors.

Mazanec stated he is okay with the staff recommendations and that the owner/applicant work with the design review committee on the color of the stairs. Gleeson stated, okay, but he wants the glass block and operable storefront. Staff asked about addressing bringing back the corner and installation of artwork. Gleeson and Hawksford indicated artistic panels and beams could be installed at the corner, but boxiness should not be a big factor and what they are proposing is more interesting. Igo stated that the stairway is permanent and visible. Gleeson stated he likes the stairway the color red, but the owner would be okay with changing it. Igo asked about the glass block at the corner. Gleeson replied he doesn't want to make the corner something that it never was or bring more attention to the corner. Gleeson asked if they could proceed with a permit. Staff indicated that there are items that need resolution and he would work with staff to separate items and could meet to discuss the storefront next week. Laffin stated he likes the use of red and would like to be on the Design Review Committee.

Mazanec motioned to approve the application with staff recommendations, striking condition "e". Riehle seconded the motion. Mazanec indicated that he would like to be on the design review committee. Haskamp stated she is conflicted because the use of the color red and the installation of black-lit glass block would make the stairway have a strong visual impact. Staff reminded that condition "a" stated that no glass block should be installed in the storefronts. **The motion passed 6-1 (Haskamp).**

VI. NEW BUSINESS/DISCUSSION

A. Riley Row sidewalks, Hill Historic District, discuss options to repair sandstone slab sidewalk with Public Works staff (Al Czaia, Public Works)

Mr. Czaia gave a brief history of how this project came to be. The Riley Row Association contacted City staff in 2006 about replacement/repair of the sidewalk. In 2009 the association requested replacement with concrete to look like stone slabs. Czaia explained the assessment would be for an "above standard" sidewalk. Areas of the sidewalk have been "repaired" with asphalt patching. Staff indicated the goal is to preserve as many of the slabs as possible. Sand-jacking and flipping the slabs may be options. Czaia showed a diagram indicating the condition of the slabs in their current location and possible approaches to see how to proceed with repair/replacement. The commission had questions about the slabs being original and the varying thickness and sizes. Igo asked about the condition of the hex-tiles. Laffin asked if the City could indemnify a contractor in case of breakage of slab while exploring the possibility of reuse.

B. Housing Action Plan, presentation by Luis Pereira, PED staff and Pat Igo, HPC member and Housing Action Plan Committee member.

Mr. Pereira gave a brief PowerPoint presentation, summary of the draft Housing Action Plan and implementation plan. Commissioner Igo sat on the steering committee and described the process the committee participated in and gave some commentary. Staff answered commissioners' questions. Copies of the draft plan were made available.

VII. COMMITTEE REPORTS

A. Education Committee (Ferguson, Thomas, Trout-Oertel) – Ferguson combined the report with item VII.B.

B. Lowertown Master Plan Steering Committee (Ferguson) – An education element will



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 25, 2010

Dan Gleeson
Gleeson Architects
1175 HWY 36 E
Maplewood, MN 55109

Re: 255 Sixth Street East - Lowertown Historic District, After-the-Fact Permit Review
Public Hearing October 21, 2010 - Agenda Item V.B. - HPC File #11-004

Dear Mr. Gleeson:

As you know, the Heritage Preservation Commission (HPC) considered at its October 21, 2010 meeting your application for an **after-the-fact permits to install a new storefront and entrance, new metal canopies, glass block walls and pilaster panels, removal or the corner siding and the installation of artwork on the exterior elevations** at the property listed above. The HPC voted **6 - 1 (Haskamp) to conditionally approve** your application. 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. A Design Review Committee (DRC) shall be established of three to five HPC members to insure compliance with the following conditions and approve final details where needed.
 - a. There shall be no glass block used on the storefront level. A final detail will be submitted to the DRC and the revised *pilasters/mullions* will be of a solid metal design.
 - b. A detailed drawing for the corner entrance door with solid metal panels was not provided. A final drawing shall be reviewed and approved by the DRC.
 - c. The storefront windows shall not appear like typical sliding glass doors. A final detail will be submitted to the DRC for verification and revision if necessary.
 - d. The proposed metal artwork will be moved and installed at the corner of Sixth and Wall in a way that maintains and re-establishes the building's boxy appearance and "holds the corner" from floors two through four. A final detail will be submitted to the DRC.
 - e. ~~The corner stair will be painted a "subdued" color or a dark bronze.~~
 - f. The canopies/awnings are approved but the DRC and applicant will finalize the color, slope and style.
 - g. Signage was not a part of the proposal and typically signage that is under 30 square feet may be reviewed and approved by staff if it complies with the guidelines, while signage over 30 square feet goes before the full HPC for a public hearing. If the applicant has a signage proposal that is over 30 square feet, the DRC may review and approve the signage in lieu of being scheduled for a third HPC Public Hearing which would lengthen the process.


- h. Once the DRC and applicant have met and agreed that items a through g comply with the intent of the guidelines above, a decision will be issued in writing and a permit for those items may be issued.

You or any aggrieved party has the right to appeal the Heritage Preservation Commission's decision to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Such an appeal must be filed within 14 days of the date of the HPC's order and decision. Chapter 73 states:

(h) Appeal to city council. The permit applicant or any party aggrieved by the decision of the heritage preservation commission shall, within fourteen (14) days of the date of the heritage preservation commission's order and decision, have a right to appeal such order and decision to the city council. The appeal shall be deemed perfected upon receipt by the division of planning [DSI] of two (2) copies of a notice of appeal and statement setting forth the grounds for the appeal. The division of planning [DSI] shall transmit one copy of the notice of appeal and statement to the city council and one copy to the heritage preservation commission. The commission, in any written order denying a permit application, shall advise the applicant of the right to appeal to the city council and include this paragraph in all such orders.

