

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

be added to the Greater Lowertown Master Plan taskforce. The Cunningham Group and the 106 Group were hired as consultants. Ferguson met with Ellen and Andrew from the Capitol River Council and Task Force. There was discussion of preservation implications and the need for new Lowertown Historic District design review guidelines. He provided a survey to the HPC that was passed out at the taskforce and asked for comments that could be included.

- C.** Saint Paul Historic Survey Partnership Project (Trimble) – Staff stated they are working to finalize the partnership agreement and has concerns about the web-based platform for the survey work. Staff understood that descriptions would be available on the website, not the survey forms. Without demolition review in the ordinance or interim protection, the dissemination of information without education could result in the loss of historic fabric and resources.
- D.** Public Safety Building Mitigation (Penfield) (Manning, Igo) – Staff informed that the Preservation Alliance of Minnesota asked SHPO to reconsider adding the Smyth Building to the list of buildings for designation study.
- E.** 3M Advisory Committee/Workgroups update (Trimble, Mazanec) – No updates were given.

VIII. ADJOURN :

Submitted by: C. Boulware