



CITY OF SAINT PAUL
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DATE: May 2, 2014
TO: Heritage Preservation Commission
FROM: Bill Dermody, HPC staff
RE: Mississippi Market pre-application review update (740 7th Street East)

BACKGROUND

The HPC reviewed Mississippi Market's pre-application submittal on February 13, 2014. The applicant has provided updated materials that respond to HPC comments and provide additional detail – please see the memo attachments. The building is still the same general footprint and size. The changes made since February include:

- Blind windows have been added at pedestrian level on portions of the 7th Street façade
- Glass block windows have also been added on the western portion of the 7th Street façade
- One of the box form elements along the 7th Street frontage has increased its fiber cement panel block material (previously had a brick element running from street to parapet—now the brick is only in the lower portion)
- Added stepping cast stone wall element at base along all façades
- Stronger rectangular sign band elements in several places, with wider green metal framing
- Vegetated screen over brick on the parking lot elevation
- Green fabric awnings above the windows and man-door on the parking lot elevation
- Prefinished metal guard rail west of building

ANALYSIS

Most of the previously recommended findings and conditions still apply to the proposal. However, staff recommends the following amendments:

8. Materials and details: The brick portions of the building *relate to* the brick used on many *existing nearby buildings*, including the adjacent multi-family building across Maple Street on 7th Street and other buildings along 7th Street. The painted fiber cement panels, akin to hardboard, are generally not preferred, but can be *considered by the commission on a case-by-case basis*, and the material *may be permissible in new construction if appropriately detailed* – as presented, the panels lack detail typical for the area, including as found on the Stutzman building across 7th Street. The cement panels are used as a second primary material to break up the building into distinct blocks. The building also uses corrugated metal as a sign band (accent) material, though it is not found nearby. As called for by the design guidelines, the building uses no vinyl or metal siding. However, the glass block

windows along the 7th Street frontage are an *imitative material* that is not appropriate. The proposal includes a stepping block base detail that does not relate to existing nearby buildings and distracts from the predominant lines that define the building – a more appropriate design should be used, which could include a horizontal (rather than stepping) block line that runs at the same height as a material change or window sills.

10. Windows and entries: The building has typically *prominent first floor display windows*, though it would be more compatible with surroundings, especially the Swede Hollow Café in the Stutzman building across 7th Street, to use solid plate-glass display windows near the 7th Street entrance. In general, besides the previous example, the *proportion, size, rhythm and detailing of windows and entries is compatible with that of existing nearby buildings*. The *rhythm of solids to voids created by openings in the facade is visually compatible with surrounding structures*.
13. Fences: Fences are shown west of the building along the 7th Street frontage that *allow some visual penetration of front yard space*, are constructed of appropriate materials (metal), and appear to be *no higher than three and one-half (3½) feet* in front yards. Final fence details and any additional fences should abide by this guideline.

Attachments

1. Updated plans
2. Previous staff report