Please feel free to call staff at 651-266-9078 with any questions and to schedule a meeting with the Design Review Committee.

Sincerely,



Christine Boulware
Historic Preservation Planner

cc: Greg Johnson, building inspector (via email)
Donna Drummond, PED (via email)
Dave Brooks, owner
File ✓

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

FILE NAME: 255 Sixth Street East
DATE OF APPLICATION: September 23, 2010
APPLICANT: Gleeson Architects, Dan Gleeson
OWNER: 9 and 19 Properties, LLC, Dave Brooks
DATE OF PUBLIC HEARING: October 21, 2010
HPC SITE/DISTRICT: Lowertown Historic District
CATEGORY: Non-Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: October 18, 2010, updated – 10/26/10

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 *fins* 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.

At 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. This creates somewhat of a structure within a structure.

B. PROPOSED CHANGES:

The applicant is proposing to turn the first level into a restaurant and the new storefront is proposed to be glass, metal and glass block. The glass block is proposed between the windows and with lighting behind. A detail of the color or varying intensity of lighting was not provided. The windows are proposed to slide open from floor to ceiling. The applicant is also proposing the following as part of the rehabilitation of the building:

1. Removal of the fins at the building's corner. The fins have already been removed and this was completed without approval.
2. The removal of the fins on the corner exposes an open stair case. The applicant is

proposing to paint the staircase red and install a glass block wall behind the staircase at the parking levels. Additional lighting behind the glass block wall is proposed but is not detail as to color or varying intensity. This work was begun without approval.

3. Vertical metal artwork is proposed along the existing fins on 6th and Wall but a detail was not provided.
4. New red corrugated metal canopies are being proposed along the new storefronts.
5. The new main entrance to the restaurant will be at the corner which is canted. A detail was not provided of the doors and side panels.
6. Signage was not included with this proposal.

C. BACKGROUND:

HPC staff met with the building owner and architect on site on July 1, 2010 to discuss the redevelopment of the site. The applicant submitted an application to HPC staff, and the architect and staff met on August 9th to discuss what staff could approve and what items needed to go before the HPC for a more formal review. HPC staff approved the painting of the fins to a bronze color, the bird screening behind the fins and the trimming of the fins along the bottom and issued the approval on August 12th. The applicant then submitted schematic drawings for the overall redevelopment plans and the HPC conducted a Pre-Application Review on September 9th. HPC staff was in Lowertown on September 15th and noticed that work was proceeding at the site without HPC review and approval, specifically the first floor was being framed, the corner fins removed, the fire escape painted red and windows above being replaced. Staff then contacted the DSI Building Inspector who issued a stop work order on September 21st. Staff discussed the work and timeline with the architect on the 21st and resolved to divide the review into two parts in order to keep the project moving forward. The bronze glass curtain wall on the upper two floors was approved by the HPC on October 7th.

D. 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.*

Awnings and Canopies: *Awnings and canopies should not be used when they conceal richly detailed entries and windows. Aluminum or plastic awnings should not be used. Large or garish lettering should not be used on awnings.*

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.*

E. FINDINGS:

1. The building is classified as non-contributing to the Lowertown Historic District. When reviewing changes to a non-contributing building and generally 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.
2. Removal of corner fins and proposed artwork: In general, the building does comply with the guidelines for massing and has a "boxy" appearance as the warehouses do. The building's design does not comply with the guidelines for scale, proportion, windows and detailing. 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.*" The removal of the fins at the corner on floors two through four diminishes the boxy profile of the building. This corner of Sixth and Wall is also a main entrance into the Lowertown Historic District especially given the greater setback of the historic Allen Building. While the fins themselves are gone and could not be put back, the proposed metal artwork by local artists could be relocated and designed in a way that "holds the corner" of the building at floors two and higher. A detail of the proposed artwork was not provided. DSI is currently investigating if the corner stair is a required fire exit and additional considerations may also be necessary.
3. Storefront: The rehabilitation guidelines for windows 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 proposed glass on the first level is clear and complies with the guidelines. (The HPC accepted bronze tinted glass on the upper two floors as originally intended).

The guidelines state "*Casement windows and horizontal sliding windows are not historically common, and because they were not usually used in the commercial district are not preferred for new construction.*" The applicant is proposing sliding window openings on the first level which does not comply with the guideline. Operable storefronts are not common in historic Lowertown buildings except where there were loading docks, which were minimal. An operable storefront may be acceptable but it should not look like typical sliding glass doors. An appropriately detailed overhead door or accordion-type may be more acceptable.

The guidelines state "*The proportion, size, and detailing of windows and doors in new construction should relate to that of existing adjacent buildings.*" The height of the existing storefront does not allow for a traditional bulkhead, window and transom and that wouldn't necessarily be compatible with the window pattern that is already established on the upper

two floors. The proportion and detailing of the proposed windows do not necessarily comply; however, the proportion corresponds to the existing curtain wall.

The glass block at the storefront level with lighting behind does not comply with the guidelines that state "*The materials of new construction should relate to the materials and details of existing adjacent buildings*" and "*Subdued lighting is preferred. Backlit fluorescent or exposed neon are generally inappropriate.*" A lighting detail was not provided to determine if the lighting is subdued and glass block is not a material that was widely used in the District during the period of significance. The Cosmopolitan across the street does have glass block that is considered an important change in the history of that building. The introduction of glass block on the storefront for this building will have a negative impact to the district. The glass block proposed behind the corner stair will be visible if the corner remains open without fins or artwork. A lighting detail was not provided.

4. **Metal Canopies:** The guidelines for rehabilitation address awnings and state "*Awnings and canopies should not be used when they conceal richly detailed entries and windows. Aluminum or plastic awnings should not be used. Large or garish lettering should not be used on awnings.*" The proposed awnings are metal and do not comply with the guidelines, however, a canvas fabric awning, while appropriate throughout the District would not necessarily be appropriate for a modern curtain wall building. The applicant is likely positioning the awning above the first level to "raise" the perceived height of the first level to be more compatible with the scale of neighboring buildings. While the metal material may be acceptable, the height, slope and color should be considered carefully for its compatibility with the historic district.
5. 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.*" ~~The painting of the corner stair to a red (done without approval) does not comply with the intent of the guidelines that colors be subdued and natural.~~ Bright colors should be reserved for building accents such as signage and awnings. This fire escape is a required exit and an interior feature of the property that has been exposed at the corner and could be considered an accent.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of the permit application provided the following conditions are met:

1. A Design Review Committee (DRC) shall be established of three to five HPC members to insure compliance with the following conditions and approve final details where needed.
 - a. There shall be no glass block used on the storefront level. A final detail will be submitted to the DRC and the revised *pilasters/mullions* will be of a solid metal design.
 - b. A detailed drawing for the corner entrance door with solid metal panels was not provided. A final drawing shall be reviewed and approved by the DRC.
 - c. The storefront windows shall not appear like typical sliding glass doors. A final detail will be submitted to the DRC for verification and revision if necessary.
 - d. The proposed metal artwork will be moved and installed at the corner of Sixth and Wall in a way that maintains and re-establishes the building's boxy appearance and "holds the corner" from floors two through four. A final detail will be submitted to the

DRC.

- ~~e. The corner stair will be painted a "subdued" color or a dark bronze.~~
- f. The canopies/awnings are approved but the DRC and applicant will finalize the color, slope and style.
- g. Signage was not a part of the proposal and typically signage that is under 30 square feet may be reviewed and approved by staff if it complies with the guidelines, while signage over 30 square feet goes before the full HPC for a public hearing. If the applicant has a signage proposal that is over 30 square feet, the DRC may review and approve the signage in lieu of being scheduled for a third HPC Public Hearing which would lengthen the process.
- h. Once the DRC and applicant have met and agreed that items a through g comply with the intent of the guidelines above, a decision will be issued in writing and a permit for those items may be issued.

Amy Spong - Submittal for Lowertown Ramp

From: Amy Spong
To: dgarchitects@hotmail.com
Date: 10/4/2010 1:05 PM
Subject: Submittal for Lowertown Ramp
CC: Greg Johnson; jaunae@brooksgroup.net; Jim Bloom; Joe Spencer

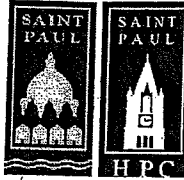
Dan,

I received your application with sets of plans for work on the Lowertown Ramp based on our discussion last Thursday. As you recall, the deadline for a complete application was September 29th but I gave until today to allow you more time to get in a complete application. I reviewed the drawings and you added a detail on the storefront windows but there is no detail provided for the corner of the building and the entrance. There are some notes on the corner entrance that are also not clear as to intent, such as, the notes do not indicate what is to be solid or glass at the entrance. There were no details provided on the metal artwork either.

Please provide our office with details on the corner entrance, the corner detail for floors two through four and metal artwork. The application is not complete until all the proposed items are clear. If the artwork, for instance, is not far enough along for final drawings, I could make a recommendation in my staff report for an additional review on the artwork once the drawings are complete. In the past, if there are unresolved items that the HPC supports in general, the HPC can appoint a smaller design review committee just to work through the final details. I'm not saying this will happen, just that its a possibility to finalize the design of some items without having to go back to the full HPC for another meeting.

Thank you, Amy

Amy Spong
Historic Preservation Specialist
Department of Planning and Economic Development,
City of Saint Paul
Heritage Preservation Commission
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102
(651) 266-9078 main
(651) 266-6714 direct



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

- Repair/Rehabilitation Sign/Awning New Construction/Addition/
 Moving Fence/Retaining Wall Alteration
 Demolition Other ART WORK Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 255 E. 6TH ST. Zip Code: 55101

3. APPLICANT INFORMATION

Name of contact person: DANIEL GLEESON
 Company: DANIEL GLEESON & ASSOC'S INC.
 Street and number: 1175 HWY 36 E
 City: MARLEWOOD State: MN Zip Code: 55109
 Phone number: (651) 2461841 e-mail: dgarchitects@hotmail.com

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

Name: G & B PROPERTIES LLC
 Street and number: 366 JACKSON ST.
 City: ST PAUL State: MN Zip Code: 55101
 Phone number: (651) 270 3198 e-mail: JAUNAE@BROOKSGROUP.NET

5. PROJECT ARCHITECT (If applicable)

Contact person: DANIEL GLEESON

Company: DANIEL GLEESON & ASSOCS INC.

Street and number: 1175 HWY 36 E

City: MAPLEWOOD State: MN Zip Code: 55109

Phone number: (651) 2461841 e-mail: dgarchitects@hotmail.com

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.

- 1. NEW ALUM & GLASS STORE FRONT & ENTRANCE
- 2. NEW MET. CANOPIES STREET LEVEL
- 3. GLASS BLOCK INNER WALLS @ PARKING LEVELS,
GLASS BLOCK PLASTER PANELS
- 4. REMOVAL OF CORNER VERTICAL SING.
- 5. MET ARTWORK ON EXTERIOR AT ST & WALL ST.
- 6. EXTERIOR PAINT.

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?

X YES

Will any federal money be used in this project?
Are you applying for the Investment Tax Credits?

YES	==	NO	X
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: Sept 20 10
Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 10-4-10 FILE NO. 11-004
District: LT /Individual Site: _____
Contributing/Non-contributing/Pivotal/Supportive/
Type of work: Minor/Moderate/Major

____ Requires staff 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.

If 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: _____

____ Requires Commission review

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: _____

City Permit # _____ - _____

PROPOSED NEW RESTAURANT SHANGHAI BISTRO

255TH EAST 6TH STREET SAINT PAUL, MN 55101

ARCHITECTURAL SHEETS:

- A0: TITLE SHEET
- A1: LOCATION PLAN
- A2: FLOOR PLAN/NOTES
- A3: EQUIPMENT PLAN
- A4: REFLECTED CEILING PLAN
- A5: ROOM & DOOR SCHEDULE
- A6: 6TH ST ELEVATION
- A6a: 6TH ST ART & AWNING LOC.
- A7: WALL ST ELEVATION
- A7a: WALL ST ART & AWNING LOC.
- A8: BUILDING SECTION
- A9: DETAILS
- A10: DETAILS
- A11: DETAILS

APPLICABLE CODES:

MINNESOTA STATE BUILDING CODE
2008 EDITION, INTERNATIONAL BUILDING CODE
GUIDE LINES TO THE MN ST. BUILDING CONSERVATION CODE

BUILDING DESIGN:

PROJECT: REMODELING PORTION OF FIRST FLOOR (S2) INTO FINE DINING RESTAURANT (A2) IN EXISTING BUILDING
OCCUPANCY: A2
CONSTRUCTION TYPE: IIA NON RATED SEPERATED
BUILDING HEIGHT: 6 FLOORS, NO BASEMENT SEE SECTION
BUILDING OCCUPANCY: A2, S2, B, UNOCCUPIED; SEE SECTION
LOCATION ON PROP: OPEN 3 SIDES, 2HR SEPARATOIN FROM ADJACENT OCCUPANCIES
SEPERATION: 1 HR SEPERATION VERTICAL & HORIZANTAL FROM S2 OCCUPANCY PROVIDED
SPRINKLERS: YES (DRY)
OCCUPANCY LOAD: 220
INTERIOR PARTITIONS: MET. STUD & GYP. BD.
EXTERIOR WALLS: NEW STORE FRONT
STRUCTURAL CHANGES: NONE

OCCUPANCY:

RESTAURANT	2500 ϕ	=	166
KITCHEN	1060 ϕ	=	54
TOTAL			220

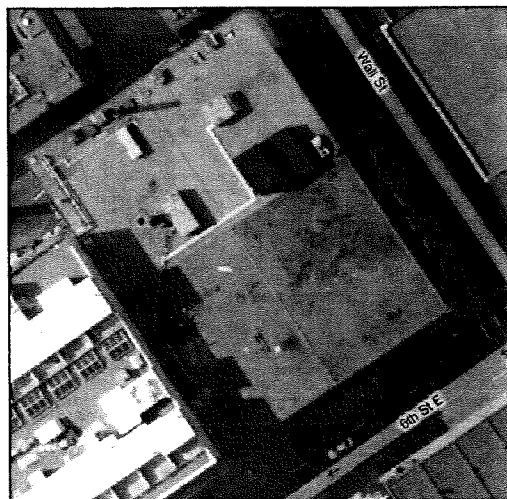
ZONING:

ZONING DIST: B5 HISTORICAL DIST
PARKING: NONE
USE: RESTAURANT
FLOOR AREA: 4600 SQ. FT.
SETBACKS: NONE
ACTUAL SEATING: 120
TOILETS: NEW

NEW PLUMBING FIXTURES:

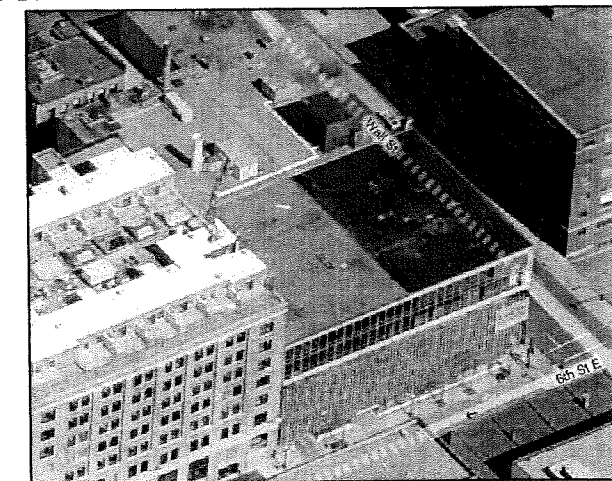
	M	F
WC REQUIRED @ 1/75:	2	2
PROVIDED:	2	2
LAV. REQUIRED @ 1/200:	1	1
PROVIDED:	1	1

DELETED FIXTURES: (WAC SAC CREDITS)
12 WCs & 8 LAVS WERE DELETED FROM THE PROJECT DURING DEOMOLITION



HPC APPLICATION
DATE: October 1, 2010

SHEETS NOT INCLUDED:
A3: EQUIPMENT PLAN
A4: REFLECTED CEILING PLAN
A5: ROOM & DOOR SCHEDULE
A8: BUILDING SECTION



I AM A PROFESSIONAL ARCHITECT AND I AM A MEMBER OF THE ARCHITECTS AND PLANNERS BOARD OF THE STATE OF MINNESOTA. I HAVE REVIEWED THIS PLAN AND I AM SURE THAT IT IS IN ACCORDANCE WITH THE MINNESOTA BUILDING CODE AND ALL APPLICABLE ORDINANCES. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THIS PLAN. DATE: 10/1/2010

GLESSON ARCHITECTS ARCHITECTS + PLANNERS
1155 UNIVERSITY AVENUE
SAINT PAUL, MN 55101
TEL: 612-798-0000 FAX: 612-798-0004

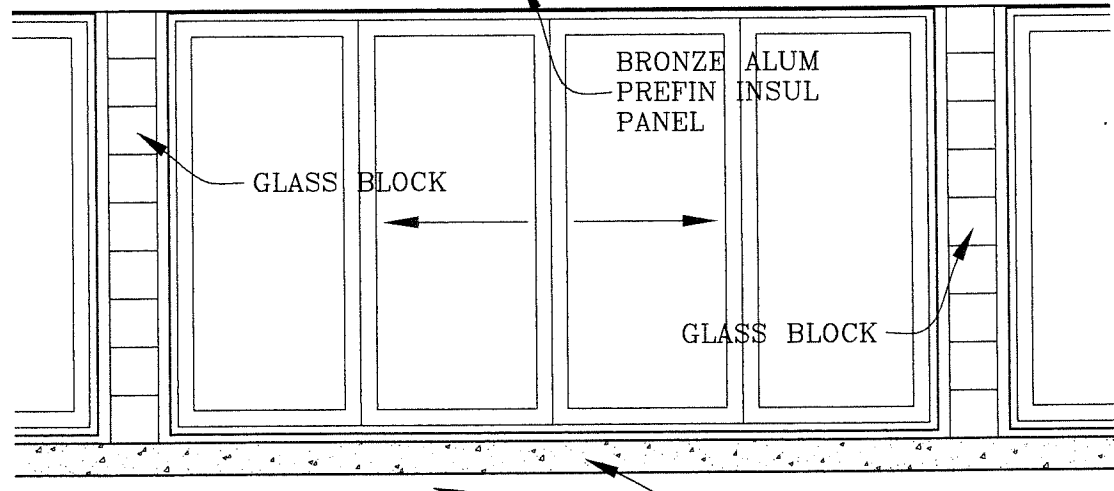
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DRAWN BY: BCM
CHECKED BY: DJG
DATE DRAWN: 10/1/2010

SHEET TITLE:
TITLE SHEET

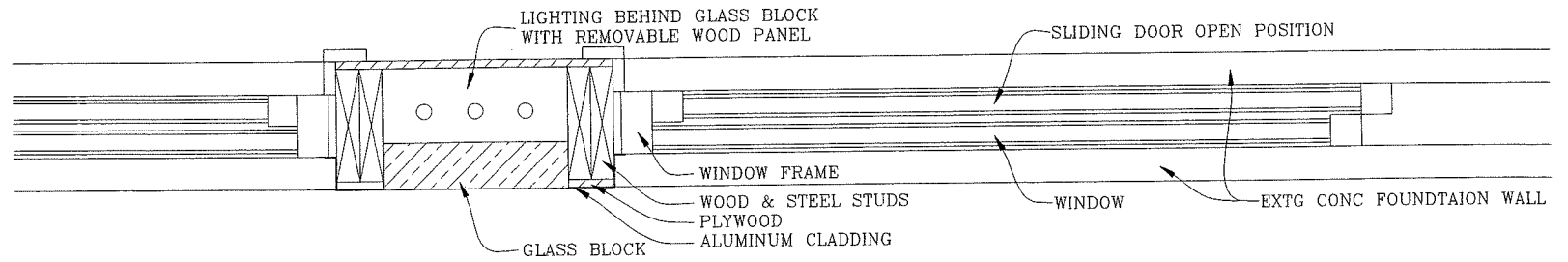
OWNER:
9 AND 19 PROPERTIES LLC
366 JACKSON STREET
SAINT PAUL, MN 55101

PROJECT:
255TH EAST 6TH STREET
PARKING RAMP
SAINT PAUL, MN 55101

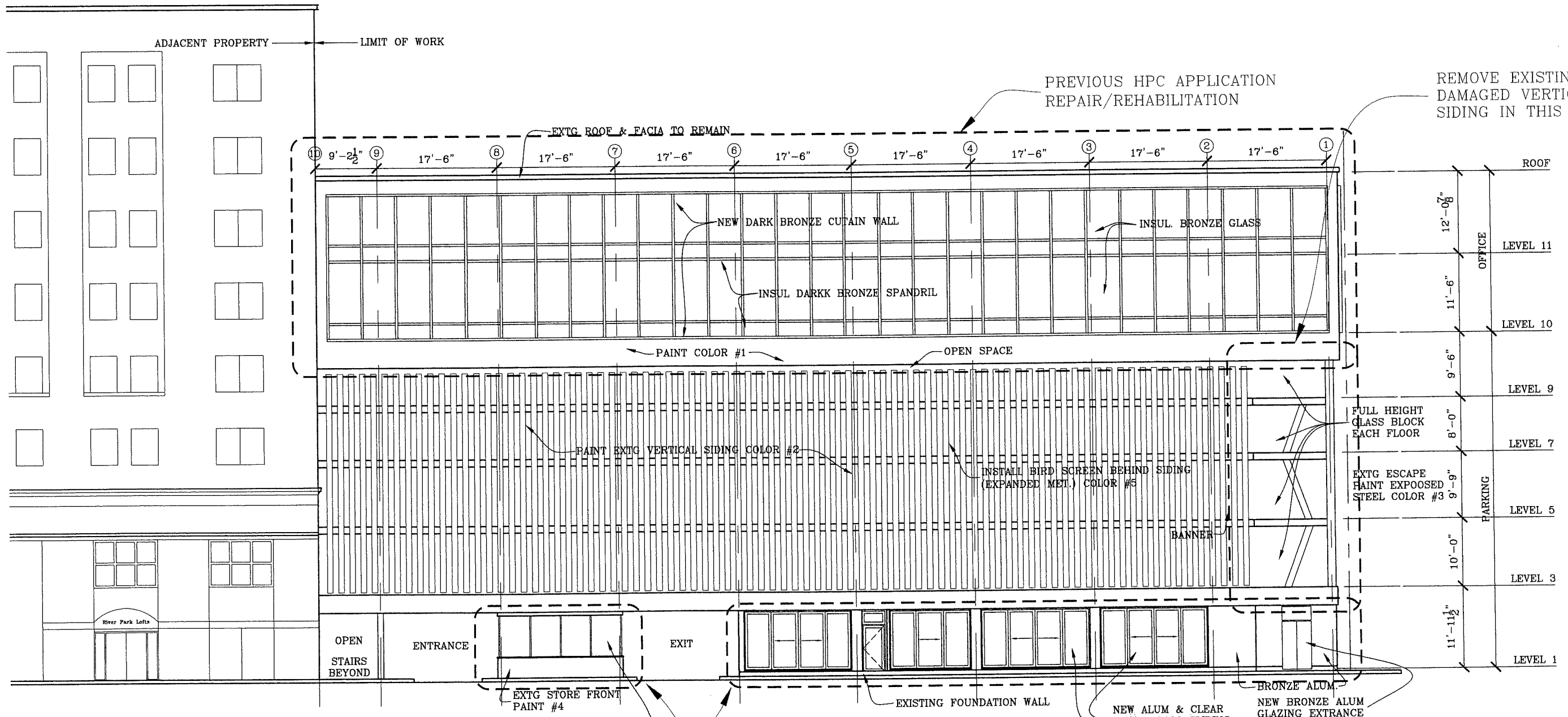
SHEET #
A0



2 STORE FRONT DETAIL
A6 SCALE: 1/4"=1'-0"



3 STORE FRONT WALL DETAIL
A6 SCALE: 1"=1'-0"



1 6TH STREET ELEVATION
A6 SCALE: 1/16"=1'-0"

THIS HPC APPLICATION
REPAIR/REHABILITATION/AWNING/ALTERNATION FOR RESTAURANT USE

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION
 REFLECTS THE DESIGN AND CONSTRUCTION OF THE
 PROJECT AS SUBMITTED UNDER THE LAWS OF THE
 STATE OF MINNESOTA.
 DATE: 10/1/2010
 SIGNATURE: [Handwritten Signature]
 TITLE: ARCHITECT

GLESSON ARCHITECTS
 ARCHITECTS + PLANNERS
 1700 HIGHWAY 35 E
 SUITE 200
 SAINT PAUL, MN 55107
 TELEPHONE: 651-765-9907
 FAX: 651-765-9904

CAD FILE: 2\SANT PAUL\
 PARKING RAMP\GARAGE PLAN.DWG
 DRAWN BY: BCM
 CHECKED BY: DJG
 DATE DRAWN: 10/1/2010

SHEET TITLE:
 6TH STREET ELEVATION

OWNER:
 9 AND 19 PROPERTIES LLC
 366 JACKSON STREET
 SAINT PAUL, MN 55101

PROJECT:
 255TH EAST 6TH STREET
 PARKING RAMP
 SAINT PAUL, MN 55101

SHEET #
 A6

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GLESSON ARCHITECTS
 ARCHITECTS + PLANNERS
 1775 HIGHWAY 55 E
 SUITE 200
 SAINT PAUL, MN 55104
 PHONE: 651-982-9900
 FAX: 651-785-9904
 REC. NO. 10080

GLESSON ARCHITECTS
 ARCHITECTS + PLANNERS
 1775 HIGHWAY 55 E
 SUITE 200
 SAINT PAUL, MN 55104
 PHONE: 651-982-9900
 FAX: 651-785-9904

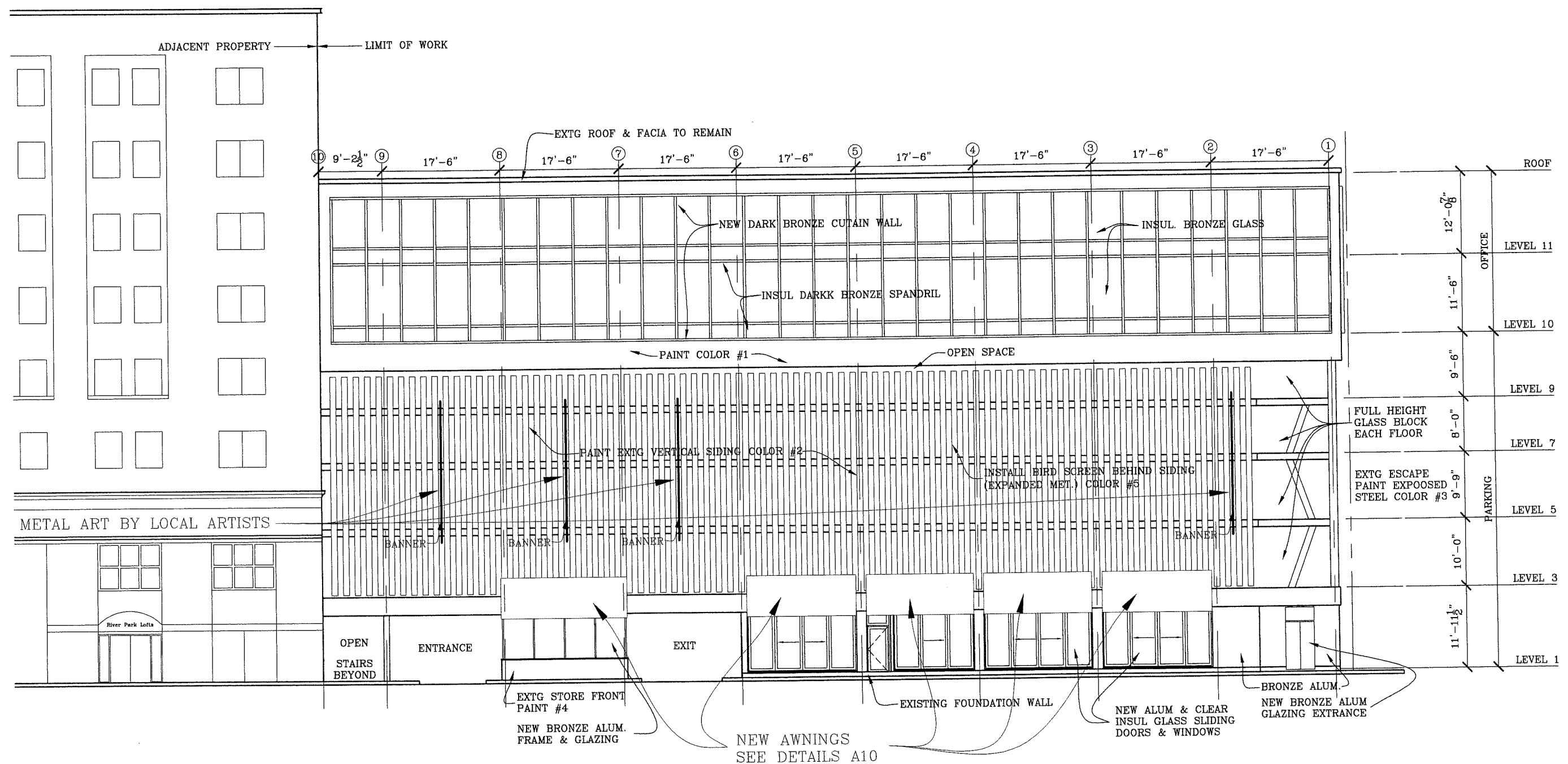
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 PARKING RAMP/GARAGE PLANDWG
 DRAWN BY: BCM
 CHECKED BY: DJG
 DATE DRAWN: 10/1/2010

SHEET TITLE:
 6TH STREET ELEVATION

OWNER:
 9 AND 19 PROPERTIES LLC
 266 JACKSON STREET
 SAINT PAUL, MN 55101

PROJECT:
 255TH EAST 6TH STREET
 PARKING RAMP
 SAINT PAUL, MN 55101

SHEET #
 A6a



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

D.J.G.
 DATE: 10/1/2010
 REG. NO. 10883

GLESSON ARCHITECTS
 ARCHITECTS + PLANNERS
 1174 HENWAY AVE S
 SAINT PAUL, MN 55101
 TEL: 651-785-9900
 FAX: 651-785-9904

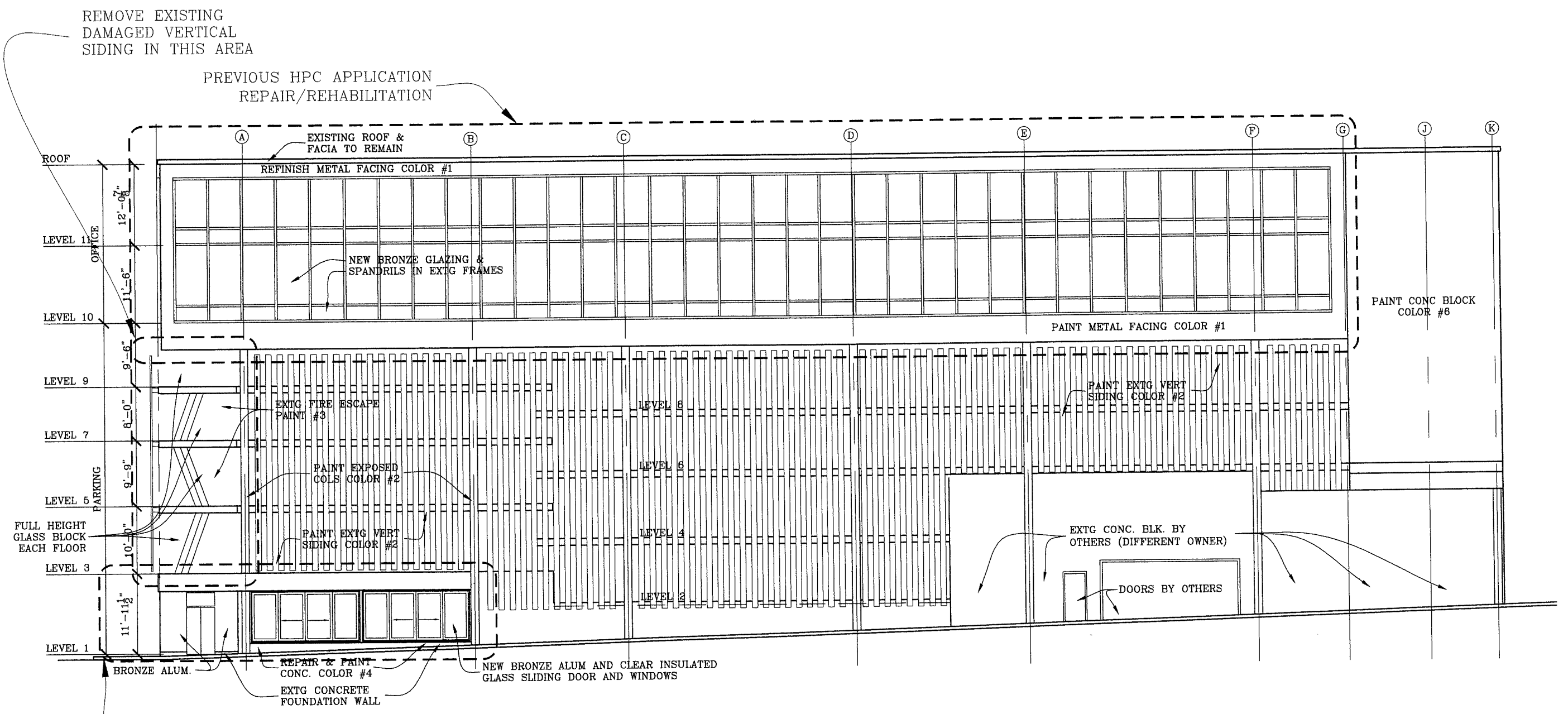
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 DRAWN BY: BCM
 CHECKED BY: DJG
 DATE DRAWN: 10/1/2010

SHEET TITLE:
 WALL STREET ELEVATION

OWNER:
 9 AND 19 PROPERTIES LLC
 266 JACKSON STREET
 SAINT PAUL, MN 55101

PROJECT:
 255TH EAST 6TH STREET
 PARKING RAMP
 SAINT PAUL, MN 55101

SHEET #
 A7



REMOVE EXISTING
 DAMAGED VERTICAL
 SIDING IN THIS AREA

PREVIOUS HPC APPLICATION
 REPAIR/REHABILITATION

THIS HPC APPLICATION
 REPAIRE/REHABILITATION/AWNING/ALTERNATION FOR RESTAURANT USE

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 DATE: 10/1/2010

GLESSON ARCHITECTS
 ARCHITECTS + PLANNERS
 1175 HIGHWAY 28 E
 SAINT PAUL, MN 55108-3807
 TEL: 651-291-7700
 FAX: 651-785-9984

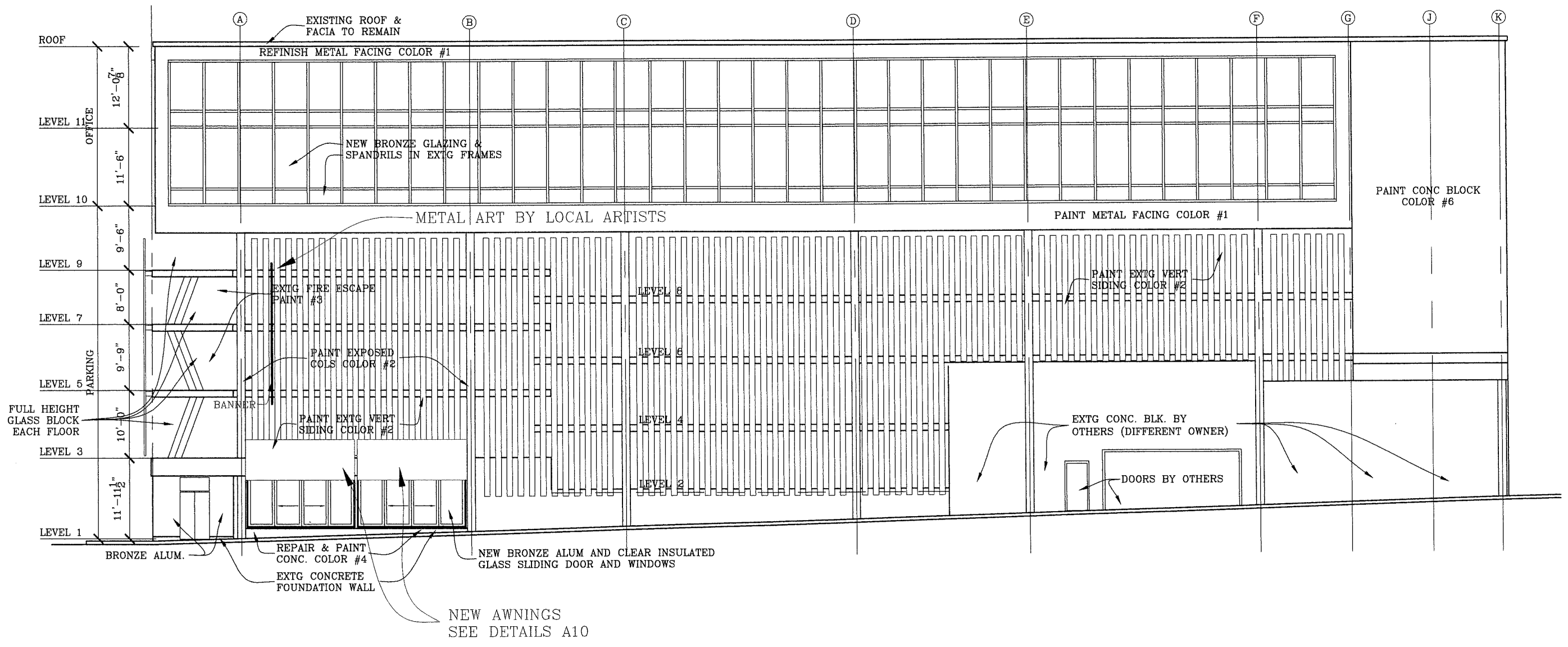
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 PARKING RAMP/GARAGE PLAN.DWG
 DRAWN BY: BCM
 CHECKED BY: DJG
 DATE DRAWN: 10/1/2010

SHEET TITLE:
 WALL STREET ELEVATION

OWNER:
 9 AND 19 PROPERTIES LLC
 366 JACKSON STREET
 SAINT PAUL, MN 55101

PROJECT:
 255TH EAST 6TH STREET
 PARKING RAMP
 SAINT PAUL, MN 55101

SHEET #
 A7a



1 WALL STREET AWNINGS/ART LOCATION
 A7a SCALE: 1/16"=1'-0"